Environmental Review for Activity/Project that is Categorically Excluded Subject to Section 58.5

Pursuant to 24 CFR 58.35(a)

Project Information

Project Name: Rehabilitación de Estructura Existente para Facilidad de Colaboración, Conocimiento, Ideas e Innovación (Antes Hotel Café Central) (PR-CRP-000774)

Responsible Entity: Puerto Rico Department of Housing (PRDOH)

Grant Recipient (if different than Responsible Entity): Municipality of Manatí

State/Local Identifier: Puerto Rico / Manatí

Preparer: Eco-Design

Certifying Officer Name and Title:
Aldo A. Rivera Vázquez - Director, Permits and Environmental Compliance Division
Angel G. López Guzmán - Deputy Director, Permits and Environmental Compliance Division
Maria T. Torres-Bregón - Permits and Environmental Compliance Manager
Sally Z. Acevedo-Cosme - Permits and Environmental Compliance Specialist
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Pedro A. De León Rodríguez - Permits and Environmental Compliance Specialist
Javier Mercado Barrera - Permits and Environmental Compliance Specialist
Priscilla Toro Rivera - Permits and Environmental Compliance Specialist

Consultant (if applicable): Diatom Environmental Services, LLC

Direct Comments to: Puerto Rico Department of Housing at environmentcdbg@vivienda.pr.gov

Project Location: Paseo de la Atenas (McKinley Street) #34, Manatí, PR 00674
Project Coordinates: Latitude: 18.42904, Longitude: -66.49219
Número de Catastro: 056-012-123-02

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]**:** The Center for Collaboration, Knowledge, Ideas and Innovation (CCKII) will be in a two-story building located in the Manatí Traditional Urban Center. The building that will house this enterprise is eligible for inclusion in the National Register

of Historic Places (NRHP) and is in the Puerto Rico State Historic Preservation Office (PRSHPO) Manati Traditional Urban Center (TUC). It is locally listed as the Manatí Historic Zone by the Puerto Rico Planning Board (PRPB) (JPH-2) and was formerly known as the Café Central Hotel. Built with rubble-brick masonry during the late years of the 19th century by Don Pedro Zorrilla, father to Enrique Zorrilla, a local businessman and poet. Originally it sheltered his home and business, and, later, the Hotel Café Central. The building has also been used as a travel agency, a beauty parlor, a shoe store (Almacenes González), and a tattoo parlor, among others. The property was severely impacted by the winds and rain of Hurricane María, especially the second level where the existing metal panel roof collapsed. This structural failure has continually allowed rain to enter the building.

The building will be rehabilitated following "The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Rehabilitating Historic Buildings" (36 CFR Part 68) (SOI's Standards), to provide the required spaces for the new building program, improve accessibility, and ensure overall health, safety, and welfare. The Innovation Center will provide an environment where people can gain the skills required to succeed in today's challenging world. The visitors will find a lounge style e-office with diverse individual and small group stations. The facilities will have high-speed Wi-Fi, technological and telecommunications infrastructure.

Funding Information

Grant Number	HUD Program	Funding Amount

B-17-DM-72-0001; B-18-DP-72-0001; B-19-DP-78-0002; B-18-DE-72-0001	Community Development Block Grant – Disaster Recovery (CDBG-DR)	$11,938,162,230

Estimated Total HUD Funded Amount: $1,693,524.91

Estimated Total Project Cost: $1,693,524.91

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	**Are formal compliance steps or mitigation required?**	**Compliance Determinations** **The project is in compliance with the authority is achieved without adverse effects on the protected resource, without necessary mitigation or attenuation and no formal consultation, permit or agreement is required to establish compliance.**
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes ☐ No ☒	The project is not located within an FAA-designated civilian airport Runway Clear Zone (RCA) or Runway Protection Zone, or within the military Airfield Clear Zone (CZ) or Accident Potential Zone/Approach Protection Zone (APZ), based upon information from the airport or military airfield administrator identifying the boundaries of such zones. The nearest civil airport is San Juan/Fernando Luis Ribas Dominicci Airport, approx. 133,900 ft from the project site. The nearest military airport is Luis Muñoz Marín (SJU) Joint Military Airfield, approx. 171,072 ft from the project site. Since the site is not within an Accident Potential Zone (APZ) or a Runway Protection Zone/Clear Zone (RPZ/CZ), the project is in compliance with Airport Hazards requirements. **See Attachment 1**.

Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes ☐ No ☒	The Project site is not located in or adjacent to a CBRS Unit. The nearest unit (PR-83) is located 2.67 miles to the northeast of the project site. Thus, the project has no potential impact on CBRS Unit, and it is in compliance with the Coastal Barriers Resources Act. **See Attachment 2**.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes ☐ No ☒	The Project site is located in an area of minimal flood hazard, or Zone X per Flood Insurance Rate Map panel #72000C0290J, effective November 18, 2009. Therefore, no flood insurance is required. **See Attachment 3**.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes ☐ No ☒	The project is located within an "attainment" area. According to the U.S. Environmental Protection Agency's (USEPA) Online Green Book, the closest non-attainment area is the municipality of Toa Baja, which is in Non-attainment status for SO2 1-hr (2010 standard). This area is located approx. 87,074ft from the project site. There will be no increase of emissions due to population density increase or the construction of facilities that may generate emissions. The activities may result in unwanted dust, incidental to construction activities. Due to the scale of activities, this can be assumed to be below the minimis levels, and the project does not constitute a major source of air pollution. The project is in compliance with the Clean Air Act. **See Attachments 4A-B**.
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes ☐ No ☒	The Project site is not located in a Coastal Zone, it is more than 1.81 miles from the CZ as established by the PRPB. The scope of application or jurisdiction of the Coastal Zone Management Program is defined as one kilometer (1 km) strip inland, as well as additional distances to include key coastal natural systems. The marine component of the coastal zone three (3) nautical leagues (9 nautical miles or 10.35 statute miles), the ocean floor below them as well as all the islands and keys within the territorial waters. The proposed project does not affect a coastal zone as defined in the Coastal Zone Management Document. This project complies with the Coastal Zone Management Act without further evaluation. https://www.drna.pr.gov/historico/oficinas/arn/recurs

		osvivientes/costasreservasrefugios/pmzc/pmzc/pmzc2009/PMZCPR%20espanol%202009-final.pdf. **See Attachment 5**.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes ☒ No ☐	The subject and adjacent properties are free of hazardous materials, contamination, toxic chemicals, gases, and radioactive substances which could affect the health or safety of occupants or conflict with the intended use of the subject property. The proposed action will occur on existing buildings, sidewalks, streets, and neighborhoods built over 40 years ago. The NEPAssist Website was used to identify known EPA Facilities that may be sources of contamination within a one-mile radius. There are 17 records within the 3,000 ft search radius. These are mostly Hazardous Waste generators, with other facilities including Toxic Release Inventory and Wastewater. There are no sites in the Superfund National Priorities or CERCLA List, no landfills, brownfields or other sites that could affect the project development or proposed use. The Río Grande de Manatí located more than 500 feet west of the proposed site is on the 303(d) list for impaired waters, according to data from the EPA's Enforcement and Compliance History Online (ECHO). Since the activities associated with the proposed project will not require use of the river water, nor will the activities require dewatering or continuous discharges to the stormwater system, the surface water body is not a concern for the development of the project. None of the identified sites within the one-mile radius are of concern for the development or proposed use of the project. The main reason for not being of concern is that the project will impact exiting sidewalks and streets, no major excavations will be required, and no new development are necessary. Also, the project does not propose development, construction, or rehabilitation that will increase residential densities. Thus, no further analysis is required. Both ACM and LBP materials were found on the property. Abatement activities will be required prior to construction. A site visit was conducted on 6/9/2023. The findings of the site visit show the surrounding area is clean and no evidence of hazardous materials or conditions are present. The area is predominantly residential and commercial. No presence of unique or natural

		resources or active USTs. The property has been vacant for more than 10 years. Radon was determined to be a low risk for this project. As part of the evaluation for this determination, PRDOH sent information requests to six (6) local agencies at the state and federal levels. We received responses from the following agencies • United States Geological Survey; • Centers for Disease Control and Prevention; • Puerto Rico Department of Health; and • United States Environmental Protection Agency The agencies above confirmed the lack of scientific data on radon testing; therefore, radon testing is impractical and infeasible. **See Attachments 6A-D**.
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes ☐ No ☒	The nearest critical habitat is 33,385ft from the project site. The RE determines that the proposal will have "no effect" on federally protected (listed or proposed) Threatened or Endangered Species. Per the Official Species List from the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) website, the Puerto Rican Boa can be found but there are no critical habitats at this location. Project will have no potential to affect species or habitats due to the nature of the activities involved in the project. If a Puerto Rican Boa is encountered, work will cease until it moves off the site or, failing that, the USFWS will be notified to relocate the Boa. There will be no impact to the habitat of this species. A self-Certification was obtained. See **Attachments 7A-B** for USFWS analysis and IPaC approved report.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes ☐ No ☒	The project is located at an Acceptable Separation Distance (ASD) from any above-ground explosive or flammable fuels or chemicals containers according to 24 CFR 51C. While the project will provide housing opportunities and livability, the project does not involve the development, construction, or rehabilitation that will increase residential density or conversion. There will be one fully compliant emergency power generator onsite. Examination of aerial views and street views show no above ground storage tanks within the acceptable separation distance that would not be blocked by intervening public infrastructure. Thus, the

		project is in compliance with explosive and flammable hazard requirements. **See Attachment 8**.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes ☐ No ☒	The project site does not include prime or unique farmland, or other farmland of statewide or local importance as identified by the U.S. Department of Agriculture, Natural Resources Conservation Service NRCS (formerly the Soil Conservation Service). This project does not include any activities that could potentially convert farmland to non-farmland use. According to the Natural Resources Conservation Service, the project is in urban lands classified as "NonPrime farmlands". The project complies with Farmland Protection Policy Act. https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm. **See Attachment 9**.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes ☐ No ☒	The project does not require compliance with 8-step decision-making at 24 CFR Part 55.20 or the 5-step decision-making at 24 CFR 55.12(a). The proposed action is located outside of flood-prone areas and floodways. Floodplain management was analyzed using the best available information including the Flood Insurance Rate Map (FIRM) and Advisory Base Flood Elevation (ABFE) maps. The PFIRM has not been developed for the Municipality of Manti. The horizontal extent of the floodplain includes the 100-year floodplain (1% annual chance) and 500-year floodplain (0.2 percent-annual chance) based on FEMA maps. The project site is located 346.06 meters from the closest ABFE flood zone. Therefore, the project is in compliance with executive order 11988. **See Attachments 10A-C**.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes ☒ No ☐	The RE and SHPO agree that the project will have No Adverse Effect on historic resources. The conditions to this finding are as follows, per correspondence from the SHPO dated April 1st, 2025: 1. Archaeological monitoring will be performed during all ground-disturbing activities. 2. Changes in scope that do not conform to allowances as outlined in Appendix B of the Programmatic Agreement will be submitted to the PRSHPO for additional consultation. 3. If Condition No. 2 is deemed appropriate, an archaeological monitoring plan will be prepared and

		submitted to the PRSHPO for review and concurrence of the appropriateness of its implementation for this undertaking. The archaeological monitoring plan was reviewed and approved by the SHPO on June 17th, 2025. With the implementation of the monitoring plan and the conditions stated above, the proposed action is in compliance with the National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800. **See Attachment 11.**
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes ☐ No ☒	The project does not involve development of noise sensitive uses. The proposed action includes the rehabilitation for residential use. However, the activities are considered minor improvements to an existing structure used as housing residence in the past. Thus, no noise assessment is required for this project and the project is in compliance with the Noise Control Act.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes ☐ No ☒	The project is not located within a U.S. EPA-designated sole source aquifer watershed area (including stream flow source areas). There are no EPA sole source aquifers in Puerto Rico. The nearest sole source aquifer is located over 1,000 miles from the project site. Furthermore, the project consists of activities that are unlikely to have an adverse impact on groundwater resources. The project is in compliance with Sole Source Aquifer requirements. **See Attachment 12**.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes ☐ No ☒	The National Wetlands Inventory (NWI) mapping shows no wetlands near the proposed site. The nearest wetland is located .28 miles to the northwest of the project site. This project complies with Executive Order 11990. **See Attachment 13**.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes ☐ No ☒	The project is not located within one mile of a listed Wild and Scenic River. Puerto Rico has only three Wild and Scenic Rivers which are located in the boundary between the municipalities of Rio Grande and Luquillo and in Naguabo, or 47 miles from the site. Since the proposed project is not in these municipalities, there will be no impact to Wild and Scenic Rivers and comply with Wild and Scenic rivers Act of 1968. **See Attachment 14.**
ENVIRONMENTAL JUSTICE		

Environmental Justice Executive Order 12898	Yes ☐ No ☒	On January 21, 2025, President Donald Trump issued the Executive Order titled "Ending Illegal Discrimination and Restoring Merit-Based Opportunity", which revoked Executive Order 12898 and eliminated federal mandates requiring agencies to assess environmental justice impacts. Consequently, there is no longer a federal requirement to address environmental justice concerns in the environmental compliance review process.

Field Inspection (Date and completed by)**:** Javier Velez Arocho on June 9th, 2023 (**Attachment 8**).

Summary of Findings and Conclusions: During the site visit, data was collected to support the Environmental Review Record (ERR) process, ensuring compliance with the National Environmental Policy Act (NEPA) and other applicable regulations. Key areas of focus included identifying potential environmental impacts, evaluating the proximity to sensitive natural resources, and documenting existing land use. All properties are in urban land. No evidence of hazardous materials, contamination, toxic chemicals and gases, or radioactive substances were observed during the site inspection. In addition, there were no storage tanks, drums, distressed vegetation or other visible evidence of contamination found during the inspection. The project is not expected to have an impact on the natural or human environment, and the project area was found to be free of potential environmental concerns such as wetlands and endangered species habitat. The gathered data confirmed that the proposed project qualifies for a categorical exclusion, as it does not involve activities that could significantly alter the physical or environmental landscape.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
Contamination and Toxic Substances	Asbestos Containing Material (ACM) to be abated prior to construction. Lead-based paint to be abated prior to contruction.
Endangered Species	If a Puerto Rican Boa is encountered, work will cease until it moves off the site or, failing that, the USFWS will be notified to relocate the Boa.
Historic Preservation	The PRSHPO must be notified of the archaeological monitoring start date 48 hours prior to the initiation of work. No adverse effect to the proposed undertaking with the following conditions:

	1. Archaeological monitoring will be performed during all ground-disturbing activities. 2. Changes in scope that do not conform to allowances as outlined in Appendix B of the Programmatic Agreement will be submitted to the PRSHPO for additional consultation. 3. If Condition No. 2 is deemed appropriate, an archaeological monitoring plan will be prepared and submitted to the PRSHPO for

Determination:

- ☐ This categorically excluded activity/project converts to Exempt, per 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at §58.5. **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR
- ☒ This categorically excluded activity/project cannot convert to Exempt because there are circumstances which require compliance with one or more federal laws and authorities cited at §58.5. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain "Authority to Use Grant Funds"** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
- ☐ This project is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: _____ Date: **7/7/2025**

Name/Title/Organization: **Javier Vélez Arocho, President, Diatom Environmental Services, LLC**

Certifying Officer Signature: Janette I. Cambrelen Digitally signed by Janette I. Cambrelen Date: 2025.07.16 09:40:24 -04'00' Date: _____

Name/Title: _____

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

List of attachments

1	Airport Hazards Map
2	Coastal Barrier Resources Map
3	Flood Insurance Rate Map
4	A. Nonattainment Areas Map B. Nonattainment Data
5	Coastal Hazard Management Map
6	A. Contaminants & Toxic Sites Map and Table B. ECHO Reports C. Lead-Based Paint and Asbestos Reports D. Radon Memo
7	A. Critical Habitat Map B. USFWS Self Certification Package
8	Field Report Hazardous and Flammable Substances
9	A. Farmland Protection Map B. Farmland Classification Report
10	Advisory Base Flood Elevation Map
11	Historic Preservation Section 106
12	Sole Source Aquifer Map
13	Wetlands Map
14	Wild & Scenic Rivers Map

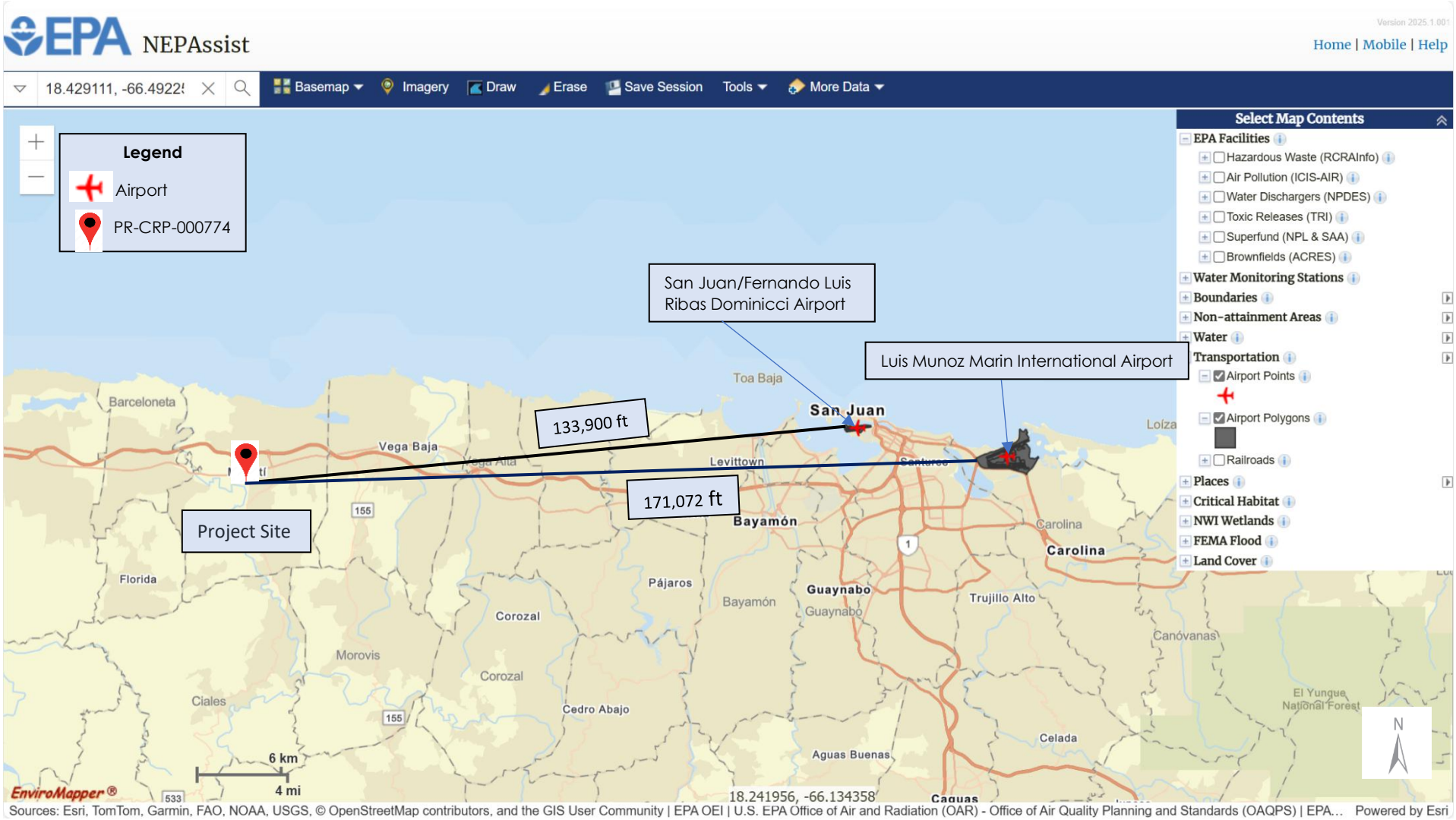
1. **Airport Hazards Map**

Airport Hazards Map

PR-CRP-000774 – Centro de Colaboración, Conocimiento, Ideas e Innovación, Manati

Coord: 18.42904, -66.49219

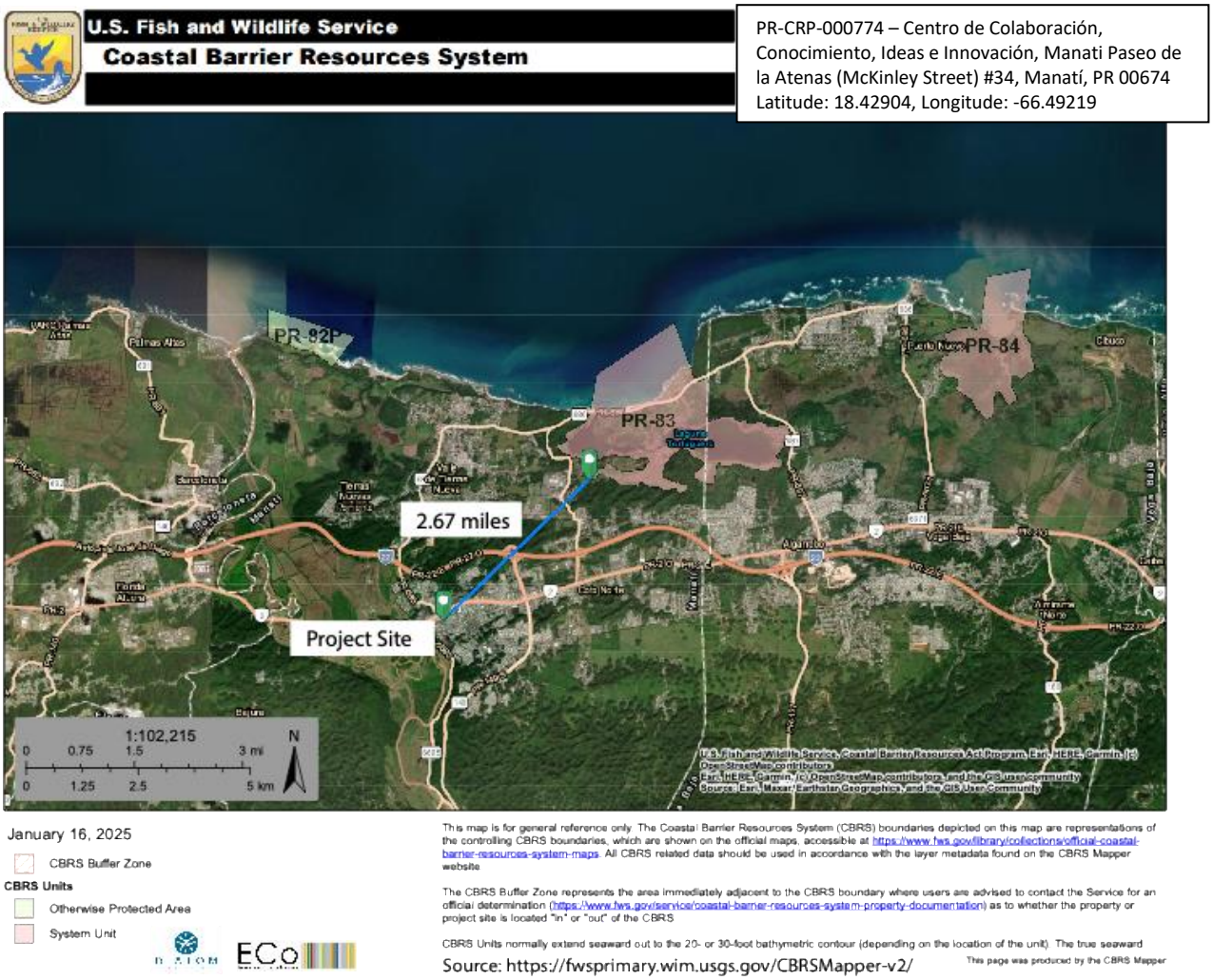
Address: Paseo de la Atenas (McKinley Street) #34, Manatí, PR 00674



Source: https://nepassisttool.epa.gov/nepassist/nepamap.aspx

Prepared by ICF

1.2 Coastal Barrier Resources Map



January 16, 2025

CBRS Buffer Zone

CBRS Units

Otherwise Protected Area

System Unit

This map is for general reference only. The Coastal Barrier Resources System (CBRS) boundaries depicted on this map are representations of the controlling CBRS boundaries, which are shown on the official maps, accessible at https://www.fws.gov/library/collections/official-coastal-barrier-resources-system-maps. All CBRS related data should be used in accordance with the layer metadata found on the CBRS Mapper website.

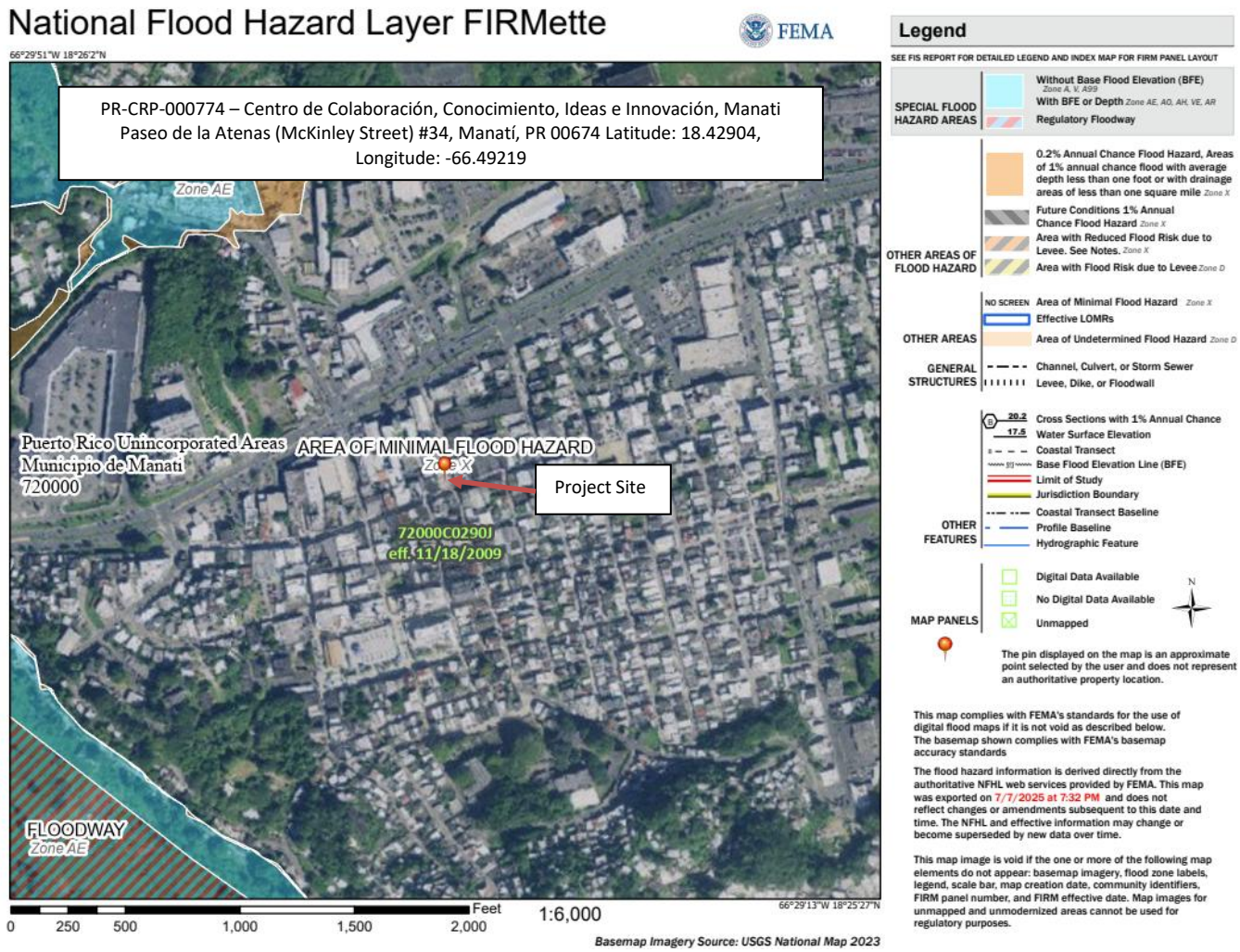
The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation) as to whether the property or project site is located "in" or "out" of the CBRS.

CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward

Source: https://fwsprimary.wim.usgs.gov/CBRSMapper-v2/

This page was produced by the CBRS Mapper

1.3 Flood Insurance Rate Map



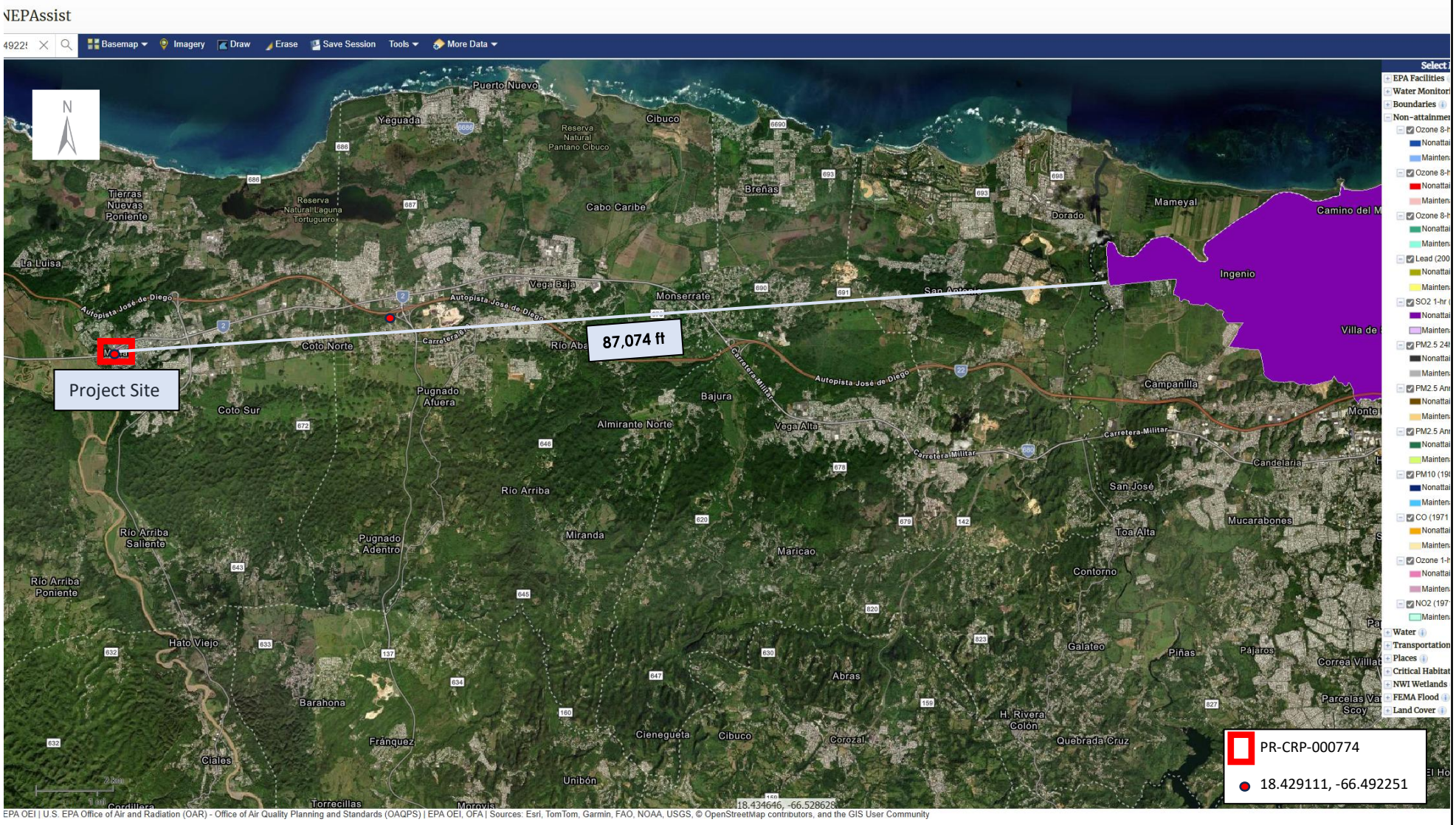
4A. Non-attainment Areas Map

Nonattainment Map

PR-CRP-000774 – Centro de Colaboración, Conocimiento, Ideas e Innovación, Manati

Coord: 18.42904, -66.49219

Address: Paseo de la Atenas (McKinley Street) #34, Manatí, PR 00674



Source: U.S. Environmental Protection Agency (EPA) NEPAssist (Spatial Reference: GRS80) at URL https://nepassisttool.epa.gov/nepassist/nepamap.aspx

Prepared by ICF

4B. Nonattainment Data

Puerto Rico Nonattainment/Maintenance Status for Each County by Year for All Criteria Pollutants

Data is current as of January 31, 2025

Listed by County, NAAQS, Area. The 8-hour Ozone (1997) standard was revoked on April 6, 2015 and the 1-hour Ozone (1979) standard was revoked on June 15, 2005.

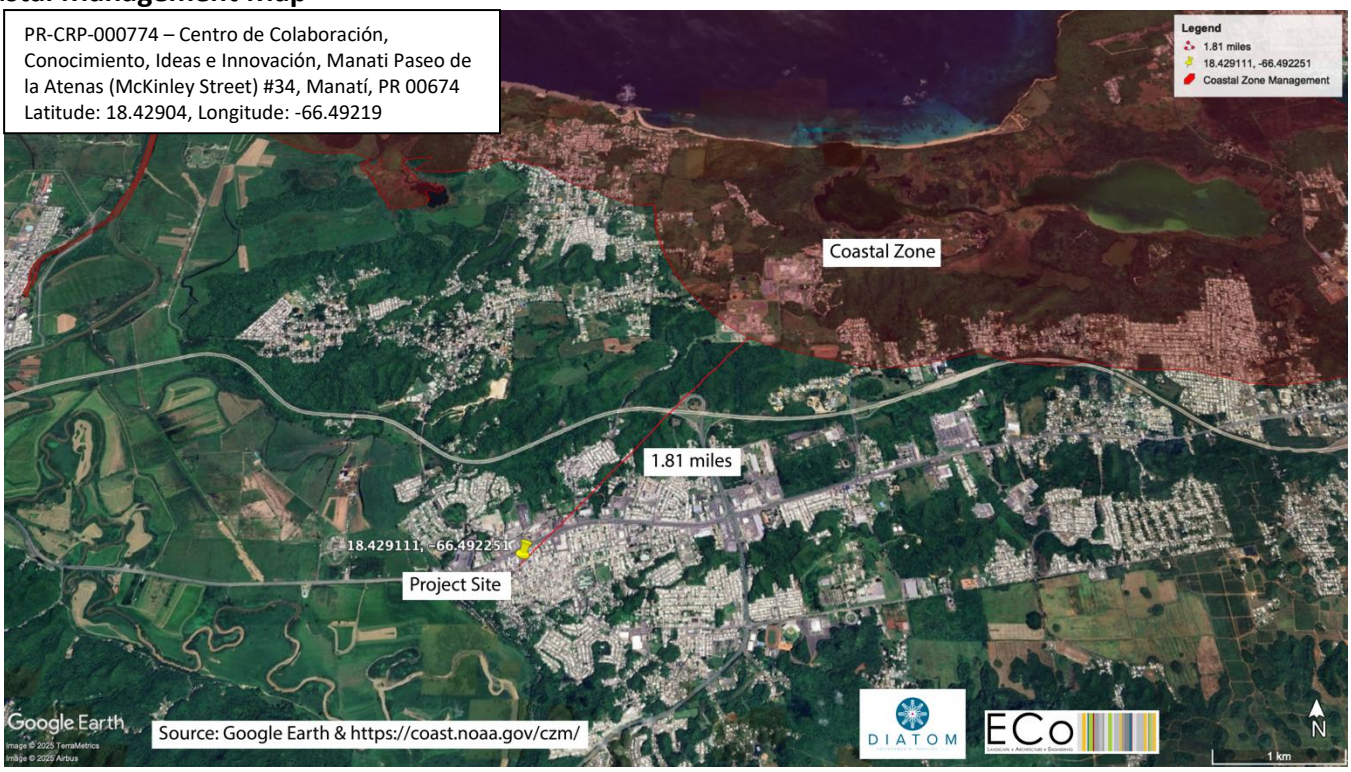
* The 1997 Primary Annual PM-2.5 NAAQS (level of 15 µg/m³) is revoked in attainment and maintenance areas for that NAAQS. For additional information see the PM-2.5 NAAQS SIP Requirements Final Rule, effective October 24, 2016. (81 FR 58009)

Change the State:
PUERTO RICO GO

Important Notes

County	NAAQS	Area Name	Nonattainment in Year	Redesignation to Maintenance	Classification	Whole or/ Part County	Population (2010)	State/ County FIPS Codes
PUERTO RICO								
Arecibo Municipio	Lead (2008)	Arecibo, PR	11 12 13 14 15 16 17 18 19 20 21 22 23 24 25	/ /		Part	32,185	72/013
Bayamon Municipio	Sulfur Dioxide (2010)	San Juan, PR	18 19 20 21 22 23 24 25	/ /		Part	22,921	72/021
Catano Municipio	Sulfur Dioxide (2010)	San Juan, PR	18 19 20 21 22 23 24 25	/ /		Whole	28,140	72/033
Guaynabo Municipio	PM-10 (1987)	Mun. of Guaynabo, PR	92 93 94 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09	02/11/2010	Moderate	Part	90,470	72/061
Guaynabo Municipio	Sulfur Dioxide (2010)	San Juan, PR	18 19 20 21 22 23 24 25	/ /		Part	23,802	72/061
Salinas Municipio	Sulfur Dioxide (2010)	Guayama-Salinas, PR	18 19 20 21 22 23 24 25	/ /		Part	23,401	72/123
San Juan Municipio	Sulfur Dioxide (2010)	San Juan, PR	18 19 20 21 22 23 24 25	/ /		Part	147,963	72/127
Toa Baja Municipio	Sulfur Dioxide (2010)	San Juan, PR	18 19 20 21 22 23 24 25	/ /		Part	52,441	72/137

1.5 Coastal Management Map

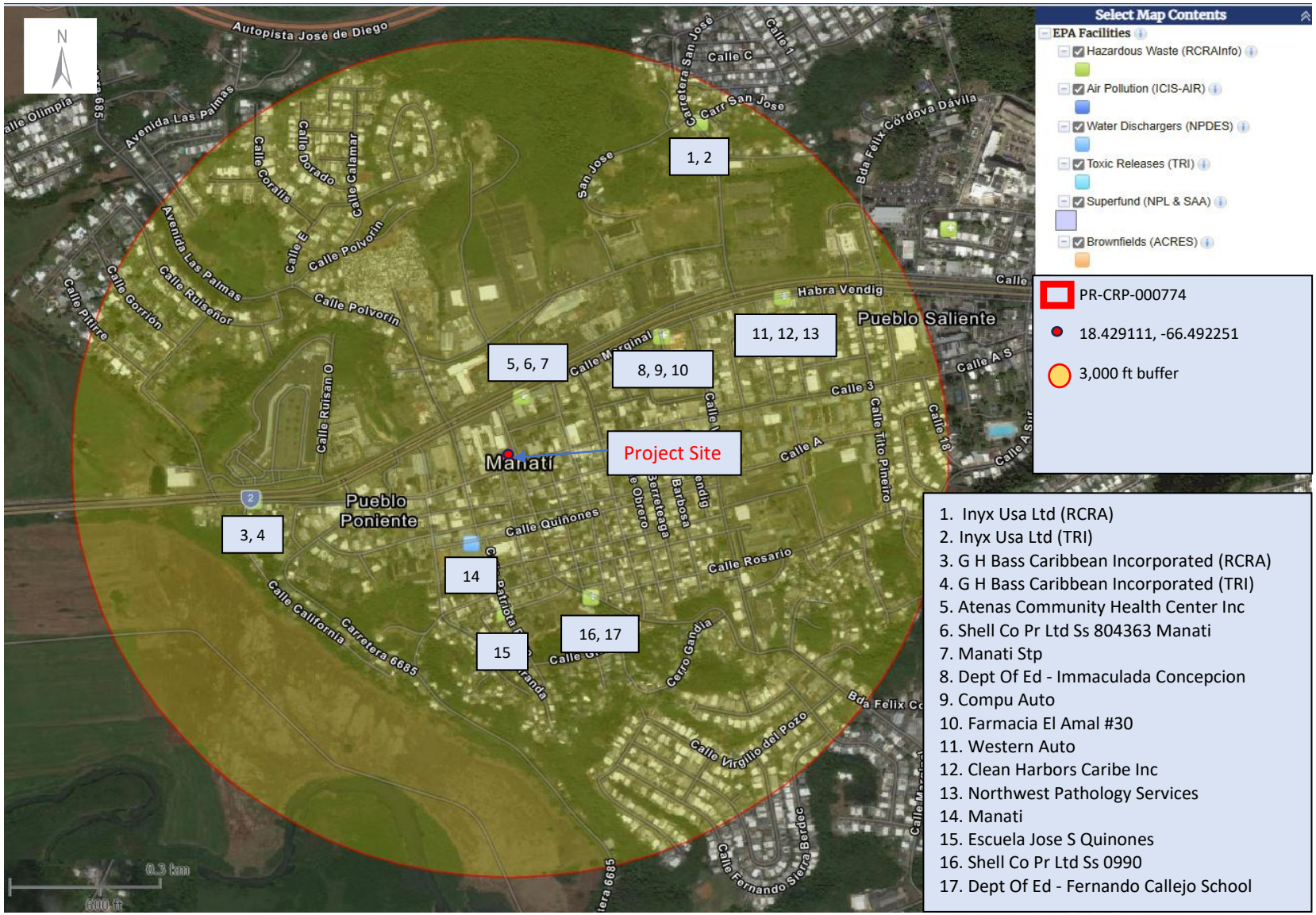


Contamination and Toxic Substances Map

PR-CRP-000774 – Centro de Colaboración, Conocimiento, Ideas e Innovación, Manati

Coord: 18.42904, -66.49219

Address: Paseo de la Atenas (McKinley Street) #34, Manatí, PR 00674



Source: EPA NEPAssist (Spatial Reference: GRS80), accessed May 14, 2024 at URL https://nepassisttool.epa.gov/nepassist/nepamap.aspx

Prepared by ICF

Contamination and Toxic Substances Table

PR-CRP-000774

ID	EPA Facility	Distance from Project Site	Direction from Project Site	Description	Compliance Status
1	Hazardous Waste (RCRAInfo)	2,875.36 ft	NE	Inyx Usa Ltd	No Violation Identified
2	Toxic Release Inventory (TRI)	2,875.36 ft	NE	Inyx Usa Ltd	No Violation Identified
3	Hazardous Waste (RCRAInfo)	1,876.36 ft	W	G H Bass Caribbean Incorporated	No Violation Identified
4	Toxic Release Inventory (TRI)	1,876.36 ft	W	G H Bass Caribbean Incorporated	No Violation Identified
5	Hazardous Waste (RCRAInfo)	463.90 ft	N	Atenas Community Health Center Inc	No Violation Identified
6	Hazardous Waste (RCRAInfo)	463.90 ft	N	Shell Co Pr Ltd Ss 804363 Manati	No Violation Identified
7	Hazardous Waste (RCRAInfo)	463.90 ft	N	Manati Stp	No Violation Identified
8	Hazardous Waste (RCRAInfo)	1,050.2	NE	Dept Of Ed - Immaculada Concepcion	No Violation Identified
9	Hazardous Waste (RCRAInfo)	1,423.92 ft	NE	Compu Auto	No Violation Identified
10	Hazardous Waste (RCRAInfo)	1,423.92 ft	NE	Farmacia El Amal #30	No Violation Identified

11	Hazardous Waste (RCRAInfo)	2,310.11 ft	NE	Western Auto	No Violation Identified
12	Hazardous Waste (RCRAInfo)	2,310.11 ft	NE	Clean Harbors Caribe Inc	No Violation Identified
13	Hazardous Waste (RCRAInfo)	2,310.11 ft	NE	Northwest Pathology Services	No Violation Identified
14	Water Dischargers (NPDES)	705.86 ft	SSW	Manati	No Violation Identified
15	Hazardous Waste (RCRAInfo)	1,186.74 ft	S	Escuela Jose S Quinones	No Violation Identified
16	Hazardous Waste (RCRAInfo)	1,219.62 ft	SSE	Shell Co Pr Ltd Ss 0990	No Violation Identified
17	Hazardous Waste (RCRAInfo)	1,219.62 ft	SE	Dept Of Ed - Fernando Callejo School	No Violation Identified

Detailed Facility Report

Facility Summary

INYX USA LTD

PR-604 SAN JOSE COTTO NORTE INDUSTRIAL PARK, MANATI, PR 00674

FRS (Facility Registry Service) ID: 110007807374

EPA Region: 02

Latitude: 18.4357

Longitude: -66.4885

Locational Data Source: TRIS

Industries: Chemical Manufacturing

Indian Country: N

Enforcement and Compliance Summary

Statute	CAA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	--
Compliance Status	--
Qtrs in Noncompliance (of 12)	--
Qtrs with Significant Violation	--
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	03/23/2012
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Active LQG, (PRD091101543)

Safe Drinking Water Act (SDWA): No Information

Go To Enforcement/Compliance Details

Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Other Regulatory Reports

Air Emissions Inventory (EIS): 15516511

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): 00674RHNPLCALLE

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007807374					N	18.4357	-66.4885
ICIS		31967					N	18.435278	-66.477778
EIS	CAA	15516511					N	18.4357	-66.4885
TRI	EP313	00674RHNPLCALLE	Toxics Release Inventory	Last Reported for 2005			N	18.4357	-66.4885
RCRAInfo	RCRA	PRD091101543	LQG	Active (H)			N	18.43601	-66.488028

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007807374	INYX USA LTD	PR-604 SAN JOSE COTTO NORTE INDUSTRIAL PARK, MANATI, PR 00674	Manatí Municipio
ICIS		31967	AVENTIS PHARMACEUTICALS PR INC	RD 604 SAN JOSE COTTO, MANATI, PR 00674	Manatí Municipio
EIS	CAA	15516511	INYX USA LTD	ROAD 604 SAN JOSE INDUSTRIAL PARK, MANATI, PR 00674	Manatí Municipio
TRI	EP313	00674RHNPLCALLE	INYX USA LTD	SAN JOSE RD 604 COTTO NORTE INDUSTRIAL PARK, MANATI, PR 00674	Manatí Municipio
RCRAInfo	RCRA	PRD091101543	INYX USA, LTD	SAN JOSE ROAD, BDA SAN JOSE, PR 00674	Manatí Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
TRI	00674RHNPLCALLE	2834	Pharmaceutical Preparations

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	00674RHNPLCALLE	325412	Pharmaceutical Preparation Manufacturing
EIS	15516511	325412	Pharmaceutical Preparation Manufacturing

System	Identifier	NAICS Code	NAICS Description
RCRAInfo	PRD091101543	325412	Pharmaceutical Preparation Manufacturing

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRD091101543	No	02/01/2025	0	01/31/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: PRD091101543)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24	01/01-03/31/25
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency												

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/ Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost

No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)

No data records returned

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

Community

Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJScreen home page.

Potential Environmental Justice Concerns

US Territory

Supplemental/EJ index percentiles >= 90 (Census block group)

Supplemental/EJ index percentiles >= 90 (1-mile average)

EJScreen Indexes Shown

Index Type: Supplemental (default)

Related Reports

EJScreen Community Report

Download Data

Census Block Group ID: 720915701002	US (Percentile)			State (Percentile)		
Supplemental Indexes	**Facility Census Block Group**	**1-mile Avg**	**1-mile Max**	**Facility Census Block Group**	**1-mile Avg**	**1-mile Max**
Count of Indexes At or Above 90th Percentile	**4**	**4**	**6**	**1**	**2**	**4**
Particulate Matter 2.5	--	N/A	--	--	N/A	--
Ozone	--	N/A	--	--	N/A	--
Nitrogen Dioxide	67	82	! 98	59	72	! 91
Diesel Particulate Matter	12	13	19	55	64	79
Toxic Releases to Air	! 90	! 94	! 97	33	37	48
Traffic Proximity	! 91	! 94	! 98	57	66	83
Lead Paint	71	86	! 99	41	55	! 95
Risk Management Plan (RMP) Facility Proximity	0	28	85	0	27	38
Hazardous Waste Proximity	! 99	! 99	! 99	! 91	! 96	! 99
Superfund Proximity	! 99	! 99	! 99	80	! 91	! 98

Census Block Group ID: 720915701002	US (Percentile)			State (Percentile)		
Supplemental Indexes	Facility Census Block Group	1-mile Avg	1-mile Max	Facility Census Block Group	1-mile Avg	1-mile Max
Underground Storage Tanks (UST)	0	0	--	0	0	--
Wastewater Discharge	80	83	! 98	9	7	37
Drinking Water Noncompliance	--	N/A	--	--	N/A	--

Map Display Based on: ◉ US ○ State

Display Map Layer Summary - Number of Indexes

○ Facility 1-mile Radius ☐ Facility Census Block Group

2 km
1 mi

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	9,430
Population Density	3,031/sq.mi.
Housing Units in Area	5,279
Percent People of Color	99%
Households in Area	3,910
Households on Public Assistance	241
Persons With Low Income	7,336
Percent With Low Income	78%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.4357
Center Longitude	-66.4885
Total Area	3.121 sq.mi.
Land Area	100%
Water Area	0%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	1,808 (46.26%)
$15,000 - $25,000	767 (19.63%)
$25,000 - $50,000	787 (20.14%)
$50,000 - $75,000	321 (8.21%)
Greater than $75,000	225 (5.76%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	420 (4%)
Minors 17 years and younger	1,516 (16%)
Adults 18 years and older	7,915 (84%)
Seniors 65 years and older	2,461 (26%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	4,114 (44%)
African-American	0 (0%)
Hispanic-Origin	9,095 (96%)
Asian	42 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	5 (0%)
Other/Multiracial	1,279 (14%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	1,082 (15.32%)
9th through 12th Grade	808 (11.44%)
High School Diploma	2,276 (32.22%)
Some College/2-year	910 (12.88%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,375 (19.47%)

Detailed Facility Report

Facility Summary

G H BASS CARIBBEAN INCORPORATED

PR-2 KM 49.3, MANATI, PR 00674

FRS (Facility Registry Service) ID: 110000747540

EPA Region: 02

Latitude: 18.428264

Longitude: -66.497315

Locational Data Source: TRIS

Industries: Leather and Allied Product Manufacturing

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	08/07/2001
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Inactive Other, (PRD091005041)

Safe Drinking Water Act (SDWA): No Information

Go To Enforcement/Compliance Details
Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): 00701GHBSSPOBOX

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110000747540					N	18.428264	-66.497315

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
TRI	EP313	00701GHBSSPOBOX	Toxics Release Inventory	Last Reported for 1998			N	18.428264	-66.497315
RCRAInfo	RCRA	PRD091005041	Other	Inactive ( )			N	18.428264	-66.497315

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110000747540	G H BASS CARIBBEAN INCORPORATED	PR-2 KM 49.3, MANATI, PR 00674	Manatí Municipio
TRI	EP313	00701GHBSSPOBOX	G H BASS CARIBBEAN INC	STATE RD #2 KM 493, MANATI, PR 00674	Manatí Municipio
RCRAInfo	RCRA	PRD091005041	G H BASS CARIBBEAN INC	PR RD 2 KM 49.2, MANATI, PR 00701	Manatí Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
TRI	00701GHBSSPOBOX	3131	Footwear Cut Stock
TRI	00701GHBSSPOBOX	3143	Men's Footwear, Except Athletic
TRI	00701GHBSSPOBOX	3144	Women's Footwear, Except Athletic

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	00701GHBSSPOBOX	316213	Men's Footwear (except Athletic) Manufacturing
TRI	00701GHBSSPOBOX	316214	Women's Footwear (except Athletic) Manufacturing
RCRAInfo	PRD091005041	316213	Men's Footwear (except Athletic) Manufacturing

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRD091005041	No	02/01/2025	0	01/31/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: PRD091005041)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24	01/01-03/31/25
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency												

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/ Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost

No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)

No data records returned

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

Community

Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJScreen home page.

Potential Environmental Justice Concerns

US Territory

Supplemental/EJ index percentiles >= 90 (Census block group)

Supplemental/EJ index percentiles >= 90 (1-mile average)

EJScreen Indexes Shown

Index Type: Supplemental (default)

Related Reports

EJScreen Community Report

Download Data

Census Block Group ID: 720915707001	US (Percentile)			State (Percentile)		
Supplemental Indexes	**Facility Census Block Group**	**1-mile Avg**	**1-mile Max**	**Facility Census Block Group**	**1-mile Avg**	**1-mile Max**
Count of Indexes At or Above 90th Percentile	**5**	**5**	**6**	**2**	**2**	**4**
Particulate Matter 2.5	--	N/A	--	--	N/A	--
Ozone	--	N/A	--	--	N/A	--
Nitrogen Dioxide	11	84	! 98	30	73	! 91
Diesel Particulate Matter	3	13	19	53	64	79
Toxic Releases to Air	! 96	! 94	! 97	37	37	43
Traffic Proximity	! 95	! 94	! 98	65	66	83
Lead Paint	! 92	! 91	! 99	70	63	! 95
Risk Management Plan (RMP) Facility Proximity	85	28	85	38	27	38
Hazardous Waste Proximity	! 99	! 99	! 99	! 98	! 96	! 99
Superfund Proximity	! 99	! 99	! 99	! 97	! 92	! 98
Underground Storage Tanks (UST)	0	0	--	0	0	--
Wastewater Discharge	89	83	! 98	8	7	37
Drinking Water Noncompliance	--	N/A	--	--	N/A	--

Map Display Based on: ◉ US ○ State

Display Map Layer: Summary - Number of Indexes

○ Facility 1-mile Radius ☐ Facility Census Block Group

+

−

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	6,494
Population Density	2,097/sq.mi.
Housing Units in Area	3,895
Percent People of Color	99%
Households in Area	2,778
Households on Public Assistance	118
Persons With Low Income	5,066
Percent With Low Income	79%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.428264
Center Longitude	-66.497315

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	270 (4%)
Minors 17 years and younger	988 (15%)
Adults 18 years and older	5,504 (85%)
Seniors 65 years and older	1,824 (28%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	2,864 (44%)
African-American	0 (0%)
Hispanic-Origin	6,313 (97%)
Asian	20 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	11 (0%)
Other/Multiracial	886 (14%)

Geography	
Total Area	3.121 sq.mi.
Land Area	99%
Water Area	1%
Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	1,353 (48.7%)
$15,000 - $25,000	557 (20.05%)
$25,000 - $50,000	499 (17.96%)
$50,000 - $75,000	231 (8.32%)
Greater than $75,000	138 (4.97%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	832 (17.32%)
9th through 12th Grade	460 (9.57%)
High School Diploma	1,598 (33.26%)
Some College/2-year	663 (13.8%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	847 (17.63%)

Detailed Facility Report

Facility Summary

ATENAS COMMUNITY HEALTH CENTER INC

CARR #2 KM 50, MANATI, PR 00674

FRS (Facility Registry Service) ID: 110071192831

EPA Region: 02

Latitude: 18.43089

Longitude: -66.491138

Locational Data Source: RCRAINFO

Industries: Ambulatory Health Care Services

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	--
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Active SQG, (PRR000027334)

Safe Drinking Water Act (SDWA): No Information

Go To Enforcement/Compliance Details
Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110071192831					N	18.43089	-66.491138

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
RCRAInfo	RCRA	PRR000027334	SQG	Active (H)			N	18.43089	-66.491138

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110071192831	ATENAS COMMUNITY HEALTH CENTER INC	CARR #2 KM 50, MANATI, PR 00674	Manatí Municipio
RCRAInfo	RCRA	PRR000027334	ATENAS COMMUNITY HEALTH CENTER INC	CARR #2 KM 50, MANATI, PR 00674	Manatí Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
RCRAInfo	PRR000027334	621491	HMO Medical Centers

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRR000027334	No	02/01/2025	0	01/31/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: PRR000027334)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24	01/01-03/31/25
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency												

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/ Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost

No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)

No data records returned

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

Community

Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJScreen home page.

Potential Environmental Justice Concerns

US Territory

Supplemental/EJ index percentiles >= 90 (Census block group)

Supplemental/EJ index percentiles >= 90 (1-mile average)

EJScreen Indexes Shown

Index Type: Supplemental (default)

Related Reports

EJScreen Community Report

Download Data

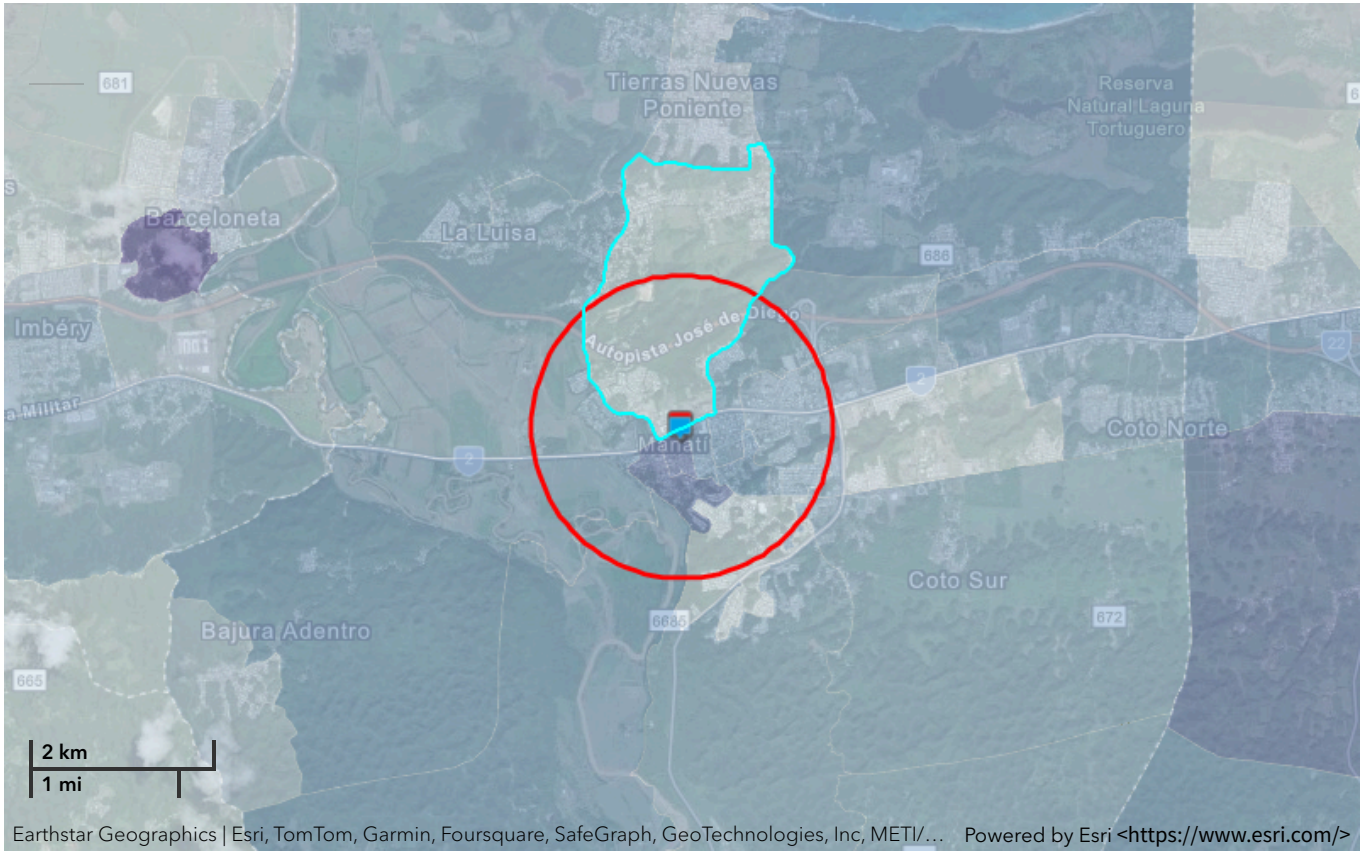
Census Block Group ID: 720915702012	US (Percentile)			State (Percentile)		
Supplemental Indexes	**Facility Census Block Group**	**1-mile Avg**	**1-mile Max**	**Facility Census Block Group**	**1-mile Avg**	**1-mile Max**
Count of Indexes At or Above 90th Percentile	**2**	**4**	**6**	**0**	**2**	**4**
Particulate Matter 2.5	--	N/A	--	--	N/A	--
Ozone	--	N/A	--	--	N/A	--
Nitrogen Dioxide	47	83	! 98	46	72	! 91
Diesel Particulate Matter	7	13	19	43	64	79
Toxic Releases to Air	89	! 94	! 97	30	37	43
Traffic Proximity	87	! 94	! 98	45	66	83
Lead Paint	60	87	! 99	29	56	! 95
Risk Management Plan (RMP) Facility Proximity	0	28	85	0	27	38
Hazardous Waste Proximity	! 98	! 99	! 99	84	! 96	! 99
Superfund Proximity	! 99	! 99	! 99	76	! 91	! 98
Underground Storage Tanks (UST)	0	0	--	0	0	--
Wastewater Discharge	69	84	! 98	4	7	37

Census Block Group ID: 720915702012	US (Percentile)			State (Percentile)		
Supplemental Indexes	Facility Census Block Group	1-mile Avg	1-mile Max	Facility Census Block Group	1-mile Avg	1-mile Max
Drinking Water Noncompliance	--	N/A	--	--	N/A	--

Map Display Based on: ◉ US ○ State

Display Map Layer: Summary - Number of Indexes

○ Facility 1-mile Radius ☐ Facility Census Block Group



Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	9,321
Population Density	2,998/sq.mi.
Housing Units in Area	5,307
Percent People of Color	99%
Households in Area	3,884
Households on Public Assistance	229
Persons With Low Income	7,321
Percent With Low Income	79%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.43089
Center Longitude	-66.491138
Total Area	3.121 sq.mi.
Land Area	100%
Water Area	0%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	1,797 (46.28%)
$15,000 - $25,000	775 (19.96%)
$25,000 - $50,000	787 (20.27%)
$50,000 - $75,000	325 (8.37%)
Greater than $75,000	199 (5.12%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	424 (5%)
Minors 17 years and younger	1,524 (16%)
Adults 18 years and older	7,797 (84%)
Seniors 65 years and older	2,483 (27%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	3,993 (43%)
African-American	0 (0%)
Hispanic-Origin	9,053 (97%)
Asian	41 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	17 (0%)
Other/Multiracial	1,251 (13%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	1,080 (15.57%)
9th through 12th Grade	726 (10.47%)
High School Diploma	2,281 (32.89%)
Some College/2-year	933 (13.45%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,321 (19.05%)

Detailed Facility Report

Facility Summary

SHELL CO PR LTD SS 804363 MANATI

PR-2 KM 50.2, MANATI, PR 00674

FRS (Facility Registry Service) ID: 110007818086

EPA Region: 02

Latitude: 18.430306

Longitude: -66.492025

Locational Data Source: RCRAINFO

Industries: --

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	01/13/1998
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Inactive Other, (PRR000004127), Inactive Other, (PRO007000581)

Safe Drinking Water Act (SDWA): No Information

Go To Enforcement/Compliance Details
Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007818086					N	18.430306	-66.492025
RCRAInfo	RCRA	PRR000004127	Other	Inactive ( )			N	18.430306	-66.492025
RCRAInfo	RCRA	PRO007000581	Other	Inactive ( )			N	18.430306	-66.492025

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007818086	SHELL CO PR LTD SS 804363 MANATI	PR-2 KM 50.2, MANATI, PR 00674	Manatí Municipio
RCRAInfo	RCRA	PRR000004127	SHELL CO PR LTD SS 804363 MANATI	RD PR 2 KM 50.2, MANATI, PR 00674	Manatí Municipio
RCRAInfo	RCRA	PRO007000581	SHELL	CARR 2 KM 50.2, MANATI, PR 00674	Manatí Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description

No data records returned

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRR000004127	No	02/01/2025	0	01/31/2025
RCRA	PRO007000581	No	02/01/2025	0	01/31/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: PRO007000581)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24	01/01-03/31/25
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency												
RCRA (Source ID: PRR000004127)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24	01/01-03/31/25
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency												

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/ Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost

No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)

No data records returned

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

Community

Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJScreen home page.

Potential Environmental Justice Concerns

US Territory

Supplemental/EJ index percentiles >= 90 (Census block group)

Supplemental/EJ index percentiles >= 90 (1-mile average)

EJScreen Indexes Shown

Index Type: Supplemental (default)

Related Reports

EJScreen Community Report

Download Data

Census Block Group ID: 720915703003	US (Percentile)			State (Percentile)		
Supplemental Indexes	**Facility Census Block Group**	**1-mile Avg**	**1-mile Max**	**Facility Census Block Group**	**1-mile Avg**	**1-mile Max**
Count of Indexes At or Above 90th Percentile	**6**	**4**	**6**	**4**	**2**	**4**
Particulate Matter 2.5	--	N/A	--	--	N/A	--
Ozone	--	N/A	--	--	N/A	--
Nitrogen Dioxide	! 98	83	! 98	! 91	72	! 91
Diesel Particulate Matter	18	13	19	78	64	79
Toxic Releases to Air	! 96	! 94	! 97	42	37	43
Traffic Proximity	! 98	! 94	! 98	83	66	83
Lead Paint	! 99	87	! 99	! 95	56	! 95
Risk Management Plan (RMP) Facility Proximity	0	28	85	0	27	38
Hazardous Waste Proximity	! 99	! 99	! 99	! 98	! 96	! 99
Superfund Proximity	! 99	! 99	! 99	! 98	! 91	! 98
Underground Storage Tanks (UST)	0	0	--	0	0	--
Wastewater Discharge	87	84	! 98	7	7	37
Drinking Water Noncompliance	--	N/A	--	--	N/A	--

Map Display Based on: ◉ US ○ State

Display Map Layer: Summary - Number of Indexes

○ Facility 1-mile Radius ☐ Facility Census Block Group

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	8,876
Population Density	2,857/sq.mi.
Housing Units in Area	5,085
Percent People of Color	99%
Households in Area	3,711
Households on Public Assistance	210
Persons With Low Income	6,945
Percent With Low Income	79%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.430306
Center Longitude	-66.492025
Total Area	3.121 sq.mi.
Land Area	100%
Water Area	0%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	1,719 (46.31%)
$15,000 - $25,000	744 (20.04%)
$25,000 - $50,000	744 (20.04%)
$50,000 - $75,000	317 (8.54%)
Greater than $75,000	188 (5.06%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	396 (4%)
Minors 17 years and younger	1,438 (16%)
Adults 18 years and older	7,437 (84%)
Seniors 65 years and older	2,386 (27%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	3,813 (43%)
African-American	0 (0%)
Hispanic-Origin	8,624 (97%)
Asian	38 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	18 (0%)
Other/Multiracial	1,200 (14%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	1,045 (15.84%)
9th through 12th Grade	682 (10.34%)
High School Diploma	2,161 (32.75%)
Some College/2-year	891 (13.5%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,254 (19.01%)

Detailed Facility Report

Facility Summary

MANATI STP

STATE RD 2 KM 50.2, MANATI, PR 00701

FRS (Facility Registry Service) ID: 110007804359

EPA Region: 02

Latitude: 18.430306

Longitude: -66.492025

Locational Data Source: RCRAINFO

Industries: Utilities

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	--
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Inactive Other, (PRD000689760)

Safe Drinking Water Act (SDWA): No Information

Go To Enforcement/Compliance Details
Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007804359					N	18.430306	-66.492025

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
RCRAInfo	RCRA	PRD000689760	Other	Inactive ( )			N	18.430306	-66.492025

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007804359	MANATI STP	STATE RD 2 KM 50.2, MANATI, PR 00701	Manatí Municipio
RCRAInfo	RCRA	PRD000689760	MANATI STP	STATE RD 2 KM 50.2, MANATI, PR 00701	Manatí Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
RCRAInfo	PRD000689760	22132	Sewage Treatment Facilities

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRD000689760	No	02/01/2025	0	01/31/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: PRD000689760)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24	01/01-03/31/25
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency												

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/ Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost

No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)

No data records returned

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

Community

Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJScreen home page.

Potential Environmental Justice Concerns

US Territory

Supplemental/EJ index percentiles >= 90 (Census block group)

Supplemental/EJ index percentiles >= 90 (1-mile average)

EJScreen Indexes Shown

Index Type: Supplemental (default)

Related Reports

EJScreen Community Report

Download Data

Census Block Group ID: 720915703003	US (Percentile)			State (Percentile)		
Supplemental Indexes	**Facility Census Block Group**	**1-mile Avg**	**1-mile Max**	**Facility Census Block Group**	**1-mile Avg**	**1-mile Max**
Count of Indexes At or Above 90th Percentile	**6**	**4**	**6**	**4**	**2**	**4**
Particulate Matter 2.5	--	N/A	--	--	N/A	--
Ozone	--	N/A	--	--	N/A	--
Nitrogen Dioxide	! 98	83	! 98	! 91	72	! 91
Diesel Particulate Matter	18	13	19	78	64	79
Toxic Releases to Air	! 96	! 94	! 97	42	37	43
Traffic Proximity	! 98	! 94	! 98	83	66	83
Lead Paint	! 99	87	! 99	! 95	56	! 95
Risk Management Plan (RMP) Facility Proximity	0	28	85	0	27	38
Hazardous Waste Proximity	! 99	! 99	! 99	! 98	! 96	! 99
Superfund Proximity	! 99	! 99	! 99	! 98	! 91	! 98
Underground Storage Tanks (UST)	0	0	--	0	0	--
Wastewater Discharge	87	84	! 98	7	7	37

Census Block Group ID: 720915703003	US (Percentile)			State (Percentile)		
Supplemental Indexes	Facility Census Block Group	1-mile Avg	1-mile Max	Facility Census Block Group	1-mile Avg	1-mile Max
Drinking Water Noncompliance	--	N/A	--	--	N/A	--

Map Display Based on: ◉ US ○ State

Display Map Layer: Summary - Number of Indexes

○ Facility 1-mile Radius ☐ Facility Census Block Group

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	8,876
Population Density	2,857/sq.mi.
Housing Units in Area	5,085
Percent People of Color	99%
Households in Area	3,711
Households on Public Assistance	210
Persons With Low Income	6,945
Percent With Low Income	79%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.430306
Center Longitude	-66.492025
Total Area	3.121 sq.mi.
Land Area	100%
Water Area	0%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	1,719 (46.31%)
$15,000 - $25,000	744 (20.04%)
$25,000 - $50,000	744 (20.04%)
$50,000 - $75,000	317 (8.54%)
Greater than $75,000	188 (5.06%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	396 (4%)
Minors 17 years and younger	1,438 (16%)
Adults 18 years and older	7,437 (84%)
Seniors 65 years and older	2,386 (27%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	3,813 (43%)
African-American	0 (0%)
Hispanic-Origin	8,624 (97%)
Asian	38 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	18 (0%)
Other/Multiracial	1,200 (14%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	1,045 (15.84%)
9th through 12th Grade	682 (10.34%)
High School Diploma	2,161 (32.75%)
Some College/2-year	891 (13.5%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,254 (19.01%)

Detailed Facility Report

Facility Summary

DEPT OF ED - IMMACULADA CONCEPCION

HWY 2 KM 50, MANATI, PR 00701

FRS (Facility Registry Service) ID: 110007811010

EPA Region: 02

Latitude: 18.431143

Longitude: -66.490347

Locational Data Source: RCRAINFO

Industries: --

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	--
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Inactive Other, (PRD987373545)

Safe Drinking Water Act (SDWA): No Information

Go To Enforcement/Compliance Details
Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007811010					N	18.431143	-66.490347

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
RCRAInfo	RCRA	PRD987373545	Other	Inactive ( )			N	18.431143	-66.490347

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007811010	DEPT OF ED - IMMACULADA CONCEPCION	HWY 2 KM 50, MANATI, PR 00701	Manatí Municipio
RCRAInfo	RCRA	PRD987373545	DEPT OF ED - IMMACULADA CONCEPCION	HWY 2 KM 50, MANATI, PR 00701	Manatí Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description

No data records returned

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRD987373545	No	02/01/2025	0	01/31/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: PRD987373545)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24	01/01-03/31/25
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency												

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/ Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost

No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)

No data records returned

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

Community

Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJScreen home page.

Potential Environmental Justice Concerns

US Territory

Supplemental/EJ index percentiles >= 90 (Census block group)

Supplemental/EJ index percentiles >= 90 (1-mile average)

EJScreen Indexes Shown

Index Type: Supplemental (default)

Related Reports

EJScreen Community Report

Download Data

Census Block Group ID: 720915703002	US (Percentile)			State (Percentile)		
Supplemental Indexes	**Facility Census Block Group**	**1-mile Avg**	**1-mile Max**	**Facility Census Block Group**	**1-mile Avg**	**1-mile Max**
Count of Indexes At or Above 90th Percentile	**5**	**4**	**6**	**3**	**2**	**4**
Particulate Matter 2.5	--	N/A	--	--	N/A	--
Ozone	--	N/A	--	--	N/A	--
Nitrogen Dioxide	87	82	! 98	80	71	! 91
Diesel Particulate Matter	17	13	19	73	63	79
Toxic Releases to Air	! 96	! 94	! 97	41	37	43
Traffic Proximity	! 97	! 94	! 98	76	65	83
Lead Paint	! 98	86	! 99	! 90	54	! 95
Risk Management Plan (RMP) Facility Proximity	0	28	85	0	27	38
Hazardous Waste Proximity	! 99	! 99	! 99	! 98	! 95	! 99
Superfund Proximity	! 99	! 99	! 99	! 95	! 91	! 98
Underground Storage Tanks (UST)	0	0	--	0	0	--
Wastewater Discharge	85	83	! 98	6	7	37

Census Block Group ID: 720915703002	US (Percentile)			State (Percentile)		
Supplemental Indexes	Facility Census Block Group	1-mile Avg	1-mile Max	Facility Census Block Group	1-mile Avg	1-mile Max
Drinking Water Noncompliance	--	N/A	--	--	N/A	--

Map Display Based on: ◉ US ○ State

Display Map Layer: Summary - Number of Indexes

○ Facility 1-mile Radius ☐ Facility Census Block Group

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	9,777
Population Density	3,143/sq.mi.
Housing Units in Area	5,524
Percent People of Color	99%
Households in Area	4,060
Households on Public Assistance	248
Persons With Low Income	7,726
Percent With Low Income	80%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.431143
Center Longitude	-66.490347
Total Area	3.121 sq.mi.
Land Area	100%
Water Area	0%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	1,886 (46.48%)
$15,000 - $25,000	805 (19.84%)
$25,000 - $50,000	830 (20.45%)
$50,000 - $75,000	333 (8.21%)
Greater than $75,000	204 (5.03%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	455 (5%)
Minors 17 years and younger	1,634 (17%)
Adults 18 years and older	8,146 (83%)
Seniors 65 years and older	2,565 (26%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	4,158 (43%)
African-American	0 (0%)
Hispanic-Origin	9,497 (97%)
Asian	44 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	18 (0%)
Other/Multiracial	1,303 (13%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	1,107 (15.24%)
9th through 12th Grade	766 (10.55%)
High School Diploma	2,404 (33.1%)
Some College/2-year	979 (13.48%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,376 (18.95%)

Detailed Facility Report

Facility Summary

COMPU AUTO

RD2 KM 49.8, MANATI, PR 00000

FRS (Facility Registry Service) ID: 110007814972

EPA Region: 02

Latitude: 18.431868

Longitude: -66.488617

Locational Data Source: RCRAINFO

Industries: --

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	--
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Inactive Other, (PRO007001910)

Safe Drinking Water Act (SDWA): No Information

Go To Enforcement/Compliance Details
Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007814972					N	18.431868	-66.488617

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
RCRAInfo	RCRA	PRO007001910	Other	Inactive ( )			N	18.431868	-66.488617

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007814972	COMPU AUTO	RD2 KM 49.8, MANATI, PR 00000	Manatí Municipio
RCRAInfo	RCRA	PRO007001910	COMPU AUTO	RD2 KM 49.8, MANATI, PR 00000	Manatí Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description

No data records returned

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRO007001910	No	02/01/2025	0	01/31/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: PRO007001910)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24	01/01-03/31/25
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency												

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/ Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost

No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)

No data records returned

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

Community

Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJScreen home page.

Potential Environmental Justice Concerns

US Territory

Supplemental/EJ index percentiles >= 90 (Census block group)

Supplemental/EJ index percentiles >= 90 (1-mile average)

EJScreen Indexes Shown

Index Type: Supplemental (default)

Related Reports

EJScreen Community Report

Download Data

Census Block Group ID: 720915703001	US (Percentile)			State (Percentile)		
Supplemental Indexes	**Facility Census Block Group**	**1-mile Avg**	**1-mile Max**	**Facility Census Block Group**	**1-mile Avg**	**1-mile Max**
Count of Indexes At or Above 90th Percentile	**5**	**4**	**6**	**2**	**2**	**4**
Particulate Matter 2.5	--	N/A	--	--	N/A	--
Ozone	--	N/A	--	--	N/A	--
Nitrogen Dioxide	! 94	82	! 98	88	71	! 91
Diesel Particulate Matter	19	13	19	79	63	79
Toxic Releases to Air	! 97	! 93	! 97	43	37	43
Traffic Proximity	! 98	! 94	! 98	83	65	83
Lead Paint	77	86	! 99	41	54	! 95
Risk Management Plan (RMP) Facility Proximity	0	28	85	0	27	38
Hazardous Waste Proximity	! 99	! 99	! 99	! 99	! 95	! 99
Superfund Proximity	! 99	! 99	! 99	! 97	! 91	! 98
Underground Storage Tanks (UST)	0	0	--	0	0	--
Wastewater Discharge	88	83	! 98	7	7	37

Census Block Group ID: 720915703001	US (Percentile)			State (Percentile)		
Supplemental Indexes	Facility Census Block Group	1-mile Avg	1-mile Max	Facility Census Block Group	1-mile Avg	1-mile Max
Drinking Water Noncompliance	--	N/A	--	--	N/A	--

Map Display Based on: ◉ US ○ State

Display Map Layer Summary - Number of Indexes

○ Facility 1-mile Radius ☐ Facility Census Block Group

1,000 km
500 mi

Earthstar Geographics

Powered by Esri <https://www.esri.com/>

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	10,516
Population Density	3,378/sq.mi.
Housing Units in Area	5,860
Percent People of Color	99%
Households in Area	4,334
Households on Public Assistance	272
Persons With Low Income	8,360
Percent With Low Income	80%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.431868
Center Longitude	-66.488617
Total Area	3.121 sq.mi.
Land Area	100%
Water Area	0%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	2,022 (46.69%)
$15,000 - $25,000	845 (19.51%)
$25,000 - $50,000	901 (20.8%)
$50,000 - $75,000	344 (7.94%)
Greater than $75,000	219 (5.06%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	498 (5%)
Minors 17 years and younger	1,792 (17%)
Adults 18 years and older	8,725 (83%)
Seniors 65 years and older	2,692 (26%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	4,436 (42%)
African-American	0 (0%)
Hispanic-Origin	10,209 (97%)
Asian	46 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	17 (0%)
Other/Multiracial	1,382 (13%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	1,141 (14.64%)
9th through 12th Grade	832 (10.67%)
High School Diploma	2,594 (33.28%)
Some College/2-year	1,060 (13.6%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,484 (19.04%)

Detailed Facility Report

Facility Summary

FARMACIA EL AMAL #30

VILLA MARIA SHOPPING CTR, MANATI, PR 00674

FRS (Facility Registry Service) ID: 110007823276

EPA Region: 02

Latitude: 18.43149

Longitude: -66.48925

Locational Data Source: FRS

Industries: --

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	--
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Active VSQG, (PRR000013649)

Safe Drinking Water Act (SDWA): No Information

Go To Enforcement/Compliance Details
Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007823276					N	18.43149	-66.48925

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
RCRAInfo	RCRA	PRR000013649	VSQG	Active (H)			N	18.43156	-66.488928

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007823276	FARMACIA EL AMAL #30	VILLA MARIA SHOPPING CTR, MANATI, PR 00674	Manatí Municipio
RCRAInfo	RCRA	PRR000013649	FARMACIA EL AMAL #30	VILLA MARIA SHOPPING CTR, MANATI, PR 00674	Manatí Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description

No data records returned

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRR000013649	No	02/01/2025	0	01/31/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: PRR000013649)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24	01/01-03/31/25
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency												

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/ Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost

No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)

No data records returned

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

Community

Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJScreen home page.

Potential Environmental Justice Concerns

US Territory

Supplemental/EJ index percentiles >= 90 (Census block group)

Supplemental/EJ index percentiles >= 90 (1-mile average)

EJScreen Indexes Shown

Index Type: Supplemental (default)

Related Reports

EJScreen Community Report

Download Data

Census Block Group ID: 720915703002	US (Percentile)			State (Percentile)		
Supplemental Indexes	**Facility Census Block Group**	**1-mile Avg**	**1-mile Max**	**Facility Census Block Group**	**1-mile Avg**	**1-mile Max**
Count of Indexes At or Above 90th Percentile	**5**	**4**	**6**	**3**	**2**	**4**
Particulate Matter 2.5	--	N/A	--	--	N/A	--
Ozone	--	N/A	--	--	N/A	--
Nitrogen Dioxide	87	82	! 98	80	71	! 91
Diesel Particulate Matter	17	13	19	73	63	79
Toxic Releases to Air	! 96	! 94	! 97	41	37	43
Traffic Proximity	! 97	! 94	! 98	76	65	83
Lead Paint	! 98	86	! 99	! 90	54	! 95
Risk Management Plan (RMP) Facility Proximity	0	28	85	0	27	38
Hazardous Waste Proximity	! 99	! 99	! 99	! 98	! 95	! 99
Superfund Proximity	! 99	! 99	! 99	! 95	! 91	! 98
Underground Storage Tanks (UST)	0	0	--	0	0	--
Wastewater Discharge	85	83	! 98	6	7	37

Census Block Group ID: 720915703002	US (Percentile)			State (Percentile)		
Supplemental Indexes	Facility Census Block Group	1-mile Avg	1-mile Max	Facility Census Block Group	1-mile Avg	1-mile Max
Drinking Water Noncompliance	--	N/A	--	--	N/A	--

Map Display Based on: ◉ US ○ State

Display Map Layer: Summary - Number of Indexes

○ Facility 1-mile Radius ☐ Facility Census Block Group

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	10,306
Population Density	3,312/sq.mi.
Housing Units in Area	5,769
Percent People of Color	99%
Households in Area	4,257
Households on Public Assistance	266
Persons With Low Income	8,184
Percent With Low Income	80%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.43149
Center Longitude	-66.48925
Total Area	3.121 sq.mi.
Land Area	100%
Water Area	0%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	1,987 (46.69%)
$15,000 - $25,000	834 (19.6%)
$25,000 - $50,000	881 (20.7%)
$50,000 - $75,000	340 (7.99%)
Greater than $75,000	214 (5.03%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	487 (5%)
Minors 17 years and younger	1,753 (17%)
Adults 18 years and older	8,555 (83%)
Seniors 65 years and older	2,658 (26%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	4,353 (42%)
African-American	0 (0%)
Hispanic-Origin	10,008 (97%)
Asian	45 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	18 (0%)
Other/Multiracial	1,361 (13%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	1,132 (14.82%)
9th through 12th Grade	812 (10.63%)
High School Diploma	2,542 (33.28%)
Some College/2-year	1,037 (13.58%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,447 (18.94%)

Detailed Facility Report

Facility Summary

WESTERN AUTO

VILLA MARIA SHOPPING CENTER, MANATI, PR 00701

FRS (Facility Registry Service) ID: 110007814339

EPA Region: 02

Latitude: 18.43149

Longitude: -66.48925

Locational Data Source: FRS

Industries: --

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	10/30/1996
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Inactive Other, (PRO007000540)

Safe Drinking Water Act (SDWA): No Information

Go To Enforcement/Compliance Details
Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007814339					N	18.43149	-66.48925

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
RCRAInfo	RCRA	PRO007000540	Other	Inactive ( )			N		

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007814339	WESTERN AUTO	VILLA MARIA SHOPPING CENTER, MANATI, PR 00701	Manatí Municipio
RCRAInfo	RCRA	PRO007000540	WESTERN AUTO	VILLA MARIA SHOPPING CENTER, MANATI, PR 00701	Manatí Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description

No data records returned

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRO007000540	No	02/01/2025	0	01/31/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: PRO007000540)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24	01/01-03/31/25
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency												

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/ Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost

No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)

No data records returned

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

Community

Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJScreen home page.

Potential Environmental Justice Concerns

US Territory

Supplemental/EJ index percentiles >= 90 (Census block group)

Supplemental/EJ index percentiles >= 90 (1-mile average)

EJScreen Indexes Shown

Index Type: Supplemental (default)

Related Reports

EJScreen Community Report

Download Data

Census Block Group ID: 720915703002	US (Percentile)			State (Percentile)		
Supplemental Indexes	**Facility Census Block Group**	**1-mile Avg**	**1-mile Max**	**Facility Census Block Group**	**1-mile Avg**	**1-mile Max**
Count of Indexes At or Above 90th Percentile	**5**	**4**	**6**	**3**	**2**	**4**
Particulate Matter 2.5	--	N/A	--	--	N/A	--
Ozone	--	N/A	--	--	N/A	--
Nitrogen Dioxide	87	82	! 98	80	71	! 91
Diesel Particulate Matter	17	13	19	73	63	79
Toxic Releases to Air	! 96	! 94	! 97	41	37	43
Traffic Proximity	! 97	! 94	! 98	76	65	83
Lead Paint	! 98	86	! 99	! 90	54	! 95
Risk Management Plan (RMP) Facility Proximity	0	28	85	0	27	38
Hazardous Waste Proximity	! 99	! 99	! 99	! 98	! 95	! 99
Superfund Proximity	! 99	! 99	! 99	! 95	! 91	! 98
Underground Storage Tanks (UST)	0	0	--	0	0	--
Wastewater Discharge	85	83	! 98	6	7	37

Census Block Group ID: 720915703002	US (Percentile)			State (Percentile)		
Supplemental Indexes	Facility Census Block Group	1-mile Avg	1-mile Max	Facility Census Block Group	1-mile Avg	1-mile Max
Drinking Water Noncompliance	--	N/A	--	--	N/A	--

Map Display Based on: (•) US ( ) State

Display Map Layer: Summary - Number of Indexes

( ) Facility 1-mile Radius [ ] Facility Census Block Group

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	10,306
Population Density	3,312/sq.mi.
Housing Units in Area	5,769
Percent People of Color	99%
Households in Area	4,257
Households on Public Assistance	266
Persons With Low Income	8,184
Percent With Low Income	80%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.43149
Center Longitude	-66.48925
Total Area	3.121 sq.mi.
Land Area	100%
Water Area	0%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	1,987 (46.69%)
$15,000 - $25,000	834 (19.6%)
$25,000 - $50,000	881 (20.7%)
$50,000 - $75,000	340 (7.99%)
Greater than $75,000	214 (5.03%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	487 (5%)
Minors 17 years and younger	1,753 (17%)
Adults 18 years and older	8,555 (83%)
Seniors 65 years and older	2,658 (26%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	4,353 (42%)
African-American	0 (0%)
Hispanic-Origin	10,008 (97%)
Asian	45 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	18 (0%)
Other/Multiracial	1,361 (13%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	1,132 (14.82%)
9th through 12th Grade	812 (10.63%)
High School Diploma	2,542 (33.28%)
Some College/2-year	1,037 (13.58%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,447 (18.94%)

Detailed Facility Report

Facility Summary

CLEAN HARBORS CARIBE INC

KM 51.0 HWY 2, MANATI, PR 00674

FRS (Facility Registry Service) ID: 110064017479

EPA Region: 02

Latitude: 18.432274

Longitude: -66.486886

Locational Data Source: RCRAINFO

Industries: Waste Management and Remediation Services

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	1
Date of Last Compliance Monitoring Activity	04/20/2023
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Active VSQG, (PRR000025023)

Safe Drinking Water Act (SDWA): No Information

Go To Enforcement/Compliance Details
Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110064017479					N	18.432274	-66.486886

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
RCRAInfo	RCRA	PRR000025023	VSQG	Active (H)			N	18.432274	-66.486886

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110064017479	CLEAN HARBORS CARIBE INC	KM 51.0 HWY 2, MANATI, PR 00674	Manatí Municipio
RCRAInfo	RCRA	PRR000025023	CLEAN HARBORS CARIBE INC	KM 51.0 HWY 2, MANATI, PR 00674	Manatí Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
RCRAInfo	PRR000025023	562112	Hazardous Waste Collection
RCRAInfo	PRR000025023	562119	Other Waste Collection

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)

No data records returned

Enforcement and Compliance

RCRA (Hazardous Waste (Resource Conservation and Recovery Act) Compliance Pipeline (Compliance Monitoring → Violations → Enforcement Actions) (10 Years)

This table shows how violations relate to compliance monitoring (CM) activities and enforcement. Currently available for CAA and RCRA only. Full CM history available below.

No data records returned

There are no relationships to display in the RCRA Compliance Pipeline table for this facility. Scroll down to view compliance monitoring history.

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
RCRA	PRR000025023	RCRAInfo/ICIS	Inspection/Evaluation	Compliance Evaluation Inspection	EPA	04/20/2023	No Violations Or Compliance Issues Were Found

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRR000025023	No	02/01/2025	0	01/31/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: PRR000025023)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24	01/01-03/31/25
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency												

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/ Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost

No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)

No data records returned

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

Community

Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJScreen home page.

Potential Environmental Justice Concerns

US Territory

Supplemental/EJ index percentiles >= 90 (Census block group)

Supplemental/EJ index percentiles >= 90 (1-mile average)

EJScreen Indexes Shown

Index Type: Supplemental (default)

Related Reports

EJScreen Community Report

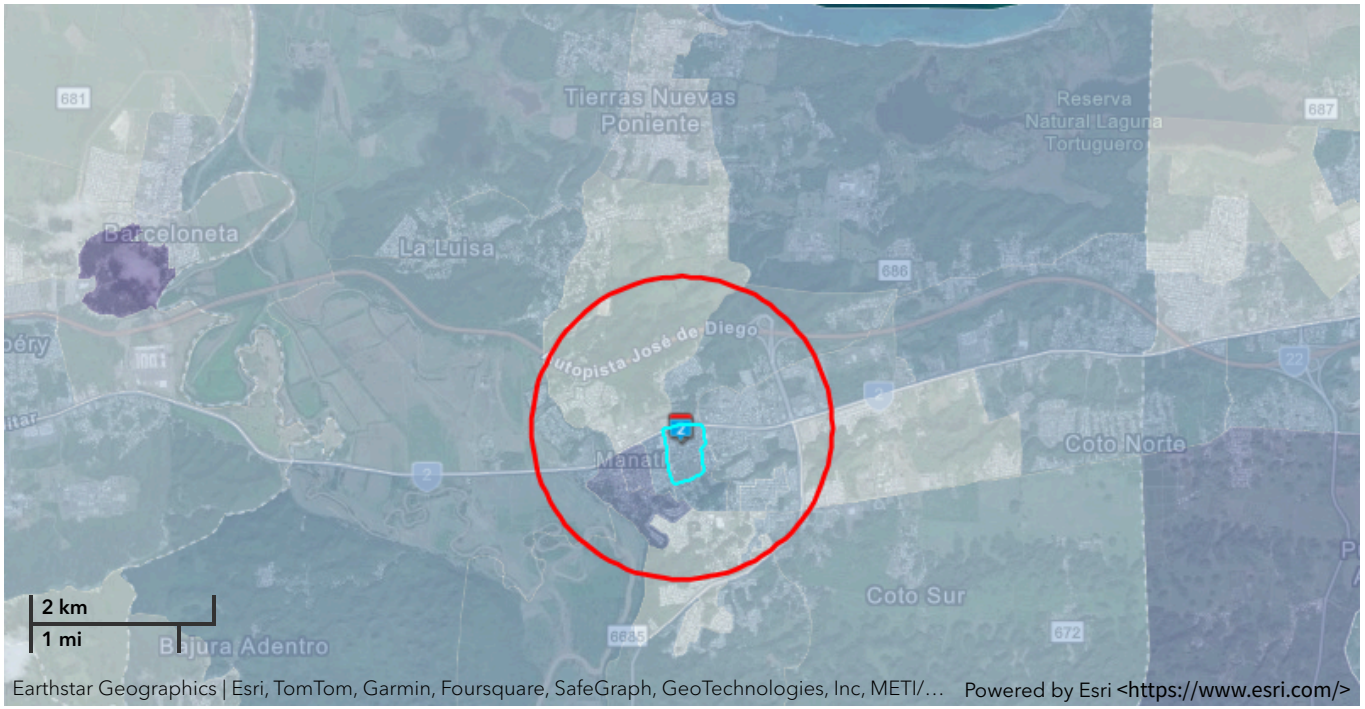
Download Data

Census Block Group ID: 720915703001	US (Percentile)			State (Percentile)		
Supplemental Indexes	**Facility Census Block Group**	**1-mile Avg**	**1-mile Max**	**Facility Census Block Group**	**1-mile Avg**	**1-mile Max**
Count of Indexes At or Above 90th Percentile	**5**	**4**	**6**	**2**	**2**	**4**
Particulate Matter 2.5	--	N/A	--	--	N/A	--
Ozone	--	N/A	--	--	N/A	--
Nitrogen Dioxide	! 94	82	! 98	88	71	! 91
Diesel Particulate Matter	19	13	19	79	63	79
Toxic Releases to Air	! 97	! 93	! 97	43	37	43
Traffic Proximity	! 98	! 94	! 98	83	64	83
Lead Paint	77	85	! 99	41	53	! 95
Risk Management Plan (RMP) Facility Proximity	0	28	85	0	27	38
Hazardous Waste Proximity	! 99	! 99	! 99	! 99	! 95	! 99
Superfund Proximity	! 99	! 99	! 99	! 97	! 90	! 98
Underground Storage Tanks (UST)	0	0	--	0	0	--
Wastewater Discharge	88	83	! 98	7	7	38
Drinking Water Noncompliance	--	N/A	--	--	N/A	--

Map Display Based on: (•) US ( ) State

Display Map Layer: Summary - Number of Indexes

( ) Facility 1-mile Radius [ ] Facility Census Block Group



Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	11,203
Population Density	3,596/sq.mi.
Housing Units in Area	6,172
Percent People of Color	99%
Households in Area	4,580
Households on Public Assistance	294

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	530 (5%)
Minors 17 years and younger	1,927 (17%)
Adults 18 years and older	9,277 (83%)
Seniors 65 years and older	2,814 (25%)

General Statistics (ACS (American Community Survey))	
Persons With Low Income	8,954
Percent With Low Income	80%
Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.432274
Center Longitude	-66.486886
Total Area	3.121 sq.mi.
Land Area	100%
Water Area	0%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	2,145 (46.82%)
$15,000 - $25,000	879 (19.19%)
$25,000 - $50,000	971 (21.2%)
$50,000 - $75,000	355 (7.75%)
Greater than $75,000	231 (5.04%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	4,693 (42%)
African-American	0 (0%)
Hispanic-Origin	10,882 (97%)
Asian	46 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	17 (0%)
Other/Multiracial	1,453 (13%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	1,162 (14.02%)
9th through 12th Grade	886 (10.69%)
High School Diploma	2,772 (33.43%)
Some College/2-year	1,145 (13.81%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,593 (19.21%)

Detailed Facility Report

Facility Summary

NORTHWEST PATHOLOGY SERVICES

220 RD 2 TORRE MEDICA I STE 316, MANATI, PR 00674

FRS (Facility Registry Service) ID: 110070124248

EPA Region: 02

Latitude: 18.432274

Longitude: -66.486886

Locational Data Source: RCRAINFO

Industries: Hospitals

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	--
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Active SQG, (PRR000025981)

Safe Drinking Water Act (SDWA): No Information

Go To Enforcement/Compliance Details
Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110070124248					N	18.432274	-66.486886

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
RCRAInfo	RCRA	PRR000025981	SQG	Active (H)			N	18.432274	-66.486886

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110070124248	NORTHWEST PATHOLOGY SERVICES	220 RD 2 TORRE MEDICA I STE 316, MANATI, PR 00674	Manatí Municipio
RCRAInfo	RCRA	PRR000025981	NORTHWEST PATHOLOGY SERVICES	220 RD 2 TORRE MEDICA I STE 316, MANATI, PR 00674	Manatí Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
RCRAInfo	PRR000025981	622110	General Medical and Surgical Hospitals

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRR000025981	No	02/01/2025	0	01/31/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: PRR000025981)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24	01/01-03/31/25
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency												

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/ Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost

No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)

No data records returned

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

e-Manifest Hazardous Waste History (Public)

Hazardous Waste Shipped in Kilograms by Year (Through 11/2/2024)

Source ID	Waste Description	2022	2023	2024	2025
PRR000025981	Hazardous Waste	7,285	7,257	5,806	--
PRR000025981	Acute Hazardous Waste	0	0	0	--
PRR000025981	Pharmaceutical Hazardous Waste	0	0	0	--

“Pharmaceutical Hazardous Waste” refers to quantities managed under 40 CFR part 266 subpart P and thus excluded from the Hazardous and Acute Hazardous Waste quantities shown above.

Community

Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJScreen home page.

Potential Environmental Justice Concerns

US Territory

Supplemental/EJ index percentiles >= 90 (Census block group)

Supplemental/EJ index percentiles >= 90 (1-mile average)

EJScreen Indexes Shown

Index Type: Supplemental (default)

Related Reports

EJScreen Community Report

Download Data

Census Block Group ID: 720915703001	US (Percentile)			State (Percentile)		
Supplemental Indexes	**Facility Census Block Group**	**1-mile Avg**	**1-mile Max**	**Facility Census Block Group**	**1-mile Avg**	**1-mile Max**
Count of Indexes At or Above 90th Percentile	**5**	**4**	**6**	**2**	**2**	**4**
Particulate Matter 2.5	--	N/A	--	--	N/A	--
Ozone	--	N/A	--	--	N/A	--
Nitrogen Dioxide	! 94	82	! 98	88	71	! 91
Diesel Particulate Matter	19	13	19	79	63	79
Toxic Releases to Air	! 97	! 93	! 97	43	37	43
Traffic Proximity	! 98	! 94	! 98	83	64	83
Lead Paint	77	85	! 99	41	53	! 95

Census Block Group ID: 720915703001	US (Percentile)			State (Percentile)		
Supplemental Indexes	Facility Census Block Group	1-mile Avg	1-mile Max	Facility Census Block Group	1-mile Avg	1-mile Max
Risk Management Plan (RMP) Facility Proximity	0	28	85	0	27	38
Hazardous Waste Proximity	! 99	! 99	! 99	! 99	! 95	! 99
Superfund Proximity	! 99	! 99	! 99	! 97	! 90	! 98
Underground Storage Tanks (UST)	0	0	--	0	0	--
Wastewater Discharge	88	83	! 98	7	7	38
Drinking Water Noncompliance	--	N/A	--	--	N/A	--

Map Display Based on: ◉ US ○ State

Display Map Layer: Summary - Number of Indexes

○ Facility 1-mile Radius ☐ Facility Census Block Group

1,000 km
500 mi

Earthstar Geographics

Powered by Esri <https://www.esri.com/>

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	11,203
Population Density	3,596/sq.mi.
Housing Units in Area	6,172
Percent People of Color	99%
Households in Area	4,580
Households on Public Assistance	294
Persons With Low Income	8,954
Percent With Low Income	80%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.432274
Center Longitude	-66.486886
Total Area	3.121 sq.mi.
Land Area	100%
Water Area	0%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	2,145 (46.82%)
$15,000 - $25,000	879 (19.19%)
$25,000 - $50,000	971 (21.2%)
$50,000 - $75,000	355 (7.75%)
Greater than $75,000	231 (5.04%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	530 (5%)
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Adults 18 years and older	9,277 (83%)
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Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	4,693 (42%)
African-American	0 (0%)
Hispanic-Origin	10,882 (97%)
Asian	46 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	17 (0%)
Other/Multiracial	1,453 (13%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	1,162 (14.02%)
9th through 12th Grade	886 (10.69%)
High School Diploma	2,772 (33.43%)
Some College/2-year	1,145 (13.81%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,593 (19.21%)

Detailed Facility Report

Facility Summary

MANATI

10 CALLE QUINONEZ, MANATI, PR 00674

FRS (Facility Registry Service) ID: 110054103153

EPA Region: 02

Latitude: 18.42743

Longitude: -66.49301

Locational Data Source: FRS

Industries: --

Indian Country: N

Enforcement and Compliance Summary

Statute	CWA
Compliance Monitoring Activities (5 years)	1
Date of Last Compliance Monitoring Activity	09/18/2024
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): Non-Major, Permit Expired (PRR040042)

Resource Conservation and Recovery Act (RCRA): No Information

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Go To Enforcement/Compliance Details

Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110054103153					N	18.42743	-66.49301
ICIS-NPDES	CWA	PRR040042	Non-Major: General Permit Covered Facility	Expired	Urban Stormwater (Small MS4)	06/30/2021	N	18.42743	-66.49301

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110054103153	MANATI	10 CALLE QUINONEZ, MANATI, PR 00674	
ICIS-NPDES	CWA	PRR040042	MANATI	10 CALLE QUINONEZ, MANATI, PR 00674	Manatí Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description

No data records returned

Facility Industrial Effluent Guidelines

Identifier	Effluent Guideline (40 CFR Part)	Effluent Guideline Description

No data records returned

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
CWA	PRR040042	ICIS-NPDES	Inspection/Evaluation	Base Program, SSO, Urban Stormwater (MS4) - Evaluation	EPA	09/18/2024	

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
CWA	PRR040042	No	09/30/2024	0	01/31/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12	QTR 13+
CWA (Source ID: PRR040042)		10/01-12/31/21	01/01-03/31/22	04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-01/31/25
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	Undetermined
	Quarterly Noncompliance Report History													

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/ Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost

No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
210100020210	Rio Grande de Manati	--	No	No	--	Yes

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use
PR	2022	PRNR8A1	RIO GRANDE DE MANATI	Impaired - 303(d) Listed - With Restoration Plan	METALS (OTHER THAN MERCURY) | NUTRIENTS | PATHOGENS | TEMPERATURE | TURBIDITY	Not Supporting	Not Supporting	--	Not Supporting	--

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)

No data records returned

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name
No data records returned

CWA (Clean Water Act) Discharge Monitoring Report (DMR) Pollutant Loadings

DMR and TRI Multi-Year Loading Report

NPDES ID	Description
No data records returned	

Community

Environmental Justice

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Potential Environmental Justice Concerns

US Territory

Supplemental/EJ index percentiles >= 90 (Census block group)

Supplemental/EJ index percentiles >= 90 (1-mile average)

EJScreen Indexes Shown

Index Type: Supplemental (default)

Related Reports

EJScreen Community Report

Download Data

Census Block Group ID: 720915703004	US (Percentile)			State (Percentile)		
Supplemental Indexes	**Facility Census Block Group**	**1-mile Avg**	**1-mile Max**	**Facility Census Block Group**	**1-mile Avg**	**1-mile Max**
Count of Indexes At or Above 90th Percentile	**6**	**4**	**6**	**2**	**2**	**4**
Particulate Matter 2.5	--	N/A	--	--	N/A	--
Ozone	--	N/A	--	--	N/A	--
Nitrogen Dioxide	! 93	83	! 98	82	72	! 91
Diesel Particulate Matter	16	13	19	69	64	79
Toxic Releases to Air	! 95	! 94	! 97	38	37	43
Traffic Proximity	! 95	! 94	! 98	67	66	83
Lead Paint	! 98	87	! 99	87	56	! 95
Risk Management Plan (RMP) Facility Proximity	0	28	85	0	27	38
Hazardous Waste Proximity	! 99	! 99	! 99	! 96	! 96	! 99
Superfund Proximity	! 99	! 99	! 99	! 94	! 91	! 98
Underground Storage Tanks (UST)	0	0	--	0	0	--
Wastewater Discharge	86	84	! 98	8	7	37
Drinking Water Noncompliance	--	N/A	--	--	N/A	--

Map Display Based on: ◉ US ○ State

Display Map Layer

Summary - Number of Indexes

○ Facility 1-mile Radius ☐ Facility Census Block Group

1,000 km
500 mi

Earthstar Geographics

Powered by Esri <https://www.esri.com/>

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S.

Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	8,900
Population Density	2,867/sq.mi.
Housing Units in Area	5,113
Percent People of Color	99%
Households in Area	3,726
Households on Public Assistance	199
Persons With Low Income	6,989
Percent With Low Income	79%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.42743
Center Longitude	-66.49301
Total Area	3.121 sq.mi.
Land Area	99%
Water Area	1%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	1,725 (46.32%)
$15,000 - $25,000	754 (20.25%)
$25,000 - $50,000	753 (20.22%)
$50,000 - $75,000	308 (8.27%)
Greater than $75,000	184 (4.94%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	396 (4%)
Minors 17 years and younger	1,469 (17%)
Adults 18 years and older	7,430 (83%)
Seniors 65 years and older	2,391 (27%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	3,790 (43%)
African-American	0 (0%)
Hispanic-Origin	8,691 (98%)
Asian	35 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	24 (0%)
Other/Multiracial	1,161 (13%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	1,037 (15.78%)
9th through 12th Grade	627 (9.54%)
High School Diploma	2,199 (33.47%)
Some College/2-year	921 (14.02%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,239 (18.86%)

Detailed Facility Report

Facility Summary

ESCUELA JOSE S QUINONES

AVE ROSA, MANATI, PR 00674

FRS (Facility Registry Service) ID: 110007812135

EPA Region: 02

Latitude: 18.42605

Longitude: -66.49234

Locational Data Source: FRS

Industries: --

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	--
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Inactive Other, (PRD987378700)

Safe Drinking Water Act (SDWA): No Information

Go To Enforcement/Compliance Details
Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007812135					N	18.42605	-66.49234

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
RCRAInfo	RCRA	PRD987378700	Other	Inactive ( )			N	18.426174	-66.492365

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007812135	ESCUELA JOSE S QUINONES	AVE ROSA, MANATI, PR 00674	Manatí Municipio
RCRAInfo	RCRA	PRD987378700	ESCUELA JOSE S QUINONES	AVE ROSA, MANATI, PR 00674	Manatí Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description

No data records returned

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRD987378700	No	02/01/2025	0	01/31/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: PRD987378700)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24	01/01-03/31/25
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency												

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/ Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost

No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)

No data records returned

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

Community

Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJScreen home page.

Potential Environmental Justice Concerns

US Territory

Supplemental/EJ index percentiles >= 90 (Census block group)

Supplemental/EJ index percentiles >= 90 (1-mile average)

EJScreen Indexes Shown

Index Type: Supplemental (default)

Related Reports

EJScreen Community Report

Download Data

Census Block Group ID: 720915703004	US (Percentile)			State (Percentile)		
Supplemental Indexes	**Facility Census Block Group**	**1-mile Avg**	**1-mile Max**	**Facility Census Block Group**	**1-mile Avg**	**1-mile Max**
Count of Indexes At or Above 90th Percentile	**6**	**4**	**6**	**2**	**2**	**4**
Particulate Matter 2.5	--	N/A	--	--	N/A	--
Ozone	--	N/A	--	--	N/A	--
Nitrogen Dioxide	! 93	82	! 98	82	71	! 91
Diesel Particulate Matter	16	13	19	69	62	79
Toxic Releases to Air	! 95	! 94	! 97	38	37	43
Traffic Proximity	! 95	! 94	! 98	67	65	83
Lead Paint	! 98	85	! 99	87	54	! 95
Risk Management Plan (RMP) Facility Proximity	0	28	85	0	27	38
Hazardous Waste Proximity	! 99	! 99	! 99	! 96	! 95	! 99
Superfund Proximity	! 99	! 99	! 99	! 94	! 91	! 98
Underground Storage Tanks (UST)	0	0	--	0	0	--
Wastewater Discharge	86	83	! 98	8	7	37

Census Block Group ID: 720915703004	US (Percentile)			State (Percentile)		
Supplemental Indexes	Facility Census Block Group	1-mile Avg	1-mile Max	Facility Census Block Group	1-mile Avg	1-mile Max
Drinking Water Noncompliance	--	N/A	--	--	N/A	--

Map Display Based on: ◉ US ○ State

Display Map Layer: Summary - Number of Indexes

○ Facility 1-mile Radius ☐ Facility Census Block Group

1,000 km
500 mi

Earthstar Geographics

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Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	9,553
Population Density	3,076/sq.mi.
Housing Units in Area	5,431
Percent People of Color	99%
Households in Area	3,983
Households on Public Assistance	212
Persons With Low Income	7,508
Percent With Low Income	79%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.42605
Center Longitude	-66.49234
Total Area	3.121 sq.mi.
Land Area	99%
Water Area	1%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	1,822 (45.74%)
$15,000 - $25,000	815 (20.46%)
$25,000 - $50,000	833 (20.91%)
$50,000 - $75,000	310 (7.78%)
Greater than $75,000	203 (5.1%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	420 (4%)
Minors 17 years and younger	1,624 (17%)
Adults 18 years and older	7,928 (83%)
Seniors 65 years and older	2,532 (27%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	4,053 (42%)
African-American	0 (0%)
Hispanic-Origin	9,351 (98%)
Asian	38 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	26 (0%)
Other/Multiracial	1,191 (12%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	1,090 (15.5%)
9th through 12th Grade	638 (9.07%)
High School Diploma	2,381 (33.86%)
Some College/2-year	1,002 (14.25%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,340 (19.06%)

Detailed Facility Report

Facility Summary

SHELL CO PR LTD SS 0990

62 CELIS AGUILERA ST, MANATI, PR 00674

FRS (Facility Registry Service) ID: 110004892732

EPA Region: 02

Latitude: 18.42636

Longitude: -66.49066

Locational Data Source: FRS

Industries: --

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	--
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Inactive Other, (PRR000005355), Inactive Other, (PRR000004150)

Safe Drinking Water Act (SDWA): No Information

Go To Enforcement/Compliance Details
Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110004892732					N	18.42636	-66.49066
ICIS		1400005322					N	18.426389	-66.490833
RCRAInfo	RCRA	PRR000005355	Other	Inactive ( )			N	18.427486	-66.491577
RCRAInfo	RCRA	PRR000004150	Other	Inactive ( )			N	18.427486	-66.491577

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110004892732	SHELL CO PR LTD SS 0990	62 CELIS AGUILERA ST, MANATI, PR 00674	Manatí Municipio
ICIS		1400005322	SHELL #990	CELIS AGUILERA ST #62, MANATI, PR 00674	Manatí Municipio
RCRAInfo	RCRA	PRR000005355	SHELL CO PR LTD SS 0990	62 CELIS AGUILERA ST, MANATI, PR 00674-5914	Manatí Municipio
RCRAInfo	RCRA	PRR000004150	SHELL SS 0990	CELIS AGUILERA 62, MANATI, PR 00674-5914	Manatí Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description

No data records returned

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRR000005355	No	02/01/2025	0	01/31/2025
RCRA	PRR000004150	No	02/01/2025	0	01/31/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: PRR000004150)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24	01/01-03/31/25
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency												
RCRA (Source ID: PRR000005355)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24	01/01-03/31/25
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency												

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/ Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost

No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)

No data records returned

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

Community

Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJScreen home page.

Potential Environmental Justice Concerns

US Territory

Supplemental/EJ index percentiles >= 90 (Census block group)

Supplemental/EJ index percentiles >= 90 (1-mile average)

EJScreen Indexes Shown

Index Type: Supplemental (default)

Related Reports

EJScreen Community Report

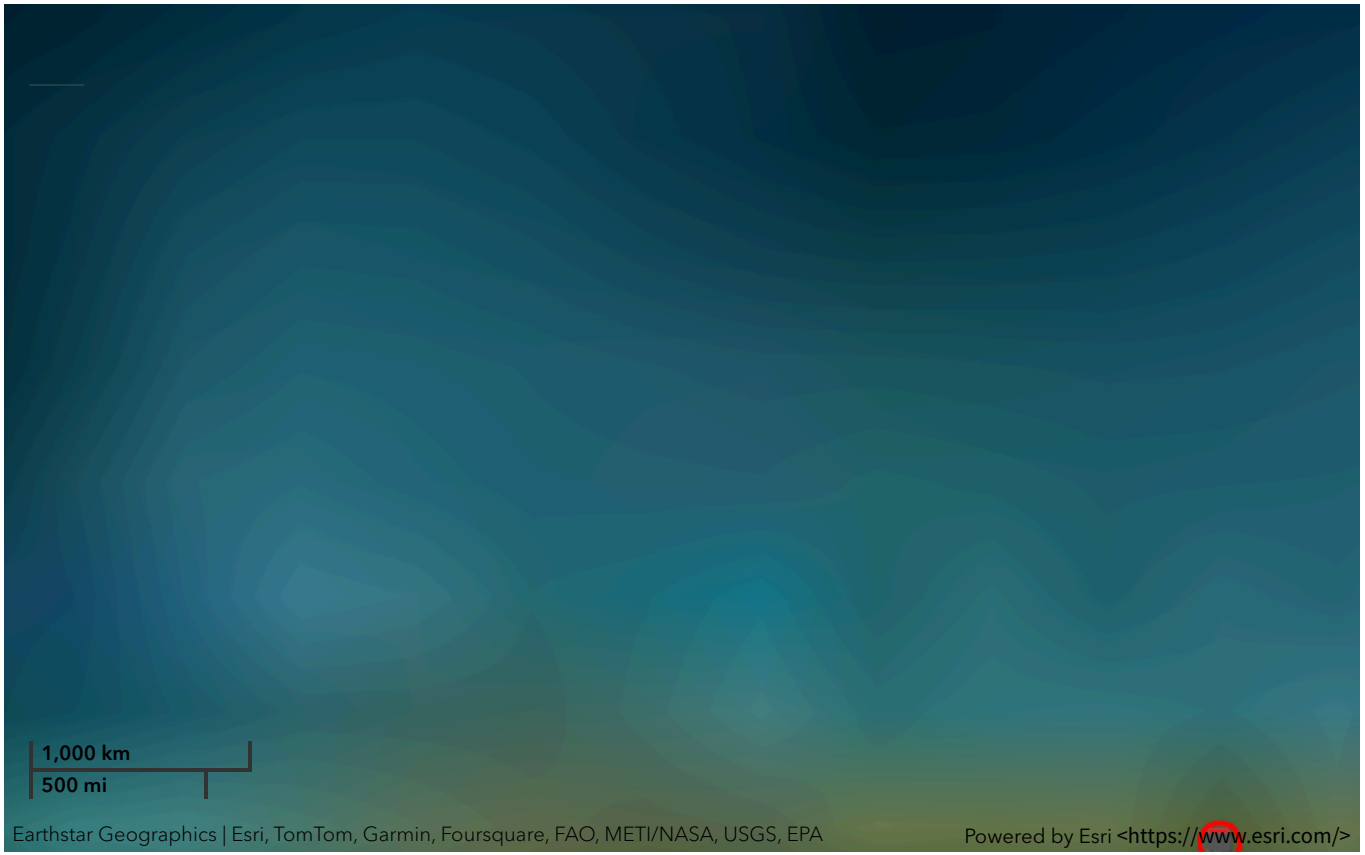
Download Data

Census Block Group ID: 720915703004	US (Percentile)			State (Percentile)		
Supplemental Indexes	**Facility Census Block Group**	**1-mile Avg**	**1-mile Max**	**Facility Census Block Group**	**1-mile Avg**	**1-mile Max**
Count of Indexes At or Above 90th Percentile	**6**	**4**	**6**	**2**	**2**	**4**
Particulate Matter 2.5	--	N/A	--	--	N/A	--
Ozone	--	N/A	--	--	N/A	--
Nitrogen Dioxide	! 93	82	! 98	82	71	! 91
Diesel Particulate Matter	16	12	19	69	62	79
Toxic Releases to Air	! 95	! 93	! 97	38	37	43
Traffic Proximity	! 95	! 94	! 98	67	64	83
Lead Paint	! 98	85	! 99	87	52	! 95
Risk Management Plan (RMP) Facility Proximity	0	28	85	0	27	38
Hazardous Waste Proximity	! 99	! 99	! 99	! 96	! 95	! 99
Superfund Proximity	! 99	! 99	! 99	! 94	! 90	! 98
Underground Storage Tanks (UST)	0	0	--	0	0	--
Wastewater Discharge	86	84	! 98	8	8	38
Drinking Water Noncompliance	--	N/A	--	--	N/A	--

Map Display Based on: (•) US ( ) State

Display Map Layer: Summary - Number of Indexes

( ) Facility 1-mile Radius [ ] Facility Census Block Group



Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	10,631
Population Density	3,421/sq.mi.
Housing Units in Area	5,954
Percent People of Color	99%
Households in Area	4,401
Households on Public Assistance	254
Persons With Low Income	8,442
Percent With Low Income	80%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.42636
Center Longitude	-66.49066
Total Area	3.121 sq.mi.
Land Area	100%
Water Area	0%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	2,019 (45.88%)
$15,000 - $25,000	891 (20.25%)
$25,000 - $50,000	943 (21.43%)
$50,000 - $75,000	322 (7.32%)
Greater than $75,000	226 (5.14%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	486 (5%)
Minors 17 years and younger	1,879 (18%)
Adults 18 years and older	8,754 (82%)
Seniors 65 years and older	2,741 (26%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	4,460 (42%)
African-American	0 (0%)
Hispanic-Origin	10,401 (98%)
Asian	43 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	26 (0%)
Other/Multiracial	1,300 (12%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	1,163 (14.91%)
9th through 12th Grade	718 (9.2%)
High School Diploma	2,673 (34.26%)
Some College/2-year	1,117 (14.32%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,477 (18.93%)

Detailed Facility Report

Facility Summary

DEPT OF ED - FERNANDO CALLEJO SCHOOL

CALLE ROSARIO ESQ VENDIG, MANATI, PR 00674

FRS (Facility Registry Service) ID: 110044299176

EPA Region: 02

Latitude: 18.426951

Longitude: -66.487779

Locational Data Source: RCRAINFO

Industries: Educational Services

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	--
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Active VSQG, (PRD987378916)

Safe Drinking Water Act (SDWA): No Information

Go To Enforcement/Compliance Details
Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110044299176					N	18.426951	-66.487779

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
RCRAInfo	RCRA	PRD987378916	VSQG	Active (H)			N	18.426951	-66.487779

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110044299176	DEPT OF ED - FERNANDO CALLEJO SCHOOL	CALLE ROSARIO ESQ VENDIG, MANATI, PR 00674	Manatí Municipio
RCRAInfo	RCRA	PRD987378916	DEPT OF ED - FERNANDO CALLEJO SCHOOL	CALLE ROSARIO ESQ VENDIG, MANATI, PR 00674	Manatí Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
RCRAInfo	PRD987378916	61111	Elementary and Secondary Schools

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRD987378916	No	02/01/2025	0	01/31/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: PRD987378916)			04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24	01/01-03/31/25
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency												

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/ Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost

No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)

No data records returned

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

Community

Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJScreen home page.

Potential Environmental Justice Concerns

US Territory

Supplemental/EJ index percentiles >= 90 (Census block group)

Supplemental/EJ index percentiles >= 90 (1-mile average)

EJScreen Indexes Shown

Index Type: Supplemental (default)

Related Reports

EJScreen Community Report

Download Data

Census Block Group ID: 720915703002	US (Percentile)			State (Percentile)		
Supplemental Indexes	**Facility Census Block Group**	**1-mile Avg**	**1-mile Max**	**Facility Census Block Group**	**1-mile Avg**	**1-mile Max**
Count of Indexes At or Above 90th Percentile	**5**	**4**	**6**	**3**	**2**	**4**
Particulate Matter 2.5	--	N/A	--	--	N/A	--
Ozone	--	N/A	--	--	N/A	--
Nitrogen Dioxide	87	81	! 98	80	69	! 91
Diesel Particulate Matter	17	12	19	73	61	79
Toxic Releases to Air	! 96	! 93	! 97	41	36	43
Traffic Proximity	! 97	! 94	! 98	76	63	83
Lead Paint	! 98	83	! 99	! 90	51	! 95
Risk Management Plan (RMP) Facility Proximity	0	28	85	0	27	38
Hazardous Waste Proximity	! 99	! 99	! 99	! 98	! 95	! 99
Superfund Proximity	! 99	! 99	! 99	! 95	! 90	! 98
Underground Storage Tanks (UST)	0	0	--	0	0	--
Wastewater Discharge	85	84	! 98	6	9	38

Census Block Group ID: 720915703002	US (Percentile)			State (Percentile)		
Supplemental Indexes	Facility Census Block Group	1-mile Avg	1-mile Max	Facility Census Block Group	1-mile Avg	1-mile Max
Drinking Water Noncompliance	--	N/A	--	--	N/A	--

Map Display Based on: ◉ US ○ State

Display Map Layer Summary - Number of Indexes

○ Facility 1-mile Radius ☐ Facility Census Block Group

1,000 km
500 mi

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Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	11,460
Population Density	3,683/sq.mi.
Housing Units in Area	6,314
Percent People of Color	99%
Households in Area	4,711
Households on Public Assistance	282
Persons With Low Income	9,112
Percent With Low Income	80%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.426951
Center Longitude	-66.487779
Total Area	3.121 sq.mi.
Land Area	100%
Water Area	0%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	2,150 (45.64%)
$15,000 - $25,000	944 (20.04%)
$25,000 - $50,000	1,036 (21.99%)
$50,000 - $75,000	337 (7.15%)
Greater than $75,000	244 (5.18%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	523 (5%)
Minors 17 years and younger	2,053 (18%)
Adults 18 years and older	9,406 (82%)
Seniors 65 years and older	2,897 (25%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	4,801 (42%)
African-American	0 (0%)
Hispanic-Origin	11,216 (98%)
Asian	46 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	26 (0%)
Other/Multiracial	1,396 (12%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	1,207 (14.39%)
9th through 12th Grade	792 (9.44%)
High School Diploma	2,846 (33.92%)
Some College/2-year	1,212 (14.45%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,626 (19.38%)

6C. Lead-based Paint and Asbestos Reports

SERVICES

PREQB Accredited Asbestos Trainings
Environmental, Health, and Safety Trainings
Occupational Health and Safety Evaluations
General Environmental/Compliance Consulting
Waste Management Consulting
Indoor Air Quality Consulting
Water, Storm Water, and Wastewater Compliance

SURVEY REPORT FOR LEAD-BASED PAINT

Museo de Manatí

34 McKinley St, Manatí PR

Front View (Side A & D)

Side D

Side C

June 2023

Prepared for:

ECo Landscape + Architecture + Engineering
103 Isabel Andreu Aguilar, 4th Floor, San Juan PR

Prepared by:

CHES Services, Corporation
CHES Project No.: C4540

CHES Services Corp.
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Learn about our new company, a subsidiary of CHES/FLRA: *IEMES, PSC (www.iemespsc.com)*

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Executive Summary

Our office, CHES Services, Corporation (CHES) d/b/a Fernando L. Rodríguez, P. E. & Associates (FLRA), was contracted by ECo Landscape + Architecture + Engineering, to conduct an Environmental Site Assessment to determine if Lead-Based Paint (LBP) is present in the building identified by the client as the Museo de Manatí and **Museo de Manatí** located at 34 McKinley St, Manatí PR. All work was conducted by certified personnel and sampling was conducted in accordance with established sampling protocols.

This survey was performed to comply with the necessary regulatory requirements prior to any demolition and/or remodeling activity is conducted in the subject building structure. The survey work described in this report was conducted for ECo Landscape + Architecture + Engineering, in accordance with the CHES proposal number C4540 dated May 1, 2023. This work was performed in conformance with the scope and limitations of the applicable regulations.

This report describes the survey methodology; survey activities, results and recommendations based on the assessment findings for your perusal. The survey efforts included inspection of the site, revisions of available relevant documentations, if any, interviews with people who know the site, and sampling activities conducted by accredited inspectors.

CHES perform a survey to identify LBP at the site Museo de Manatí on May 24, 2023. Based on the results obtained from the XRF unit, all readings above 1.0 mg/cm^2 were identified as LBP. A summary of the identified LBP building components and/or surfaces is included below.

Interior:

Component	Substrate	Side	Color	Condition	Area
Wall	Concrete	A	Beige	Deteriorated	Room 2-01
Wall	Wood	B	Beige	Deteriorated	Room 2-01
Wall	Concrete	D	Beige	Deteriorated	Room 2-01
Wall	Wood	B	Beige	Deteriorated	Room 2-02
Wall	Wood	C	Beige	Deteriorated	Room 2-02
Wall	Concrete	D	Beige	Deteriorated	Room 2-02
Wall	Wood	A	Beige	Deteriorated	Hallway 1
Wall	Wood	C	Beige	Deteriorated	Hallway 1
Wall	Wood	B	Beige	Deteriorated	Hallway 2
Wall	Wood	B	Beige	Deteriorated	Hallway 2
Wall	Wood	D	Beige	Deteriorated	Hallway 2
Wall	Concrete	C	Beige	Deteriorated	Hallway 2
Wall	Concrete	A	Beige	Deteriorated	Room 2-03
Wall	Wood	B	Beige	Deteriorated	Room 2-03
Wall	Wood	C	Beige	Deteriorated	Room 2-03
Wall	Wood	D	Beige	Deteriorated	Room 2-03
Wall	Concrete	A	Beige	Deteriorated	Room 2-04
Wall	Concrete	B	Beige	Deteriorated	Room 2-04
Wall	Wood	C	Beige	Deteriorated	Room 2-04
Wall	Wood	D	Beige	Deteriorated	Room 2-04
Window Frame	Wood	B	Green	Deteriorated	Room 2-04
Window Frame	Wood	B	Green	Deteriorated	Room 2-04

Component	Substrate	Side	Color	Condition	Area
Wall	Wood	A	Beige	Deteriorated	Room 2-06
Wall	Concrete	B	Beige	Deteriorated	Room 2-06
Wall	Wood	C	Beige	Deteriorated	Room 2-06
Wall	Concrete	D	Beige	Deteriorated	Room 2-06
Wall	Wood	A	Beige	Deteriorated	Room 2-08
Wall	Concrete	B	Beige	Deteriorated	Room 2-08
Wall	Concrete	D	Beige	Deteriorated	Room 2-08
Wall	Concrete	B	Beige	Deteriorated	Room 2-09
Wall	Concrete	B	Red	Deteriorated	Room 2-09
Wall	Concrete	C	Beige	Deteriorated	Room 2-09
Wall	Concrete	D	Beige	Deteriorated	Room 2-09
Wall	Concrete	B	Beige	Deteriorated	Room 1-01
Wall	Concrete	B	Beige	Deteriorated	Room 1-01
Wall	Concrete	C	Pink	Deteriorated	Room 1-01
Wall	Concrete	C	Pink	Deteriorated	Room 1-01
Wall	Concrete	D	Pink	Deteriorated	Room 1-01
Floor	Ceramic	-	White	Deteriorated	Room 1-03
Floor	Ceramic	-	Black	Deteriorated	Room 1-03
Floor	Ceramic	-	Pink	Deteriorated	Room 1-01

The survey confirms that LBP contaminant was present in the subject property during the inspection. If any other suspected LBP material component or surface is identified within the subject buildings that was not included in this survey, it should be surveyed by an accredited inspector to determine if it does contain LBP.

1. Introduction

1.1. Scope of Work

CHES Services, Corporation (CHES) was contracted by ECo Landscape + Architecture + Engineering, to an environmental site assessment at the Museo de Manatí located in 34 McKinley St, Manatí PR. The purpose of the survey was to determine if Lead-Based Paint (LBP) is present in the subject structures.

1.2. Special Terms and Conditions

The site assessment work described in this report was conducted for Museo de Manatí on May 24, 2023 in accordance with CHES proposal number C4540 dated May 1, 2023. This report has been prepared for the exclusive use of ECo Landscape + Architecture + Engineering.

1.3. Limitations

The survey was conducted in accordance with federal and state regulatory requirements and standard industry practices valid at the time of the inspection efforts. The conclusions of the report are professional opinions based solely upon visual site observations, and interpretations of lead readings as described in its contained. The opinions presented in this survey report apply to the site conditions existing at the time of the investigations, and interpretations of current regulations. Unsafe conditions were observed mainly in a damaged area on the second floor where access has been barricaded by property owner and/or building contractor due to unsafe conditions. Other interiors areas were in fair condition, and our team made the best of efforts to conduct related survey activities ensuring their safety.

2. Building Description

2.1. Location and Site Description

The structure subject to this Survey Report for Lead-Based Paint, is located in 34 McKinley St, Manatí PR, an urbanized area of the City Center. The structure is a two-story concrete building currently in disrepair conditions and identified in cadaster number 056-012-123-02.

At the time of the site inspection efforts, the property was unoccupied, and parts of the structure were found damaged, in disrepair and deemed unsafe. Although no information on date of construction, or historical data was provided, the structure has an appearance typical of a structure built in prior 1980s. The ceiling in the north corner of the second floor collapsed, with access barricaded by the owner as mentioned before. Refer to Appendix 1 for aerial location map of the site and a photographic summary of site conditions during the efforts.

3. Lead-Based Paint Survey

3.1. Survey Personnel and Laboratory

The LBP survey activities were conducted on May 24, 2023, by the accredited personnel. The accredited inspector(s) made a reasonable effort to inspect all areas of the subject property building for LBP.

The following accredited LBP inspectors conducted and/or assisted in during the inspection:

- **Mr. Fernando L. Rodríguez** — **Project Manager, CHES**
  Lead Accredited Inspector: LBPI-30522-321
- **Mr. Emanuel Ortiz Vega** — **Lead Inspector, NORTOL**
  Lead Accredited Inspector: LBPI-23622-249

An X-Ray Fluorescence (XRF) lead analyzer was used to test the paint for lead. The analyzer is a nondestructive method of paint testing and provides immediate results for each test conducted.

3.2. LBP Survey Methodology

An LBP is defined as a paint or other surface coating that contains more than one (1) milligram per centimeter square (mg/cm^2) of lead or 5,000 parts per million (ppm) [(0.5 wt %)] of lead by dry weight. In addition, in 1978 the Consumer Product Safety Commission (CPSC) banned the residential use of paint that contained an amount greater than or equal to 600 ppm (0.06 wt %).

The common method employed for paint testing is with an XRF Lead Analyzer, designed to measure the lead content of surface coatings on a variety of building surfaces, substrates, and components. The measurement is rapid and nondestructive, and the instrument can detect lead concentrations within numerous layers of various surface coatings. This technology also allows for measurement of X-rays without scraping or samples preparation to characterize substrate or matrix effects.

If paint contains less than 1.0 mg/cm^2 lead in the XRF reading, it is considered as a "negative" result for LBP presence. Any value over this limit is considered by the Puerto Rico Department of Natural and Environmental Resources (PRDNER) as an LBP material and may be subject to an abatement method. However, some painted surfaces may contain levels of lead below the established limit, which could create lead dust or lead-contaminated soil hazards if the paint is turned into dust by abrasion, scraping, or sanding.

3.2.1. LBP Survey Limitations or Exceptions

For this survey inaccessible areas are building areas, systems, structural components, or surfaces which could not be observed because it was unsafe or impractical to demolish, disassemble, or remove systems or covering. Areas that were inaccessible during the survey efforts are listed in Table 3-1.

Table 3-1: Inaccessible Areas and/or Materials

Location	Explanation
Interior of Building	Unsafe conditions were observed in the north corner of the second floor. The area was found barricaded by property owner and/or building contractor due to unsafe conditions

Additionally, and unless specifically noted, the survey did not cover:

- Hidden and/or inaccessible locations.

3.3. LBP Survey Findings

3.3.1. XRF Results

A total number of 171 testing combinations were sampled within the subject building area. Testing combinations included paints on surfaces such as concrete, wood, ceramic, among others. Lead content greater than the HUD standard (1.0 mg/cm^2) was found on the painted surfaces and/or components described in the Table 3-2 and included Appendix 3. The data shows all instrument readings registered during the inspection survey exercise with their respective descriptions, such as component, substrate, location, and color. It should be noted that color descriptions are subjective and that, due to the nature of the environment, site conditions, identical/same colors may have been labeled as different depending on the lighting, or other factors.

Table 3-2: Summary of Components identified with LBP

Reading No.	PbC (mg/cm^2)	Component	Substrate	Side	Color	Condition	Room	Approx. Qty.
61	2.2	Wall	Concrete	A	Beige	Deteriorated	Room 2-01	250 ft^2
62	2.5	Wall	Wood	B	Beige	Deteriorated	Room 2-01	250 ft^2
64	2.9	Wall	Concrete	D	Beige	Deteriorated	Room 2-01	250 ft^2
66	1.8	Wall	Wood	B	Beige	Deteriorated	Room 2-02	200 ft^2
67	2.1	Wall	Wood	C	Beige	Deteriorated	Room 2-02	200 ft^2
68	3.2	Wall	Concrete	D	Beige	Deteriorated	Room 2-02	250 ft^2
69	2.2	Wall	Wood	A	Beige	Deteriorated	Hallway 1	200 ft^2
70	1.5	Wall	Wood	C	Beige	Deteriorated	Hallway 1	200 ft^2
74	1.7	Wall	Wood	B	Beige	Deteriorated	Hallway 2	500 ft^2
75	2.4	Wall	Wood	B	Beige	Deteriorated	Hallway 2	
76	2.1	Wall	Wood	D	Beige	Deteriorated	Hallway 2	500 ft^2
77	1.3	Wall	Concrete	C	Beige	Deteriorated	Hallway 2	150 ft^2
79	2.5	Wall	Concrete	A	Beige	Deteriorated	Room 2-03	500 ft^2
80	2.1	Wall	Wood	B	Beige	Deteriorated	Room 2-03	500 ft^2
81	1.7	Wall	Wood	C	Beige	Deteriorated	Room 2-03	550 ft^2
82	1.5	Wall	Wood	D	Beige	Deteriorated	Room 2-03	500 ft^2
84	3	Wall	Concrete	A	Beige	Deteriorated	Room 2-04	250 ft^2
85	1.9	Wall	Concrete	B	Beige	Deteriorated	Room 2-04	500 ft^2
86	2	Wall	Wood	C	Beige	Deteriorated	Room 2-04	200 ft^2
87	1.5	Wall	Wood	D	Beige	Deteriorated	Room 2-04	500 ft^2
89	1.6	Window Frame	Wood	B	Green	Deteriorated	Room 2-04	1 Unit
90	1.4	Window Frame	Wood	B	Green	Deteriorated	Room 2-04	
98	1.9	Wall	Wood	A	Beige	Deteriorated	Room 2-06	500 ft^2
99	2	Wall	Concrete	B	Beige	Deteriorated	Room 2-06	500 ft^2
100	1.7	Wall	Wood	C	Beige	Deteriorated	Room 2-06	500 ft^2
101	2.4	Wall	Concrete	D	Beige	Deteriorated	Room 2-06	500 ft^2
107	3.4	Wall	Wood	A	Beige	Deteriorated	Room 2-08	250 ft^2
110	2.6	Wall	Concrete	B	Beige	Deteriorated	Room 2-08	150 ft^2
113	3.2	Wall	Concrete	D	Beige	Deteriorated	Room 2-08	150 ft^2
118	1.6	Wall	Concrete	B	Beige	Deteriorated	Room 2-09	300 ft^2
120	1.6	Wall	Concrete	B	Red	Deteriorated	Room 2-09	

Reading No.	PbC (mg/cm²)	Component	Substrate	Side	Color	Condition	Room	Approx. Qty.
121	1.4	Wall	Concrete	C	Beige	Deteriorated	Room 2-09	500 ft^2
123	1.5	Wall	Concrete	D	Beige	Deteriorated	Room 2-09	300 ft^2
130	3.8	Wall	Concrete	B	Beige	Deteriorated	Room 1-01	1,200 ft^2
131	1.9	Wall	Concrete	B	Beige	Deteriorated	Room 1-01	
132	2	Wall	Concrete	C	Pink	Deteriorated	Room 1-01	500 ft^2
133	2.5	Wall	Concrete	C	Pink	Deteriorated	Room 1-01	
134	3.1	Wall	Concrete	D	Pink	Deteriorated	Room 1-01	600 ft^2
143	1.5	Floor	Ceramic	-	White	Deteriorated	Room 1-03	880 ft^2
144	2.2	Floor	Ceramic	-	Black	Deteriorated	Room 1-03	
145	17	Floor	Ceramic	-	Pink	Deteriorated	Room 1-01	720 ft^2

4. Conclusions

CHES concludes that the material identified as positive to Lead must be managed according to the appropriate standards. All Lead concentration detected must be handled in accordance with OSHA Standards 29 CFR 1926.62

Furthermore, CHES also recommends that if there any suspected lead-containing is identified within the subject area that was not included in this survey, it should be sampled by an accredited inspector to determine if it does contain any of the tested contaminants.

Best Management Practices (BMPs) must be followed whenever handling and disposing of any construction debris, or non-hazardous solid waste from the subject facility areas during any remodeling or demolition phase, as well as handling discarded materials and equipment that can be stored or exposed to or impacted by rainwater in different areas through the subject property during this activity.

The results, findings, and conclusions presented in this report are based on conditions that were noted on Section 3.3 and data gathered during CHES's assessment of this project. Any conditions or materials that could not be visually identified (i.e., inaccessible areas) or were out of the scope of work at hand, were not inspected and may differ from those conditions or materials noted. It was not within the scope of the inspection to remove surface installed materials to investigate portions of the structure or materials that may lay beneath or above the existing building surfaces. CHES's random selection of sample locations and frequency of sampling or readings was based on CHES's observations and the assumption that like materials in the same area are homogeneous.

The report is designed to assist the building owner, architect, construction manager, general contractors, and potential lead abatement contractors in locating LBP. Under no circumstances is the report to be utilized as a sole bidding document or as a project specification document given that abatement bidders are responsible for visiting and defining the scope of the project.

5. Signature of Environmental Assessment

CHES Services Corporation, d/b/a Fernando L. Rodríguez, PE & Associates have prepared this Survey Report for Lead-Based Paint as part of the field inspection efforts to determine if Lead-Based Paint is present in the Museo de Manatí **Museo de Manatí** located in 34 McKinley St, Manatí PR. This study was performed as per the request of Mr. Edmundo Colón, AIT, representing ECo Landscape + Architecture + Engineering, property owner and interest entity in the remodeling subject property.

Environmental Professional's Signature

June 12, 2023

Date

Name: Mr. Fernando L. Rodríguez
Project Manager
Lead Accredited Inspector, LBPI-30522-321

Appendix

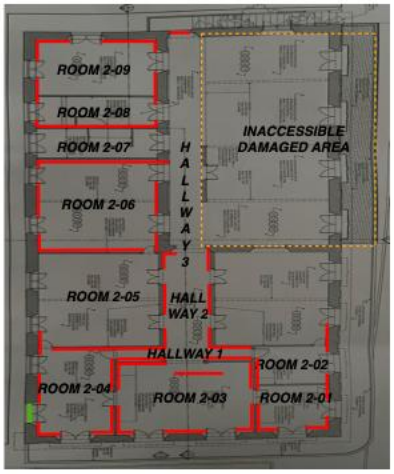
Appendix 1: Location and Photolog of Property Conditions During Inspection Survey Efforts

MUSEO DE MANATI

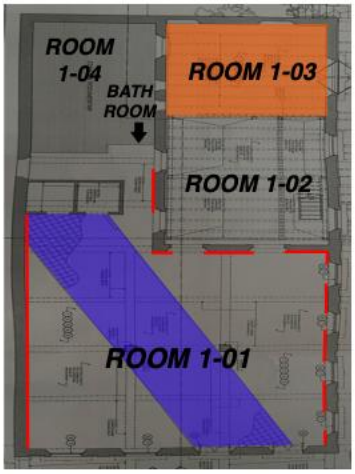
LEAD-GLAZED CERAMIC DIAGRAM

- POSITIVE GREEN LEAD-BASED PAINT WOOD WINDOW FRAME
- POSITIVE BEIGE LEAD-BASED PAINT CONCRETE & WOOD WALL
- POSITIVE PINK LEAD-GLAZED CERAMIC FLOOR TILE
- POSITIVE BLACK & WHITE LEAD-GLAZED CERAMIC FLOOR CHECKERS TILE

SECOND FLOOR



FIRST FLOOR



Cll mckinley esq. cll inmaculada, Manatí, PR. 00674

Appendix 2: LBP Survey Schematic Diagram and Sample Photo Log

LBP Survey Photo Log

Project Name:	**Site Location**	**Project No.**
Museo de Manatí Survey Report for Lead-Based Paint	34 McKinley St., Manatí PR	619 C4540

Photo No.	**Date:**	
1	5/24/2023	
Description:		
Interior views – Room 1-02		

Photo No.	**Date:**	
2	5/24/2023	
Description:		
Interior views – Room 2-09		

Photo No.	**Date:**	
3	5/24/2023	
Description:		
Interior views – Room 2-09		

LBP Survey Photo Log

Project Name:	**Site Location**	**Project No.**
Museo de Manatí Survey Report for Lead-Based Paint	34 McKinley St., Manatí PR	619-C4540

Photo No.	**Date:**
1	5/24/2023

Description:

Interior views – Room 2-06

Photo No.	**Date:**
2	5/24/2023

Description:

Interior views – Room 2-07

Photo No.	**Date:**
3	5/24/2023

Description:

Interior views – Room 1-01

Appendix 3: XRF Readings and Unit's Certifications

MUSEO DE MANATI PR. XRF SHEET

Company	Heuresis Corp.
Model	PB200i
Type	XRF Lead Paint Analyzer
Serial Num.	2279
App Version	PB200i-5.2.0

Job Id	Reading #	Concentration	Units	Result	Level	Date	Time	Inspector	Job	Room	Structure	Component	Substrate	Wall	Color	Condition	Approx. Qty.
MUSEO DE MANATI	1	0.9	mg/cm2	Negative	-	5/24/2023	10:39:36	E. Ortiz	663	Exterior	Calibration	-	-	-	-	-	-
MUSEO DE MANATI	2	1	mg/cm2	Positive	-	5/24/2023	10:39:52	E. Ortiz	663	Exterior	Calibration	-	-	-	-	-	-
MUSEO DE MANATI	3	1	mg/cm2	Positive	-	5/24/2023	10:40:09	E. Ortiz	663	Exterior	Calibration	-	-	-	-	-	-
MUSEO DE MANATI	4	0	mg/cm2	Negative	1	5/24/2023	10:43:05	E. Ortiz	663	Exterior	Building	Wall	Concrete	A	White	Deteriorated	-
MUSEO DE MANATI	5	0	mg/cm2	Negative	1	5/24/2023	10:43:16	E. Ortiz	663	Exterior	Building	Wall	Concrete	A	White	Deteriorated	-
MUSEO DE MANATI	6	0.1	mg/cm2	Negative	1	5/24/2023	10:43:29	E. Ortiz	663	Exterior	Building	Wall	Concrete	A	White	Deteriorated	-
MUSEO DE MANATI	7	0	mg/cm2	Negative	1	5/24/2023	10:43:44	E. Ortiz	663	Exterior	Building	Wall	Concrete	A	Pink	Deteriorated	-
MUSEO DE MANATI	8	0	mg/cm2	Negative	1	5/24/2023	10:43:55	E. Ortiz	663	Exterior	Building	Wall	Concrete	A	Pink	Deteriorated	-
MUSEO DE MANATI	9	0	mg/cm2	Negative	1	5/24/2023	10:44:06	E. Ortiz	663	Exterior	Building	Wall	Concrete	A	Pink	Deteriorated	-
MUSEO DE MANATI	10	0.2	mg/cm2	Negative	1	5/24/2023	10:44:18	E. Ortiz	663	Exterior	Building	Wall	Concrete	A	Pink	Deteriorated	-
MUSEO DE MANATI	11	0	mg/cm2	Negative	1	5/24/2023	10:44:33	E. Ortiz	663	Exterior	Building	Wall	Concrete	A	White	Deteriorated	-
MUSEO DE MANATI	12	0.1	mg/cm2	Negative	1	5/24/2023	10:44:47	E. Ortiz	663	Exterior	Building	Wall	Concrete	A	White	Deteriorated	-
MUSEO DE MANATI	13	0	mg/cm2	Negative	1	5/24/2023	10:51:06	E. Ortiz	663	Exterior	Building	Door	Wood	A	White	Deteriorated	-
MUSEO DE MANATI	14	0.1	mg/cm2	Negative	1	5/24/2023	10:51:16	E. Ortiz	663	Exterior	Building	Door Frame	Wood	A	White	Deteriorated	-
MUSEO DE MANATI	15	0	mg/cm2	Negative	1	5/24/2023	10:51:27	E. Ortiz	663	Exterior	Building	Door	Wood	A	White	Deteriorated	-
MUSEO DE MANATI	16	0.1	mg/cm2	Negative	1	5/24/2023	10:51:35	E. Ortiz	663	Exterior	Building	Door Frame	Wood	A	White	Deteriorated	-
MUSEO DE MANATI	17	0	mg/cm2	Negative	1	5/24/2023	10:52:19	E. Ortiz	663	Exterior	Building	Wall	Concrete	D	White	Deteriorated	-
MUSEO DE MANATI	18	0	mg/cm2	Negative	1	5/24/2023	10:52:31	E. Ortiz	663	Exterior	Building	Wall	Concrete	D	White	Deteriorated	-
MUSEO DE MANATI	19	0.1	mg/cm2	Negative	1	5/24/2023	10:52:43	E. Ortiz	663	Exterior	Building	Wall	Concrete	D	White	Deteriorated	-
MUSEO DE MANATI	20	0	mg/cm2	Negative	1	5/24/2023	10:52:57	E. Ortiz	663	Exterior	Building	Wall	Concrete	D	White	Deteriorated	-

MUSEO DE MANATI PR. XRF SHEET

Company	Heuresis Corp.
Model	PB200i
Type	XRF Lead Paint Analyzer
Serial Num.	2279
App Version	PB200i-5.2.0

Job Id	Reading #	Concentration	Units	Result	Level	Date	Time	Inspector	Job	Room	Structure	Component	Substrate	Wall	Color	Condition	Approx. Qty.
MUSEO DE MANATI	21	0.4	mg/cm2	Negative	1	5/24/2023	10:53:10	E. Ortiz	663	Exterior	Building	Wall	Concrete	D	White	Deteriorated	-
MUSEO DE MANATI	22	0.2	mg/cm2	Negative	1	5/24/2023	10:53:28	E. Ortiz	663	Exterior	Building	Wall	Concrete	D	White	Deteriorated	-
MUSEO DE MANATI	23	0.1	mg/cm2	Negative	1	5/24/2023	10:53:50	E. Ortiz	663	Exterior	Building	Wall	Concrete	D	White	Deteriorated	-
MUSEO DE MANATI	24	0	mg/cm2	Negative	1	5/24/2023	10:54:07	E. Ortiz	663	Exterior	Building	Wall	Concrete	D	Blue	Deteriorated	
MUSEO DE MANATI	25	0	mg/cm2	Negative	1	5/24/2023	10:54:18	E. Ortiz	663	Exterior	Building	Wall	Concrete	D	Blue	Deteriorated	-
MUSEO DE MANATI	26	0	mg/cm2	Negative	1	5/24/2023	10:54:32	E. Ortiz	663	Exterior	Building	Wall	Concrete	D	Blue	Deteriorated	-
MUSEO DE MANATI	27	0	mg/cm2	Negative	1	5/24/2023	10:54:52	E. Ortiz	663	Exterior	Building	Wall	Concrete	D	Pink	Deteriorated	-
MUSEO DE MANATI	28	0.9	mg/cm2	Negative	1	5/24/2023	10:55:29	E. Ortiz	663	Exterior	Building	Wall	Concrete	D	Pink	Deteriorated	-
MUSEO DE MANATI	29	0.9	mg/cm2	Negative	1	5/24/2023	10:56:16	E. Ortiz	663	Exterior	Building	Wall	Concrete	D	Pink	Deteriorated	-
MUSEO DE MANATI	30	0.8	mg/cm2	Negative	1	5/24/2023	10:56:39	E. Ortiz	663	Exterior	Building	Wall	Concrete	D	Pink	Deteriorated	-
MUSEO DE MANATI	31	0.2	mg/cm2	Negative	1	5/24/2023	10:57:09	E. Ortiz	663	Exterior	Building	Wall	Concrete	D	White	Deteriorated	-
MUSEO DE MANATI	32	0.8	mg/cm2	Negative	1	5/24/2023	10:57:41	E. Ortiz	663	Exterior	Building	Wall	Concrete	D	White	Deteriorated	-
MUSEO DE MANATI	33	0	mg/cm2	Negative	1	5/24/2023	10:58:18	E. Ortiz	663	Exterior	Building	Wall	Concrete	D	Blue	Deteriorated	-
MUSEO DE MANATI	34	0.2	mg/cm2	Negative	1	5/24/2023	10:58:35	E. Ortiz	663	Exterior	Building	Wall	Concrete	D	Blue	Deteriorated	-
MUSEO DE MANATI	35	0.2	mg/cm2	Negative	1	5/24/2023	11:04:32	E. Ortiz	663	Exterior	Building	Wall	Concrete	D	White	Deteriorated	-
MUSEO DE MANATI	36	0	mg/cm2	Negative	1	5/24/2023	11:04:45	E. Ortiz	663	Exterior	Building	Wall	Concrete	D	White	Deteriorated	-
MUSEO DE MANATI	37	0.7	mg/cm2	Negative	1	5/24/2023	11:05:05	E. Ortiz	663	Exterior	Building	Wall	Concrete	D	Pink	Deteriorated	-
MUSEO DE MANATI	38	0	mg/cm2	Negative	1	5/24/2023	11:05:58	E. Ortiz	663	Exterior	Building	Eave	Wood	D	White	Deteriorated	-
MUSEO DE MANATI	39	0.1	mg/cm2	Negative	1	5/24/2023	11:06:13	E. Ortiz	663	Exterior	Building	Eave	Wood	D	White	Deteriorated	-
MUSEO DE MANATI	40	0.2	mg/cm2	Negative	1	5/24/2023	11:11:11	E. Ortiz	663	Exterior	Building	Wall	Concrete	D	Red	Deteriorated	-

MUSEO DE MANATI PR. XRF SHEET

Company	Heuresis Corp.
Model	PB200i
Type	XRF Lead Paint Analyzer
Serial Num.	2279
App Version	PB200i-5.2.0

Job Id	Reading #	Concentration	Units	Result	Level	Date	Time	Inspector	Job	Room	Structure	Component	Substrate	Wall	Color	Condition	Approx. Qty.
MUSEO DE MANATI	41	0	mg/cm2	Negative	1	5/24/2023	11:12:03	E. Ortiz	663	Exterior	Building	Wall	Concrete	D	Red	Deteriorated	-
MUSEO DE MANATI	42	0	mg/cm2	Negative	1	5/24/2023	11:13:40	E. Ortiz	663	Exterior	Building	Wall	Concrete	D	Blue	Deteriorated	-
MUSEO DE MANATI	43	0	mg/cm2	Negative	1	5/24/2023	11:14:38	E. Ortiz	663	Exterior	Building	Wall	Concrete	C	Green	Deteriorated	-
MUSEO DE MANATI	44	0.2	mg/cm2	Negative	1	5/24/2023	11:14:59	E. Ortiz	663	Exterior	Building	Wall	Concrete	C	Green	Deteriorated	-
MUSEO DE MANATI	45	0.2	mg/cm2	Negative	1	5/24/2023	11:15:39	E. Ortiz	663	Exterior	Building	Hand Rail	Metal	C	Yellow	Deteriorated	-
MUSEO DE MANATI	46	0	mg/cm2	Negative	1	5/24/2023	11:15:49	E. Ortiz	663	Exterior	Building	Hand Rail	Metal	C	Yellow	Deteriorated	-
MUSEO DE MANATI	47	0.1	mg/cm2	Negative	1	5/24/2023	11:15:59	E. Ortiz	663	Exterior	Building	Hand Rail	Concrete	C	Yellow	Deteriorated	-
MUSEO DE MANATI	48	0.3	mg/cm2	Negative	2	5/24/2023	11:18:47	E. Ortiz	663	Exterior	Balcony	Wall	Concrete	A	Beige	Deteriorated	-
MUSEO DE MANATI	49	0.2	mg/cm2	Negative	2	5/24/2023	11:18:57	E. Ortiz	663	Exterior	Balcony	Wall	Concrete	A	Beige	Deteriorated	-
MUSEO DE MANATI	50	0.3	mg/cm2	Negative	2	5/24/2023	11:19:10	E. Ortiz	663	Exterior	Balcony	Wall	Concrete	A	Beige	Deteriorated	-
MUSEO DE MANATI	51	0.3	mg/cm2	Negative	2	5/24/2023	11:19:23	E. Ortiz	663	Exterior	Balcony	Wall	Concrete	A	Beige	Deteriorated	-
MUSEO DE MANATI	52	0.5	mg/cm2	Negative	2	5/24/2023	11:19:39	E. Ortiz	663	Exterior	Balcony	Eave	Concrete	A	Beige	Deteriorated	-
MUSEO DE MANATI	53	0.7	mg/cm2	Negative	2	5/24/2023	11:20:47	E. Ortiz	663	Exterior	Balcony	Eave	Concrete	D	Beige	Deteriorated	-
MUSEO DE MANATI	54	0	mg/cm2	Negative	2	5/24/2023	11:21:06	E. Ortiz	663	Exterior	Balcony	Eave	Concrete	D	Beige	Deteriorated	-
MUSEO DE MANATI	55	0	mg/cm2	Negative	2	5/24/2023	11:21:47	E. Ortiz	663	Exterior	Balcony	Door	Wood	D	Green	Deteriorated	-
MUSEO DE MANATI	56	0.8	mg/cm2	Negative	2	5/24/2023	11:21:57	E. Ortiz	663	Exterior	Balcony	Door Frame	Wood	D	Green	Deteriorated	-
MUSEO DE MANATI	57	0	mg/cm2	Negative	2	5/24/2023	11:22:25	E. Ortiz	663	Exterior	Balcony	Door	Wood	A	Green	Deteriorated	-
MUSEO DE MANATI	58	0.2	mg/cm2	Negative	2	5/24/2023	11:22:35	E. Ortiz	663	Exterior	Balcony	Door Frame	Wood	A	Green	Deteriorated	-
MUSEO DE MANATI	59	0	mg/cm2	Negative	2	5/24/2023	11:22:48	E. Ortiz	663	Exterior	Balcony	Door	Wood	A	Green	Deteriorated	-
MUSEO DE MANATI	60	0.9	mg/cm2	Negative	2	5/24/2023	11:22:57	E. Ortiz	663	Exterior	Balcony	Door Frame	Wood	A	Green	Deteriorated	-

MUSEO DE MANATI PR. XRF SHEET

Company	Heuresis Corp.
Model	PB200i
Type	XRF Lead Paint Analyzer
Serial Num.	2279
App Version	PB200i-5.2.0

Job Id	Reading #	Concentration	Units	Result	Level	Date	Time	Inspector	Job	Room	Structure	Component	Substrate	Wall	Color	Condition	Approx. Qty.
MUSEO DE MANATI	61	2.2	mg/cm2	Positive	2	5/24/2023	11:24:57	E. Ortiz	663	Interior	Room 2-01	Wall	Concrete	A	Beige	Deteriorated	250 SF approx.
MUSEO DE MANATI	62	2.5	mg/cm2	Positive	2	5/24/2023	11:25:13	E. Ortiz	663	Interior	Room 2-01	Wall	Wood	B	Beige	Deteriorated	250 SF approx.
MUSEO DE MANATI	63	0.1	mg/cm2	Negative	2	5/24/2023	11:25:27	E. Ortiz	663	Interior	Room 2-01	Wall	Wood	C	Beige	Deteriorated	-
MUSEO DE MANATI	64	2.9	mg/cm2	Positive	2	5/24/2023	11:25:42	E. Ortiz	663	Interior	Room 2-01	Wall	Concrete	D	Beige	Deteriorated	250 SF approx.
MUSEO DE MANATI	65	0.3	mg/cm2	Negative	2	5/24/2023	11:27:24	E. Ortiz	663	Interior	Room 2-02	Wall	Wood	A	Beige	Deteriorated	-
MUSEO DE MANATI	66	1.8	mg/cm2	Positive	2	5/24/2023	11:27:37	E. Ortiz	663	Interior	Room 2-02	Wall	Wood	B	Beige	Deteriorated	200 SF approx.
MUSEO DE MANATI	67	2.1	mg/cm2	Positive	2	5/24/2023	11:27:52	E. Ortiz	663	Interior	Room 2-02	Wall	Wood	C	Beige	Deteriorated	200 SF approx.
MUSEO DE MANATI	68	3.2	mg/cm2	Positive	2	5/24/2023	11:28:16	E. Ortiz	663	Interior	Room 2-02	Wall	Concrete	D	Beige	Deteriorated	250 SF approx.
MUSEO DE MANATI	69	2.2	mg/cm2	Positive	2	5/24/2023	11:30:18	E. Ortiz	663	Interior	Hallway 1	Wall	Wood	A	Beige	Deteriorated	200 SF approx.
MUSEO DE MANATI	70	1.5	mg/cm2	Positive	2	5/24/2023	11:30:32	E. Ortiz	663	Interior	Hallway 1	Wall	Wood	C	Beige	Deteriorated	200 SF approx.
MUSEO DE MANATI	71	0.9	mg/cm2	Negative	2	5/24/2023	11:30:58	E. Ortiz	663	Interior	Hallway 1	Door Frame	Wood	D	Pink	Deteriorated	-
MUSEO DE MANATI	72	0	mg/cm2	Negative	2	5/24/2023	11:32:53	E. Ortiz	663	Interior	Hallway 1	Floor	Ceramic	-	Beige	Deteriorated	-
MUSEO DE MANATI	73	0.1	mg/cm2	Negative	2	5/24/2023	11:33:17	E. Ortiz	663	Interior	Hallway 1	Floor	Ceramic	-	Brown	Deteriorated	-
MUSEO DE MANATI	74	1.7	mg/cm2	Positive	2	5/24/2023	11:36:06	E. Ortiz	663	Interior	Hallway 2	Wall	Wood	B	Beige	Deteriorated	500 SF approx.
MUSEO DE MANATI	75	2.4	mg/cm2	Positive	2	5/24/2023	11:36:34	E. Ortiz	663	Interior	Hallway 2	Wall	Wood	B	Beige	Deteriorated	
MUSEO DE MANATI	76	2.1	mg/cm2	Positive	2	5/24/2023	11:36:47	E. Ortiz	663	Interior	Hallway 2	Wall	Wood	D	Beige	Deteriorated	500 SF approx.
MUSEO DE MANATI	77	1.3	mg/cm2	Positive	2	5/24/2023	11:37:08	E. Ortiz	663	Interior	Hallway 2	Wall	Concrete	C	Beige	Deteriorated	150 SF approx.
MUSEO DE MANATI	78	0.5	mg/cm2	Negative	2	5/24/2023	11:37:41	E. Ortiz	663	Interior	Hallway 2	Door Frame	Wood	C	Pink	Deteriorated	-
MUSEO DE MANATI	79	2.5	mg/cm2	Positive	2	5/24/2023	11:40:34	E. Ortiz	663	Interior	Room 2-03	Wall	Concrete	A	Beige	Deteriorated	500 SF approx.
MUSEO DE MANATI	80	2.1	mg/cm2	Positive	2	5/24/2023	11:40:54	E. Ortiz	663	Interior	Room 2-03	Wall	Wood	B	Beige	Deteriorated	500 SF approx.

MUSEO DE MANATI PR. XRF SHEET

Company	Heuresis Corp.
Model	PB200i
Type	XRF Lead Paint Analyzer
Serial Num.	2279
App Version	PB200i-5.2.0

Job Id	Reading #	Concentration	Units	Result	Level	Date	Time	Inspector	Job	Room	Structure	Component	Substrate	Wall	Color	Condition	Approx. Qty.
MUSEO DE MANATI	81	1.7	mg/cm2	Positive	2	5/24/2023	11:41:09	E. Ortiz	663	Interior	Room 2-03	Wall	Wood	C	Beige	Deteriorated	550 SF approx.
MUSEO DE MANATI	82	1.5	mg/cm2	Positive	2	5/24/2023	11:41:20	E. Ortiz	663	Interior	Room 2-03	Wall	Wood	D	Beige	Deteriorated	500 SF approx.
MUSEO DE MANATI	83	0.8	mg/cm2	Negative	2	5/24/2023	11:42:08	E. Ortiz	663	Interior	Room 2-03	Door Frame	Wood	C	Pink	Deteriorated	-
MUSEO DE MANATI	84	3	mg/cm2	Positive	2	5/24/2023	11:42:53	E. Ortiz	663	Interior	Room 2-04	Wall	Concrete	A	Beige	Deteriorated	250 SF approx.
MUSEO DE MANATI	85	1.9	mg/cm2	Positive	2	5/24/2023	11:43:12	E. Ortiz	663	Interior	Room 2-04	Wall	Concrete	B	Beige	Deteriorated	500 SF approx.
MUSEO DE MANATI	86	2	mg/cm2	Positive	2	5/24/2023	11:43:26	E. Ortiz	663	Interior	Room 2-04	Wall	Wood	C	Beige	Deteriorated	200 SF approx.
MUSEO DE MANATI	87	1.5	mg/cm2	Positive	2	5/24/2023	11:43:37	E. Ortiz	663	Interior	Room 2-04	Wall	Wood	D	Beige	Deteriorated	500 SF approx.
MUSEO DE MANATI	88	0	mg/cm2	Negative	2	5/24/2023	11:44:04	E. Ortiz	663	Interior	Room 2-04	Window	Wood	B	Green	Deteriorated	-
MUSEO DE MANATI	89	1.6	mg/cm2	Positive	2	5/24/2023	11:44:15	E. Ortiz	663	Interior	Room 2-04	Window Frame	Wood	B	Green	Deteriorated	1 Unit
MUSEO DE MANATI	90	1.4	mg/cm2	Positive	2	5/24/2023	11:44:36	E. Ortiz	663	Interior	Room 2-04	Window Frame	Wood	B	Green	Deteriorated	
MUSEO DE MANATI	91	0.1	mg/cm2	Negative	2	5/24/2023	11:46:34	E. Ortiz	663	Interior	Room 2-04	Floor	Ceramic	-	Brown	Deteriorated	-
MUSEO DE MANATI	92	0.3	mg/cm2	Negative	2	5/24/2023	11:48:35	E. Ortiz	663	Interior	Room 2-05	Wall	Wood	A	Beige	Deteriorated	-
MUSEO DE MANATI	93	0.3	mg/cm2	Negative	2	5/24/2023	11:49:12	E. Ortiz	663	Interior	Room 2-05	Wall	Concrete	B	Beige	Deteriorated	-
MUSEO DE MANATI	94	0.3	mg/cm2	Negative	2	5/24/2023	11:49:44	E. Ortiz	663	Interior	Room 2-05	Wall	Wood	C	Beige	Deteriorated	-
MUSEO DE MANATI	95	0.3	mg/cm2	Negative	2	5/24/2023	11:50:00	E. Ortiz	663	Interior	Room 2-05	Wall	Wood	D	Beige	Deteriorated	-
MUSEO DE MANATI	96	0.1	mg/cm2	Negative	2	5/24/2023	11:51:25	E. Ortiz	663	Interior	Room 2-05	Window	Wood	B	Green	Deteriorated	-
MUSEO DE MANATI	97	0.7	mg/cm2	Negative	2	5/24/2023	11:51:34	E. Ortiz	663	Interior	Room 2-05	Window Frame	Wood	B	Green	Deteriorated	-
MUSEO DE MANATI	98	1.9	mg/cm2	Positive	2	5/24/2023	11:56:07	E. Ortiz	663	Interior	Room 2-06	Wall	Wood	A	Beige	Deteriorated	500 SF approx.
MUSEO DE MANATI	99	2	mg/cm2	Positive	2	5/24/2023	11:56:24	E. Ortiz	663	Interior	Room 2-06	Wall	Concrete	B	Beige	Deteriorated	500 SF approx.
MUSEO DE MANATI	100	1.7	mg/cm2	Positive	2	5/24/2023	11:56:47	E. Ortiz	663	Interior	Room 2-06	Wall	Wood	C	Beige	Deteriorated	500 SF approx.

MUSEO DE MANATI PR. XRF SHEET

Company	Heuresis Corp.
Model	PB200i
Type	XRF Lead Paint Analyzer
Serial Num.	2279
App Version	PB200i-5.2.0

Job Id	Reading #	Concentration	Units	Result	Level	Date	Time	Inspector	Job	Room	Structure	Component	Substrate	Wall	Color	Condition	Approx. Qty.
MUSEO DE MANATI	101	2.4	mg/cm2	Positive	2	5/24/2023	11:57:12	E. Ortiz	663	Interior	Room 2-06	Wall	Concrete	D	Beige	Deteriorated	500 SF approx.
MUSEO DE MANATI	102	0.1	mg/cm2	Negative	2	5/24/2023	11:58:26	E. Ortiz	663	Interior	Room 2-06	Floor	Ceramic	-	Brown	Deteriorated	-
MUSEO DE MANATI	103	0.1	mg/cm2	Negative	2	5/24/2023	11:58:40	E. Ortiz	663	Interior	Room 2-06	Floor	Ceramic	-	Brown	Deteriorated	-
MUSEO DE MANATI	104	0.1	mg/cm2	Negative	2	5/24/2023	11:58:52	E. Ortiz	663	Interior	Room 2-06	Floor	Ceramic	-	White	Deteriorated	-
MUSEO DE MANATI	105	0.6	mg/cm2	Negative	2	5/24/2023	11:59:27	E. Ortiz	663	Interior	Room 2-06	Door	Wood	A	Beige	Deteriorated	-
MUSEO DE MANATI	106	0.6	mg/cm2	Negative	2	5/24/2023	11:59:39	E. Ortiz	663	Interior	Room 2-06	Door Frame	Wood	A	Beige	Deteriorated	-
MUSEO DE MANATI	107	3.4	mg/cm2	Positive	2	5/24/2023	12:02:30	E. Ortiz	663	Interior	Room 2-08	Wall	Wood	A	Beige	Deteriorated	250 SF approx.
MUSEO DE MANATI	108	0.1	mg/cm2	Negative	2	5/24/2023	12:02:47	E. Ortiz	663	Interior	Room 2-08	Wall	Concrete	A	Pink	Deteriorated	-
MUSEO DE MANATI	109	0	mg/cm2	Negative	2	5/24/2023	12:03:17	E. Ortiz	663	Interior	Room 2-08	Wall	Concrete	B	Pink	Deteriorated	-
MUSEO DE MANATI	110	2.6	mg/cm2	Positive	2	5/24/2023	12:03:33	E. Ortiz	663	Interior	Room 2-08	Wall	Concrete	B	Beige	Deteriorated	150 SF approx.
MUSEO DE MANATI	111	0	mg/cm2	Negative	2	5/24/2023	12:04:09	E. Ortiz	663	Interior	Room 2-08	Wall	Concrete	C	Pink	Deteriorated	-
MUSEO DE MANATI	112	0.4	mg/cm2	Negative	2	5/24/2023	12:04:29	E. Ortiz	663	Interior	Room 2-08	Wall	Wood	C	Beige	Deteriorated	-
MUSEO DE MANATI	113	3.2	mg/cm2	Positive	2	5/24/2023	12:04:58	E. Ortiz	663	Interior	Room 2-08	Wall	Concrete	D	Beige	Deteriorated	150 SF approx.
MUSEO DE MANATI	114	0	mg/cm2	Negative	2	5/24/2023	12:05:42	E. Ortiz	663	Interior	Room 2-08	Wall	Concrete	-	Pink	Deteriorated	-
MUSEO DE MANATI	115	0	mg/cm2	Negative	2	5/24/2023	12:06:04	E. Ortiz	663	Interior	Room 2-08	Wall	Wood		Beige	Deteriorated	-
MUSEO DE MANATI	116	0.7	mg/cm2	Negative	2	5/24/2023	12:07:49	E. Ortiz	663	Interior	Room 2-09	Wall	Wood	A	Beige	Deteriorated	-
MUSEO DE MANATI	117	0.1	mg/cm2	Negative	2	5/24/2023	12:08:05	E. Ortiz	663	Interior	Room 2-09	Wall	Wood	A	Beige	Deteriorated	-
MUSEO DE MANATI	118	1.6	mg/cm2	Positive	2	5/24/2023	12:09:31	E. Ortiz	663	Interior	Room 2-09	Wall	Concrete	B	Beige	Deteriorated	
MUSEO DE MANATI	119	0.8	mg/cm2	Negative	2	5/24/2023	12:09:57	E. Ortiz	663	Interior	Room 2-09	Wall	Wood	B	Beige	Deteriorated	300 SF approx.
MUSEO DE MANATI	120	1.6	mg/cm2	Positive	2	5/24/2023	12:10:29	E. Ortiz	663	Interior	Room 2-09	Wall	Concrete	B	Red	Deteriorated	

MUSEO DE MANATI PR. XRF SHEET

Company	Heuresis Corp.
Model	PB200i
Type	XRF Lead Paint Analyzer
Serial Num.	2279
App Version	PB200i-5.2.0

Job Id	Reading #	Concentration	Units	Result	Level	Date	Time	Inspector	Job	Room	Structure	Component	Substrate	Wall	Color	Condition	Approx. Qty.
MUSEO DE MANATI	121	1.4	mg/cm2	Positive	2	5/24/2023	12:11:29	E. Ortiz	663	Interior	Room 2-09	Wall	Concrete	C	Beige	Deteriorated	500 SF approx.
MUSEO DE MANATI	122	0.6	mg/cm2	Negative	2	5/24/2023	12:11:58	E. Ortiz	663	Interior	Room 2-09	Wall	Wood	C	Beige	Deteriorated	-
MUSEO DE MANATI	123	1.5	mg/cm2	Positive	2	5/24/2023	12:12:34	E. Ortiz	663	Interior	Room 2-09	Wall	Concrete	D	Beige	Deteriorated	300 SF approx.
MUSEO DE MANATI	124	1.1	mg/cm2	Positive	-	5/24/2023	13:09:43	E. Ortiz	663	Exterior	Calibration	-	-	-	-	-	-
MUSEO DE MANATI	125	1.1	mg/cm2	Positive	-	5/24/2023	13:09:59	E. Ortiz	663	Exterior	Calibration	-	-	-	-	-	-
MUSEO DE MANATI	126	1	mg/cm2	Positive	-	5/24/2023	13:10:17	E. Ortiz	663	Exterior	Calibration	-	-	-	-	-	-
MUSEO DE MANATI	127	0	mg/cm2	Negative	1	5/24/2023	13:11:17	E. Ortiz	663	Interior	Room 1-01	Wall	Concrete	A	White	Deteriorated	-
MUSEO DE MANATI	128	0.2	mg/cm2	Negative	1	5/24/2023	13:11:32	E. Ortiz	663	Interior	Room 1-01	Wall	Concrete	A	White	Deteriorated	-
MUSEO DE MANATI	129	0.3	mg/cm2	Negative	1	5/24/2023	13:11:48	E. Ortiz	663	Interior	Room 1-01	Wall	Concrete	A	Pink	Deteriorated	-
MUSEO DE MANATI	130	3.8	mg/cm2	Positive	1	5/24/2023	13:12:36	E. Ortiz	663	Interior	Room 1-01	Wall	Concrete	B	Beige	Deteriorated	1,200 SF approx.
MUSEO DE MANATI	131	1.9	mg/cm2	Positive	1	5/24/2023	13:12:52	E. Ortiz	663	Interior	Room 1-01	Wall	Concrete	B	Beige	Deteriorated	
MUSEO DE MANATI	132	2	mg/cm2	Positive	1	5/24/2023	13:13:33	E. Ortiz	663	Interior	Room 1-01	Wall	Concrete	C	Pink	Deteriorated	500 SF approx.
MUSEO DE MANATI	133	2.5	mg/cm2	Positive	1	5/24/2023	13:13:49	E. Ortiz	663	Interior	Room 1-01	Wall	Concrete	C	Pink	Deteriorated	
MUSEO DE MANATI	134	3.1	mg/cm2	Positive	1	5/24/2023	13:14:11	E. Ortiz	663	Interior	Room 1-01	Wall	Concrete	D	Pink	Deteriorated	600 SF approx.
MUSEO DE MANATI	135	0	mg/cm2	Negative	1	5/24/2023	13:15:13	E. Ortiz	663	Interior	Room 1-02	Wall	Concrete	A	Beige	Deteriorated	-
MUSEO DE MANATI	136	0.1	mg/cm2	Negative	1	5/24/2023	13:15:41	E. Ortiz	663	Interior	Room 1-02	Wall	Concrete	B	Beige	Deteriorated	-
MUSEO DE MANATI	137	0	mg/cm2	Negative	1	5/24/2023	13:16:19	E. Ortiz	663	Interior	Room 1-02	Column	Metal	C	White	Deteriorated	-
MUSEO DE MANATI	138	0	mg/cm2	Negative	1	5/24/2023	13:16:46	E. Ortiz	663	Interior	Room 1-02	Wall	Concrete	D	White	Deteriorated	-
MUSEO DE MANATI	139	0	mg/cm2	Negative	1	5/24/2023	13:18:28	E. Ortiz	663	Interior	Room 1-03	Wall	Concrete	B	Gray	Deteriorated	-
MUSEO DE MANATI	140	0.1	mg/cm2	Negative	1	5/24/2023	13:18:42	E. Ortiz	663	Interior	Room 1-03	Wall	Concrete	B	Yellow	Deteriorated	-

MUSEO DE MANATI PR. XRF SHEET

Company	Heuresis Corp.
Model	PB200i
Type	XRF Lead Paint Analyzer
Serial Num.	2279
App Version	PB200i-5.2.0

Job Id	Reading #	Concentration	Units	Result	Level	Date	Time	Inspector	Job	Room	Structure	Component	Substrate	Wall	Color	Condition	Approx. Qty.
MUSEO DE MANATI	141	0	mg/cm2	Negative	1	5/24/2023	13:19:00	E. Ortiz	663	Interior	Room 1-03	Wall	Concrete	C	Gray	Deteriorated	-
MUSEO DE MANATI	142	0	mg/cm2	Negative	1	5/24/2023	13:19:27	E. Ortiz	663	Interior	Room 1-03	Wall	Concrete	D	Gray	Deteriorated	-
MUSEO DE MANATI	143	1.5	mg/cm2	Positive	1	5/24/2023	13:20:08	E. Ortiz	663	Interior	Room 1-03	Floor	Ceramic	-	White	Deteriorated	880 SF approx.
MUSEO DE MANATI	144	2.2	mg/cm2	Positive	1	5/24/2023	13:20:21	E. Ortiz	663	Interior	Room 1-03	Floor	Ceramic	-	Black	Deteriorated	
MUSEO DE MANATI	145	16.6	mg/cm2	Positive	1	5/24/2023	13:21:06	E. Ortiz	663	Interior	Room 1-01	Floor	Ceramic	-	Pink	Deteriorated	720 SF approx.
MUSEO DE MANATI	146	0	mg/cm2	Negative	1	5/24/2023	13:21:57	E. Ortiz	663	Interior	Room 1-01	Floor	Ceramic	-	Beige	Deteriorated	-
MUSEO DE MANATI	147	0	mg/cm2	Negative	1	5/24/2023	13:26:37	E. Ortiz	663	Interior	Bathroom	Wall	Ceramic	A	Gray	Deteriorated	-
MUSEO DE MANATI	148	0	mg/cm2	Negative	1	5/24/2023	13:26:51	E. Ortiz	663	Interior	Bathroom	Wall	Ceramic	B	Gray	Deteriorated	-
MUSEO DE MANATI	149	0	mg/cm2	Negative	1	5/24/2023	13:27:03	E. Ortiz	663	Interior	Bathroom	Wall	Ceramic	C	Gray	Deteriorated	-
MUSEO DE MANATI	150	0.1	mg/cm2	Negative	1	5/24/2023	13:27:21	E. Ortiz	663	Interior	Bathroom	Wall	Ceramic	D	Gray	Deteriorated	-
MUSEO DE MANATI	151	0	mg/cm2	Negative	1	5/24/2023	13:27:49	E. Ortiz	663	Interior	Bathroom	Wall	Ceramic	-	Gray	Deteriorated	-
MUSEO DE MANATI	152	0	mg/cm2	Negative	1	5/24/2023	13:28:16	E. Ortiz	663	Interior	Bathroom	Toilet	Porcelain	-	Gray	Deteriorated	-
MUSEO DE MANATI	153	0.1	mg/cm2	Negative	1	5/24/2023	13:31:17	E. Ortiz	663	Interior	Room 1-04	Wall	Drywall	A	Green	Deteriorated	-
MUSEO DE MANATI	154	0	mg/cm2	Negative	1	5/24/2023	13:31:42	E. Ortiz	663	Interior	Room 1-04	Wall	Concrete	B	White	Deteriorated	-
MUSEO DE MANATI	155	0.1	mg/cm2	Negative	1	5/24/2023	13:32:03	E. Ortiz	663	Interior	Room 1-04	Wall	Concrete	B	Gray	Deteriorated	-
MUSEO DE MANATI	156	0	mg/cm2	Negative	1	5/24/2023	13:32:34	E. Ortiz	663	Interior	Room 1-04	Wall	Concrete	C	Yellow	Deteriorated	-
MUSEO DE MANATI	157	0.1	mg/cm2	Negative	1	5/24/2023	13:32:56	E. Ortiz	663	Interior	Room 1-04	Wall	Concrete	D	Green	Deteriorated	-
MUSEO DE MANATI	158	0.1	mg/cm2	Negative	1	5/24/2023	13:34:34	E. Ortiz	663	Interior	Room 1-04	Wall	Drywall	-	Green	Deteriorated	-
MUSEO DE MANATI	159	0	mg/cm2	Negative	1	5/24/2023	13:39:14	E. Ortiz	663	Interior	Bathroom	Wall	Ceramic	C	Gray	Deteriorated	Duplicated Reading
MUSEO DE MANATI	160	0	mg/cm2	Negative	1	5/24/2023	13:39:31	E. Ortiz	663	Interior	Bathroom	Wall	Ceramic	D	Gray	Deteriorated	Duplicated Reading

MUSEO DE MANATI PR. XRF SHEET

Company	Heuresis Corp.
Model	PB200i
Type	XRF Lead Paint Analyzer
Serial Num.	2279
App Version	PB200i-5.2.0

Job Id	Reading #	Concentration	Units	Result	Level	Date	Time	Inspector	Job	Room	Structure	Component	Substrate	Wall	Color	Condition	Approx. Qty.
MUSEO DE MANATI	161	0.1	mg/cm2	Negative	1	5/24/2023	13:39:45	E. Ortiz	663	Interior	Bathroom	Wall	Ceramic	-	Gray	Deteriorated	Duplicated Reading
MUSEO DE MANATI	162	0	mg/cm2	Negative	1	5/24/2023	13:39:59	E. Ortiz	663	Interior	Bathroom	Toilet	Porcelain	-	Gray	Deteriorated	Duplicated Reading
MUSEO DE MANATI	163	0	mg/cm2	Negative	1	5/24/2023	13:40:15	E. Ortiz	663	Interior	Room 1-04	Wall	Drywall	A	Green	Deteriorated	Duplicated Reading
MUSEO DE MANATI	164	0	mg/cm2	Negative	1	5/24/2023	13:40:26	E. Ortiz	663	Interior	Room 1-04	Wall	Concrete	B	White	Deteriorated	Duplicated Reading
MUSEO DE MANATI	165	0.2	mg/cm2	Negative	1	5/24/2023	13:40:40	E. Ortiz	663	Interior	Room 1-04	Wall	Concrete	B	Gray	Deteriorated	Duplicated Reading
MUSEO DE MANATI	166	0	mg/cm2	Negative	1	5/24/2023	13:40:57	E. Ortiz	663	Interior	Room 1-04	Wall	Concrete	C	Yellow	Deteriorated	Duplicated Reading
MUSEO DE MANATI	167	0.1	mg/cm2	Negative	1	5/24/2023	13:41:11	E. Ortiz	663	Interior	Room 1-04	Wall	Concrete	D	Green	Deteriorated	Duplicated Reading
MUSEO DE MANATI	168	0	mg/cm2	Negative	1	5/24/2023	13:41:22	E. Ortiz	663	Interior	Room 1-04	Wall	Drywall	-	Green	Deteriorated	Duplicated Reading
MUSEO DE MANATI	169	1	mg/cm2	Positive	-	5/24/2023	13:41:36	E. Ortiz	663	Exterior	Calibration	-	-	-	-	-	-
MUSEO DE MANATI	170	1	mg/cm2	Positive	-	5/24/2023	13:41:50	E. Ortiz	663	Exterior	Calibration	-	-	-	-	-	-
MUSEO DE MANATI	171	1.1	mg/cm2	Positive	-	5/24/2023	13:42:19	E. Ortiz	663	Exterior	Calibration	-	-	-	-	-	-

MUSEO DE MANATI PR. XRF POSITIVE SHEET

Company	Heuresis Corp.
Model	PB200i
Type	XRF Lead Paint Analyzer
Serial Num.	2279
App Version	PB200i-5.2.0

Job Id	Reading #	Concentration	Units	Result	Level	Date	Time	Inspector	Job	Room	Structure	Component	Substrate	Wall	Color	Condition	Approx. Qty.
MUSEO DE MANATI	61	2.2	mg/cm2	Positive	2	5/24/2023	11:24:57	E. Ortiz	663	Interior	Room 2-01	Wall	Concrete	A	Beige	Deteriorated	250 SF approx.
MUSEO DE MANATI	62	2.5	mg/cm2	Positive	2	5/24/2023	11:25:13	E. Ortiz	663	Interior	Room 2-01	Wall	Wood	B	Beige	Deteriorated	250 SF approx.
MUSEO DE MANATI	64	2.9	mg/cm2	Positive	2	5/24/2023	11:25:42	E. Ortiz	663	Interior	Room 2-01	Wall	Concrete	D	Beige	Deteriorated	250 SF approx.
MUSEO DE MANATI	66	1.8	mg/cm2	Positive	2	5/24/2023	11:27:37	E. Ortiz	663	Interior	Room 2-02	Wall	Wood	B	Beige	Deteriorated	200 SF approx.
MUSEO DE MANATI	67	2.1	mg/cm2	Positive	2	5/24/2023	11:27:52	E. Ortiz	663	Interior	Room 2-02	Wall	Wood	C	Beige	Deteriorated	200 SF approx.
MUSEO DE MANATI	68	3.2	mg/cm2	Positive	2	5/24/2023	11:28:16	E. Ortiz	663	Interior	Room 2-02	Wall	Concrete	D	Beige	Deteriorated	250 SF approx.
MUSEO DE MANATI	69	2.2	mg/cm2	Positive	2	5/24/2023	11:30:18	E. Ortiz	663	Interior	Hallway 1	Wall	Wood	A	Beige	Deteriorated	200 SF approx.
MUSEO DE MANATI	70	1.5	mg/cm2	Positive	2	5/24/2023	11:30:32	E. Ortiz	663	Interior	Hallway 1	Wall	Wood	C	Beige	Deteriorated	200 SF approx.
MUSEO DE MANATI	74	1.7	mg/cm2	Positive	2	5/24/2023	11:36:06	E. Ortiz	663	Interior	Hallway 2	Wall	Wood	B	Beige	Deteriorated	500 SF approx.
MUSEO DE MANATI	75	2.4	mg/cm2	Positive	2	5/24/2023	11:36:34	E. Ortiz	663	Interior	Hallway 2	Wall	Wood	B	Beige	Deteriorated	
MUSEO DE MANATI	76	2.1	mg/cm2	Positive	2	5/24/2023	11:36:47	E. Ortiz	663	Interior	Hallway 2	Wall	Wood	D	Beige	Deteriorated	500 SF approx.
MUSEO DE MANATI	77	1.3	mg/cm2	Positive	2	5/24/2023	11:37:08	E. Ortiz	663	Interior	Hallway 2	Wall	Concrete	C	Beige	Deteriorated	150 SF approx.
MUSEO DE MANATI	79	2.5	mg/cm2	Positive	2	5/24/2023	11:40:34	E. Ortiz	663	Interior	Room 2-03	Wall	Concrete	A	Beige	Deteriorated	500 SF approx.
MUSEO DE MANATI	80	2.1	mg/cm2	Positive	2	5/24/2023	11:40:54	E. Ortiz	663	Interior	Room 2-03	Wall	Wood	B	Beige	Deteriorated	500 SF approx.
MUSEO DE MANATI	81	1.7	mg/cm2	Positive	2	5/24/2023	11:41:09	E. Ortiz	663	Interior	Room 2-03	Wall	Wood	C	Beige	Deteriorated	550 SF approx.
MUSEO DE MANATI	82	1.5	mg/cm2	Positive	2	5/24/2023	11:41:20	E. Ortiz	663	Interior	Room 2-03	Wall	Wood	D	Beige	Deteriorated	500 SF approx.
MUSEO DE MANATI	84	3	mg/cm2	Positive	2	5/24/2023	11:42:53	E. Ortiz	663	Interior	Room 2-04	Wall	Concrete	A	Beige	Deteriorated	250 SF approx.
MUSEO DE MANATI	85	1.9	mg/cm2	Positive	2	5/24/2023	11:43:12	E. Ortiz	663	Interior	Room 2-04	Wall	Concrete	B	Beige	Deteriorated	500 SF approx.
MUSEO DE MANATI	86	2	mg/cm2	Positive	2	5/24/2023	11:43:26	E. Ortiz	663	Interior	Room 2-04	Wall	Wood	C	Beige	Deteriorated	200 SF approx.
MUSEO DE MANATI	87	1.5	mg/cm2	Positive	2	5/24/2023	11:43:37	E. Ortiz	663	Interior	Room 2-04	Wall	Wood	D	Beige	Deteriorated	500 SF approx.
MUSEO DE MANATI	89	1.6	mg/cm2	Positive	2	5/24/2023	11:44:15	E. Ortiz	663	Interior	Room 2-04	Window Frame	Wood	B	Green	Deteriorated	1 Unit
MUSEO DE MANATI	90	1.4	mg/cm2	Positive	2	5/24/2023	11:44:36	E. Ortiz	663	Interior	Room 2-04	Window Frame	Wood	B	Green	Deteriorated	

MUSEO DE MANATI PR. XRF POSITIVE SHEET

Company	Heuresis Corp.
Model	PB200i
Type	XRF Lead Paint Analyzer
Serial Num.	2279
App Version	PB200i-5.2.0

Job Id	Reading #	Concentration	Units	Result	Level	Date	Time	Inspector	Job	Room	Structure	Component	Substrate	Wall	Color	Condition	Approx. Qty.
MUSEO DE MANATI	98	1.9	mg/cm2	Positive	2	5/24/2023	11:56:07	E. Ortiz	663	Interior	Room 2-06	Wall	Wood	A	Beige	Deteriorated	500 SF approx.
MUSEO DE MANATI	99	2	mg/cm2	Positive	2	5/24/2023	11:56:24	E. Ortiz	663	Interior	Room 2-06	Wall	Concrete	B	Beige	Deteriorated	500 SF approx.
MUSEO DE MANATI	100	1.7	mg/cm2	Positive	2	5/24/2023	11:56:47	E. Ortiz	663	Interior	Room 2-06	Wall	Wood	C	Beige	Deteriorated	500 SF approx.
MUSEO DE MANATI	101	2.4	mg/cm2	Positive	2	5/24/2023	11:57:12	E. Ortiz	663	Interior	Room 2-06	Wall	Concrete	D	Beige	Deteriorated	500 SF approx.
MUSEO DE MANATI	107	3.4	mg/cm2	Positive	2	5/24/2023	12:02:30	E. Ortiz	663	Interior	Room 2-08	Wall	Wood	A	Beige	Deteriorated	250 SF approx.
MUSEO DE MANATI	110	2.6	mg/cm2	Positive	2	5/24/2023	12:03:33	E. Ortiz	663	Interior	Room 2-08	Wall	Concrete	B	Beige	Deteriorated	150 SF approx.
MUSEO DE MANATI	113	3.2	mg/cm2	Positive	2	5/24/2023	12:04:58	E. Ortiz	663	Interior	Room 2-08	Wall	Concrete	D	Beige	Deteriorated	150 SF approx.
MUSEO DE MANATI	118	1.6	mg/cm2	Positive	2	5/24/2023	12:09:31	E. Ortiz	663	Interior	Room 2-09	Wall	Concrete	B	Beige	Deteriorated	300 SF approx.
MUSEO DE MANATI	120	1.6	mg/cm2	Positive	2	5/24/2023	12:10:29	E. Ortiz	663	Interior	Room 2-09	Wall	Concrete	B	Red	Deteriorated	
MUSEO DE MANATI	121	1.4	mg/cm2	Positive	2	5/24/2023	12:11:29	E. Ortiz	663	Interior	Room 2-09	Wall	Concrete	C	Beige	Deteriorated	500 SF approx.
MUSEO DE MANATI	123	1.5	mg/cm2	Positive	2	5/24/2023	12:12:34	E. Ortiz	663	Interior	Room 2-09	Wall	Concrete	D	Beige	Deteriorated	300 SF approx.
MUSEO DE MANATI	130	3.8	mg/cm2	Positive	1	5/24/2023	13:12:36	E. Ortiz	663	Interior	Room 1-01	Wall	Concrete	B	Beige	Deteriorated	1,200 SF approx.
MUSEO DE MANATI	131	1.9	mg/cm2	Positive	1	5/24/2023	13:12:52	E. Ortiz	663	Interior	Room 1-01	Wall	Concrete	B	Beige	Deteriorated	
MUSEO DE MANATI	132	2	mg/cm2	Positive	1	5/24/2023	13:13:33	E. Ortiz	663	Interior	Room 1-01	Wall	Concrete	C	Pink	Deteriorated	500 SF approx.
MUSEO DE MANATI	133	2.5	mg/cm2	Positive	1	5/24/2023	13:13:49	E. Ortiz	663	Interior	Room 1-01	Wall	Concrete	C	Pink	Deteriorated	
MUSEO DE MANATI	134	3.1	mg/cm2	Positive	1	5/24/2023	13:14:11	E. Ortiz	663	Interior	Room 1-01	Wall	Concrete	D	Pink	Deteriorated	600 SF approx.
MUSEO DE MANATI	143	1.5	mg/cm2	Positive	1	5/24/2023	13:20:08	E. Ortiz	663	Interior	Room 1-03	Floor	Ceramic	-	White	Deteriorated	880 SF approx.
MUSEO DE MANATI	144	2.2	mg/cm2	Positive	1	5/24/2023	13:20:21	E. Ortiz	663	Interior	Room 1-03	Floor	Ceramic	-	Black	Deteriorated	
MUSEO DE MANATI	145	16.6	mg/cm2	Positive	1	5/24/2023	13:21:06	E. Ortiz	663	Interior	Room 1-01	Floor	Ceramic	-	Pink	Deteriorated	720 SF approx.

Appendix 4: Inspectors' Qualifications

CHES Services Corp.
d/b/a Fernando L. Rodríguez, P.E. & Associates
PO Box 193430, San Juan, PR 00919-3430 | Tel.: (787) 751-7810 | Web: www.flraches.com

LBP QUALIFICATIONS

Emanuel Ortiz Vega
Puerto Rico
Lead-based Paint Inspector and Company Accreditations

Appendix 5: LBP No Presence Certifications (if applicable)

SERVICES

PREQB Accredited Asbestos Trainings
Environmental, Health, and Safety Trainings
Occupational Health and Safety Evaluations
General Environmental/Compliance Consulting
Waste Management Consulting
Indoor Air Quality Consulting
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SURVEY REPORT FOR ASBESTOS CONTAINING MATERIALS

Museo de Manatí

34 McKinley St., Manatí PR

Front View (Side A & D)

Side D

Side C

June 2023

Prepared for:

ECo Landscape + Architecture + Engineering
103 Isabel Andreu Aguilar, 4th Floor, San Juan PR

Prepared by:

CHES Services, Corporation
CHES Project No.: C4540

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Learn about our new company, a subsidiary of CHES/FLRA: *IEMES, PSC (www.iemespsc.com)*

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Ref.: 619-C4540_202306 Museo de Manatí_ACM Survey Report

Executive Summary

Our office, CHES Services, Corporation (CHES) d/b/a Fernando L. Rodríguez, P. E. & Associates (FLRA), was contracted by ECo Landscape + Architecture + Engineering, to conduct an Environmental Site Assessment to determine if Asbestos Containing Materials (ACM) are present in the building identified by the client as the Museo de Manatí located at 34 McKinley St., Manatí PR. All work was conducted by certified personnel and sampling was conducted in accordance with established sampling protocols as well.

This survey was performed to comply with the necessary regulatory requirements prior any demolition and/or remodeling activity is conducted in the subject building structure. The survey work described in this report was conducted for ECo Landscape + Architecture + Engineering, in accordance with the CHES proposal number C4540 dated May 1, 2023. This work was performed in conformance with the scope and limitations of the applicable regulations.

This report describes the survey methodology; survey activities, laboratory analytical results and recommendations based on the assessment findings for your perusal. The survey efforts included inspection of the site, revisions of available relevant documentations, interviews with persons who knows the site, and sampling activities conducted by accredited inspectors. The survey revealed the following:

CHES performed a survey to identify ACM at Museo de Manatí and sampling was conducted on May 24, 2023. The following materials were confirmed as ACM based upon bulk sample analytical results received from the contracted laboratory:

- Vinyl Floor Tiles

Furthermore, no Presumed ACM were identified.

The survey confirms that asbestos contaminants was identified in the subject property during the inspection. Prior to impact by any proposed renovation or demolition, a licensed asbestos abatement contractor should be retained to remove the ACM since the building is to be remodeled. If any other suspected ACM is identified within the subject building that was not included in this survey, it should be sampled by an accredited inspector to determine if it does contain asbestos fibers.

1. Introduction

1.1. Scope of Work

CHES Services, Corporation (CHES) was contracted by ECo Landscape + Architecture + Engineering, to conduct an environmental site assessment at the Museo de Manatí located in 34 McKinley St., Manatí PR. The purpose of the survey was to determine if ACM are present in the subject structure.

1.2. Special Terms and Conditions

The site assessment work described in this report was conducted for Museo de Manatí on May 24, 2023 in accordance with CHES proposal number C4540 dated May 1, 2023. This report has been prepared for the exclusive use of ECo Landscape + Architecture + Engineering.

1.3. Limitations

The survey was conducted in accordance with federal and state regulatory requirements, as well as standard industry practices. The conclusions of the report are professional opinions based solely upon visual site observations, and interpretations of analyses as described in its content. The opinions presented in this survey report apply to the site conditions existing at the time of the investigations, and interpretations of current regulations. Unsafe conditions were observed mainly in a damaged area on the second floor where access has been barricaded by property owner and/or building contractor due to unsafe conditions. Other interiors areas were in fair condition, and our team made the best of efforts to conduct related survey activities ensuring their safety.

2. Building Description

2.1. Location and Site Description

The structure subject to this Survey Report for Asbestos Containing Materials, is located in 34 McKinley St., Manatí PR, an urbanized area of the City Center. The structure is a two-story concrete building currently in disrepair conditions and identified in cadaster number 056-012-123-02.

At the time of the site inspection efforts, the property was unoccupied, and parts of the structure were found damaged, in disrepair and deemed unsafe. Although no information on date of construction, or historical data was provided, the structure has an appearance typical of a structure built in prior 1980s. The ceiling in the north corner of the second floor collapsed, with access barricaded by the owner as mentioned before. Refer to Appendix 1 for aerial location map of the site and a photographic summary of site conditions taken during the inspection efforts.

3. Asbestos Containing Material Survey

3.1. Survey Personnel and Laboratory

The ACM survey activities were conducted on May 24, 2023, by the accredited personnel. The accredited inspector(s) made reasonable effort to inspect all accessible areas of the subject property building for ACM. Minor disturbance of materials was required during the survey to adequately collect representative samples of suspected materials. The inspector(s) took care to ensure to implement best work practices during the sample collection to minimize the release of any potential asbestos fibers.

The following accredited ACM inspectors conducted and/or assisted in during the inspection:

- **Mr. Fernando L. Rodríguez** — **Project Manager, CHES**
  Asbestos Accredited Inspector: ASB-0223-0085-SI
- **Mr. Emanuel Ortiz Vega** — **Asbestos Inspector, NORTOL**
  Asbestos Accredited Inspector: ASB-0123-0061-SI

Random sampling protocol was followed to collect representative building materials of suspected ACM within the subject areas. All samples collected were sent to the contracted laboratory, Eurofins EPK, located in Ft. Lauderdale, FL, using standard chain-of-custody procedures. The laboratory performed the Polarized Light Microscopy (PLM) analyses to associated layers for asbestos content in accordance with the recommended EPA Method for Determination of Asbestos in Bulk Samples (EPA-600/R-93/116).

3.2. ACM Survey Methodology

The criteria established by the federal and local regulations to define an ACM is to contain more than 1% by volume in the sampled material. In addition, the material is evaluated on its ability to easily release asbestos fibers, described by the regulation as "friability". The EPA Asbestos NESHAP standard defines friable ACM as any material containing more than one (1) percent asbestos that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. In contrast, non-friable ACM is any material that contains more than one (1) percent asbestos and cannot be crumbled, pulverized, or reduced to powder by hand pressure.

A visual assessment of the suspected building materials located throughout the subject spaces was completed prior to the collection of samples. During the visual assessment, the suspected ACM were categorized by homogeneous areas (appear uniform, have a consistent texture, and appear to have been installed at the same time). Representative samples of identified suspected ACM, were randomly collected, and sent to the laboratory to perform the corresponding analyses for asbestos content in accordance with the recommended EPA Method for Determination of Asbestos in Bulk Samples (EPA-600/R-93/116).

A sampling survey was performed in those areas where suspected ACM was identified. Although reasonable effort was made to survey accessible suspect materials, additional suspect but un-sampled material could be in or behind hidden wall panels, in voids or in other concealed areas, for reference purposes. Refer to Appendix 2 for a schematic layout and identification of the interior spaces subject to this survey.

3.2.1. ACM Survey Limitations or Exceptions

For this survey inaccessible areas are building hidden zones, systems, structural components, or surfaces which could not be observed because it was unsafe or impractical to demolish, disassemble, or remove systems or covering. Areas that were inaccessible during the survey efforts are listed in Table 1.

Table 1: Inaccessible Areas and/or Materials

Location	Explanation
Interior Area	Some areas on the second floor, due to lack of available/secure access. Although the best of efforts was made to conduct the inspection, there is a possibility that suspected ACM may be installed in inaccessible areas

Additionally, and unless specifically noted, the survey did not cover due to the building structural conditions:

- Concealed floor coverings beneath superficial floor covering in some areas.
- Hidden and/or inaccessible locations such as in wall cavities, elevators, hidden storage areas and similar.

3.3. ACM Survey Findings

3.3.1. Analytical Results

During the inspection efforts at the subject property, a total of thirty (30) representative samples were collected and sent to the contracted laboratory. Table 2 provides a summary of the analytical results along with the identification, location and description of each suspected ACM sampled.

Table 2: Summary of Asbestos Content

Sample ID	Location[1]	Material	% Asbestos (Asbestos Volume / Total Material Volume)[2]
MM-HA1-EO-01	HA1 – Floor 2	Beige Door Caulking	ND
MM-HA1-EO-02	HA1 – Floor 2	Beige Door Caulking	ND
MM-HA1-EO-03	HA1 – Floor 2	Beige Door Caulking	ND
MM-HA2-EO-04	HA2 – Floor 2	Beige Window Caulking	ND
MM-HA2-EO-05	HA2 – Floor 2	Beige Window Caulking	ND
MM-HA2-EO-06	HA2 – Floor 2	Beige Window Caulking	ND
MM-HA3-EO-07	HA3 – Floor 2	Gray Vinyl Floor Tile & Mastic	2% | ND
MM-HA3-EO-08	HA3 – Floor 2	Gray Vinyl Floor Tile & Mastic	2% | ND
MM-HA3-EO-09	HA3 – Floor 2	Gray Vinyl Floor Tile & Mastic	2% | ND
MM-HA4-EO-10	HA4	Beige/White Vinyl Floor Tile Double layer & Mastic	2% | ND
MM-HA4-EO-11	HA4	Beige/White Vinyl Floor Tile Double layer & Mastic	2% | ND
MM-HA4-EO-12	HA4	Beige/White Vinyl Floor Tile Double layer & Mastic	2% | ND

[1] HA – Homogeneous Area
[2] Unless specified, asbestos fibers identified are Chrysotile.

Sample ID	Location[1]	Material	% Asbestos (Asbestos Volume / Total Material Volume)[2]
MM-HA5-EO-13	HA5 – Floor 1	Black Glass Mastic	ND
MM-HA5-EO-14	HA5 – Floor 1	Black Glass Mastic	ND
MM-HA5-EO-15	HA5 – Floor 1	Black Glass Mastic	ND
MM-HA6-EO-16	HA6 – Floor 1	Beige Vinyl Floor Tile & Mastic	ND
MM-HA6-EO-17	HA6 – Floor 1	Beige Vinyl Floor Tile & Mastic	ND
MM-HA6-EO-18	HA6 – Floor 1	Beige Vinyl Floor Tile & Mastic	ND
MM-HA7-EO-19	HA7 – Floor 1	Gypsum board Floor 1	ND
MM-HA7-EO-20	HA7 – Floor 1	Gypsum board Floor 1	ND
MM-HA7-EO-21	HA7 – Floor 1	Gypsum board Floor 1	ND
MM-HA8-EO-22	HA8 – Floor 1	Gray Ceiling Tile Floor 1	ND
MM-HA8-EO-23	HA8 – Floor 1	Gray Ceiling Tile Floor 1	ND
MM-HA8-EO-24	HA8 – Floor 1	Gray Ceiling Tile Floor 1	ND
MM-HA9-EO-25	HA9 – Floor 1	White Wall Panel/Acoustical	ND
MM-HA9-EO-26	HA9 – Floor 1	White Wall Panel/Acoustical	ND
MM-HA9-EO-27	HA9 – Floor 1	White Wall Panel/Acoustical	ND
MM-HA10-EO-28	HA10	Brown Vinyl Floor Tile Double Layer	ND
MM-HA10-EO-29	HA10	Brown Vinyl Floor Tile Double Layer	ND
MM-HA10-EO-30	HA10	Brown Vinyl Floor Tile Double Layer	ND

Copy of the analytical report presented by the contracted laboratory and its accreditations are included in the Appendix 3.

3.3.2. Asbestos Containing Materials (ACM)

Analysis of the samples collected during this survey confirmed that the following materials contain asbestos:

- Gray Vinyl Floor Tile Homogeneous Area 3
- Beige/White Vinyl Floor Tile Double Layer Homogeneous Area 4

Table 3: Summary of Findings[3]

Friable ACM	Non-friable Category I ACM	Non-friable Category II ACM	Material Containing ≤1% Asbestos	Approximate Quantity
No	No	Yes	No	1,000 ft^2

[3] All ACM must be handled in accordance with OSHA Standard 29 CFR 1926.1101.

4. Conclusions

The survey confirms that ACM was found within the subject property. CHES concludes that proper management and/or removal of these materials from their surfaces must be completed prior any further remodeling/demolition activity occurs. Proper safety and care efforts must be exercised during the activities to protect designated contracted workers. Furthermore, if any asbestos-containing material is identified within the subject area that was not included in this survey, it should be sampled by an accredited inspector to determine if it does contain any of the tested contaminants.

Best Management Practices (BMPs) must be followed whenever handling and disposing of any construction debris, or non-hazardous solid waste from the subject facility areas during remodeling phase, as well as handling discarded materials and equipment that can be stored or exposed to or impacted by rainwater in different areas through the subject property during this activity.

The results, findings, and conclusions expressed in this report are based on conditions that were noted on Table 2 during the assessment of this project. Any conditions or materials that could not be visually identified (i.e., inaccessible areas) or were out of the scope of work at hand, were not inspected and may differ from those conditions or materials noted. It was not within the scope of the inspection to remove surface installed materials to investigate portions of the structure or materials that may lay beneath or above the existing building surfaces. Random selection of sample locations and frequency of sampling or readings was based on inspectors' observations and the assumption that like materials in the same area are homogeneous.

The report is designed to assist the building owner, architect, construction manager, general contractors, and potential asbestos abatement contractors in locating ACM. Under no circumstances is the report to be used as a solely bidding document or as a project specification document given that abatement bidders are responsible for visiting and define the scope of the project.

5. Signature of Environmental Assessment

CHES Services, Corporation, d/b/a Fernando L. Rodríguez, PE & Associates have prepared this Survey Report for Asbestos Containing Materials as part of the field inspection efforts to determine the presence of Asbestos Containing Materials at the Museo de Manatí located in 34 McKinley St., Manatí PR. This study was performed as per the request of Mr. Edmundo Colon, AIT, representing ECo Landscape + Architecture + Engineering, interested entity in the remodeling project of the subject property.

Environmental Professional's Signature	June 12, 2023 Date

Name: Mr. Fernando L. Rodríguez
Project Manager
Asbestos Accredited Inspector, ASB-0223-0085-SI

Appendix

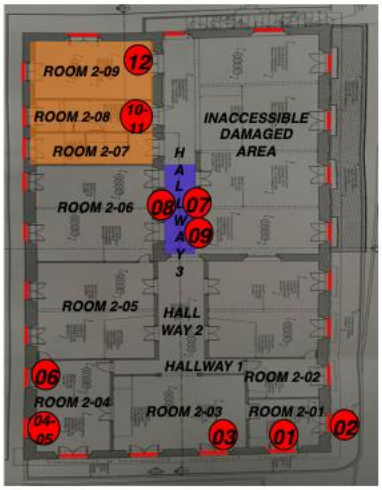
Appendix 1: Location and Photolog of Property Conditions During Inspection Survey Efforts

MUSEO DE MANATI

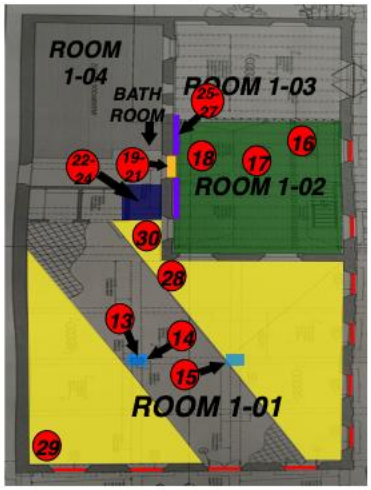
SACM DIAGRAM

- HOMOGENEOUS AREA 1 & 2 WHITE DOOR AND WINDOW CAULKING (100 SF APPROX.)
- HOMOGENEOUS AREA 3 GRAY VINYL FLOOR TILE (100 SF APPROX.)
- HOMOGENEOUS AREA 4 BEIGE / WHITE VINYL FLOOR TILE (DOUBLE LAYER) (800 SF APPROX.)
- HOMOGENEOUS AREA 5 BLACK MASTIC MIRROR (20 SF APPROX.)
- HOMOGENEOUS AREA 6 BEIGE VINYL FLOOR TILE (660 SF APPROX.)
- HOMOGENEOUS AREA 7 WHITE GYPSUM BOARD WALL (40 SF APPROX.)
- HOMOGENEOUS AREA 8 GRAY CEILING TILE (30 SF APPROX.)
- HOMOGENEOUS AREA 9 WHITE WALL PANEL ACOUSTICAL (80 SF APPROX.)
- HOMOGENEOUS AREA 10 GRAY / BROWN VINYL FLOOR TILE (DOUBLE LAYER) (1,000 SF APPROX.)
- AREA WHERE SAMPLES WERE TAKEN

SECOND FLOOR



FIRST FLOOR



Cll mckinley esq. cll inmaculada, Manatí, PR. 00674

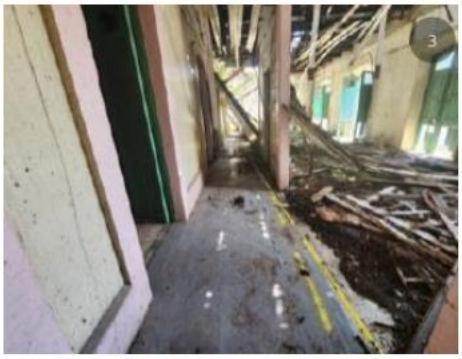
Appendix 2: Asbestos Survey Schematic Diagram and Sample Photo Log

ACM Survey Photo Log

Project Name:	**Site Location**	**Project No.**
Museo de Manatí Survey Report for Asbestos Containing Materials	34 McKinley St., Manatí PR	619-C4540

Photo No.	**Date:**	
1	5/24/2023	
Description:		
Interior view – Room 2-09, Second Floor		

Photo No.	**Date:**	
2	5/24/2023	
Description:		
Interior view – Room 2-07, Second Floor		

Photo No.	**Date:**	
3	5/24/2023	
Description:		
Interior view – Hallway 3, Second Floor		

LBP Survey Photo Log

Project Name:	**Site Location**	**Project No.**
Museo de Manatí Survey Report for Asbestos Containing Materials	34 McKinley St., Manatí PR	619-C4540

Photo No.	**Date:**	
4	5/24/2023	
Description:		
Interior views – Room 2-01		

Photo No.	**Date:**	
5	5/24/2023	
Description:		
Interior views – Hallway 2		

Photo No.	**Date:**	
6	5/24/2023	
Description:		
Interior views – Room 2-05		

ACM Survey Photo Log

Project Name:	**Site Location**	**Project No.**
Museo de Manatí Survey Report for Asbestos Containing Materials	34 McKinley St., Manatí PR	619-C4540

Photo No.	**Date:**	
7	5/24/2023	
Description:		
Interior views – Room 1-03		

Photo No.	**Date:**	
8	5/24/2023	
Description:		
Interior views – Room 1-02		

Photo No.	**Date:**	
9	5/24/2023	
Description:		
Interior views – Room 1-01		

Appendix 3: Analytical Results and Laboratory Certifications

eurofins | Built Environment Testing

Report for:

Norma Torres
Nortol Env & Occupational Safety Inc
PO BOX 366457
San Juan, PR 00936-6457

Regarding: Eurofins EPK Built Environment Testing, LLC
Project: Museo de Manati
EML ID: 3274539

Approved by:

Approved Signatory
Balu Krishnan

Dates of Analysis:
Asbestos PLM: 05-31-2023

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267)
NVLAP Lab Code 200738-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received and tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins EPK Built Environment Testing, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Eurofins EPK Built Environment Testing, LLC
6301 NW 5th way, Suite#: 1410, Ft. Lauderdale, FL 33309
(866) 871-1984 www.eurofinsus.com/Built

Client: Nortol Env & Occupational Safety Inc
C/O: Norma Torres
Re: Museo de Manati

Date of Sampling: 05-24-2023
Date of Receipt: 05-30-2023
Date of Report: 05-31-2023

ASBESTOS PLM REPORT

Total Samples Submitted:	30
Total Samples Analyzed:	30
Total Samples with Layer Asbestos Content > 1%:	6

Location: MM-HA1-EO-01, Door Caulking -Floor 2 Lab ID-Version‡: 15884746-1

Sample Layers	Asbestos Content
Beige Caulk with Paint	ND
Gray Non-Fibrous Material	ND
Sample Composite Homogeneity:	Good

Location: MM-HA1-EO-02, Door Caulking -Floor 2 Lab ID-Version‡: 15884747-1

Sample Layers	Asbestos Content
Beige Caulk with Paint	ND
Gray Non-Fibrous Material	ND
Sample Composite Homogeneity:	Good

Location: MM-HA1-EO-03, Door Caulking -Floor 2 Lab ID-Version‡: 15884748-1

Sample Layers	Asbestos Content
Beige Caulk with Paint	ND
Gray Non-Fibrous Material	ND
Sample Composite Homogeneity:	Good

Location: MM-HA2-EO-04, Window Caulking -Floor 2 Lab ID-Version‡: 15884749-1

Sample Layers	Asbestos Content
Beige Caulk with Paint	ND
Sample Composite Homogeneity:	Good

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.
‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

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C/O: Norma Torres
Re: Museo de Manati

Date of Sampling: 05-24-2023
Date of Receipt: 05-30-2023
Date of Report: 05-31-2023

ASBESTOS PLM REPORT

Location: MM-HA2-EO-05, Window Caulking -Floor 2 Lab ID-Version‡: 15884750-1

Sample Layers	Asbestos Content
Beige Caulk with Paint	ND
Gray Non-Fibrous Material	ND
Sample Composite Homogeneity:	Good

Location: MM-HA2-EO-06, Window Caulking -Floor 2 Lab ID-Version‡: 15884751-1

Sample Layers	Asbestos Content
Beige Caulk with Paint	ND
Sample Composite Homogeneity:	Good

Location: MM-HA3-EO-07, Gray VFT- Floor 2 Lab ID-Version‡: 15884752-1

Sample Layers	Asbestos Content
Gray Floor Tile	2% Chrysotile
Beige Mastic	ND
White Leveling Compound	ND
Sample Composite Homogeneity:	Good

Location: MM-HA3-EO-08, Gray VFT- Floor 2 Lab ID-Version‡: 15884753-1

Sample Layers	Asbestos Content
Gray Floor Tile	2% Chrysotile
Beige Mastic	ND
White Leveling Compound	ND
Sample Composite Homogeneity:	Good

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Date of Sampling: 05-24-2023
Date of Receipt: 05-30-2023
Date of Report: 05-31-2023

ASBESTOS PLM REPORT

Location: MM-HA3-EO-09, Gray VFT- Floor 2 Lab ID-Version‡: 15884754-1

Sample Layers	Asbestos Content
Gray Floor Tile	2% Chrysotile
Beige Mastic	ND
White Leveling Compound	ND
Sample Composite Homogeneity:	Good

Location: MM-HA4-EO-10, Beige/White VFT- Double layer Lab ID-Version‡: 15884755-1

Sample Layers	Asbestos Content
Beige Floor Tile	2% Chrysotile
Beige Mastic	ND
White Leveling Compound	ND
White Floor Tile	2% Chrysotile
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

Location: MM-HA4-EO-11, Beige/White VFT- Double layer Lab ID-Version‡: 15884756-1

Sample Layers	Asbestos Content
Beige Floor Tile	2% Chrysotile
Beige Mastic	ND
White Leveling Compound	ND
White Floor Tile	2% Chrysotile
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

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Client: Nortol Env & Occupational Safety Inc
C/O: Norma Torres
Re: Museo de Manati

Date of Sampling: 05-24-2023
Date of Receipt: 05-30-2023
Date of Report: 05-31-2023

ASBESTOS PLM REPORT

Location: MM-HA4-EO-12, Beige/White VFT- Double layer

Lab ID-Version‡: 15884757-1

Sample Layers	Asbestos Content
Beige Floor Tile	2% Chrysotile
Beige Mastic	ND
White Leveling Compound	ND
White Floor Tile	2% Chrysotile
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

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‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Eurofins EPK Built Environment Testing, LLC
6301 NW 5th way, Suite#: 1410, Ft. Lauderdale, FL 33309
(866) 871-1984 www.eurofinsus.com/Built

Client: Nortol Env & Occupational Safety Inc
C/O: Norma Torres
Re: Museo de Manati

Date of Sampling: 05-24-2023
Date of Receipt: 05-30-2023
Date of Report: 05-31-2023

ASBESTOS PLM REPORT

Location: MM-HA5-EO-13, Black Glass Mastic- Floor 1 Lab ID-Version‡: 15884758-1

Sample Layers	Asbestos Content
Black Mastic	ND
Brown Fibrous Material	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

Location: MM-HA5-EO-14, Black Glass Mastic- Floor 1 Lab ID-Version‡: 15884759-1

Sample Layers	Asbestos Content
Black Mastic	ND
Brown Fibrous Material	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

Location: MM-HA5-EO-15, Black Glass Mastic- Floor 1 Lab ID-Version‡: 15884760-1

Sample Layers	Asbestos Content
Black Mastic	ND
Brown Fibrous Material	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

Location: MM-HA6-EO-16, Beige VFT- Floor 1 Lab ID-Version‡: 15884761-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Beige Mastic	ND
White Leveling Compound	ND
Sample Composite Homogeneity:	Good

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Re: Museo de Manati

Date of Sampling: 05-24-2023
Date of Receipt: 05-30-2023
Date of Report: 05-31-2023

ASBESTOS PLM REPORT

Location: MM-HA6-EO-17, Beige VFT- Floor 1 Lab ID-Version‡: 15884762-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Beige Mastic	ND
White Leveling Compound	ND
Sample Composite Homogeneity:	Good

Location: MM-HA6-EO-18, Beige VFT- Floor 1 Lab ID-Version‡: 15884763-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Beige Mastic	ND
White Leveling Compound	ND
Sample Composite Homogeneity:	Good

Location: MM-HA7-EO-19, White Gypsum Board- Floor 1 Lab ID-Version‡: 15884764-1

Sample Layers	Asbestos Content
Gray Drywall with Brown Paper /Paint	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Good

Location: MM-HA7-EO-20, White Gypsum Board- Floor 1 Lab ID-Version‡: 15884765-1

Sample Layers	Asbestos Content
Gray Drywall with Brown Paper /Paint	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Good

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C/O: Norma Torres
Re: Museo de Manati

Date of Sampling: 05-24-2023
Date of Receipt: 05-30-2023
Date of Report: 05-31-2023

ASBESTOS PLM REPORT

Location: MM-HA7-EO-21, White Gypsum Board- Floor 1 Lab ID-Version‡: 15884766-1

Sample Layers	Asbestos Content
Gray Drywall with Brown Paper /Paint	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Good

Location: MM-HA8-EO-22, Gray Ceiling Tile- Floor 1 Lab ID-Version‡: 15884767-1

Sample Layers	Asbestos Content
Silver Tape	ND
Gray Ceiling Tile	ND
Composite Non-Asbestos Content:	60% Mineral Wool 2% Cellulose
Sample Composite Homogeneity:	Good

Location: MM-HA8-EO-23, Gray Ceiling Tile- Floor 1 Lab ID-Version‡: 15884768-1

Sample Layers	Asbestos Content
Silver Tape	ND
Gray Ceiling Tile	ND
Composite Non-Asbestos Content:	60% Mineral Wool 2% Cellulose
Sample Composite Homogeneity:	Good

Location: MM-H8A-EO-24, Gray Ceiling Tile- Floor 1 Lab ID-Version‡: 15884769-1

Sample Layers	Asbestos Content
Silver Tape	ND
Gray Ceiling Tile	ND
Composite Non-Asbestos Content:	60% Mineral Wool 2% Cellulose
Sample Composite Homogeneity:	Good

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C/O: Norma Torres
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Date of Sampling: 05-24-2023
Date of Receipt: 05-30-2023
Date of Report: 05-31-2023

ASBESTOS PLM REPORT

Location: MM-HA9-EO-25, White Wall Panel/Acoustical Lab ID-Version‡: 15884770-1

Sample Layers	Asbestos Content
Beige Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	65% Cellulose
Sample Composite Homogeneity:	Good

Location: MM-HA9-EO-26, White Wall Panel/Acoustical Lab ID-Version‡: 15884771-1

Sample Layers	Asbestos Content
Beige Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	65% Cellulose
Sample Composite Homogeneity:	Good

Location: MM-HA9-EO-27, White Wall Panel/Acoustical Lab ID-Version‡: 15884772-1

Sample Layers	Asbestos Content
Beige Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	65% Cellulose
Sample Composite Homogeneity:	Good

Location: MM-HA10-EO-28, Gray /Brown VFT- Double layer Lab ID-Version‡: 15884773-1

Sample Layers	Asbestos Content
Gray Floor Tile	ND
Yellow Mastic	ND
Brown Sheet Flooring	ND
Black/Yellow Mastic	ND
Sample Composite Homogeneity:	Good

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C/O: Norma Torres
Re: Museo de Manati

Date of Sampling: 05-24-2023
Date of Receipt: 05-30-2023
Date of Report: 05-31-2023

ASBESTOS PLM REPORT

Location: MM-HA10-EO-29, Gray /Brown VFT- Double layer Lab ID-Version‡: 15884774-1

Sample Layers	Asbestos Content
Gray Floor Tile	ND
Yellow Mastic	ND
Brown Sheet Flooring	ND
Black/Yellow Mastic	ND
Sample Composite Homogeneity:	Good

Location: MM-HA10-EO-30, Gray /Brown VFT- Double layer Lab ID-Version‡: 15884775-1

Sample Layers	Asbestos Content
Gray Floor Tile	ND
Yellow Mastic	ND
Brown Sheet Flooring	ND
Black/Yellow Mastic	ND
Sample Composite Homogeneity:	Good

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Appendix 4: Inspectors' Qualifications

CHES Services Corp.

d/b/a Fernando L. Rodríguez, P.E. & Associates
PO Box 193430, San Juan, PR 00919-3430 | Tel.: (787) 751-7810 | Web: www.flraches.com

ACM QUALIFICATIONS

Qualifications included above are exclusive used for projects by:
CHES Services, Corp. d/b/a Fernando L. Rodríguez, PE & Associates 2023

CHES is the parent or parallel company of IEMES, PSC

Appendix 5: Asbestos No Presence Certifications (if applicable)

GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

Memorandum to File

Date: May 28th, 2025

Patrick Stokes

From: Patrick Stokes
Environmental Planner
CDBG-DR Program
City Revitalization Program
Puerto Rico Department of Housing

Application Number: PR-CRP-000774
Project: Rehabilitación de Estructura Existente para Facilidad de Colaboración, Conocimiento, Ideas e Innovación (Antes Hotel Café Central)

Re: Justification for the Infeasibility and Impracticability of Radon Testing

After reviewing Application Number PR-CRP-000774 under the City Revitalization Program **(CRP)**, administered by the Puerto Rico Department of Housing (**PRDOH**), to complete the property's contamination analysis in accordance with 24 C.F.R. § 50.3(i) and 24 C.F.R. § 58.5(i), we have determined that testing the property's radon levels is infeasible and impracticable.

Per the U.S. Department of Housing and Urban Development's (**HUD**) CPD Notice 23-103, the recommended best practices and alternative options for radon testing are infeasible and impracticable in this case due to the following reasons

- As required by the CPD Notice 23-103, the scientific data reviewed in lieu of testing must consist of a minimum of ten documented test results over the previous ten years. If there are less than ten documented results over this period, it is understood that there is a lack of scientific data. The latest report for radon testing in Puerto Rico was prepared in 1995 by the U.S. Department of the Interior in Cooperation with the U.S. Environmental Protection Agency. No other completed studies and reports on radon testing are available in Puerto Rico.

- There is no available science-based or state-generated information for Puerto Rico for the last ten years that can be used to determine whether the project site is in a high-risk area. The Department of Health and Human Services, Centers for Disease Control and Prevention (**CDC**), National Environmental Public Health Tracking, and Radon Testing map do not include Puerto Rico data.

- There are only two (2) licensed professionals in Puerto Rico who can conduct radon testing using the American National Standards Institute/American Association of Radon Scientists and Technologists (**ANSI/AARST**) testing standards, which makes it difficult, time-consuming, and highly expensive to coordinate and secure a site visit for the contamination evaluation.

- Do-it-yourself (**DIY**) radon test kits are known to be unreliable in assuring and controlling the quality of the test results; they are not readily available in Puerto Rico, and the cost and time required for purchasing and sending them for analysis are unreasonable when weighed against the results' reliability and the need for prompt results.

- Local authorities in Puerto Rico do not have the specialized radon monitoring equipment or trained staff needed to conduct the radon testing analysis and ensure proper quality control and quality assurance practices are adhered to. We also do not have a radiation laboratory certified for radon testing.

- The project site has remained historically vacant, with no prior residential, commercial, or industrial use, reducing the likelihood of radon accumulation or exposure risk from previous activities.

As part of the evaluation for this determination, PRDOH sent information requests to six (6) local agencies at the state and federal levels. We received responses from the following agencies:

- United States Geological Survey;
- Centers for Disease Control and Prevention;
- Puerto Rico Department of Health; and
- United States Environmental Protection Agency.

The agencies mentioned above confirmed the lack of scientific data on Radon testing for Puerto Rico and the technical difficulties that we face to comply with HUD's Radon testing requirement. For the above-mentioned reasons, Radon testing is infeasible and impracticable for this property, and no further consideration of Radon is needed for the environmental review.

Radon
Attachments

GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

August 20, 2024

Mrs. Carmen R. Guerrero Pérez
Director
Caribbean Environmental Protection Division
City View Plaza II – Suite 7000
#48 Rd. 165 km 1.2
Guaynabo, PR 00968-8069

Via email: guerrero.carmen@epa.gov

RE: Request for Information regarding available data on radon testing and levels within Puerto Rico

The Puerto Rico Department of Housing (PRDOH) kindly requests your assistance in gathering data, information, or reports related to radon testing in Puerto Rico, as this information is crucial for our compliance with the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) Notice CDP-23-103.

This Notice emphasizes the importance of radon testing and mitigation in ensuring safe living environments, particularly in HUD-assisted properties. PRDOH, as the grantee of the Community Development Block Grant for Disaster Recovery and Mitigation (CDBG-DR/MIT), is responsible for ensuring compliance with environmental requirements under CDBG-DR/MIT programs. To fulfill our obligations under this Notice, we must compile comprehensive and up-to-date information on radon levels, testing practices, and any mitigation efforts within the islands of Puerto Rico.

Specifically, we are seeking for possible availability of the following information:

Radon testing data – Results from radon testing conducted within your agency's purview, including details on location, testing methods, and recorded radon levels.

Reports and assessments – Any reports, studies, or assessments your agency has produced or commissioned that address radon testing or mitigation.

Policies and guidelines – Information or any policy, guideline, or protocol your agency follows concerning radon testing, exposure limits, or mitigation.

Historical data – if available, historical data or trends in radon levels within the regions you monitor that may impact HUD-assisted housing.

This information is vital to ensure that our radon management strategies are practical and compliant with federal requirements. If some of this information may be sensitive or confidential, we are prepared to discuss any necessary agreements or protocols for sharing this data securely.

Please let us know if you require additional details or have any questions regarding this request. We would greatly appreciate your response by September 15, 2024, so we can incorporate this data into our ongoing compliance efforts.

Thank you in advance for your cooperation and support. We look forward to working together on this critical initiative.

Sincerely,

William O. Rodríguez Rodríguez, Esq.
Secretary

Cc:
Mr. Oleg Povetko, Povetko.Oleg@epa.gov
Mr. Matthew Laurita, laurita.matthew@epa.gov

GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

August 20, 2024

Dr. Silvina Cancelos
Professor
College of Engineering
University of Puerto Rico – Mayagüez Campus
259 Norte Blvd. Alfonso Valdés Cobián
Mayagüez, Puerto Rico

Via email: silvina.cancelos@upr.edu

RE: Request for Information regarding available data on radon testing and levels within Puerto Rico

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William O. Rodríguez Rodríguez, Esq.
Secretary

Cc:
Dr. Carlos Marín, carlos.marin3@upr.edu

GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

August 20, 2024

Dr. Jessica Irizarry
Director
Office of Island Affairs
U.S. Centers for Disease Control and Prevention
1324 Cll Canada, San Juan, 00920
Guaynabo, PR 00968-8069

Via email: OIA@cdc.gov

RE: Request for Information regarding available data on radon testing and levels within Puerto Rico

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Secretary

GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

August 20, 2024

Mrs. Anaís Rodríguez
Secretary
Puerto Rico Department of Natural Resources
Carretera 8838, km. 6.3, Sector El Cinco,
Río Piedras San Juan, PR 00926

Vía email: anais.rodriguez@drna.pr.gov

RE: Request for Information regarding available data on radon testing and levels within Puerto Rico

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William O. Rodríguez Rodríguez, Esq.
Secretary

Cc:
Mr. Luis Márquez, secretariaaire@drna.pr.gov
Eng. Amarilys Rosario, aire@drna.pr.gov
Mrs. Elid Ortega, eortega@drna.pr.gov

GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

August 20, 2024

Dr. Carlos R. Mellado López
Secretary
Puerto Rico Department of Health
PO Box 70184
San Juan, PR 00936-8184

Via email: drcarlos.mellado@salud.pr.gov

RE: Request for Information regarding available data on radon testing and levels within Puerto Rico

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William O. Rodríguez Rodríguez, Esq.
Secretary

Cc:
Mr. Raúl Hernández Doble, rhernandez2@salud.pr.gov

GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

August 20, 2024

Mrs. Holly Weyers
Regional Director, Southeast – Puerto Rico
US Geological Survey
3916 Sunset Ridge Road
Raleigh, NC 27607

Via email: hsweyers@usgs.gov

RE: Request for Information regarding available data on radon testing and levels within Puerto Rico

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Sincerely,

William O. Rodríguez Rodríguez, Esq.
Secretary

Cc:
Mr. R. Randall Schumann, rschumann@usgs.gov

From: Charp, Paul (CDC/NCEH/DEHSP) <pac4@cdc.gov>
Sent: Tuesday, September 3, 2024 6:36 AM
To: Miranda, Sandra (CDC/PHIC/DPS); Irizarry, Jessica (CDC/PHIC/DPS); Rzeszotarski, Peter (CDC/NCEH/DEHSP); Vinson, D. Aaron (CDC/NCEH/DEHSP)
Cc: Kostak, Liana (CDC/PHIC/DPS); Vazquez, Germaine (CDC/NCEH/DEHSP)
Subject: RE: REHi: Puerto Rico Request for Information- Randon testing and levels

Good morning, Sandra and others,

In response to the request from Mr. William Rodriguez of the Department of Housing, Government of Puerto Rico, I have reviewed all the available data within the CDC National Environmental Public Health Tracking Network system for data related to radon in Puerto Rico. In addition to the tracking data available on the internet, I also reached out to Mr. Aaron Vinson of the NCEH Tracking Branch.

I was not able to find any data in the CDC systems and this was confirmed by Mr. Vinson. We also reached out the US Environmental Protection Agency who indicated they had no radon data in their systems. Please relay this information to Mr. Rodríguez in your response to his requests

If you have any additional questions, please contact me.

Thank you and best regards,

Paul A. Charp, Ph.D., Fellow, HPS
Senior Health Physicist
Emerging Environmental Hazards and Health Effects Branch (EEHHEB)
Division of Environmental Health Science and Practice (DEHSP)
National Center for Environmental Health (NCEH)
Centers for Disease Control and Prevention (CDC)
pcharp@cdc.gov
770-488-0723 office
404.388.0614 Cell

From: Schumann, R. Randall <rschumann@usgs.gov>
Sent: Wednesday, August 21, 2024 4:39 PM
To: Melanie Medina Smaine <mmedina@vivienda.pr.gov>; Weyers, Holly S <hsweyers@usgs.gov>
Cc: Elaine Dume Mejia <Edume@vivienda.pr.gov>; Luz S Colon Ortiz <Lcolon@vivienda.pr.gov>; Aldo A. Rivera-Vazquez <aarivera@vivienda.pr.gov>
Subject: RE: Request for Information- Radon testing and levels

Dear Ms. Medina Smaine,

In the early 1990s the U.S. Geological Survey (USGS) conducted geologic assessments of radon potential for all 50 states and the territories of Guam and Puerto Rico, in collaboration with the U.S. EPA. I conducted the geologic radon potential assessment for Puerto Rico. The PDF file of the report is too large to attach to this message but it can be obtained at https://pubs.usgs.gov/of/1993/0292k/report.pdf. The USGS did not conduct indoor radon testing and we did not conduct field studies associated with this assessment; it was based on existing data. Mr. David Saldana of the Puerto Rico Department of Health kindly provided us with data for 610 homes that were tested for indoor radon by his agency between 1993 and 1995, which are summarized in the report. I am not aware of any other radon-related geologic studies conducted in the Commonwealth of Puerto Rico by the U.S. Geological Survey.

Best regards,

R. Randall Schumann
Scientist Emeritus
U.S. Geological Survey
Geosciences and Environmental Change Science Center
Denver, Colorado, USA
rschumann@usgs.gov
https://www.usgs.gov/staff-profiles/r-randall-schumann

From: Raul Hernandez Doble <rhernandez2@salud.pr.gov>
Sent: Wednesday, August 21, 2024 2:13:31 PM
To: Melanie Medina Smaine <mmedina@vivienda.pr.gov>; Dr. Carlos Mellado <drcarlos.mellado@salud.pr.gov>
Cc: Elaine Dume Mejia <Edume@vivienda.pr.gov>; Luz S Colon Ortiz <Lcolon@vivienda.pr.gov>; Aldo A. Rivera-Vazquez <aarivera@vivienda.pr.gov>; Mayra Toro Tirado <mtoro@salud.pr.gov>
Subject: RE: [EXTERNAL]Request for Information- Randon testing and levels

Good afternoon. Ms. Medina

I regret to inform that we do not have any recent information on radon testing, since we do not have a certified radiation laboratory certified for radon testing. There are companies that sell test kits available online that can be done and mailed to a testing laboratory. There are also lists of radon contractors and these companies that process radon testing cartridges with instructions, on the Environmental Protection Agency Indoor air Quality web page. The last radon study in Puerto Rico done by the PR Department of Health was done on the year 1993.

Raul Hernandez Doble
Director, Seccion Salud Radiologica
Division de Salud Ambiental
Secretaria Auxiliar para la Vigilancia y la Proteccion de la Salud Publica
rhernandez2@salud.gov.pr
Phone: (787)765-2929 ext. 3210

From: Reyes, Brenda <Reyes.Brenda@epa.gov>
Sent: Wednesday, September 18, 2024 11:48 AM
To: Cesar O Rodriguez Santos <cesarrodriguez@drna.pr.gov>; Maritza Rosa Olivares <maritzarosaolivares@drna.pr.gov>; Silvina Cancelos Mancini <silvina.cancelos@upr.edu>; Melanie Medina Smaine <mmedina@vivienda.pr.gov>
Cc: Elaine Dume Mejia <Edume@vivienda.pr.gov>; Luz S Colon Ortiz <Lcolon@vivienda.pr.gov>; Aldo A. Rivera-Vazquez <aarivera@vivienda.pr.gov>; Povetko, Oleg (he/him/his) <Povetko.Oleg@epa.gov>
Subject: RE: Request for Information- Randon testing and levels

Saludos.

La EPA esta trabajando una respuesta a su petición. Se sometió borrador a la directora y el subdirector para su aprobación y firma.

Brenda Reyes Tomassini
Public Affairs
U.S. EPA
Region 2
Caribbean Environmental Protection Division
(787) 977-5869/(787) 977-5865
Mobile: 202-834-1290

From: Silvina Cancelos Mancini <silvina.cancelos@upr.edu>
Sent: Friday, September 6, 2024 15:04
To: Melanie Medina Smaine <mmedina@vivienda.pr.gov>
Cc: Elaine Dume Mejia <Edume@vivienda.pr.gov>; Luz S Colon Ortiz <Lcolon@vivienda.pr.gov>; Aldo A. Rivera-Vazquez <aarivera@vivienda.pr.gov>; Maritza Rosa Olivares <maritzarosaolivares@drna.pr.gov>; Reyes, Brenda <Reyes.Brenda@epa.gov>; Povetko, Oleg <Povetko.Oleg@epa.gov>
Subject: Re: Request for Information- Randon testing and levels

Estimada Melanie Medina
Quería dejarle saber que recibimos su correo el 21 de agosto al igual que el de Maritza Rosa el pasado 4 de septiembre. Ya las personas involucradas de EPA, junto conmigo y el Dr. Marín estamos al tanto del asunto y estamos trabajando para poder enviarles la información.

Atentamente

Silvina Cancelos
Professor
Associate Director
Mechanical Engineering Department
University of Puerto Rico - Mayaguez
Call BOX 9000 Mayaguez PR 00680
Tel: 787-832-4040 ext 5956
email: silvina.cancelos@upr.edu

Bubble Dynamics Lab
University of Puerto Rico - Mayagüez

EPA REGION 2
CARIBBEAN ENVIRONMENTAL PROTECTION DIVISION

September 23, 2024

VIA EMAIL

William O. Rodríguez Rodríguez, Esq.
Secretary
Puerto Rico Department of Housing
Barbosa Ave. 606 Building Juan C. Cordero
San Juan, PR 00917
Email: W.Rodriguez@vivienda.pr.gov

RE: EPA Response to August 20, 2024 request for information of data on radon testing and levels in Puerto Rico

Dear Honorable Secretary Rodríguez Rodríguez:

This communication is in response to your letter of August 20, 2024 addressed to the Puerto Rico Department of Natural and Environmental Resources (DNER) and referred to the U.S. Environmental Protection Agency (EPA) regarding available data on radon testing and levels within Puerto Rico.

EPA's National Radon Action Plan 2021–2025 sets a goal for the nation to find, fix and prevent high indoor radon levels in 8 million buildings by 2025 and prevent 3,500 lung cancer deaths per year. Under this Plan, leaders from across multiple sectors are working together to plan, guide, and sustain nationwide action to prevent exposure to radon.

Due to the lack of data in Puerto Rico, EPA undertook an investigation in collaboration with the University of Puerto Rico-Mayaguez (UPRM) Campus, Departments of Civil Engineering and Surveying and Mechanical Engineering, to find out if radon presented a problem in Puerto Rico. Up until 2021, the only data we had for Puerto Rico was a 1993-1995 mail-in radon screening study referred to by the U.S. Geological Survey report (USGS, 1995) in which the USGS concluded that several areas of Puerto Rico have the geologic potential to generate indoor radon levels exceeding the EPA Action Level of 4 pCi/L (picocuries per liter), perhaps locally reaching very high levels above 50 pCi/L, if a house construction and ventilation allow for soil-gas radon to enter and concentrate within the structure.[1] According to the USGS report, most of these areas are located in the northwest part of the island. Please note that the actual 1993-1995 study documentation is not available to the EPA.

Typical radon testing technology used in mainland United States (charcoal canisters or electric-powered devices) are impractical in Puerto Rico because of high humidity and power outages. The recovery and rebuilding of communities following the aftermath of 2017 Hurricanes Irma and Maria presented an opportunity to develop radon prevention and mitigation strategies in 2019. Initially, EPA sampled indoor radon air in over 170 single-family residences in the municipalities of San Sebastian, Lares, Ciales, Arecibo, Morovis, Camuy, and Hatillo and later expanded the project to other municipalities such as Rincon, Aguada, Aguadilla, Isabela, Quebradillas, Barceloneta and Vega Baja. The quality assurance protocols were anchored in American National Standards Institute/American Association of Radon Scientists and Technologists (ANSI/AARST) standards of practice (ANSI/AARS, 2019). The sampling was designed in two stages: scoping and confirmatory sampling. The scoping sampling was conducted using Corentium Home (CH) electronic monitors and E-Perm systems. Locations measuring above the EPA Action Level of 4 pCi/L with CH were measured at the second stage of the sampling using RAD7 and Corentium Pro Continuous Radon Monitors (CRMs). Nationally certified radon sampling professionals led by one such professional from the UPRM conducted confirmatory sampling in the second stage. Also, during the study, the nationally certified radon mitigation professionals inspected several homes with elevated indoor radon levels.

Mapping radon in Puerto Rico proved to be a complicated endeavor given the COVID-19 pandemic in 2020. EPA and UPRM continue to work on the project, however, results have not been finalized, and no scientific report has been published yet. Unfortunately, EPA cannot share preliminary data at this time because it contains privileged information. Nevertheless, preliminary data from the study does show homes with levels over 4 pCi/L (EPA Action Level) that might need mitigation to protect the health of their inhabitants.

Although many states have developed laws and regulations governing radon disclosure, certification, and mitigation, Puerto Rico lacks legislation or mandatory radon testing provisions for new construction, remodeling, selling or buying homes. Given this loophole and aiming to answer your request, the EPA can provide information on Best Management Practices for sampling indoor radon in Puerto Rico.

[1] **Reference**: USGS. Geologic Radon Potential of Guam and Puerto Rico, Report 93-292-K. Washington, DC: USGS. Retrieved 9/11/2024, from https://pubs.usgs.gov/of/1993/0292k/report.pdf.

CITY VIEW PLAZA II BUILDING, 7TH FLOOR
ROUTE 165 GUAYNABO, PR 00968

If you have any questions or need any additional information, please contact me at 787-977-5865 or guerrero.carmen@epa.gov or have your staff contact Reyes, Brenda at reyes.brenda@epa.gov or (787) 977-5869.

Sincerely,

CARMEN GUERRERO PEREZ

Digitally signed by CARMEN GUERRERO PEREZ
Date: 2024.09.23 09:41:39 -04'00'

Carmen R. Guerrero Pérez
Director

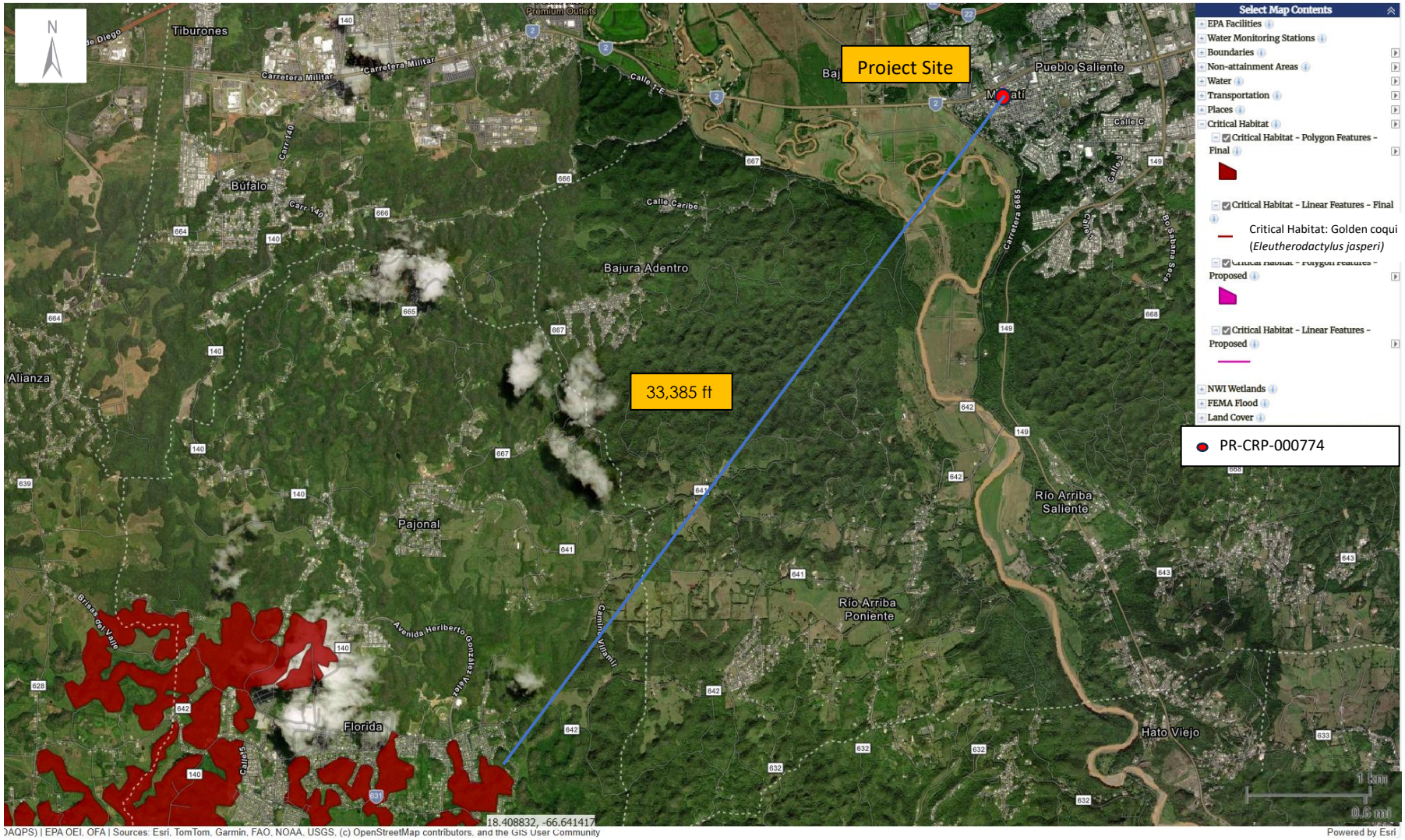
cc: Roberto Mendez, Esq (Acting Secretary, PR Department of Natural and Env. Resources)
Melany Medina: mmedina@vivienda.pr.gov
Elaine Dume Mejia: Edume@vivienda.pr.gov
Luz S Colon Ortiz: Lcolon@vivienda.pr.gov
Aldo A. Rivera-Vazquez: aarivera@vivienda.pr.gov
Cesar O. Rodriguez: cesarrodriguez@drna.pr.gov
Marita Rosa Olivares: maritzarosaolivares@drna.pr.gov

Critical Habitat Map

PR-CRP-000774 – Centro de Colaboración, Conocimiento, Ideas e Innovación, Manati

Coord: 18.42904, -66.49219

Address: Paseo de la Atenas (McKinley Street) #34, Manatí, PR 00674



Source: EPA NEPAssist (Spatial Reference: GRS80), accessed April 23, 2025 at URL https://nepassisttool.epa.gov/nepassist/nepamap.aspx

Prepared by ICF

Transmittal Letter

Based on the information provided, we determined the project proposed qualifies for the blanket clearance letter. Nevertheless, if the project is modified this office should be contacted concerning the need for the initiation of consultation under section 7 of Endangered Species Act of 1973.

Reviewer DAMARIS ROMAN RUIZ Digitally signed by DAMARIS ROMAN RUIZ Date: 2024.12.03 10:34:51 -04'00'

LOURDES MENA Digitally signed by LOURDES MENA Date: 2024.12.04 09:47:17 -04'00'
Caribbean ES Field Supervisor

November 7, 2024

Caribbean Ecological Services Field Office
U.S. Fish and Wildlife Service
P.O. Box 491
Boquerón, Puerto Rico 00622
Email: caribbean@es@fws.gov

RE: USFWS Endangered Species Act Certifications – City Revitalization Program October 2024

We are submitting the following Self-Certifications for projects under the CDBG-DR City Revitalization Program. Attached are included the Self-Certifications that certify that the projects are in compliance and are not likely to adversely affect federally-listed species.

The following table includes the projects that are in compliance with the Blanket Clearance Letter for the Endangered Species act of 1973, as amended, and the Fish and Wildlife Coordination Act.

Project Number	Project Name
PR-CRP-000312	*Plaza de Recreo Juan F. Arroyo*
PR-CRP-000573	Restoration of Stairs (at Sector *El Cerro*) and Santiago Street
PR-CRP-000628	Arquitorium
PR-CRP-000650	Old Casino Revitalization: Activity Center and Art Exhibit
PR-CRP-000743	Luis A. Ferré Public Square Remodeling
PR-CRP-000774	*Rehabilitación de Estructura Existente para Facilidad de Colaboración, Conocimiento, Ideas e Innovación (Antes Hotel Café Central)*

For more information, please contact the Permits and Environmental Compliance Division at environmentcdbg@vivienda.pr.gov or at (787)274.2527 ext. 4320.

Sincerely,

Permits and Environmental Compliance Division
Disaster Recovery Office

Self-Certification

http://www.fws.gov/caribbean/ES/Index.html

Endangered Species Act Certification

The U.S. Fish and Wildlife Service, Caribbean Ecological Services Field Office developed a Blanket Clearance Letter in compliance with Endangered Species Act of 1973, as amended, and the Fish and Wildlife Coordination Act for federally funded projects.

The Service determined that projects in compliance with the following criteria are not likely to adversely affect federally-listed species.

The Puerto Rico Department of Housing (PRDOH) certifies that the following project, ***Rehabilitación de Estructura Existente para Facilidad de Colaboración, Conocimiento, Ideas e Innovación (Antes Hotel Café Central)*** **(PR-CRP-000774)**, consists of the reconstruction and restoration of the building formerly known as the Antiguo Hotel Café on the following plot: 056-012-123-02-001. The building has two floors; the first level was remodeled recently (1980-2000) with new floors, concrete columns, steel stairs, and wood; the second level has wooden divisions, which are not historical and will be removed. The roof is made of steel trusses and zinc plates in a state of severe deterioration; with the passing of the hurricanes, part of the roof has risen, exposing the second level to items. The site is adjacent to the North Colegio de la Inmaculada; on the East, has Calle Inmaculada (PR State Road 670); the West is adjacent to a structure of 2 floors abandoned and, on the South, the Paseo del Atenas (PR State Road 6666). Puerto Rico Department of Housing (PRDOH) certifies that the following project, located at McKinley St. #34, Manatí, Puerto Rico, (18.429111°, -66.492251°) complies with:

Check	Project Criteria
☐	1. Street resurfacing.
☐	2. Construction of gutters and sidewalks along existing roads.
☒	3. Reconstruction or emergency repairs of existing buildings, facilities and homes.
☒	4. Rehabilitation of existing occupied single-family homes, and buildings; provided that equipment storage or staging areas are not located on vacant property harboring a wetland and/or forested

	vegetation and that the lighting associated to the new facilities is not visible directly or indirectly from a beach.
☐	5. Demolition of dilapidated single-family homes or buildings; provided that the demolition debris is disposed in certified receiving facilities; equipment storage or staging areas are not located on vacant property harboring a wetland and/or forested vegetation.
☐	6. Rebuilding of demolished single-family homes or buildings, provided that the new construction is within the existing footprint of the previous structure and/or within pre- existing grassed or paved areas, and that the lighting associated to the new facilities are not visible directly or indirectly from a beach.
☐	7. Activities within existing Right of Ways (ROWs) of roads, bridges and highways, when limited to actions that do not involve cutting native vegetation or mayor earth moving; and are not located within, or adjacent to, drainages, wetlands, or aquatic systems. These activities include the installation of potable water and sanitary pipelines.
☐	8. Improvements to existing recreational facilities, including the installation of roofs to existing basketball courts, provided that the lighting associated to the facilities are not visible directly or indirectly from the beach.
☐	9. Construction of electric underground systems in existing towns and communities, provided that the property is not a wetland area and the lighting associated to the facilities are not visible directly or indirectly from the beach.
☐	10. Construction of facilities on vacant properties covered with grasses in urban areas, provided that the lighting associated to the facilities are not visible directly or indirectly from the beach.
☐	11. Construction of houses, buildings or acquiring lands in urban areas covered by grass for relocation of low-income families and/or facilities that have been affected by weather conditions.

Oct. 8, 2024

Ángel G. López-Guzmán
Deputy Director
Permits and Environmental Compliance Division

Date

Office of Disaster Recovery
Address: P.O. Box 21365 San Juan, PR 00928
Telephone and Ext: 787-274-2527 ext. 4320
Email: environmentcdbg@vivienda.pr.gov

Attachment 1

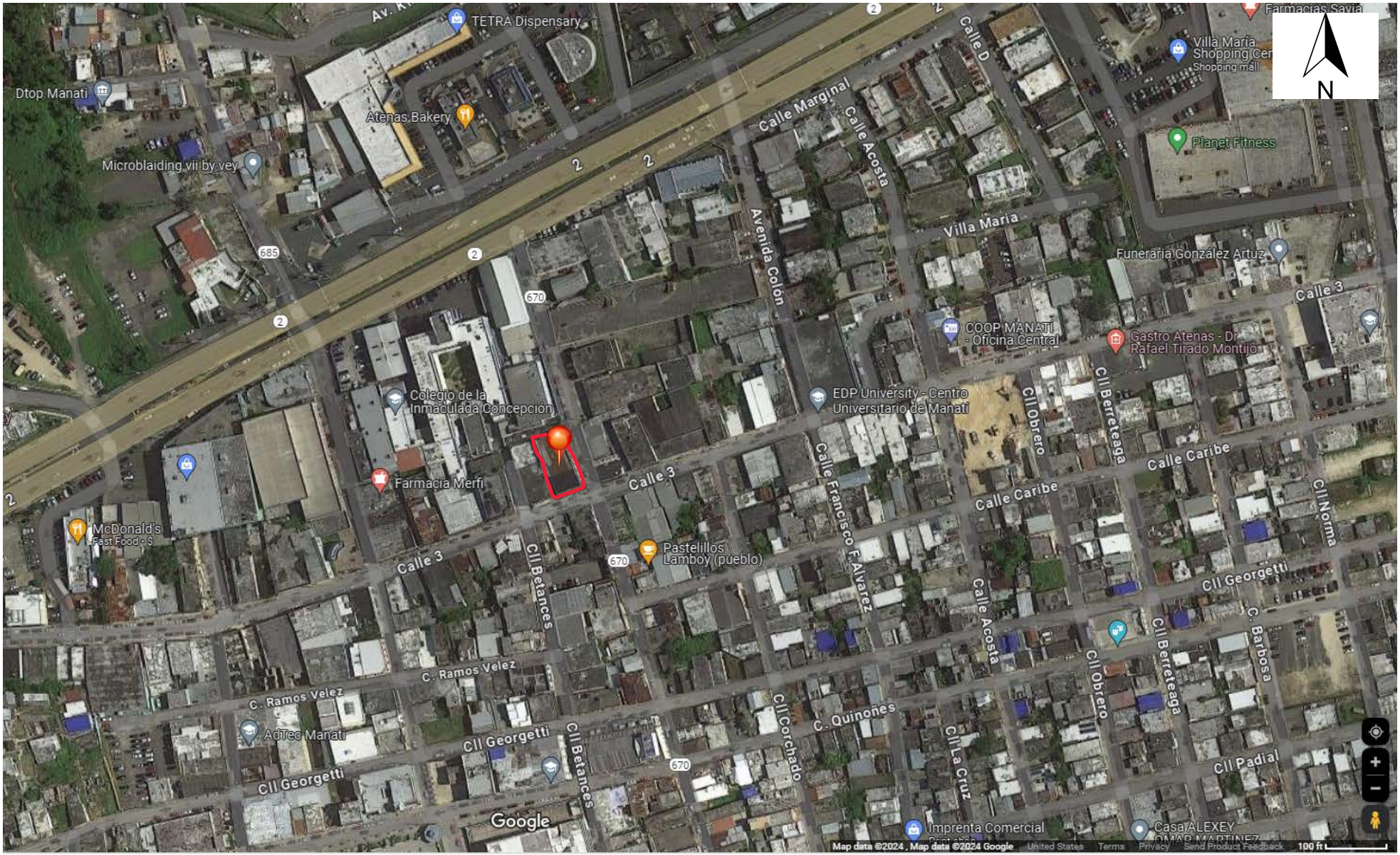
Location Map

Critical Habitat Map

Wetlands Map

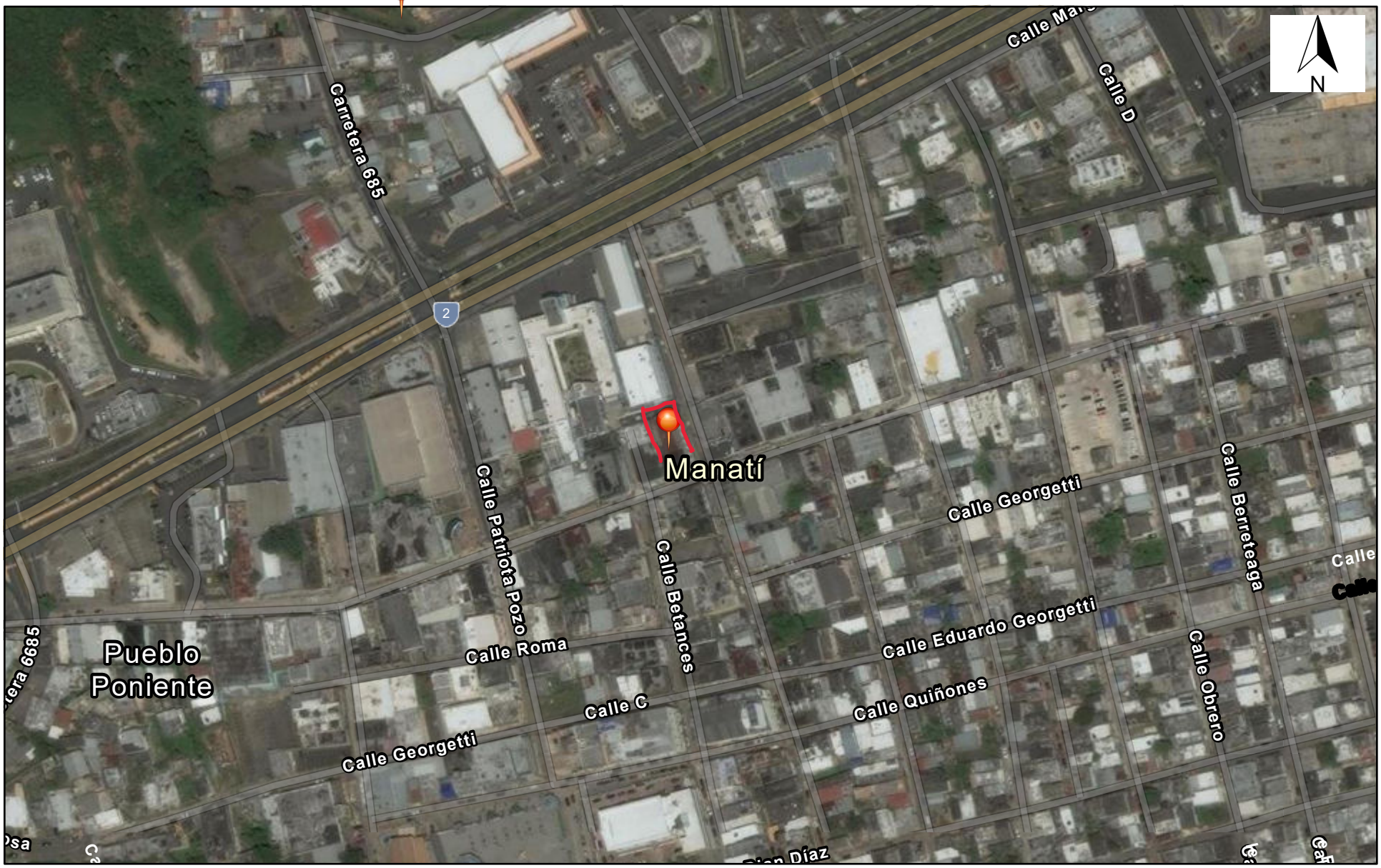
PR-CRP-000774 Project Location Map

Address: Bo. Pueblo 34 Calle McKinley, Manati, PR 00647
Coordinates: 18.429111°, -66.492251°



PR-CRP-000774 Critical Habitat Map

Address: Bo. Pueblo 34 Calle McKinley, Manati, PR 00647
Coordinates: 18.429111°, -66.492251°



8/20/2024

1:2,962

0 0.02 0.04 0.09 mi

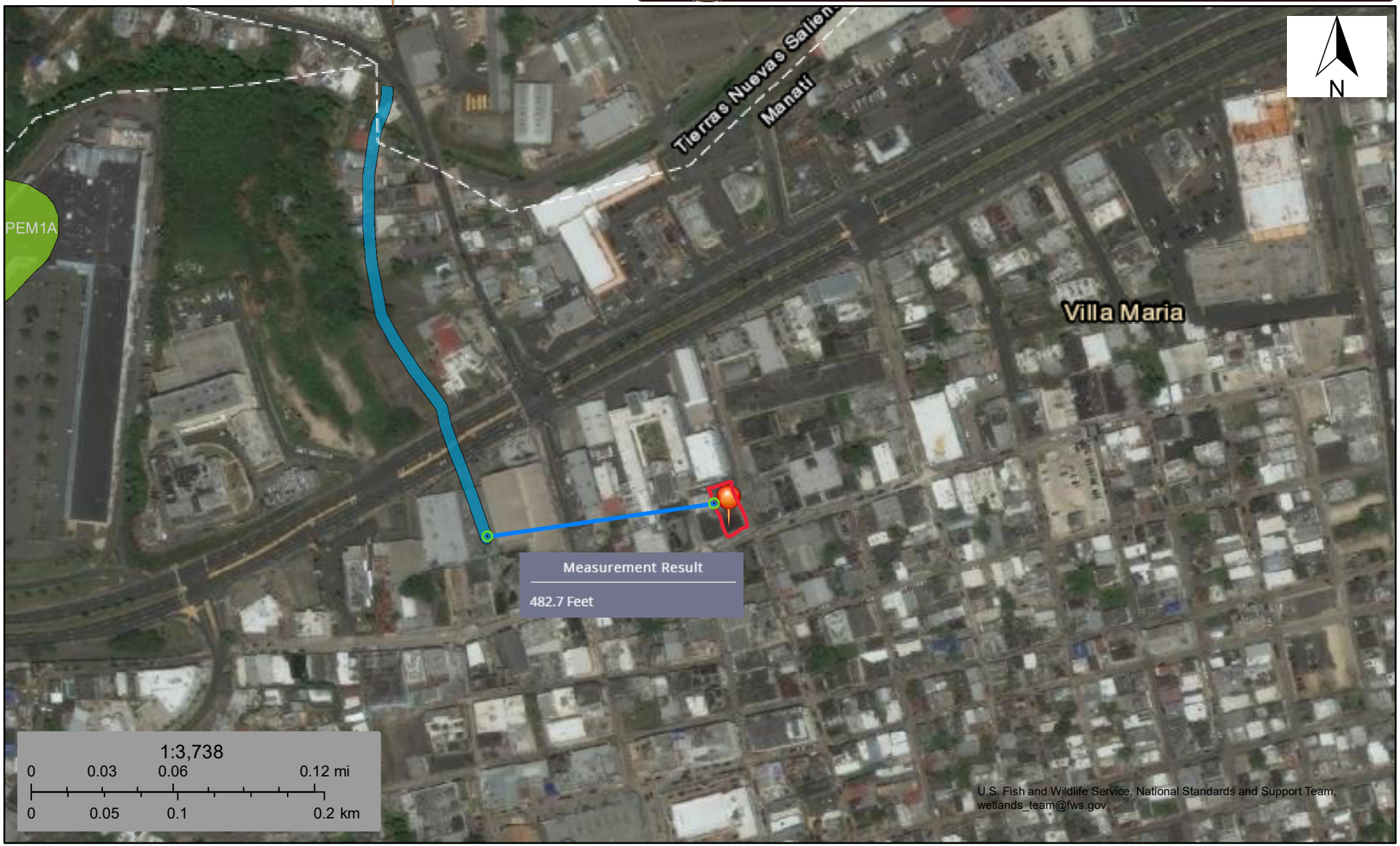
0 0.04 0.07 0.15 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Esri, TomTom, Garmin, Foursquare,

PR-CRP-000774 Wetland Map

Address: Bo. Pueblo 34 Calle McKinley, Manati, PR 00647
Coordinates: 18.429111°, -66.492251°

U.S. Fish and Wildlife Service
National Wetlands Inventory



August 20, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Attachment 2

IPaC Report

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

NOT FOR CONSULTATION

Location

Manatí County, Puerto Rico

Local office

Caribbean Ecological Services Field Office

- (939) 320-3135
- (787) 851-7440
- CARIBBEAN_ES@FWS.GOV

MAILING ADDRESS
Post Office Box 491
Boqueron, PR 00622-0491

PHYSICAL ADDRESS
Office Park I
State Road #2 Km 156.5, Suite 303}
Mayaguez, PR 00680

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

---

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

NOT FOR CONSULTATION

2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Reptiles

NAME	STATUS
Puerto Rican Boa *Chilabothrus inornatus* Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6628	Endangered

Flowering Plants

NAME	STATUS
Palo De Rosa *Ottoschulzia rhodoxylon* Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/5741	Threatened

NOT FOR CONSULTATION

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

There are no documented cases of eagles being present at this location. However, if you believe eagles may be using your site, please reach out to the local Fish and Wildlife Service office.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply). To see a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

NOT FOR CONSULTATION

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

---

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

NOT FOR CONSULTATION

The data in this location indicates there are no migratory birds of conservation concern expected to occur in this area.

There may be migratory birds in your project area, but we don't have any survey data available to provide further direction. For additional information, please refer to the links above for recommendations to minimize impacts to migratory birds or contact your local FWS office.

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

NOT FOR CONSULTATION

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

NOT FOR CONSULTATION

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

NOT FOR CONSULTATION

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or

submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

Attachment 3

Site Photos

Site Photo Log

Site Photo Log

Site Photo Log

Site Photo Log

8. Inspection Field Report Hazardous and Flammable Substances

Field Visit Checklist & Site Evaluation							
Project Name:	CRP-000774 Centro de Colaboración, Conocimiento, Ideas, e Inovación			Latitude:		18.00'41.18" °N/	
First Name:	Arq. Edmundo	Last Name:	Colón	Longitude:		-66.36'49.59" °W	
Street Address:	103 C. Isabel Andreu de Aguilar			Apt/Suite:			
City:	San Juan			State:	PR	Zip:	00918
Date of Visit:	June 9, 2023		Field Visit Conducted By:	Javier Vélez Arocho			

EXISTING ENVIRONMENTAL CONDITIONS ON & AROUND SITE Levee/Flood Control Structures (Levees, T-walls, pumping stations, etc.)		
	Site Specific	Area
Observations	There are no flood control structures on site	<400ft.

Toxic Chemicals & Radioactive Materials		
Petroleum or Chemical Storage		
	Site Specific	Area
Is there any evidence or indication of an underground storage tank (UST) may be located on site?	No	Yes, more than 2,000 ft
If yes, are they in use?	N/A	Yes
Are there any out-of-service underground fuel tanks?	N/A	No
Is there any evidence that any AST on the property are leaking?	N/A	No
Polychlorinated Biphenyls (PCB):		
	Site Specific	Area
Is there any evidence or indication of leaking electrical equipment (transformer - ground or pole mounted, capacitor, or hydraulic equipment) present on site?	No	No

Hazardous Operations		
	Site Specific	Area
Is there any evidence of manufacturing operations utilizing or producing hazardous substances at or in close proximity to the site?	No	Yes, more than 4,000 ft
Is there any evidence or indication that past operations located on or in close proximity to the property used hazardous substances or radiological materials that may have been released into the environment?	No	No

Notes/Observations:

The surroundings area are clean. There is no evidence of hazardous conditions or materials used or stored near the premises. The weather conditions on site were very humid, with temperatures exceeding 88F. The area has been impacted for decades of heavy residential and commercial uses. There is no presence of important natural resources on site. No gas lines were visible in or around the proposed site. The Río Grande de Manatí Flood Control project is more than 1000 ft west of the site. The project was built in the early 1900s and has been idle for more tha 10 years. There are several pharmaceutical operations located more than 2 miles from the site. There are bakeries, retail space and food markets with diesel generators in the area.

Photograph 1

Photograph 2

Photograph 3

Photograph 4

Photograph 5

1.10 Farmland Protection Map

PR-CRP-000774 – Centro de Colaboración, Conocimiento, Ideas e Innovación, Manati Paseo de la Atenas (McKinley Street) #34, Manatí, PR 00674 Latitude: 18.42904, Longitude: -66.49219

Map Scale: 1:1,920 if printed on A landscape (11" x 8.5") sheet.

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

1/16/2025
Page 1 of 6

https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

Farmland Classification—Arecibo Area, Puerto Rico Northern Part
(Centro de Colaboración, Conocimiento, Ideas e Innovación)

Map Scale: 1:1,880 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if subsoiled, completely removing the root inhibiting soil layer
- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- Farmland of statewide importance, if drained
- Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Soil Rating Lines

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

- Prime farmland if subsoiled, completely removing the root inhibiting soil layer
- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- Farmland of statewide importance, if drained
- Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Soil Rating Points

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if subsoiled, completely removing the root inhibiting soil layer
- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- Farmland of statewide importance, if drained
- Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated

- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Arecibo Area, Puerto Rico Northern Part
Survey Area Data: Version 20, Sep 10, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 23, 2022—Mar 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
UI	Urban land	Not prime farmland	11.5	100.0%
Totals for Area of Interest			**11.5**	**100.0%**

Description

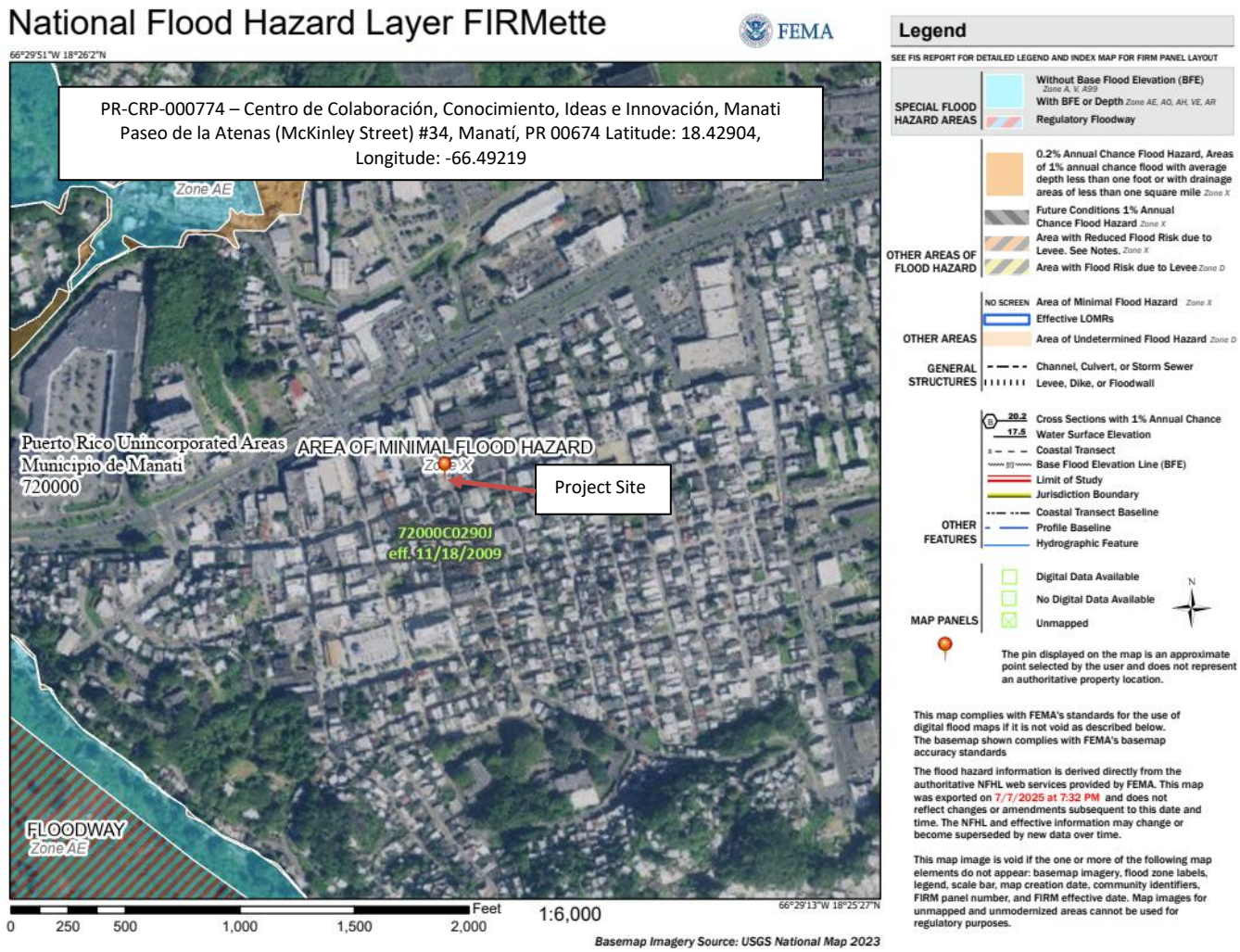
Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

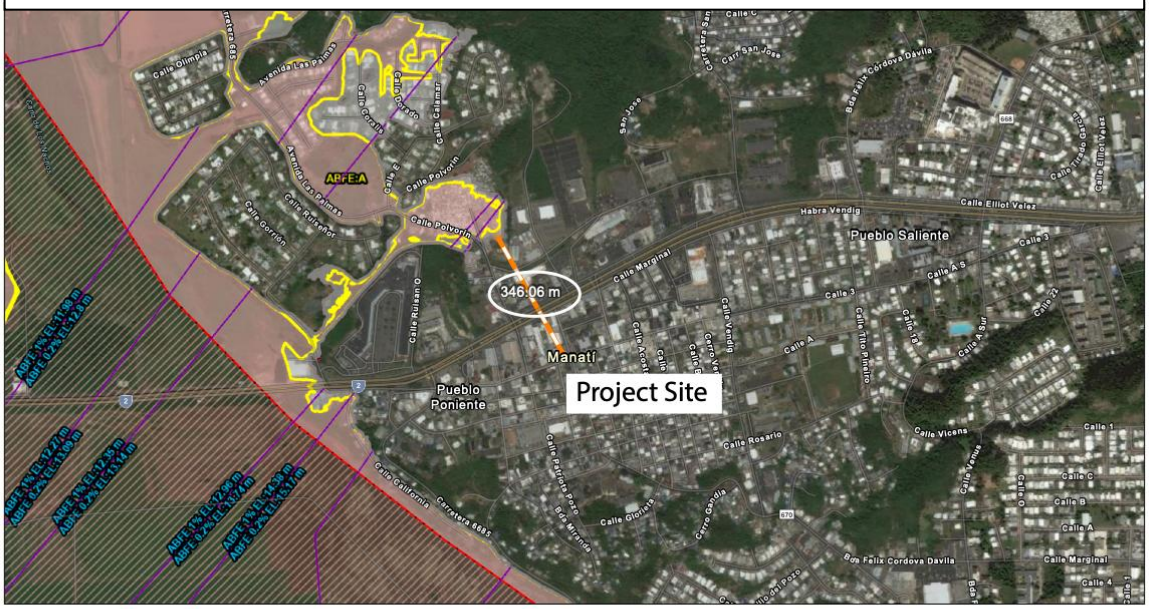
Tie-break Rule: Lower

10A. Flood Insurance Rate Map



10B. Advisory Base Flood Elevation Map

Advisory Base Flood Elevation (ABFE) PR-CRP-000774 – Centro de Colaboración, Conocimiento, Ideas e Innovación, Manati
Paseo de la Atenas (McKinley Street) #34, Manatí, PR 00674 Latitude: 18.42904, Longitude: -66.49219

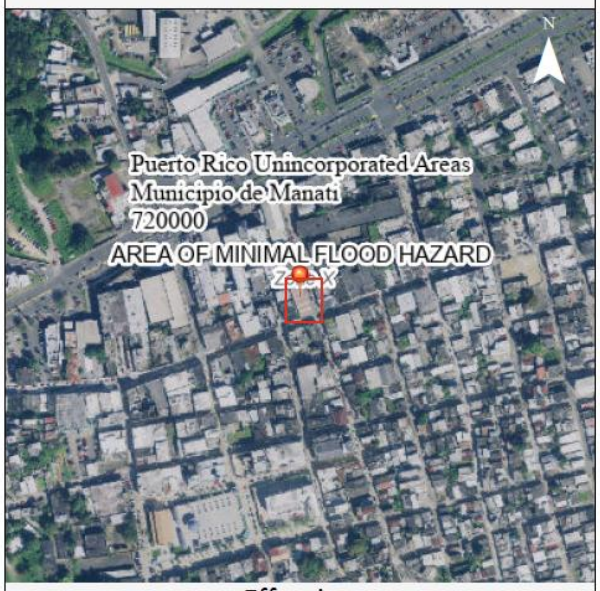
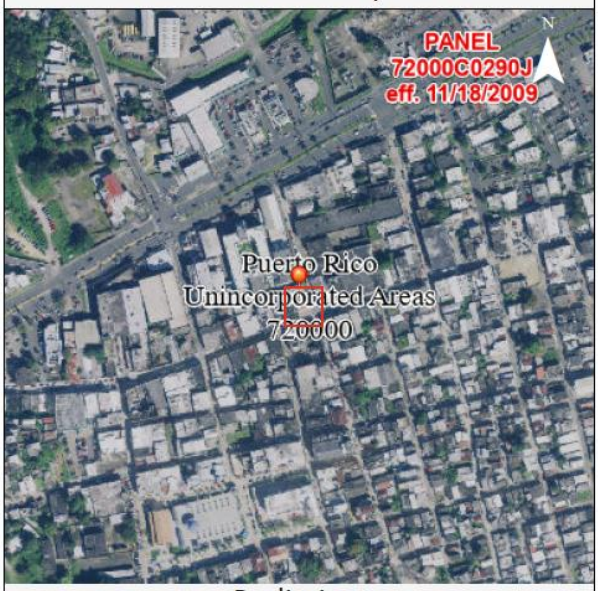

ABFE:A
346.06 m
Manati
Project Site
Pueblo Saliente
Pueblo Poniente
Calle Marginal
Calle Elliot Velez
Calle Polvorin
Calle Rosario
Calle Vicens
Calle Gloriosa
Calle Vendig
Calle Tito Pinero
Calle Venus
Calle Olimpia
Calle Gorrión
Calle Ruiseñor
Calle Calamar
Calle Coralia
Calle Cerrito
Calle E
Calle Cerro Gordo
Calle Cerro Gordo
Calle Cerro Gordo

10C. Preliminary Flood Insurance Rate Map

Comparison of Flood Hazard

Effective & Preliminary Flood Hazards

FEMA

Effective		Preliminary	
			
Effective		**Preliminary**	
POI Longitude/Latitude	18.4291, -66.4922	**POI Longitude/Latitude**	18.4291, -66.4922
Effective FIRM Panel	72000C0290J	**Preliminary FIRM Panel**	72000C0290J
Effective Date	11/18/2009	**Preliminary Issue Date**	11/16/2018
Flood Zone	X	**Flood Zone**	Not Available
Static BFE*	Not Available	**Estimated Static BFE***	Not Available
Flood Depth	Not Available	**Estimated Flood Depth**	Not Available
Vertical Datum	Not Available	**Vertical Datum**	Not Available

Project Site

* A **Base Flood Elevation** is the expected elevation of flood water during the 1% annual chance storm event. Structures below the estimated water surface elevation may experience flooding during a base flood event.

Hazard Level	Flood Hazard Zone
High Flood Hazard	**AE, A, AH, AO, VE and V Zones.** Properties in these flood zones have a 1% chance of flooding each year. This represents a 26% chance of flooding over the life of a 30-year mortgage.
Moderate Flood Hazard	**Shaded Zone X.** Properties in the moderate flood risk areas also have a chance of flooding from storm events that have a less than 1% chance of occuring each year. Moderate flood risk indicates an area that may be provided flood risk reduction due to a flood control system or an area that is prone to flooding during a 0.2% annual chance storm event. These areas may have been indicated as areas of shallow flooding by your community.
	Unshaded Zone X. Properties on higher ground and away from local flooding sources have a reduced flood risk when compared to the Moderate and High Flood Risk categories. Structures in these areas may be affected by larger storm events, in excess of the 0.2% annual chance storm event.
Low Flood Hazard	**Insurance Note:** High Risk Areas are called 'Special Flood Hazard Areas' and flood insurance is mandatory for federally backed mortgage holders. Properties in Moderate and Low Flood Risk areas may purchase flood insurance at a lower-cost rate, known as Preferred Risk Policies. See your local insurance agent or visit https://www.fema.gov/national-flood-insurance-program for more information.

Disclaimer: *This report is for informational purposes only and is not authorized for official use. The positional accuracy may be compromised in some areas. Please contact your local floodplain administrator for more information or go to msc.fema.gov to view an official copy of the Flood Insurance Rate Maps.*

Service Layer Credits: USGS, USDA

4/21/2025 5:29 PM

OFICINA ESTATAL DE
CONSERVACIÓN HISTÓRICA
GOBIERNO DE PUERTO RICO
Executive Director | Carlos A. Rubio Cancela | carubio@prshpo.pr.gov

Tuesday, June 17, 2025

Lauren B Poche

269 Avenida Ponce de León, San Juan, PR, 00917

SHPO-CF-01-07-25-02 PR-CRP-000774 (Manatí), Rehabilitación de Estructura Existente Project

Dear Ms. Poche,
We acknowledge receipt of the archaeological monitoring work plan submitted on May 29, 2025, prepared by archaeologist David Sherman for the case mentioned above. The plan is deemed acceptable, and we concur with its implementation.
Please notify the PRSHPO the archaeological monitoring start date 48 hours prior to the initiation of work. If you have any questions concerning our comments, do not hesitate to contact our Office.

Sincerely,

Carlos A. Rubio Cancela

State Historic Preservation Officer

CARC/GMO/ SG

GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

April 30, 2024

Arch. Carlos A. Rubio Cancela
Executive Director
Puerto Rico State Historic Preservation Office
Cuartel de Ballajá, Third Floor
San Juan, Puerto Rico 00901

Re: Authorization to Submit Documents for Consultation

Dear Arch. Rubio Cancela,

The U.S. Department of Housing (HUD) approved the allocations of Community Development Block Grant (CDBG-DR) funds on February 9, 2018. It also approved the allocation of Community Development Block Grant Mitigation (CDBG-MIT) funds on January 27, 2020. The purpose of these allocations is to address unsatisfied needs as a result of Hurricanes Irma and Maria in September 2017; and to carry out strategic and high-impact activities to mitigate disaster risks and reduce future losses.

To comply with the environmental requirements established by HUD, the Department of Housing of Puerto Rico (PRDOH) contracted Horne Federal LLC to provide environmental review services, among others, that will support the objectives of the agenda for both CDBG-DR and CDBG -MIT Programs.

To expedite the processes, Horne Federal LLC, is authorized to submit to the State Historic Preservation Officer, documentation of projects related to both the CDBG-DR and CDBG-MIT on behalf of PRDOH.

Cordially,

Aldo A. Rivera Vázquez, PE
Director
Division of Environmental Permitting and Compliance
Office of Disaster Recovery

HORNE
Puerto Rico

May 29, 2025

Carlos A. Rubio Cancela
State Historic Preservation Officer
Puerto Rico State Historic Preservation Office
Cuartel de Ballajá (Tercer Piso)
San Juan, PR 00902-3935

Puerto Rico Disaster Recovery, CDBG-DR City Revitalization (City-Rev) Program

Re: SHPO-CF-01-07-25-02– PR-CRP-000774 - Rehabilitación de Estructura Existente Project, Manatí, Puerto Rico – Archaeology Monitoring Work Plan Submission

Dear Architect Rubio Cancela,

On behalf of the Puerto Rico Department of Housing (PRDOH), we thank you for your letter dated April 1, 2025, in response to the submission of documentation for PR-CRP-000774, Rehabilitación de Estructura Existente project. The letter stated "After a review of all the documentation, the PRSHPO agrees with your finding that the proposed project will have no adverse effect upon historic properties pursuant that the following conditions proposed by the agency are met:

1. Archaeological monitoring will be performed during all ground-disturbing activities.
2. Changes in scope that do not conform to allowances as outlined in Appendix B of the Programmatic Agreement will be submitted to the PRSHPO for additional consultation.
3. If Condition No. 2 is deemed appropriate, an archaeological monitoring plan will be prepared and submitted to the PRSHPO for review and concurrence of the appropriateness of its implementation for this undertaking."

As such, we are submitting the requested Archaeological Monitoring Plan prepared by Archaeologist David Sherman and reviewed by Archaeologist Karen Anderson-Córdova. We are requesting your review of the prepared plan and concurrence that the implementation of the plan is appropriate for the undertaking.

Please contact me with any questions or concerns by email at lauren.poche@horne.com or phone at 225-405-7676.

Kindest regards,

Lauren Bair Poche. M.A.
Architectural Historian, EHP Senior Manager
LBP/KPS

Attachments

PR-CRP-000774

Archaeological Monitoring Plan
Rehabilitación de Estructura Existente para Facilidad de Colaboración, Conocimiento, Ideas e Innovación (Antes Hotel Café Central)
Manatí PR

SHPO-CF-01-07-25-02

Submitted to:
PR State Historic Preservation Office

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Preamble

The Municipality of Manatí is seeking Community Development Block Grant Disaster Recovery (CDBG-DR) funds financed by the federal Department of Housing and Urban Development due to damage received by the 2017 Hurricanes Irma and Maria. The Puerto Rico Department of Housing (PRDOH) has established an Agreement between PRDOH and the Municipality of Manatí for the City Revitalization Program (CRP) as part of the CDBG-DR.

The Center for Collaboration, Knowledge, Ideas and Innovation (CCKII) will be in a two-story building located in the Manatí Traditional Urban Center (TUC). The building that will house this enterprise is eligible for inclusion in the National Register of Historic Places (NRHP). It is locally listed as the Manatí Historic Zone by the Puerto Rico Planning Board (PRPB) (JPH-2) and was formerly known as the Café Central Hotel. It was built with rubble-brick masonry during the late years of the 19th century by Don Pedro Zorrilla, father to Enrique Zorrilla, a local businessman and poet. Originally it sheltered his home and business, and, later, the Hotel Café Central. The building has also been used as a travel agency, a beauty parlor, a shoe store (Almacenes González), and a tattoo parlor, among others. The property was severely impacted by the winds and rain of Hurricane María, especially the second level where the existing metal panel roof collapsed. This structural failure has continually allowed rain to enter the building.

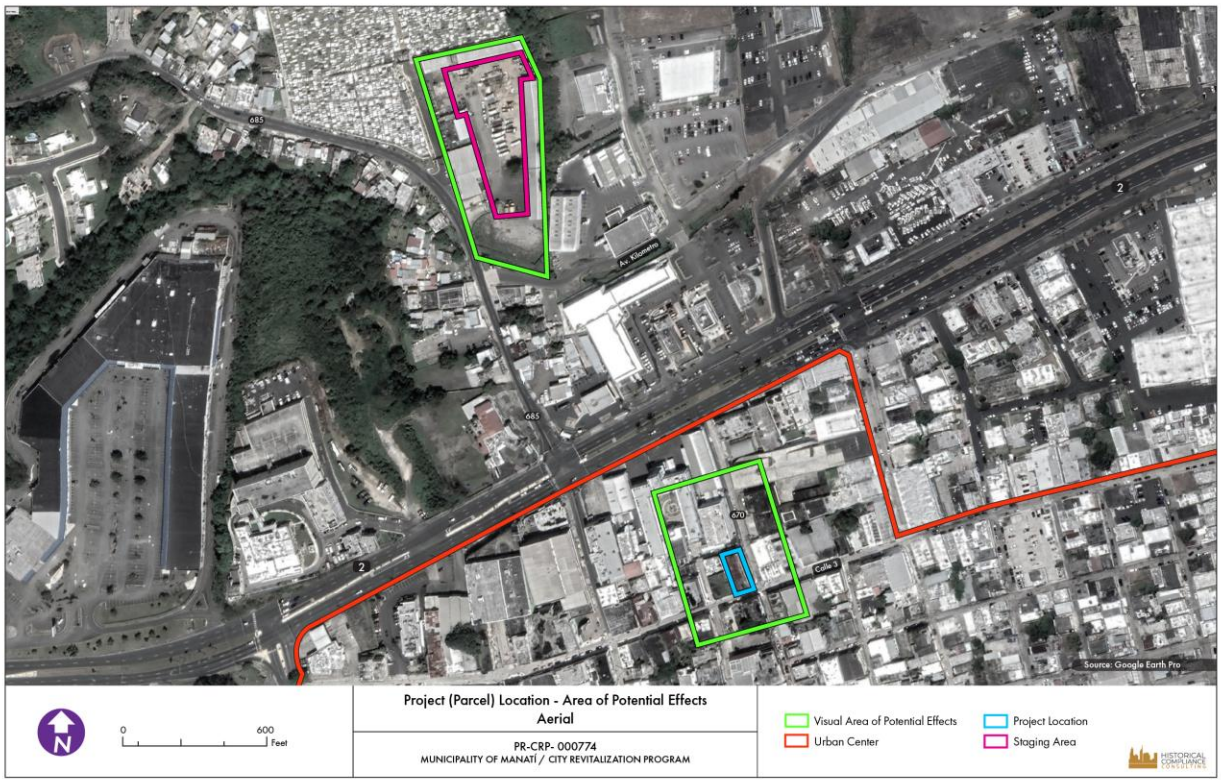
The building will be rehabilitated following "The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Rehabilitating Historic Buildings" (36 CFR Part 68) (SOI's Standards), to provide the required spaces for the new building program, improve accessibility, and ensure overall health, safety, and welfare. The Innovation Center will provide an environment where people can gain the skills required to succeed in today's challenging world. The visitors will find a lounge style e-office with diverse individual and small group stations. The facilities will have high-speed Wi-Fi, technological and telecommunications infrastructure. A formal consultation with the PRSHPO was prepared for the project in compliance with Stipulation II.A.4 of the Section 106 Programmatic Agreement[1] (PA) as amended in the form of an Effect Determination Form (EDF). PRSHPO, in a letter dated April 1, 2025, concurred with a finding of No Adverse Effect for this undertaking provided the condition to implement an

[1] An addendum to the FEMA prototype PA was completed to include the PRDOH and CDBG-DR program (FEMA 2023).

archaeological monitoring plan during ground-disturbing activities including demolition and construction (see Appendix A). This monitoring plan is based on the Archaeological Monitoring Work Plan Template developed by Archaeologist Sharon Meléndez Ortiz, Horne PR, 2023.

The following description of the direct and indirect APE is a summary of the information presented in the NHPA Section 106 EDF entitled Rehabilitación de Estructura Existente para Facilidad de Colaboración, Conocimiento, Ideas e Innovación (Antes Hotel Café Central) (PR-CRP-000774) completed 12/26/2024. The Program has determined that the direct APE for this project is the building site, which is 0.11 acres (422m²/4550ft²) and is almost completely occupied by the building footprint. The site is approximately 45 feet on the east/west axis and 110 feet on the north/south axis (Figure 1). The staging area for the project is located in the Municipal Public Works Department on Road number 685. Located east of the historic cemetery of Manatí, this area has been previously impacted by heavy machinery and trucks associated by its use as a warehouse facility for equipment, machinery and materials related to municipal public works and upkeep. The staging area is approximately 0.57 acres (2,311.59 m²/24,885.00 ft²). This area will **not be impacted** by excavations. It will serve as temporary material storage, employee parking, temporary construction office placement, and similar construction related activities. The indirect or visual APE is the viewshed of the proposed project and staging area, which has been defined as the properties surrounding the building and immediate staging area context. The indirect APE of the project area is as follows: approximately 190 feet north, approximately 108 feet east, approximately 85 feet south, and approximately 115 feet west.

Figure 1. APE Overview



The plan is consistent with the Secretary of the Interior's (SOI) Guidelines for Archeological Documentation, the Advisory Council on Historic Preservation's (ACHP) recommendations on the recovery of significant information from archaeological sites, PR Regulation #8932 of the Council for Protection of the Puerto Rico Terrestrial Patrimony and PR Regulation #9233 of the OGPe (Puerto Rico Permits Management Office). The monitoring plan was prepared by archaeologist David Sherman, MA with ICF. A technical review of the monitoring plan was performed by archaeologist Karen Anderson-Córdova, PhD with Historical Compliance Consulting. Both archaeologists exceed the requirements set forth in 36 CFR Part 61.

Description and Development of the APE

The information in this section is a summary of the information presented in NHPA Section 106 EDF entitled “Rehabilitación de Estructura Existente para Facilidad de Colaboración, Conocimiento, Ideas e Innovación (Antes Hotel Café Central) (PR-CRP-000774)” completed 12/26/2024.

PHYSIOGRAPHIC REGION AND SOILS

Manatí is located in the northern coastal plain, a geographic region that extends all along the northern coast of the island, from Aguadilla to the west to Luquillo to the east. Manatí is in the Humid Alluvial subregion, which consists of an extensive coastal plain interrupted by karst hills (mogotes).[2] The Manatí urban core area where the proposed project is lies on a gently sloping upland plain on the east side of the Manatí River and its associated wetlands. The APE is underlain by Quaternary to Late Tertiary-age blanket sands (QTbs), which were largely deposited long before the arrival of human populations to the island. These deposits consist of up to 30 feet of ferruginous sand found between ridges of limestone. Manatí is surrounded to the north, east and south by karst hills, and its soil is classified as urban land (Ul). Soils surrounding the Manatí urban area include Toa silty clay loam (To), 0 to 2% slopes, occasionally flooded; Rock outcrop-Tanamá complex (RtF), 12 to 60% slopes; and smaller areas of Almirante clay (AnB) and Coloso silty clay (Cn), 2 to 5% and 0 to 2%s slopes, respectively. Although the urban soils have not been studied, they were traditionally used during the settlement of the town for the planting of home plots (*huertos caseros*) which did not require the use of equipment for the preparation of the soil.[3] The topography, hydrography and soils in the project area indicate a high probability for the location of archaeological sites.

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2 Picó, Rafael, "Nueva geografía de Puerto Rico," Editorial Universitaria, Universidad de Puerto Rico, 1975:391.

3 Ayes Suárez, Carlos M, "Proyecto Escuela de Arte Fase II Calle Eduardo Georgetti, esquina Patriota Pozo, Barrio Pueblo Poniente, Manatí, Puerto Rico", MS: Manatí, Puerto Rico, Oficina del Arqueólogo, 2015:5.

Description of Proposed Project

The information in this section is a summary of the information presented in NHPA Section 106 EDF entitled "Rehabilitación de Estructura Existente para Facilidad de Colaboración, Conocimiento, Ideas e Innovación (Antes Hotel Café Central) (PR-CRP-000774)" completed on 12/26/2024.

The proposed undertaking consists of the construction of the Center for Collaboration, Knowledge, Ideas and Innovation (CCKII) in a two-story building located in the Manatí Traditional Urban Center. The building that will house this enterprise is eligible for inclusion in the NNRHP and is in the PRSHPO Manatí TUC. The property was severely impacted by the winds and rain of Hurricane María, especially the second level where the existing metal panel roof collapsed. This structural failure has continually allowed rain to enter the building.

The proposed rehabilitation scope of work includes repairs to masonry and concrete structures and façade elements, removal of lead and asbestos containing materials, removal of debris and other materials, and interior improvements to accommodate the proposed uses. The scope also includes building a new roof, interior and exterior vertical circulation elements, ADA improvements, and addition of bathrooms.

Ground disturbances will be kept to a minimum. Excavations for footings, if required, will be limited to around two (2) feet from existing floor levels and within the building perimeter (Figure 2). There will be no ground disturbances outside the building footprint. The concrete floor of the northeast quadrant of the building, where the basement[4] is located (Figure 3), will be demolished, the basement will be cleaned of debris, the pipes protruding from the walls will be capped, the basement will be filled, a new slab on grade will be poured in place. This new floor will have several levels to accommodate an ADA accessible route from the Main Entry to all of the interior spaces.

[4] Although this feature is referred to as a "basement" in the plans, one of the requirements of the monitoring plan is to determine its exact nature, specifically, if it represents an historic cistern.

Figure 2. First Floor plan As-Built.

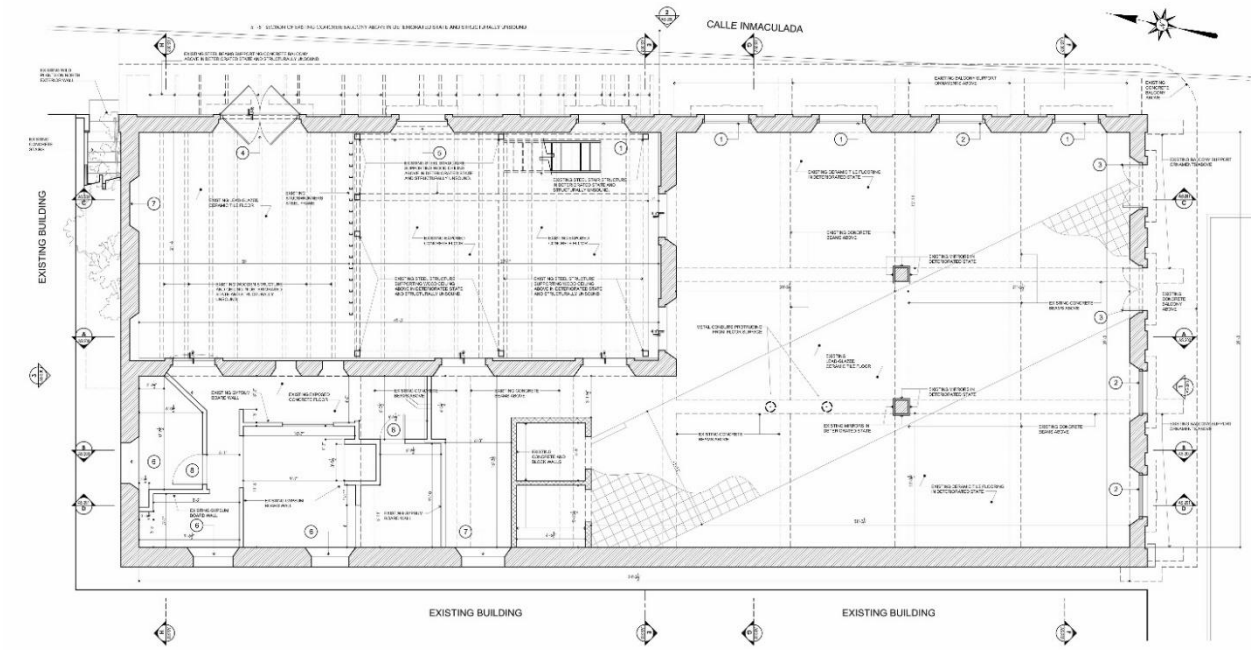
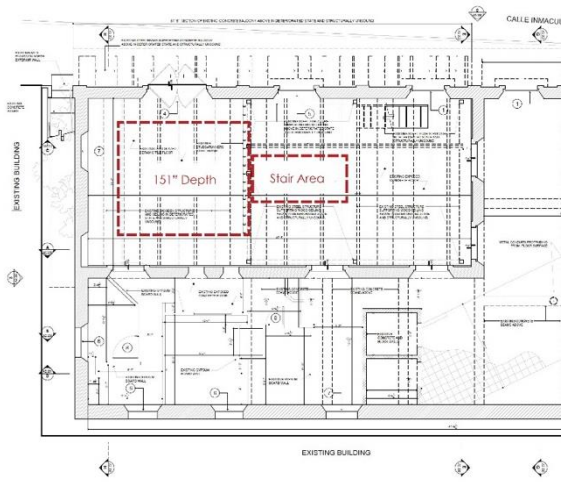


Figure 3. Approximated basement location diagram



Removals

The presence of lead-based paints and the advanced decomposition state of all wood materials warrants that these be removed and properly disposed of. This action includes the removal of the roof and the wood floors on the second level. See attached document with an

assessment of wood elements, and the lead and asbestos reports prepared for the building.

On the first floor, the recently added CMU and drywall partitions will be removed, along with the steel structure creating the mezzanine. Finally, as a safety precaution, the northern half of the east wall balcony will need to be demolished. The guardrail balusters from this balcony segment shall be salvaged for use in replacing missing or damaged ones in the remaining segments.

Other minor elements and debris, like modern ceiling systems, drywall studs, mirrors attached to columns, and the like, will be detached and removed from the building.

Repairs

The remaining masonry walls and architectural features will be repaired following the recommendations of the SOI's Standards and other materials preservation guidelines. Existing hydraulic tile floors shall be cleaned, polished, and repaired to the extent possible. Where broken or missing tiles are found, new architectural concrete will be used to infill. Finally, a sealing and polishing process will preserve the restored floor and additional materials.

Additions

The rehabilitated building will require new additions to address safety, accessibility, programmatic requirements, interior circulation, and sustainability concerns. The removal of all wood elements and structures will allow for new programmatic areas to be incorporated. A new atrium and entrance will be accommodated in the northeast quadrant of the building to provide interior vertical circulation. Likewise, a small, limited use-limited application (LULA) elevator will be added to provide an accessible means to the second floor. Some second story floors will be added using lightweight steel to add circulation and habitable spaces. Finally, a new insulated roof will be constructed from lightweight steel members.

Ground Disturbing Activities

Although the Scope anticipates minimum ground disturbance limited to the building footprint, the following activities that have the potential to affect historic archaeological resources:

1. The structure located in the northeast quadrant of the building was originally thought to be a basement, it is most probably an old cistern. This statement is based on the historic nature of this building (late 19th to early 20th century), the location, depth of 151 inches (12 feet 7 inches), and the existing piping system, supported by previous studies of similar buildings. Further historical and archaeological investigations will be needed to confirm this, as discussed below.
2. The elevator to be installed will require subsurface excavations to a depth of 7 feet 8 inches.
3. The addition of bathrooms, as well as electrical and plumbing improvements also have the potential of ground disturbance, the depth is 3 to 5 feet deep.

Although this undertaking as proposed does not involve extensive land disturbing activities and is limited to the building's footprint, the potential for the location of historic archaeological resources associated with the historic use of the area and building is high. Intact deposits such as trash pits, privies, and structural remains of previous buildings have been documented in at least one area within the historic urban core of Manatí, and previous Phase I surveys have pointed out the sensitivity of the area for the location of archaeological resources. In the case of this building rehabilitation project, the nature of the architectural element in the northeast quadrant, which potentially represents an old cistern, needs to be determined, and documented prior to filling it in. Alternatives for filling material should considered. Historically, cisterns no longer in use, are known to have been the repository of a variety of archaeological materials such as ceramics, glass, metal, and faunal materials, etc., that can provide information about the inhabitants' use of the building through time.

Archaeological Evaluation and Monitoring Procedure

The objectives of this archaeological monitoring plan are: (1) to establish measures to prevent direct adverse effects on historic properties; (2) to establish the protocol to be followed by the monitor and construction crew before, during, and after construction; (3) to establish the protocol to be followed in the event of an inadvertent discovery of archaeological resources; (4) to establish the protocol to be followed in the event of an inadvertent discovery of human remains; (5) to outline the documentation required and relevant timelines for deliverables; and lastly (6) to ensure the protection of cultural resources throughout the proposed scope of work.

The monitoring activities are divided into three groups: activities before the project begins, activities during construction, and post-construction activities. Monitoring is limited to ground-disturbing activities such as the demolition and new construction activities defined in the previous section and the design plans. Those activities that do not require ground disturbance do not require an archaeological monitor. The monitor shall not defer their monitoring responsibilities to any other person who does not meet the minimum professional qualifications outlined in the Professional Qualifications section.

The background research on historic properties within the direct APE suggests that there may be potential for prehistoric and historic archaeological resources within the APE. The APE includes an NRHP eligible building that was constructed during the late nineteenth century. The presumed cistern below the building may contribute to its NRHP eligibility status. Methods of construction and design may be preserved. Additionally, the presumed cistern may harbor archaeological deposits that represent the building's uses during the late nineteenth to early twentieth century as a warehouse, hotel, and residence. Potential historic artifacts related to this period include glass, metal, ceramics and faunal remains (shell, bone, etc.) may be buried under modern debris in the presumed cistern.

The immediate topography of the APE, the proximity of the Rio Gande de Manatí , and associated wetlands would have made it attractive to prehistoric populations. These observations, along with the density of recorded archaeological sites in the municipality suggest the APE is within an archaeological high probability area. However, the APE is underlain by Tertiary to late Quaternary age blanket sands that were likely deposited long before human

populations began to occupy the island. The soils within the APE are mapped as Urban land and no data is available. However, the soils mapped nearby tend to be shallow to rock and are unlikely to have aggraded significantly since the advent of human occupation in Manatí. For this reason, the potential for deeply buried prehistoric archaeological resources is considered low. Likewise, previous impact to the APE stemming from construction of the subject building indicated that the potential for shallowly buried prehistoric archaeological resources is also low.

The APE is within the Manatí TUC and is locally listed as the Manatí Historic Zone by the Puerto Rico Planning Board (PRPB) (JPH-2). The building within the APE is NRHP eligible and is representative of rubble brick construction techniques used during the nineteenth century. For these reasons, the APE is thought to possess a high potential to harbor archaeological deposits representative of the period of significance for the building which extends from the late nineteenth to the early twentieth century and coincides with the fluorescence of Manatí when the subject building was utilized as a business and residence of Don Pedro Zorrilla and later as the Café Hotel. The APE also has the potential to harbor historic archaeological deposits that predate the subject building.

Although limited ground disturbance is anticipated, the following activities have the potential to affect historic archaeological resources and are subject to archaeological monitoring:

1. The structure located in the northeast quadrant of the building was originally thought to be a basement, it is most probably an old cistern. Further historical and archaeological investigations will be needed to confirm this.
2. The elevator to be installed will require subsurface excavations to a depth of 7 feet 8 inches.
3. The addition of bathrooms, as well as electrical and plumbing improvements also have the potential of ground disturbance, the depth is 3 to 5 feet deep.

It is important to distinguish between the treatment of expected finds (for which the plan is being implemented) and unanticipated historically significant archaeological resources. Expected finds for this project include architectural remains relevant to understanding how the presumed cistern was constructed and operated as well as refuse deposited after the building's

period of significance through the modern era. If encountered, expected finds will be documented immediately and then follow the course of the project without triggering consultation with PRSHPO.

During removal of materials that post-date the buildings period of significance, special consideration will be given to any intact architectural remains encountered that represent the presumed cistern to avoid impact. Any architectural remains identified will be fully exposed, architecturally assessed and described in detail. These remains will also be photographed as well as drawn in plan and profile, prior to construction. The use of lidar to map the cistern, if appropriate, is also recommended.

Unanticipated finds of historically significant archaeological resources for this project include the discovery of materials representative of the building's use during its period of significance extending from the late nineteenth to early twentieth century, a buried prehistoric archaeological deposit, remains of previous historic structures and any associated features such as privies or old foundations,. At the discretion of the SOIQ archaeologist, limited screened shovel testing may be conducted within the presumed cistern once modern materials have been removed to confirm the presence of a significant archaeological deposit. If encountered, the treatment of historically significant finds shall follow the inadvertent discovery plan process outlined in bullet 6 of the During Demolition and Construction section.

<u>Before Construction Begins</u>

1. The Municipality and Construction Manager (CM) will notify the Project Manager (PM), Grant Manager (GM), and SOI-qualified archaeological monitor (monitor) of the proposed activities' start date. The PM is responsible for coordination between the CM and monitor. The GM shall notify the PRSHPO of the start date of the project and of the archaeologist who will be conducting the monitoring.
2. Before any demolition or construction begins, the Municipality, PM, CM, GM, and monitor will have a kickoff meeting to discuss the procedure for archaeological monitoring, including the coordination protocol between the monitor and the CM. The monitor will provide an orientation on the area's cultural resources and their proper treatment. The monitor will also explain which project activities require

archaeological monitoring.

3. The Municipality, CM, PM, and construction crew will complete and sign a statement outlining the activities that may not be performed without the monitor's presence, demonstrating their understanding and commitment to following the archaeological monitoring procedures.
4. The CM will ensure that all personnel in the field are aware that the monitor can provide instructions directly to the construction field crew personnel concerning how to proceed when there is the potential to impact an archaeological resource. The construction field personnel will abide by these requests' examples of which include excavating slowly, stopping the excavation to evaluate a finding, etc.

<u>During Demolition and Construction</u>

1. The monitor shall be in the field during all project activities involving demolition and construction with full access and clear sightlines to all demolition and construction activities. If ground-disturbing work is conducted in multiple locations simultaneously, then a monitor shall be present at each site. Therefore, the number of monitors required in the field will vary based on the number of locations where ground-disturbing work is occurring.
2. The monitor shall provide instructions directly to the construction field personnel concerning how to proceed when there is the potential to impact an archaeological resource. The construction field personnel shall abide by these requests and exercise caution when excavating in areas that may contain buried archaeological resources.
3. The Monitor shall keep a record of monitored activities. The monitor shall fill out the Daily Record of Activities Form (see Appendix B). These forms shall be sent weekly to the GM for review and will be included in the final report.
4. After the demolition and removal of surfaces, the Monitor shall document any exposed subsurface feature and shall complete a scale plan drawing. The amount, size, and placement of excavation units needed to document the features, if any, shall depend on the size and complexity of the feature being documented. If

necessary to understand the context of the identified resource, the monitor should conduct archival research of primary sources (like previous project files, newspapers, journals), cartographic sources, and historical images.

5. The monitor shall document all other archaeological remains identified during construction activities, except for previously unidentified historically significant findings. The documentation shall include a detailed description of the discovery, context, horizontal and vertical provenience, photos, and a plan drawing. This documentation shall be done within a reasonable amount of time, trying not to impact on the project schedule as much as possible.
6. If historically significant archaeological materials are encountered, per stipulations III.B.1.a. and III.B.1.b of the PA, an inadvertent discovery plan shall be implemented and the monitor shall instruct the construction crew to immediately cease work within the vicinity of the inadvertent discovery; take all reasonable measures to avoid or minimize harm to the property; notify the Municipality, PM, CM, and GM of which the GM shall immediately notify the PRSHPO; and adhere to the following protocol:
    i. The monitor shall make a preliminary assessment in an Inadvertent Discovery Report. The assessment shall include a description of the discovery, location, horizontal and vertical extent (if known), context, photographs, and drawings including a site plan. Additionally, the assessment shall include an NRHP-eligibility determination. Lastly, the assessment shall also implement a work plan for continuing construction in recognition of the inadvertent discovery.
    ii. The Inadvertent Discovery Report shall be submitted via email to the PM and GM within 24 hours of the discovery. Construction shall not continue in the vicinity of the inadvertent discovery until the following steps have been completed and the PRSHPO has concurred with the NRHP-eligibility determination.
        1. The GM shall notify the PRSHPO of the NRHP-eligibility determination. If the finding is **not eligible** to the NRHP, the GM

shall notify the PRSHPO and provide supporting documentation. Construction activities may resume under archaeological monitoring unless the PRSHPO disagrees with the NRHP determination and makes a timely objection within 48 hours of notification.

2. If the finding is **eligible** to the NRHP, the criteria of adverse effect shall be applied. If the project activities do not adversely affect the finding, the GM shall notify the PRSHPO and provide supporting documentation. Construction activities may resume under archaeological monitoring unless the PRSHPO makes a timely objection within 48 hours of the notification.
3. If the project activities have an **adverse effect** on the NRHP-eligible finding, a data recovery plan will be implemented as a treatment measure per Appendix F.H of the PA. The monitor shall develop a data recovery plan with a research design consistent with the Secretary of the Interior's Guidelines for Archeological Documentation (NPS 1983) and the Advisory Council on Historic Preservation's (ACHP 2009) recommendations on the recovery of significant information from archaeological sites. The data recovery plan and research design shall be submitted to the GM for comments, who after review shall submit the plan to the PRSHPO for comments and approval. The PRSHPO shall have two weeks to comment on the data recovery plan. This treatment measure does not apply to burials or human remains.
4. PRDOH in consultation with the PM, GM and Municipality shall determine a specific plan for the curation of artifacts as well as field and laboratory records in accordance with the provisions of 36 CFR Part 79, per stipulation III.C.2.a. of the PA.

7. If any additional construction activities are added or design changes are made after the project has begun, the Municipality, CM and PM shall inform the GM and the

monitor prior to performing the work. The monitor, in conjunction with GM, shall evaluate these activities and apply the adverse effect criteria. If it is determined that the effect is adverse, the monitor will provide recommendations on how to avoid, minimize, or mitigate the adverse effect. These recommendations will be consulted with the PRSHPO prior to implementation. The PRSHPO will have fifteen days to comment on the recommendations. If no communication is received within that time frame it will be assumed that the PRSHPO has no objection and concurs with the recommendations outlined.

8. If during construction activities a known historic property is affected in an unanticipated manner, the CM shall stop work immediately, and inform the Municipality, PM, GM. The monitor, in conjunction with GM, shall evaluate the unanticipated effects and apply the adverse effect criteria within no more than 24 hours. If the effect is determined to be adverse, the monitor and GM will provide recommendations on how to avoid, minimize, or mitigate such adverse effects. The GM shall consult with the PRSHPO prior to implementation. The PRSHPO will have 48 hours to comment on the recommendations. If no communication is received within that timeframe, it will be understood that the PRSHPO has no objection and concurs with the recommendations outlined.

<u>After Construction Ends</u>

1. Upon the completion of archaeological monitoring, the Municipality, PM and GM shall be notified. The PM shall be responsible for submitting the last weekly report to the GM, who after review will forward it to the PRSHPO.
2. A technical report shall be prepared detailing monitored construction activities, documentation for archaeological features or other findings, location of temporary curatorial repository for any artifacts, and analysis and interpretation of the results. The report must include visual information, such as drawings, photographs, an overview map of the APE with all archaeological resources encountered plotted on the map to scale, and sketch maps of any archaeological features. The report shall be submitted to the GM no later than four to eight weeks after completing

the archaeological monitoring work. The GM shall submit the report to the PRSHPO no later than one (1) week after receiving it.

Human Remains

If any member of the construction team believes an inadvertent discovery involving possible human remains has occurred, they shall call a stop work in the immediate vicinity and notify the monitor. The archaeological monitor must adhere to the following protocol:

1. Stop work immediately.
2. Project personnel should not take photographs of potential remains and the remains should be treated with dignity and respect, left in situ and protected from further disturbance or harm.
3. Per stipulation III.B.1.a. and III.B.1.b of the PA, the monitor shall immediately notify the local law enforcement office and the coroner/ medical examiner, following applicable Commonwealth statute(s).
4. The monitor shall notify the GM who in turn shall notify the PRSHPO within 24 hours of identifying human remains.
5. The coroner or law enforcement office will make the official ruling on the nature of whether the remains are forensic or archaeological.
6. If the remains are determined to be archaeological and native to Puerto Rico, then per stipulation III.B.1.d.iii. of the PA, subsequent actions concerning the remains shall follow the guidelines outlined in the ACHP's *Policy Statement Regarding the Treatment of Burial Sites, Human Remains, and Funerary Objects* (ACHP 2023).
7. The decision concerning whether to mitigate potential impacts to the remains by avoidance, or whether to disinter the remains for reinterment in a new location shall be made by the GM in consultation with the PRSHPO and shall be consistent with all applicable state statutes and regulations.
8. Construction shall not continue in the area around the human remains as determined by the archaeological monitor until a determination from the GM

and PRSHPO has been made and the plan has been executed on-site by the archaeological monitor.

Summary of Anticipated Products

Daily Monitoring Record of Activities Form – This form should include a description of daily tasks completed including but not limited to demolition activities, construction activities, and their results. It should be completed daily and compiled weekly for submission to the PM and GM for review.

Inadvertent Discovery Report – This report should include identification of any historically significant findings, their location, a detailed description, context, provenience, photos, to-scale plan drawing, the integrity and importance of the findings, and clear recommendations for eligibility status. This shall be submitted to the PM and GM within 48 hours of the inadvertent discovery.

Archaeological Monitoring Plan Final Report – The final report will include the following sections at a minimum: Introduction, Methods, Results, Discussion, and Conclusion. Additionally, the report shall include any relevant photographs of artifacts, features, fieldwork and any relevant maps that show the location of any archaeological resources encountered. Lastly, all fieldwork paperwork such as the Daily Record of Activities Forms, Weekly Reports, and Inadvertent Discovery Reports shall be included and the results summarized in the report. The final report shall be submitted to the PM and GM no later than four to eight weeks after completion of the archaeological monitoring work. The GM shall review the report and submit it to the PRSHPO no later than one week after receiving it.

Professional Qualifications

The monitor must meet the minimum Secretary of the Interior Professional Qualifications Standards for Archaeology established in 36 CFR Part 61 (NPS 1983). These are: a graduate degree in archaeology, anthropology, or closely related field; at least one (1) year of full-time professional experience or equivalent specialized training in archaeological

research, administration, or management; at least four (4) months of supervised field and analytic experience in general Puerto Rican archaeology; the demonstrated ability to carry research to completion; and at least one (1) year of full-time professional experience at a supervisory level in the study of archaeological resources of the historic period.

References

Edmundo R Colón Izquierdo, Karen Anderson-Córdova, and Arleen Pabon
2024 Puerto Rico 2017 Disaster Recovery, CDBG-DR Program. City Revitalization Program (City-Rev) Section 106 NHPA Effect Determination Form entitled Rehabilitación de Estructura Existente para Facilidad de Colaboración, Conocimiento, Ideas e Innovación (Antes Hotel Café Central), PR (PR-CRP-000774).

Abacus Architecture PSC
2024 PR-CRP-001060 90% Design Plans for the Multilevel Parking at MQM

Advisory Council on Historic Preservation (ACHP)
2023 Policy Statement Regarding the Treatment of Burial Sites, Human Remains, and Funerary Objects. ACHP, Washington, DC.
https://www.achp.gov/digital-library-section-106-landing/achp-policy-statement-burial-sites-human-remains-and-funerary

2009 Section 106 Archaeology Guidance. ACHP, Washington, DC
https://www.achp.gov/protecting-historic-properties/Section_106_Archaeology_Guidance

Federal Emergency Management Agency
2019 Second Amendment to Programmatic Agreement among the Federal Emergency Management Agency, the Puerto Rico State Historic Preservation Officer, and the Puerto Rico Central Office for Recovery, Reconstruction and Resiliency.

National Park Service
1983 Archeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines for Archaeological Documentation.
https://www.nps.gov/subjects/historicpreservation/upload/standards-guidelines-archeology-historic-preservation.pdf

Appendices

Appendix A: SHPO Concurrence Letter

Appendix B: Monitoring Daily Activity Sheet

	PUERTO RICO 2017 DISASTER RECOVERY **City Revitalization Program** **ARCHAEOLOGICAL MONITORING DAILY RECORD OF ACTIVITIES**
Case ID:	**Project Location:**
Municipality:	**Project Coordinates** (lat/long):

SOI Qualified-Archaeologist:
Date of Monitoring: Click or tap to enter a date.
Work Hours:

Description of work performed by contractor and supervised by the Monitor:

	YES	NO
Was an archaeological remain documented during the day. If yes, include required information below.	☐	☐
Was an exceptional archaeological remain identified during the day? If yes, explain below.	☐	☐
Have the construction activities affected a previously unidentified property or a known historic property in an unanticipated manner? If yes, explain below.	☐	☐
Has there been a change in the scope of work of the project? If yes, explain below.	☐	☐

	PUERTO RICO 2017 DISASTER RECOVERY **City Revitalization Program** ARCHAEOLOGICAL MONITORING DAILY RECORD OF ACTIVITIES
Case ID:	**Project Location:**
Municipality:	**Project Coordinates** (lat/long):

Site Photos	
Direction of Photo: **Description:**	
Direction of Photo: **Description:**	

Appendix C: 90 Percent Design Plans

OFICINA ESTATAL DE
CONSERVACIÓN HISTÓRICA
GOBIERNO DE PUERTO RICO
Executive Director | Carlos A. Rubio Cancela | carubio@prshpo.pr.gov

Tuesday, April 1, 2025

Lauren B Poche

269 Avenida Ponce de León, San Juan, PR, 00917

SHPO-CF-01-07-25-02 PR-CRP-000774 (Manatí), Rehabilitación de Estructura Existente Project

Dear Ms. Poche,
Our Office has received and reviewed the above referenced project in accordance with 54 USC 306108 (commonly known as Section 106 of the National Historic Preservation Act, as amended) and 36 CFR Part 800: Protection of Historic Properties from the Advisory Council on Historic Preservation.
After a review of all the documentation, the PRSHPO agrees with your finding that the proposed project will have no adverse effect upon historic properties pursuant that the following conditions proposed by the agency are met:
1. Archaeological monitoring will be performed during all ground-disturbing activities.
2. Changes in scope that do not conform to allowances as outlined in Appendix B of the Programmatic Agreement will be submitted to the PRSHPO for additional consultation.
3. If Condition No. 2 is deemed appropriate, an archaeological monitoring plan will be prepared and submitted to the PRSHPO for review and concurrence of the appropriateness of its implementation for this undertaking.
If you have any questions concerning our comments, do not hesitate to contact our Office.

Sincerely,

Carlos A. Rubio Cancela

State Historic Preservation Officer

CARC/GMO/ SG

GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

April 30, 2024

Arch. Carlos A. Rubio Cancela
Executive Director
Puerto Rico State Historic Preservation Office
Cuartel de Ballajá, Third Floor
San Juan, Puerto Rico 00901

Re: Authorization to Submit Documents for Consultation

Dear Arch. Rubio Cancela,

The U.S. Department of Housing (HUD) approved the allocations of Community Development Block Grant (CDBG-DR) funds on February 9, 2018. It also approved the allocation of Community Development Block Grant Mitigation (CDBG-MIT) funds on January 27, 2020. The purpose of these allocations is to address unsatisfied needs as a result of Hurricanes Irma and Maria in September 2017; and to carry out strategic and high-impact activities to mitigate disaster risks and reduce future losses.

To comply with the environmental requirements established by HUD, the Department of Housing of Puerto Rico (PRDOH) contracted Horne Federal LLC to provide environmental review services, among others, that will support the objectives of the agenda for both CDBG-DR and CDBG -MIT Programs.

To expedite the processes, Horne Federal LLC, is authorized to submit to the State Historic Preservation Officer, documentation of projects related to both the CDBG-DR and CDBG-MIT on behalf of PRDOH.

Cordially,

Aldo A. Rivera Vázquez, PE
Director
Division of Environmental Permitting and Compliance
Office of Disaster Recovery

GOVERNMENT OF PUERTO RICO
STATE HISTORIC PRESERVATION OFFICE
Executive Director | Carlos A. Rubio Cancela | carubio@prshpo.pr.gov

Thursday, February 6, 2025

Lauren B Poche

269 Avenida Ponce de León, San Juan, PR, 00917

SHPO-CF-01-07-25-02 PR-CRP-000774 (Manatí), Rehabilitación de Estructura Existente Project

Dear Ms. Poche,
We acknowledge receipt of your letter dated January 7, 2025 regarding the above referenced project. After a careful review of the submitted documentation, specifically the preferred design alternative for a box rib cladding façade (Alternative / Option 3), we are providing the following comments:
1. The proposed Center for Collaboration, Knowledge, Ideas and Innovation constitutes a new function that is compatible with that of the the former Hotel Café Central building. However, in order to be placed in a new use, minimal changes to its character defining features, site, and environment are recommended. As such, the removal of the historic balcony segment and two historic window moldings in the west façade to emphasize the center's new entrance should be avoided. Instead, their preservation as distinctive features of the building that evidence construction techniques and craftmanship is strongly encouraged.
2.If the balcony segment may not be retained, preserved, and repaired considering its level of severe deterioration, a replacement must match the existing in all visual qualities. There are no missing features, so the available physical and documentary may facilitate said approach.
3. Regarding the box rib cladding over the existing we are concerned if and how this exterior alteration over the original fabric has the potential to gradually and irreversibly deteriorate an essential character-defining feature of the property when removed.
While the proposed interior rehabilitation complies with the Secretary of the Interior's "Standards for Rehabilitation" and your condition regarding an archaeological monitoring for this undertaking seems adequate, the recommended box rib exterior cladding façade option meets the criteria of adverse effect per 36 CFR 800.5 (a) (2) (i), (ii), (iv), and (v). Therefore, the SHPO cannot concur with your finding of "no adverse effect" at this moment.
We encourage the agency to take into account our comments and continue consultation in order to avoid adverse effects on historic properties. If you have any questions concerning our comments, do not hesitate to contact Office.

Sincerely,

Carlos A. Rubio Cancela

State Historic Preservation Officer

CARC/GMO/ SG

SHPO
OECH
OFICINA ESTATAL DE CONSERVACIÓN HISTÓRICA
OFICINA DEL GOBERNADOR
STATE HISTORIC PRESERVATION OFFICE
OFFICE OF THE GOVERNOR

Cuartel de Ballajá (Tercer Piso), Calle Norzagaray, Esq. Beneficencia, Viejo San Juan, PR 00901 | PO Box 9023935, San Juan, PR 00902-3935

787.721.3737 oech.pr.gov

GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

April 30, 2024

Arch. Carlos A. Rubio Cancela
Executive Director
Puerto Rico State Historic Preservation Office
Cuartel de Ballajá, Third Floor
San Juan, Puerto Rico 00901

Re: Authorization to Submit Documents for Consultation

Dear Arch. Rubio Cancela,

The U.S. Department of Housing (HUD) approved the allocations of Community Development Block Grant (CDBG-DR) funds on February 9, 2018. It also approved the allocation of Community Development Block Grant Mitigation (CDBG-MIT) funds on January 27, 2020. The purpose of these allocations is to address unsatisfied needs as a result of Hurricanes Irma and Maria in September 2017; and to carry out strategic and high-impact activities to mitigate disaster risks and reduce future losses.

To comply with the environmental requirements established by HUD, the Department of Housing of Puerto Rico (PRDOH) contracted Horne Federal LLC to provide environmental review services, among others, that will support the objectives of the agenda for both CDBG-DR and CDBG -MIT Programs.

To expedite the processes, Horne Federal LLC, is authorized to submit to the State Historic Preservation Officer, documentation of projects related to both the CDBG-DR and CDBG-MIT on behalf of PRDOH.

Cordially,

Aldo A. Rivera Vázquez, PE
Director
Division of Environmental Permitting and Compliance
Office of Disaster Recovery

HORNE
Puerto Rico

January 7, 2025

Carlos A. Rubio Cancela
State Historic Preservation Officer
Puerto Rico State Historic Preservation Office
Cuartel de Ballajá (Tercer Piso)
San Juan, PR 00902-3935

Puerto Rico Disaster Recovery, CDBG-DR City Revitalization (City-Rev) Program

Section 106 NHPA Effect Determination Submittal for PR-CRP-000774, Rehabilitación de Estructura Existente para Facilidad de Colaboración, Conocimiento, Ideas e Innovación (Antes Hotel Café Central), Manatí, Puerto Rico – *No Adverse Effect, Conditioned*

Dear Architect Rubio Cancela,

On February 9, 2018, an allocation of Community Development Block Grant - Disaster Recovery (CDBG-DR) funds was approved by the United States Department of Housing and Urban Development (HUD) under the Federal Register Volume 83, No. 28, 83 FR 5844, to assist the Commonwealth of Puerto Rico in meeting unmet needs in the wake of Hurricanes Irma and Maria. On August 14, 2018, an additional $8.22 billion recovery allocation was allocated to Puerto Rico under the Federal Register Volume 83, No. 157, 83 FR 40314. With these funding allocations, the Puerto Rico Department of Housing (PRDOH) aims to lead a comprehensive and transparent recovery for the benefit of Puerto Rico residents. To faithfully comply with HUD's environmental requirements, PRDOH contracted Horne Federal, LLC (HORNE) to provide environmental records review services that will support their objectives for the CDBG-DR funds.

On behalf of PRDOH, HORNE is submitting documentation for the proposed Rehabilitación de Estructura Existente para Facilidad de Colaboración, Conocimiento, Ideas e Innovación (Antes Hotel Café Central) project in the Manatí Traditional Urban Center. The Municipality of Manatí proposes to rehabilitate the former Café Central Hotel into an Innovation Center. The proposed scope of work includes repairs to masonry and concrete and façade elements, removal of lead and asbestos containing materials, removal of debris and other materials, and interior improvements to accommodate the proposed uses. The scope also includes building a new roof, interior and exterior vertical circulation elements, ADA improvements, and addition of bathrooms.

This project was previously submitted to the PRSHPO for Technical Assistance regarding structural condition studies (SHPO-CF-09-06-23-03) on September 6, 2023. On October 5, 2023, you responded that "SHPO believes a finding of "no adverse effect" would be adequate for the proposed activities."

On May 21, 2024, a Technical Assistance request regarding the proposed plans for the project, specifically the changes to the building's entrance, was submitted (SHPO-CF-05-21-24-10). On June 25, 2024, you responded "that the proposed project design does not fully comply with the Secretary of the Interior's Standards for Rehabilitation. We would like to propose a meeting to present the project in detail and thoroughly discuss alternatives that could avoid, minimize or mitigate potential adverse effects to the former Hotel Café Central Building."

In response, three design alternatives have been provided, with Option 3 being the recommended design option. Additionally, the designer conducted an updated Assessment Report to document the current state of the building, particularly focusing on the state of interior wood elements. The full scope of the project is described in the submitted documentation, which includes mapping, photographs, and the 90% design plans.

Based on the documentation provided, the Program requests a concurrence with a determination that "**No Adverse Effect**" is appropriate for this undertaking, conditioned to archaeological monitoring during all ground-disturbing activities. Additionally, changes in scope that do not conform to allowances as outlined in Appendix B of the Programmatic Agreement will be submitted to the PRSHPO for additional consultation. If this condition is deemed appropriate, an archaeological monitoring plan will be prepared and submitted to the PRSHPO for review and concurrence of the appropriateness of its implementation for this undertaking.

If you have any questions or concerns, please contact me by email at lauren.poche@horne.com or phone at 225-405-7676.

Kindest regards,

Lauren Bair Poche. M.A.
Architectural Historian, EHP Senior Manager
LBP/KPS

Attachments

PR-CRP-000774

Rehabilitación de Estructura Existente para Facilidad de Colaboración, Conocimiento, Ideas e Innovación (Antes Hotel Café Central) Project

Manatí, Puerto Rico

Section 106 Effect Determination Form

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination	GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Subrecipient: Municipio de Manatí	
Project Name: Rehabilitación de Estructura Existente para Facilidad de Colaboración, Conocimiento, Ideas e Innovación (Antes Hotel Café Central)	
Project Number: PR-CRP-000774	

Project Location: Paseo de la Atenas (McKinley Street) #34, Manatí, PR 00674	
Project Coordinates: 18.42904, Longitude: -66.49219	
TPID (Número de Catastro)**:** 056-012-123-02	
Type of Undertaking: Substantial Repair X New Construction	
Construction Date (AH est.) : circa 1890	**Property Size** (acres)**:** 0.11

SOI-Qualified Architect/Architectural Historian: Edmundo R Colón Izquierdo, ASLA AIA	
Date Reviewed: 02/09/2024; 12/26/2024	
SOI-Qualified Archaeologist:	Dr Karen Anderson-Córdova[1]
Date Reviewed: 12/26/2024	

In compliance with Section 106 of the National Historic Preservation Act (NHPA), the Program is responsible for identifying historic properties listed in the NRHP and any properties not listed that would be considered eligible for listing that are located within the geographic area of potential effects (APE) of the proposed project and assessing the potential effects of its undertakings on these historic properties. It has been determined by the SOI-qualified professionals that the project undertaking does not conform to Stipulation II.A (Project Review – Programmatic Allowances) of the Section 106 Programmatic Agreement (PA) among FEMA, SHPO and COR3, as amended (May 3, 2023).

Project Description (Undertaking)

SUMMARY

The Center for Collaboration, Knowledge, Ideas and Innovation (CCKII) will be in a two-story building located in the Manatí Traditional Urban Center. The building that will house this enterprise is eligible for inclusion in the National Register of Historic Places (NRHP) and is in the Puerto Rico State Historic Preservation Office (PRSHPO) Manati Traditional Urban Center (TUC). It is locally listed as the Manatí Historic Zone by the Puerto Rico Planning Board (PRPB) (JPH-2) and was formerly known as the Café Central Hotel. Built with rubble-brick masonry during the late years of the 19th century by Don Pedro Zorrilla, father to Enrique Zorrilla, a local businessman and poet. Originally it sheltered his home and

[1] Mr. Ivor Hernández prepared the Archaeology Section for the previous Section 106 Effect Determination Form (EDF) for PR-CPR-000774, dated 02/09/2024. As requested by the Sub-Recipient, the Archaeology Section and the Archaeology Determination paragraphs in this EDF version were prepared by Dr Karen Anderson-Córdova and it is based on a new methodology, interpretation, as well as research activities. Dr Anderson-Córdova and Dr Arleen Pabón-Charneco authored the Historic Context Section and Bibliography. Archival research and most of the required maps included at the end of the EDF were prepared by Historic Compliance Consulting (HCC) for ICF.

business, and, later, the Hotel Café Central. The building has also been used as a travel agency, a beauty parlor, a shoe store (Almacenes González), and a tattoo parlor, among others. The property was severely impacted by the winds and rain of Hurricane María, especially the second level where the existing metal panel roof collapsed. This structural failure has continually allowed rain to enter the building.

The building will be rehabilitated following "The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Rehabilitating Historic Buildings" (36 CFR Part 68) (SOI's Standards), to provide the required spaces for the new building program, improve accessibility, and ensure overall health, safety, and welfare. The Innovation Center will provide an environment where people can gain the skills required to succeed in today's challenging world. The visitors will find a lounge style e-office with diverse individual and small group stations. The facilities will have high-speed Wi-Fi, technological and telecommunications infrastructure.

YEAR BUILT DETERMINATION

Since no original plans or drawings of this building have been found, several primary and secondary sources have been used to establish a year in which it was built. A land registry study was prepared by Mr. Ivor Hernández, and found the earliest record of the property to be from 1915, when then mayor Don Delfín Suro granted ownership of the building the Doña Enriqueta Caballero de Zorrilla.

The only other record related to this property referencing a "year built', was the 1986 Inventory of Architectural Resources from the State Historic Preservation Office (SHPO) which stated the year built as 1890.

Inventario General de Recursos Arquitectónicos de Puerto Rico
Ficha de la Propiedad Inventariada

Inventario de Origen	No SHPO de Origen
Inventario de recursos arquitectónicos de Manatí (1986)	

Nombre histórico	Otro nombre	Calle	Número	Lote (O)cupado (V)acio
Hotel Comercio	La Gloria	CALLE MC KINLEY	35	O

TAG	Municipio	Manzana	Parcela	Coordenada X	Coordenada Y
	MANATI			193658.38274	265852.959415

Zonificación	Categoría de la propiedad	Jurisdicción legal	Sub-categoría de Uso	Categoria de uso
	Edificio	Privado	Tienda Especializada	Comercio

Período	Fecha Exacta	Propietario
Siglo XIX, Segunda Mitad	1890	

Área de parcela (	Área Ocupada (m2)	Número de plan	Estado Constructiv	Potencial (S/N/Por determinar)	Estado Original (S/N/Por determina
		2	Regular	P	N

Estilo	Arquitecto
Colonial Español	Desconocido

Breve descripción de la propiedad

Cimientos: mampostería; Pisos: mampostería, terrazo y losa cemento; Entrepisos: mampostería y ladrillo; Plafón: acústica; Techos: encalado; Puertas: madera; Ventanas: madera; Balcones: madera.

Observaciones

En el segundo nivel se observan detalles arquitectónicos del edificio original, arcos (abanicos) y balaustres de hierro. Aquí estuvo el antiguo Hotel Comercio. Se conservan las paredes de los extremos mostrando parte del pre-existente.

Incluida en el RNLH (S/N)	Fecha de Inclusión	Inventariado por:	Fecha de Inventario	Revisado por:	División de Sistemas de Información. PRSHPO
N	N/A	Preservación Histórica	2/1/1986	Cristina Frontera	

Figure 1 - Inventario de recursos arquitectónicos - chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://docs.pr.gov/files/OECH/Lugares%20Historicos/Recursos%20Arqueol%C3%B3gicos%20y%20Arquitect%C3%B3nicos/Inventario/Inventario%20de%20recursos%20arquitect

Following program guidance, we're using the most conservative date as our Year Built scenario; **1890.**

HISTORY OF THE PROPERTY IN THE LAND REGISTRY

The studied building is located in the historic urban center of the town of Manatí. The plot is located on "McKinley Street with a measure of 45.93 feet (14 meters) by said street and 98.43 feet (30 meters) by Celis Aguilera Street. It is bordered on the north by the grounds of the Sons of Charity congregation of St. Vincent de Paul; on the south by the aforementioned McKinley Street; on the East with that of

Celis Aguilera; and on the west with the property of Ramón and Julia Rodríguez".[2] The property contains a house built in masonry of two floors roofed in zinc that occupies almost all of the land.

The plot under study is a segregation of farm 262, (Land Registry, Manatí f. 220, t.5). This farm was composed of "31 acres of land belonging to the town of Manatí since its foundation". According to the first inscription, the main estate was intended for the construction of public and private buildings, streets and squares.

On December 22, 1915, the mayor Don Delfín Suro granted the ownership of the house to Mrs. Enriqueta Caballero vda. de Zorrilla, and the brothers don Enrique (industrialist), don Ángel, husband of Doña Ramona Delgado, as well as Don José and Doña Mercedes. The provision is made that the ownership of the plot was not granted. From 1917 the property was the subject of several mortgage transactions such as: Carlos Cortés, native of Barcelona, Spain, who acquired it as collateral for a debt (Second registration) which was paid off the following year.

By 1918 the community of partners passed the right of use in favor of the widow Doña Enriqueta Zorrilla Caballero, to Enrique and José. Since then, the property was mortgaged several times to the American Colonial Bank of Puerto Rico, to the National City Bank by mortgage session until 1923. The upper floor of the house was leased in favor of Juan Ramón Ramos for four years and the ground floor in favor of Virgilio Ramos Muñiz for two years (eighth inscription).

In 1933, Enrique Zorrilla sold the house to the mercantile Zorrilla Sáenz y Compañia (ninth inscription), and then by death, the property passes to two heirs (Enriqueta Josefa and Pedro Zorrilla). They terminated the Sociedad Mercantil and sold it to the merchant Juan Dávila Díaz, husband of Mercedes Zorrilla y Caballero in 1934, who in turn passed it on to the National City Bank for mortgage debt. The house passed in 1939 in favor of Ramón Cacho Vega and wife Ana María Torres Toro.

In volume 224, folio 290, it is specified that the plot described in this study consists of the west of two contiguous alignments totaling 102.69 feet (31.30 meters) owned by the Municipality and Mr. Eduardo Álvarez and Mr. David Álvarez. The house was registered in favor of Corporación Teide Inc., represented by Gregorio Delgado Hernández and Celedonia Delgado. In 1982, the Municipality represented by Mayor Juan Aubín Cruz Manzano sold the plot to that corporation. In 1991 Banco Santander acquired the right to mortgage the property. On June 12, 2020, Mayor José Antonio Sánchez González, received the property through the deed of donation number 7 by Virgilio Pagán Negrón and Carmen Miriam Sánchez García. According to the deed, they had bought the property in 2010 from Noel Eduardo Añeses Grajales.

2 Puerto Rico Property Registry, Manatí Section, Finca 1319, Volume 28, Folio 7, 1st Inscription.

As a result of the previous exposition, we notice that in none of the dozens of inscriptions studied of this property, additional details of construction are mentioned, except that mentioned in the first inscription, a “two-story masonry house." No details of architectural changes, uses, demolitions or aggregations are listed. However, a historical study provided by the municipal authorities indicates that the building was used as a warehouse and later reserved for a hotel.

The Hotel Central, initially Hotel Comercio, was built in the late 1800s by the Zorrilla family. This family of merchants maintained a distribution network of coffee and tobacco from Manatí throughout the north coast of Puerto Rico and used the property as a distribution center.

The building, although exhibiting neoclassical colonial architecture of the late nineteenth century, is not included in the Register of Historic Places. However, it appears as listed in the SHPO inventory, "Inventario de recursos arquitectonicos de Manati (1986)" (Figure 1).

Figure 2 - Façade of the old Hotel Central. Taken from "Un poeta de la Atenas de Puerto Rico" [Luis Arrigoitía]. The picture clarifies that the name of the hotel was "Hotel Comercio".

EXISTING SITE AND BUILDING DESCRIPTION

The Old Hotel Comercio is a Spanish Colonial style building whose footprint occupies almost the entirety of the 422.55 square meter site. This corner lot is bound by PR-669 (Paseo las Atenas) to the south and PR-670 (Calle Inmaculada) to the east. To the west, the building has a less than one (1) foot wide yard towards two neighboring properties, and to the north a four (4) foot wide yard, mostly occupied by the only stairs to the second story.

The Building has been thoroughly documented, both graphically and photographically. Documentation included field measurements, site surveys, and 3d laser scanning.

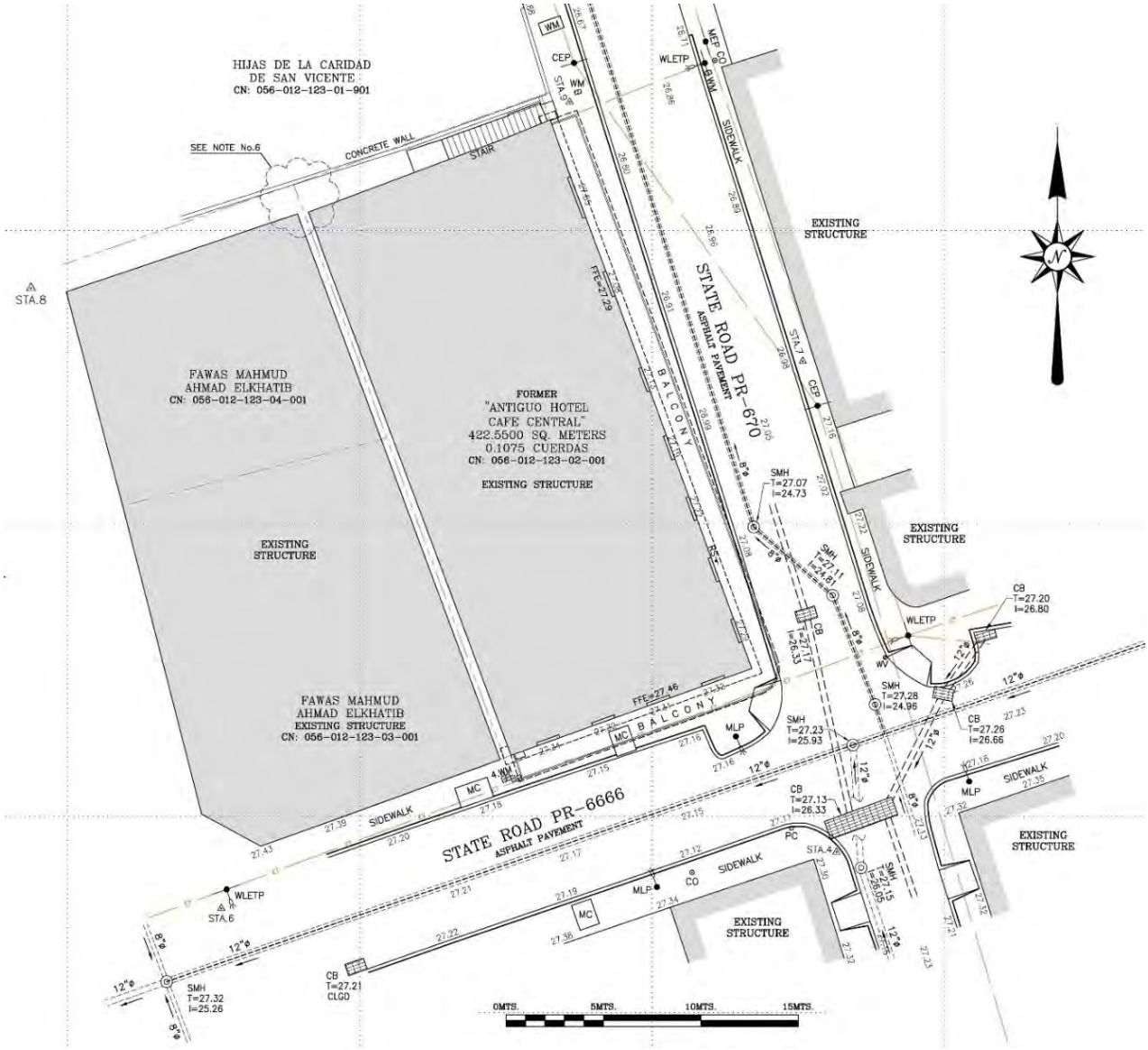


Figure 3 - Survey showing adjacent properties. Prepare by Pedro Dávila PS for this undertaking.

The two-story building's perimeter and main interior structural walls are built with clay brick masonry,

typical of the time when it was built. On the first floor, there are partitions built from both Concrete Masonry Units (CMU's) and drywall with metal framing, that appear to be from recent interventions. A steel structure was also built on this floor to create a small mezzanine and provide additional support for the second floor's wood structure and balcony, in the northeast corner of the building.

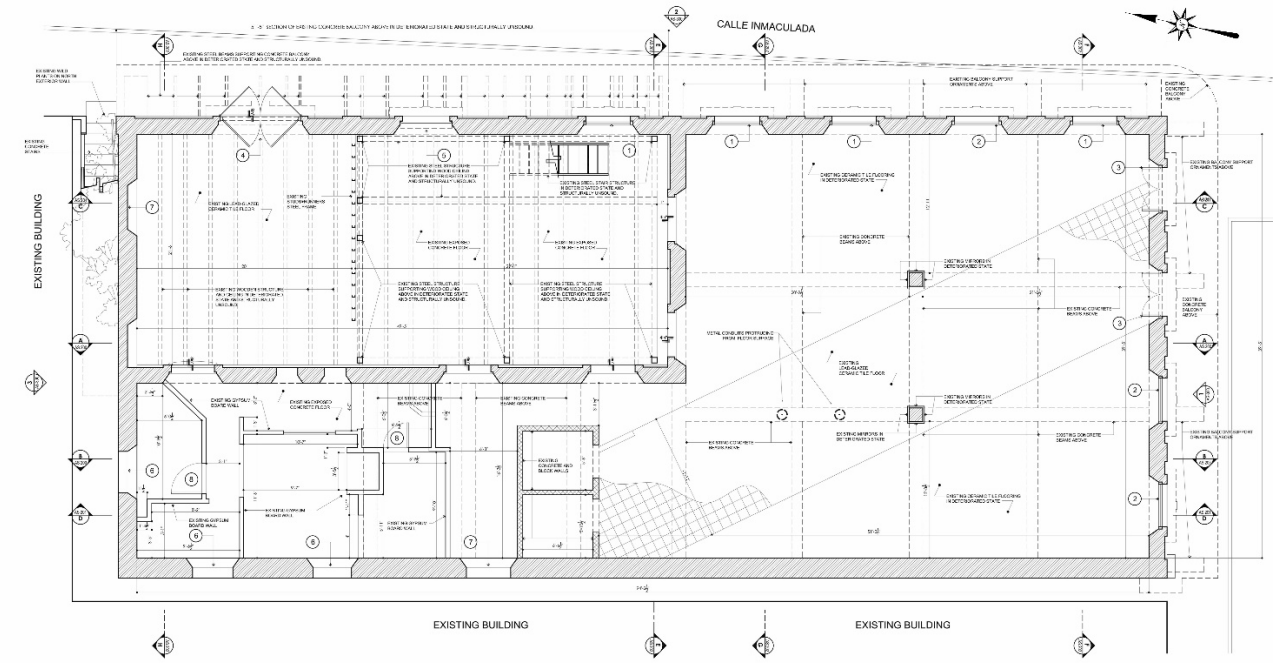


Figure 4 - First Floor plan As-Built. Prepared by ECo for this undertaking.

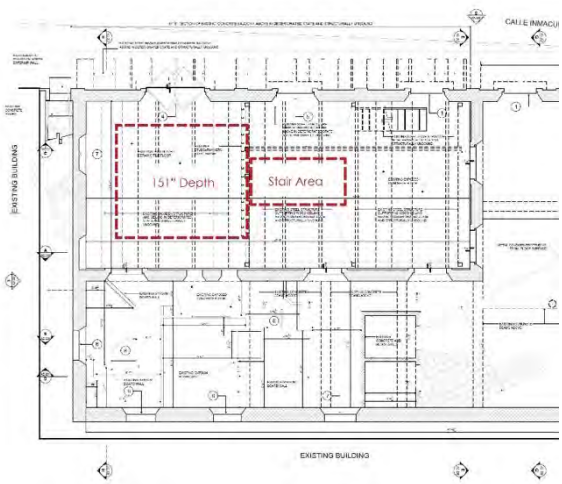


Figure 5 – Approximated basement location diagram

Recent research and communication with neighbors and former owners revealed the apparent existence of

a "basement"[3] in this NE corner of the building. An exploratory investigation was performed to validate its depth and extent[4]. Both the SOI Architect and the first SOI Archaeologist were present to monitor these investigations. Three perforations confirmed and allowed views into the "basement," and one the location and composition of its walls. The basement walls are approximately six (6) feet from the building's masonry walls and built from concrete. The "basement" depth was confirmed as 151 inches from the floor finish elevation. There is an additional basement area where the stairs into it are located. (Figure 5)

The "basement" is currently flooded and filled with debris. The visible debris is composed of "modern" materials related to the building's recent commercial past. There are also several pipes coming through the perimeter walls with unknown origins. These seem to be the source of flooding. (Figure 6)

[3] The structure located in the northeast quadrant of the building was originally thought to be a basement, it is most probably an old cistern. We base this statement on the historic nature of this building (late 19th to early 20th century), the location, depth of 151 inches (12 feet 7 inches), and the existing piping system, supported by previous studies of similar buildings and the Program's experience.

[4] This exploratory was conducted with the approval of PRSHPO. A letter concurring with this activity is attached as an exhibit to this document.

Figure 6 - Basement Photos

The second floor has partitions that are built with wood framing and board paneling. These walls have been severely damaged by water intrusion and are, for the most part, collapsing and rotting. A trimmed and decorated arch serves as a threshold from the main hallway into a lounge area where the smaller rooms are located. Three large rooms have the upper segments of former divisions still hanging from the ceiling and marked in the flooring patterns.

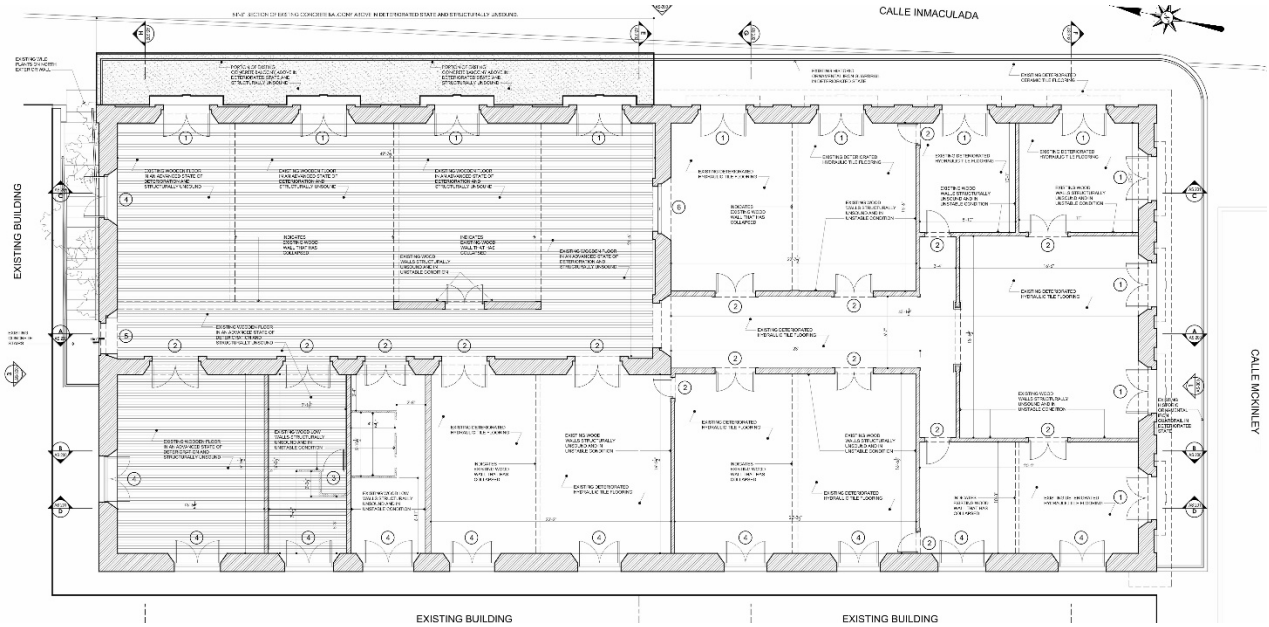


Figure 7 - Second Floor plan As-Built. Prepared by ECo for this undertaking.

The floors in the first level are built as concrete slabs on grade, with a diversity of tiles applied on them. There is an 8-inch step from the area on the northeast corner of the building to other parts of the floor. Around 65% of the interior second floor is built as a concrete slab with beams and columns on the first floor. The remaining area of the second floor has a wood beam and panel system as the main floor structure that is currently all but collapsed. (Figure 6)

Figure 8 - Interior photo of 1st floor ceiling. Source ECo.

The roof is currently built with 2x10 beams and corrugated metal panels. There is physical evidence that the original wood structure had different beams. The pockets where the original beams were embedded into the walls have been filled with bricks but were never covered. (Figure 9) These can be seen in areas where the interior wood ceiling has collapsed.

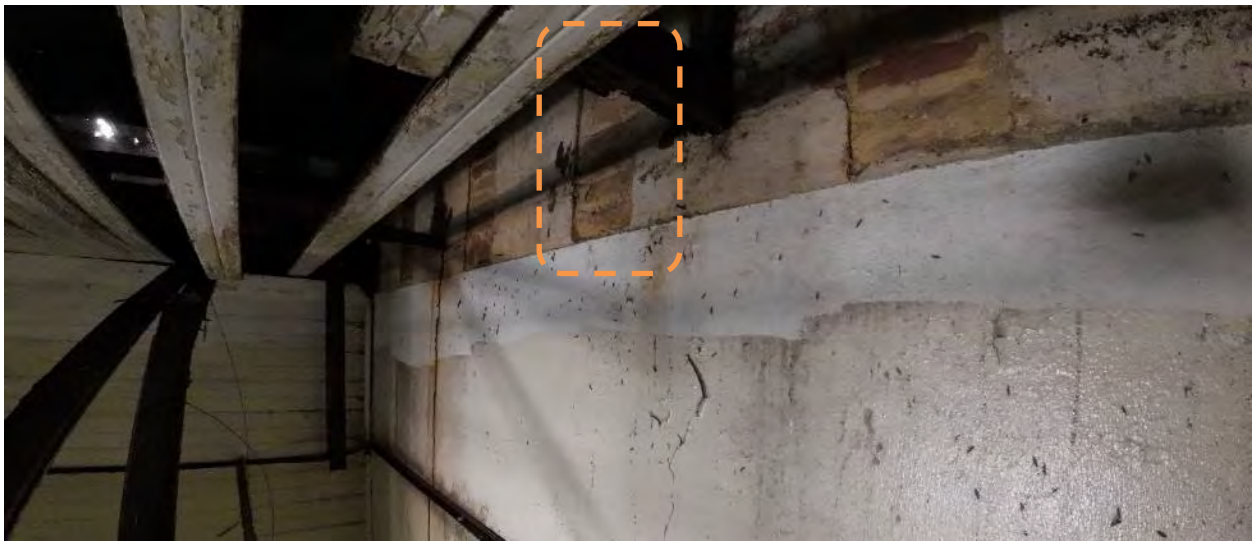


Figure 9 - Interior photo of original beam "seat". Source ECo.

The building's exterior walls have ornamentation that is representative of the Spanish Colonial style with Second Empire Baroque elements, such as the curved pediments, escutcheons, and pseudo-rustication in the corner quoins. The building has a parapet cornice, corner quoins (*sillares*), pilasters, and framing around openings. While most ornaments are made from brick and plaster, cornices atop openings on the street-side facades are made of wood, a character defining feature of this building to be restored in most cases (Figure 10).

Figure 10 - Exterior door pediment. Source ECo

There are also some concrete and steel elements in the façade. Photographic evidence suggests that the balcony was originally built with wood. This must have coincided with the addition of the interior second story concrete floor. The corbels supporting the concrete balcony are also concrete and align with interior concrete beams part of the floor system. These do not align with the façade pilasters. Likewise, in the northeast corner of the building, where no concrete floors were added, several haphazardly placed steel channels and beams are supporting the overhanging balcony. (Figure 11)

Figure 11 - Steel beams for balcony substructure. Source ECo

There are combinations of wood and aluminum and glass doors on all façades. The north and west façades have had most of the original fenestrations closed. Two of the four door openings on the

south façade's first floor have been converted into windows. On the upper level, wood double doors close the openings. The west façade openings have all been altered on the first floor. Five doors have been converted into windows with a concrete or CMU 30" high base wall, another door has been replaced by a roll-up door, and the larger opening has an aluminum storefront system with door and a security gate in front. The second floor has wooden doors on all eight openings, similar to the other four on the south façade (Figure 12).

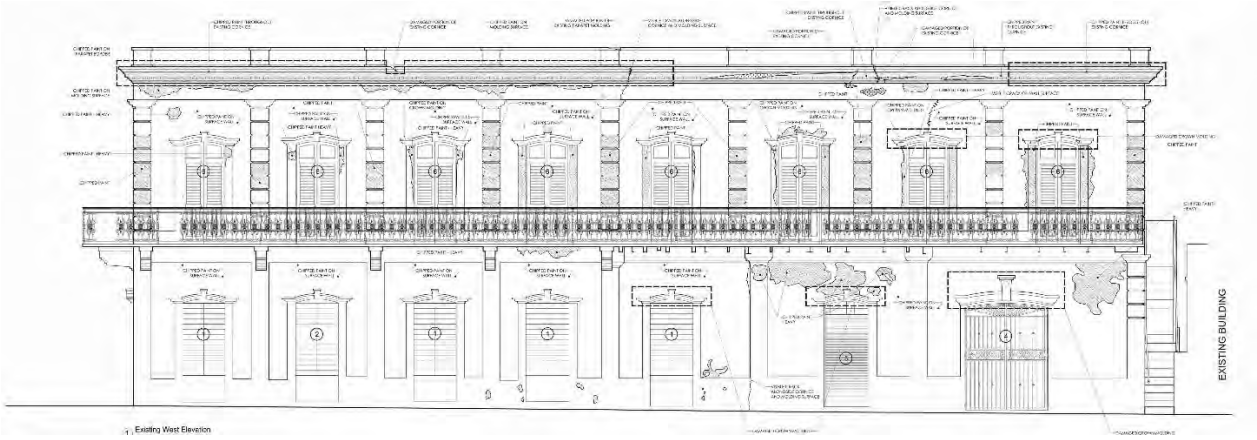


Figure 12 - East facade drawing as-built. Source ECo.

CONDITION ASSESMENT

This building has been intervened several times throughout its lifetime. While there are no official records (plans, permits, record drawings, etc.) of the changes made, there are physical signs of these interventions. Over time, the diverse palette of materials present in the building have weathered differently. The following paragraphs describe the conditions of mayor systems in the building, while the following table shows a thorough review of all parts.

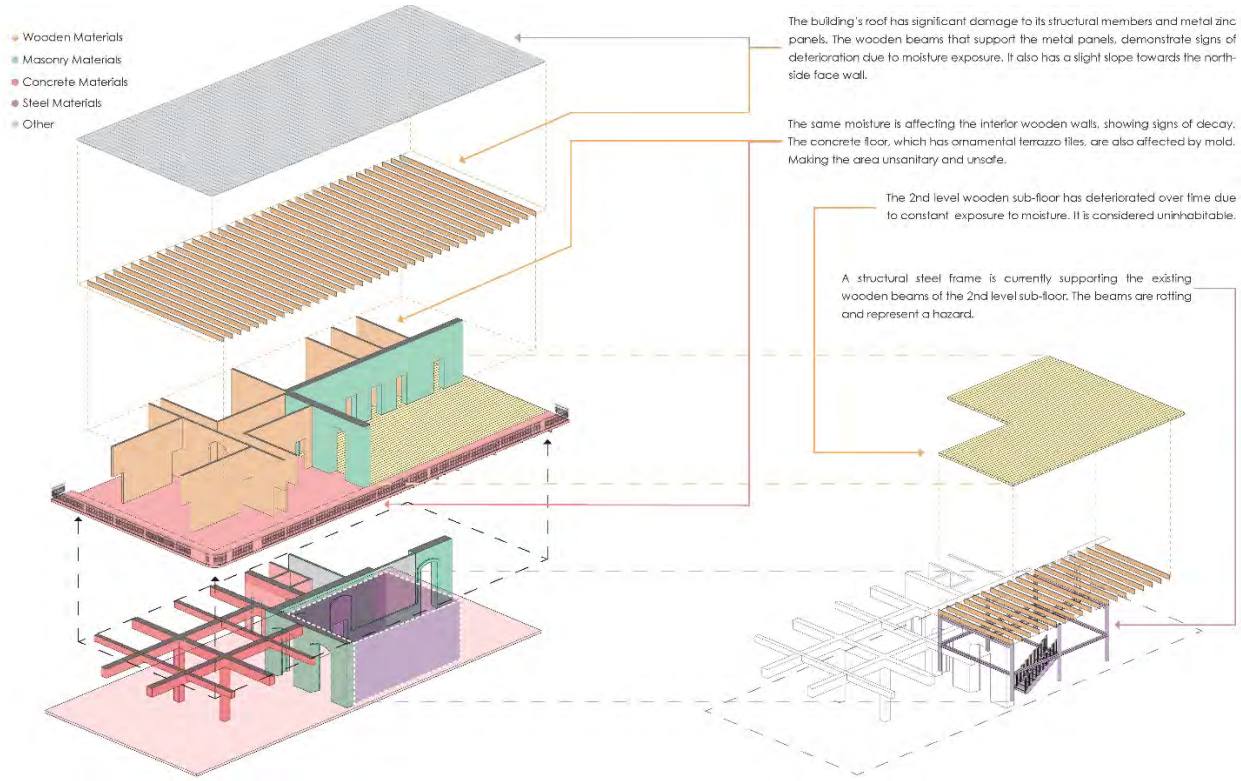


Figure 13 - Systems and additions over time. Source ECo

The most significant intervention is the addition of the concrete slab, beams, and columns for the second floor. This intervention, completed somewhere in the early 1900's, changed not only the interior floors, but also the facades and supports for the peripheral balcony. Historic photos show the original balcony was built out of wood and had corbels that aligned with the façade pilasters. The "new" concrete structure extended concrete beams to the exterior of the façade and serve as the new corbels. In the south façade, these do not align with the pilaster location.

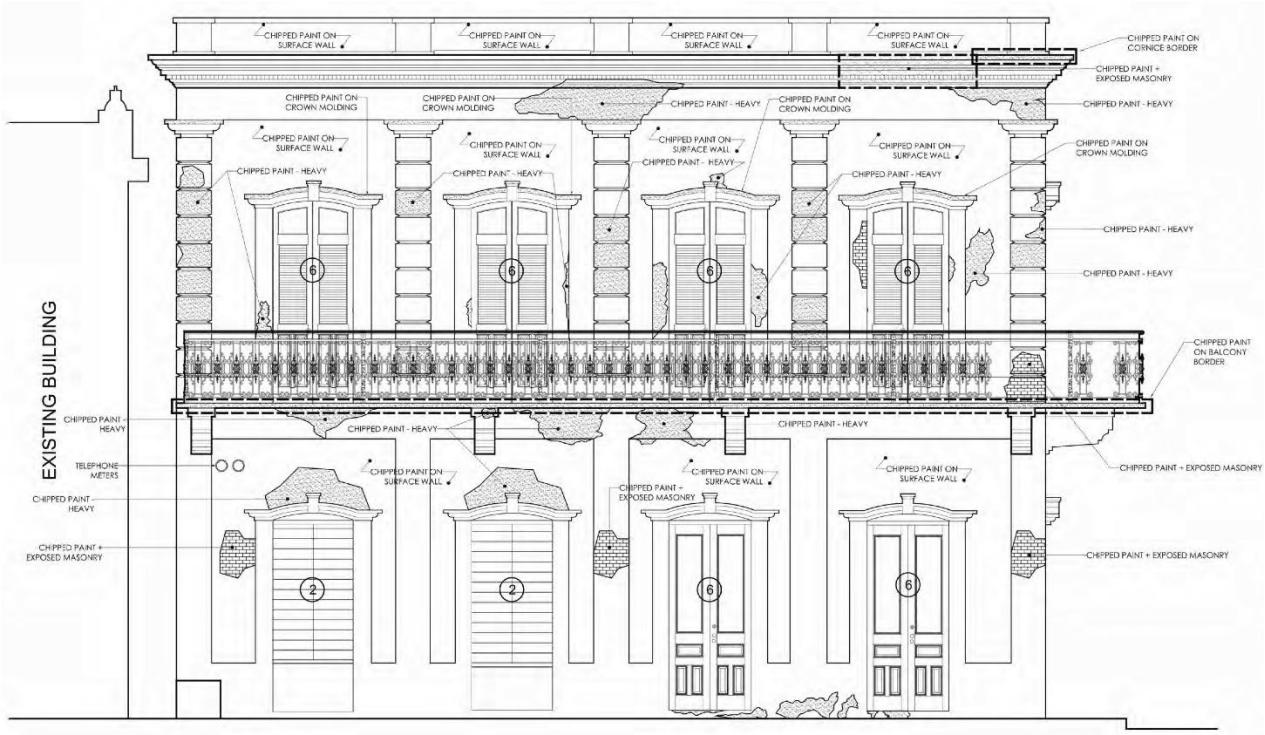


Figure 14 - South Facade existing condition. Source ECo.

The current roof structure is not original. The original wood beams sat in pockets on the masonry walls that have been filled with newer brick. The roof panels have decayed over time and, after the 2017 hurricane season, have collapsed or broken leaving the interior exposed to the elements. This roof has a large opening towards the south of the building, and many small perforations visible throughout the entire roof.

Figure 15 - Northeast corner second floor ceiling. Source ECo

Figure 16 - Second floor interior room collapsed ceiling and roof.

The second floor is characterized by wood partitions and ceilings. These are now in an advanced state of decay and are also plagued with lead-based paints. Insect attack was not perceived

Figure 17 - Second floor interior room with dirty cement tiles

Where the floor is concrete, hydraulic cement tiles in good state but dirty, decorate the floors. Where the floor structure is made of wood beams and floorboards, about 35% of this level's floor area, these have rotten, and all vinyl flooring has separated from the floorboards.

Figure 18 - Second floor interior room with collapsing floor.

A modern steel structure was built on the first floor to support the wooden structural members of the second floor. This structure also provided a mezzanine space for the shoe store that used to occupy the space, as interviews with former neighbors have revealed.

Figure 19 - first floor steel mezzanine and support structure.

Additional documentation photos are provided as an attachment to this document.

The following table shows a thorough assessment of all building elements:

Building / Setting Component	Condition					Comment / Description
	Good Condition	Moderately Deteriorated	Severely Deteriorated	Missing	N/A	
Building Setting / Context		X				The building is located within Manati Traditional Urban Center, eligible for listing in the National Register of Historic Places and the locally listed Manati Historic Zone (JPH-2). This building was built in the late 1800's as commissioned by Enrique Zorrilla, a well-known local businessman. The building's architecture is representative of its time, although there is evidence of major alterations throughout its lifetime. The surrounding context, mainly in Paseo de Atenas St., houses buildings from many different epochs and styles, and in varying conservation states.
Building Exterior						
Exterior Wall - North (Rear)						
Structural Integrity / Cracks			X			The wall shows deterioration signs. A stair that is currently the only connection to the second story takes up most of this yard's space and makes up a significant portion of the facade. Profuse vegetation is growing from the wall surface.
Plaster			X			Plasters are severely deteriorated, mainly due to vegetation growth on the surface.
Top Cornice					X	
Door Cornice					X	

Wall Ornament/Trim					X	
Form (Height / Width)					X	The wall is rectangular in shape. It is about three feet lower than the south wall.
Form (Opening Pattern)			X			Most openings have been closed over time, except for a door and a window on the second floor.
Metalwork					X	
Exterior Wall - East (Side)						
Structural Integrity / Cracks		X				This wall shows damage on one side of the overhanging balcony. The northern half of the facade appears to have been either built as an addition or was significantly modified, although no record of either are known to exist. A portion of the façade, lower northern quadrant, does not match in design or layout, with the rest of the façade. The second-floor balcony above this area shows significant structural deficiencies that have also, apparently, been tried to repair over time with an eclectic collection of steel beams that have perforated, and damaged, the historic wall. First floor cornices on this segment of the facade are also different in form to those on the rest of the building.
Plaster		X				There is little damage to the exterior plaster.
Top Cornice		X				There is little damage to the top cornice.
Door Cornice			X			Door cornices are made of wood. Some show more significant damage than others.
Wall Ornament/Trim		X				While in good shape, first story wall trims have been altered. historical photos show trim had a similar design to the second story.
Form (Height / Width)					X	Facade is roughly 35'w x 100'h
Form (Opening Pattern)		X				The East façade has eight (8) equidistant and similarly sized doors on the second floor. The southern half of the first floor follows this pattern,

						while the northern half of the first floor has only three doors, one of different size, and does not follow the same pattern or design. This appears to have been modified at some point during the building's history.
Metalwork		X				The upper balcony has a metal railing. This railing has been modified over time to add height with non-historic or design sensitive parts. Some balusters are missing.
Exterior Wall - South (Front)						
Structural Integrity / Cracks		X				The South or Front Wall shows very little damage. Some railing elements are missing and paint is delaminated. This wall has a non-historic telephone sign attached to it and several pipes and a security fence added to the westernmost side.
Plaster		X				Plaster is missing on the lower corner of the second-floor trim.
Top Cornice		X				Top cornice needs repair on the easternmost corner
Door Cornice		X				Door cornices are made of wood. Some show more significant damage than others.
Wall Ornament/Trim		X				While in good shape, first story wall trims have been altered. historical photos show trim had a similar design to the second story.
Form (Height / Width)					X	This facade is roughly 44'w x 35'h
Form (Opening Pattern)					X	This façade has four equidistant openings in both floors.
Metalwork		X				The upper balcony has a metal railing. This railing has been modified over time to add height with non-historic or design sensitive parts. Some balusters are missing.
Exterior Wall - West (Rear-side)						
Structural Integrity / Cracks					X	Limited access to the side yard have impeded thorough review of exterior wall state. Interior assessments show no major structural damage.
Plaster		X				Some damage expected, must be further evaluated during construction

Top Cornice		X				Some damage expected, must be further evaluated during construction
Door Cornice					X	Unknown if present.
Wall Ornament/Trim					X	Unknown if present.
Form (Height / Width)					X	Facade is roughly 35'w x 100'h
Form (Opening Pattern)					X	Three openings on the northwest corner of the first floor remain open, while all others have been permanently closed. Nine window openings exist on the second floor. There is no evident distribution pattern.
Metalwork					X	Some "modern" security fencing has been placed on first floor openings.
Roof						
Structural Integrity / Cracks			X	X		The roof is built with lumber joist and metal corrugated panels with one continuous slope from the South (front) facade to the North (rear) façade. The metal roof has corroded significantly and allowed water to penetrate the building. The building interior is now mostly open to the elements. All parts of the roof are structurally compromised, and some panels are missing.
Doors and Windows						
North						
First Floor - Doors					X	All openings on the first floor have been closed.
First Floor - Windows					X	
Second Floor - Doors				X		One opening is still in use at the top of the stairs. Door and Frame are not present.
Second Floor - Windows			X	X		Two window openings are present and open. Wood Frames and Windows are severely damaged or not present.
East						

First Floor - Doors			X	X		The East Façade hosts 7 door openings, the southernmost 5 have been modified and no longer have doors. The first three feet have been walled, and the upper segment has a security metal fence. The sixth door in this sequence now has a metal roll-up door, and the northernmost door, completely different in size to the other six, is made from aluminum storefront components that do not match any other element in the building.
First Floor - Windows					X	There are no windows in this façade
Second Floor - Doors			X			This second-floor hosts 8 door openings. These all have wood doors present in the openings. All of them show several levels of deterioration; all of them are broken. It is unclear if these are the original doors or not, although historical photos show a similar design.
Second Floor - Windows					X	There are no windows in this façade
South						
First Floor - Doors				X		The South façade has 4 door openings on the first floor, two of which are walled to three feet. The original doors are missing and the ones in place bear no historical significance.
First Floor - Windows					X	There are no windows in this façade
Second Floor - Doors			X			This second-floor hosts 4 door openings. These all have wood doors present in the openings. All of them show several levels of deterioration; all of them are broken. It is unclear if these are the original doors or not, although historical photos show a similar design.
Second Floor - Windows					X	There are no windows in this façade
West						
First Floor - Doors					X	There are no doors on this façade.

First Floor - Windows				X		There are three window openings in this façade, some have part of the wood members in place, but are severely damaged.
Second Floor - Doors					X	There are no doors on this façade.
Second Floor - Windows			X	X		There are nine (9) windows in this façade. Some remain in place but are severely damaged.
Building Interior						
Structural system						
Structural Walls - Perimeter		X				Perimeter wall shows very little damage and are built out of clay brick masonry. Some alterations are visible on the northeastern side where several steel beams crossed the wall to support and keep the balcony on the second floor in place.
Structural Walls - Interior						The interior structural walls on both floors display exterior ornamental trim work similar to exterior walls towards the northeast quadrant of the building. On the first floor, some openings have been closed with drywall additions.
Structural Columns		X				Two interior columns serve as support for the second-floor concrete slab
Footings					X	No exploratory studies have been performed on building footings
Floors - Concrete Slabs		X				The southern half of the building and a small portion of the northern half, has a concrete slab for the second-story floor. This does not seem to be an original part of the building, although there is no record of an official remodel.
Floors - Wood Joist			X	X		Wood floor and wood joist on the northern half of the building shows a severe deterioration and it is falling apart. It is structurally unsound.
Floors - Steel Reinforcement		X				There is a steel structure on the first floor that was added to prop the second floor and a mezzanine.
Partitions						
First Floor		X	X	X		Several partitions exist on the first floor. Some metal studs remain from former drywall systems put in place for the Almacenes González, these are all in

						severely damaged and have no historical significance. Several CMU walls were built to house a couple of bathrooms, these are plastered and unpainted. There are also some drywall furring walls installed across the first floor.
Second Floor			X	X		The second-floor walls were built in wood. A section of these partitions have collapsed. The ones that still in place are unstable and deteriorated. All wood partitions have tested positive for lead based paints. (LBP)
Ceilings						
First Floor			X	X		Several small spaces have 2x4 ceiling structures that are severely damaged. No historic ceiling components are found on the first floor.
Second Floor			X	X		The second floor had traditional wood slat ceilings with ventilation portholes, also made out of wood. The roof openings have severely deteriorated these and they have collapsed for the most part. All wood ceilings have tested positive for LBP.
Mechanical and Electrical Systems						
First Floor - HVAC			X	X		There are some vestiges of an A/C system in the first floor. Only a few ducts and some wall openings remain.
Second Floor - HVAC					X	No HVAC system is present on the second floor.
First Floor - Plumbing			X	X		Some plumbing for toilets is present on the first floor.
Second Floor - Plumbing			X	X		Some plumbing for toilets is present on the second floor.
First Floor - Electrical			X	X		There are scarce electrical outlets and fixtures in the first floor.
Second Floor - Electrical			X	X		There are scarce electrical outlets and fixtures in the second floor.
Features and Finishes						
First Floor - Spatial Configuration			X	X		The South half of the building is an open space plan with two columns in the middle. This area is defined by three exterior walls and one interior masonry

						structural wall. The northern half of the building is divided into an eastern and western half by an interior structural wall. The Eastern side is now mostly an open space due to missing drywall partitions. This area's floor elevation is also lower than the rest of the building. The western half is subdivided into smaller, seemingly utilitarian, spaces, accessible from either the main southern half of the building, or the northernmost opening from the northeast half of the building.
Second Floor - Spatial Configuration			X	X		While structurally divided in a similar manner to the first floor, the southernmost half of the building is divided in rooms symmetrically arranged around a main corridor that leads from the door in the north wall to a lounge area in the south wall, passing east of the dividing structural wall in the north half.
First Floor - Floor Finish			X	X		The south half of the first-floor finish shows existing hydraulic tiles which are covered with the remnants of a cementitious material. A portion of the floor in this area shows an overlay of ceramic tile. The floor in the northeastern part of this level is few inches lower than the rest of the ground. Here, part of the flooring is missing, and the other part is composed of non-historic ceramic tile.
Second Floor - Floor Finish		X	X			The South part of the Second Floor also shows a historic hydraulic tile which is moderately deteriorated. Further evaluation will be needed during construction. The northern half of this floor was built in wood, and the actual condition is structurally unsafe. This area is starting to fall apart. The flooring composition in this part of the Second Level is vinyl tile which is severely deteriorated.
First Floor - Wall Finish		X	X			There are myriad wall finishes on the first-floor walls.
Second Floor - Wall Finish		X	X			Exterior walls are plastered. There are several localized damages to the finish. Interior partitions are made of wood frame and slat construction. Because of water infiltration, these are severely damaged.

First Floor - Additional Features			X		X	There is a steel structure that served as both a mezzanine and structural support for the second floor. Additionally, a recent conversation with a former store employee discovered that there is a supposed basement on the northeast corner of the building.
Second Floor - Additional Features			X			There is an existing wooden arc feature that defines and separates the main corridor on the second floor from the lounge on the southern end.
Building Site						
Setbacks					X	The building's west side setback varies from 1 foot to about 3 feet with the neighboring property. The northern setback is less than 5 feet, but more than 3.5 feet in most cases. The east and south facades have no setback, but they are also the building frontage.
Street Frontage					X	The building has frontage to Paseo de Atenas to the south and Inmaculada Street to the east. A balcony overhangs on both sides. To the northeast corner, the existing balcony is too close to an electrical post where the main connection to the grid is.

SCOPE OF WORK

The proposed rehabilitation scope of work includes repairs to masonry and concrete structures and façade elements, removal of lead and asbestos containing materials, removal of debris and other materials, and interior improvements to accommodate the proposed uses. The scope also includes building a new roof, interior and exterior vertical circulation elements, ADA improvements, and addition of bathrooms.

Ground disturbances will be kept to a minimum. Excavations for footings, if required, will be limited to around two (2) feet from existing floor levels and within the building perimeter. There will be no ground disturbances outside the building footprint. The concrete floor of the northeast quadrant of the building, where the basement is located, will be demolished, the basement will be cleaned of debris, the pipes protruding from the walls will be capped, the basement will be filled, a new slab on

grade will be poured in place. This new floor will have several levels to accommodate an ADA accessible route from the Main Entry to all of the interior spaces.

Removals

The presence of lead-based paints and the advanced decomposition state of all wood materials warrants that these be removed and properly disposed of. This action includes the removal of the roof and the wood floors on the second level. See attached document with an assessment of wood elements, and the lead and asbestos reports prepared for the building.

On the first floor, the recently added CMU and drywall partitions will be removed, along with the steel structure creating the mezzanine. Finally, as a safety precaution, the northern half of the east wall balcony will need to be demolished. The guardrail balusters from this balcony segment shall be salvaged for use in replacing missing or damaged ones in the remaining segments.

Other minor elements and debris, like modern ceiling systems, drywall studs, mirrors attached to columns, and the like, will be detached and removed from the building.

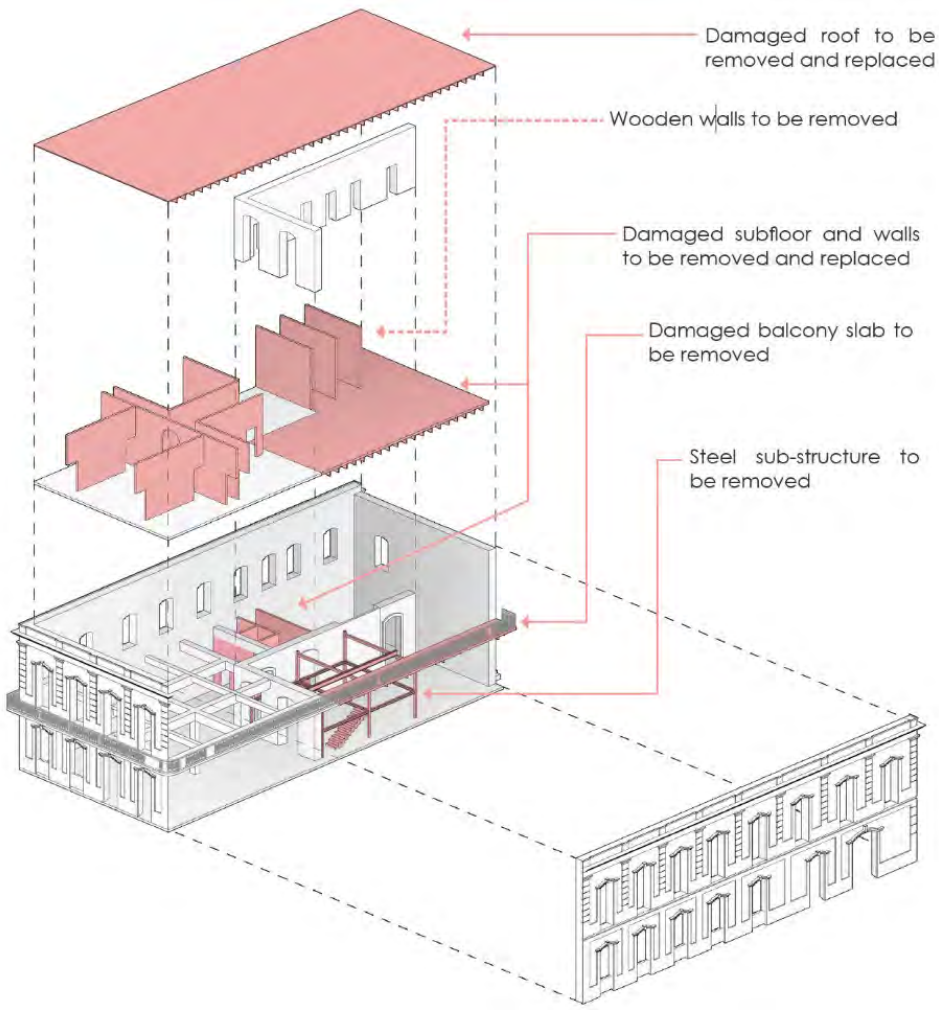


Figure 20 - Diagram of removals. Source ECo.

Repairs

The remaining masonry walls and architectural features will be repaired following the recommendations of the SOI's Standards and other materials preservation guidelines. Existing hydraulic tile floors shall be cleaned, polished, and repaired to the extent possible. Where broken or missing tiles are found, new architectural concrete will be used to infill. Finally, a sealing and polishing process will preserve the restored floor and additional materials.

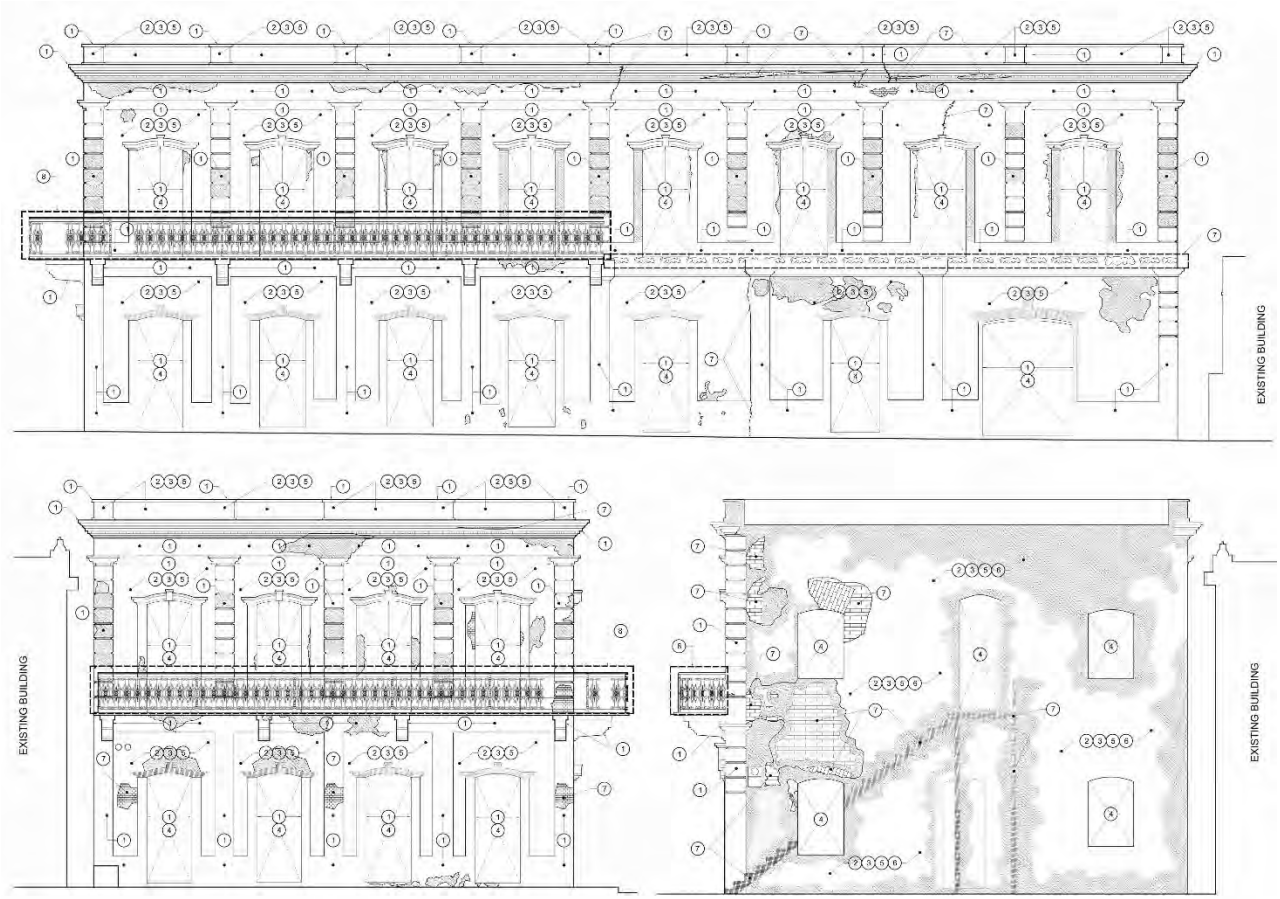


Figure 21 - Existing conditions to be repaired. Source ECo.

Additions

The rehabilitated building will require new additions to address safety, accessibility, programmatic requirements, interior circulation, and sustainability concerns. The removal of all wood elements and structures will allow for new programmatic areas to be incorporated. A new atrium and entrance will be accommodated in the northeast quadrant of the building to provide interior vertical circulation. Likewise, a small, limited use-limited application (LULA) elevator will be added to provide an accessible means to the second floor. Some second story floors will be added using lightweight steel to add circulation and habitable spaces. Finally, a new insulated roof will be constructed from lightweight steel members.

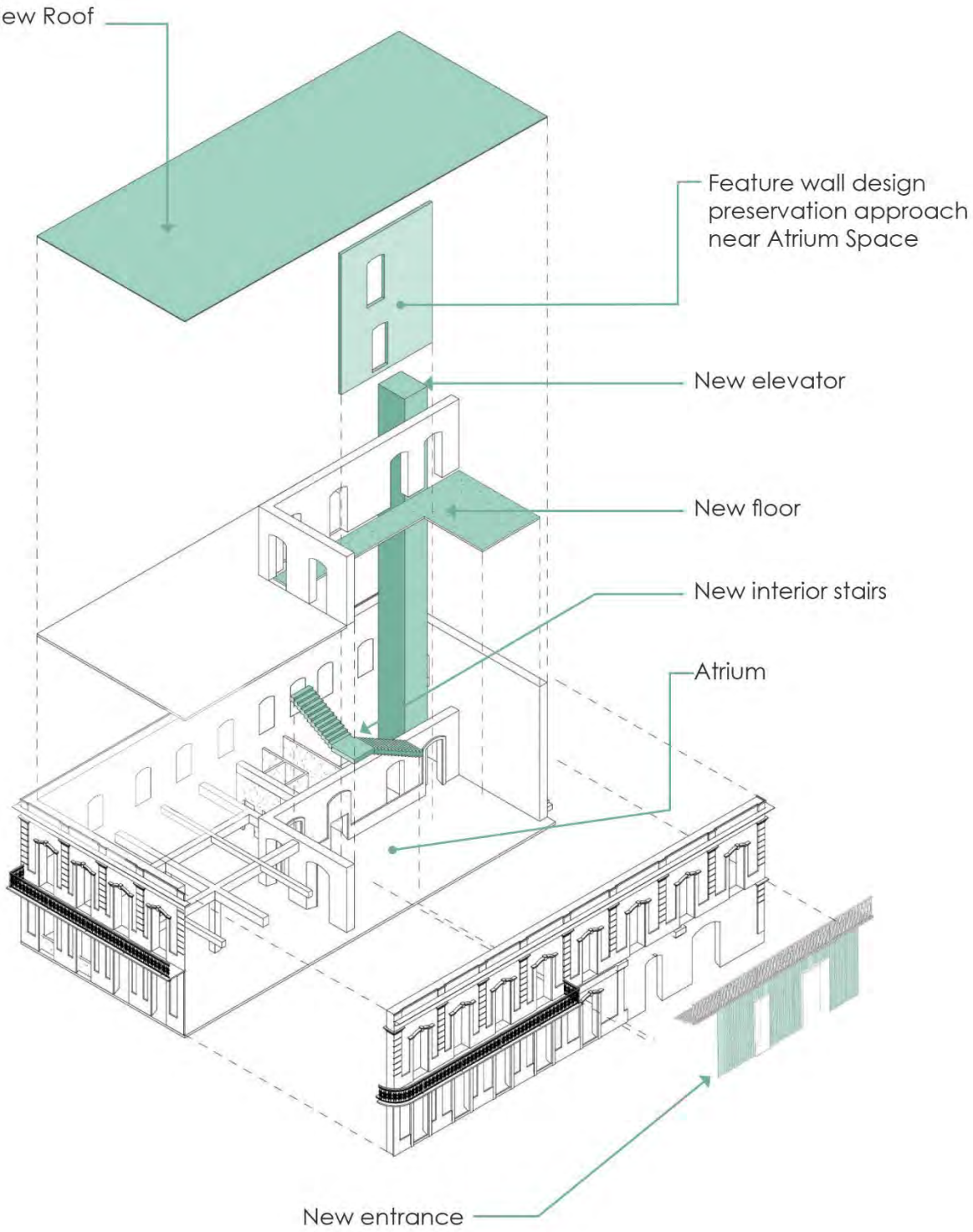

New Roof
Feature wall design preservation approach near Atrium Space
New elevator
New floor
New interior stairs
Atrium
New entrance

Figure 22 - Newly built additions. Source ECo.

New Program

The CCKII will provide spaces geared towards innovation and technology while highlighting the building's architecture and heritage. On the first floor, an atrium will serve as the main vertical circulation space and provide accessible means to other programmatic areas. A small, LULA, elevator is planned for this building. The main space on this floor, the south half of the building, will be an open space where diverse furnishings will accommodate computers, 3d printers, and other equipment used as part of the services to be provided in the Center. Additionally, the main bathrooms areas are in this floor, along with some mechanical and electrical service rooms.

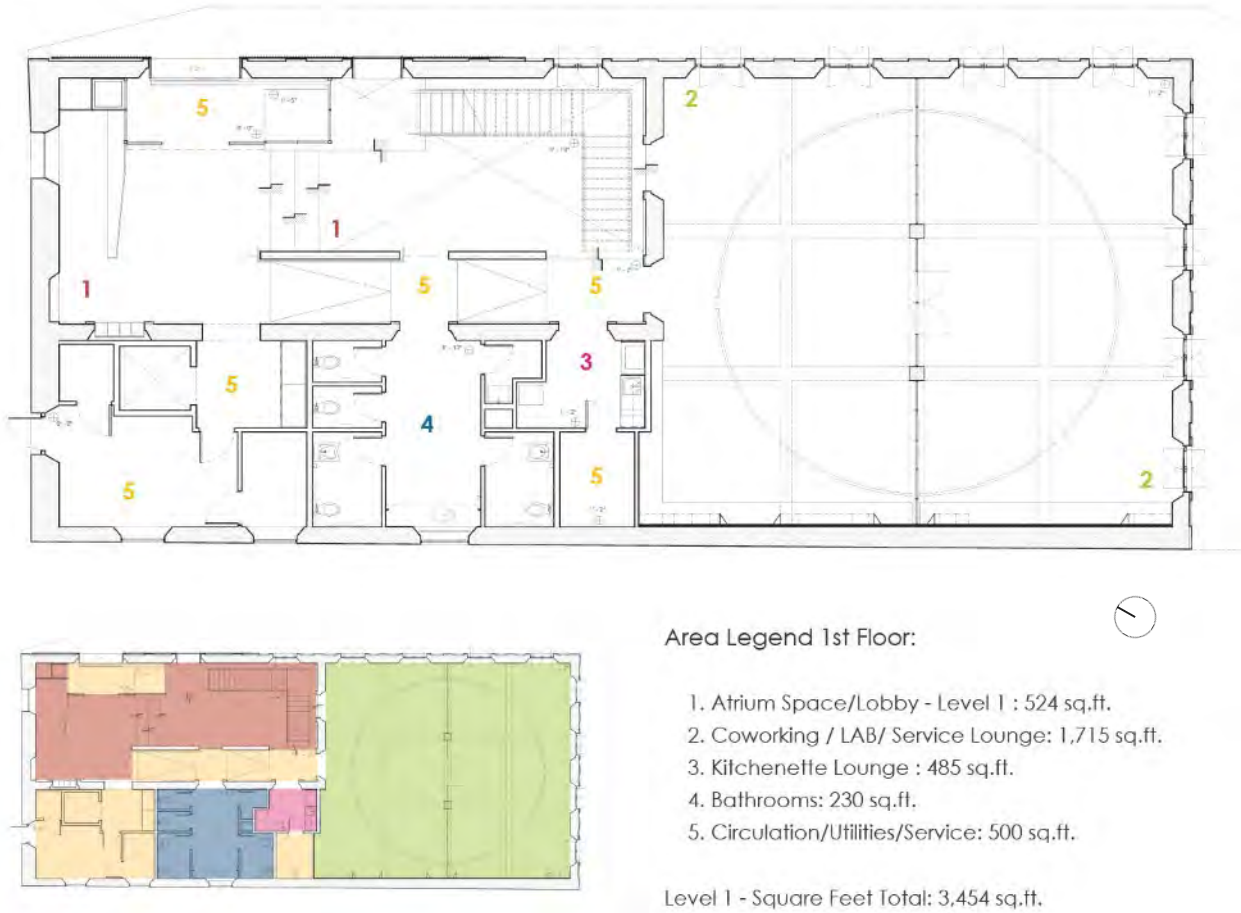


Figure 23 - First floor plan and program. Source ECo.

The second floor will host a conference room and several small offices. These will serve as spaces for idea incubation and production. The main office space follows the existing spatial distribution and provides nine (9) small offices and a lounge.

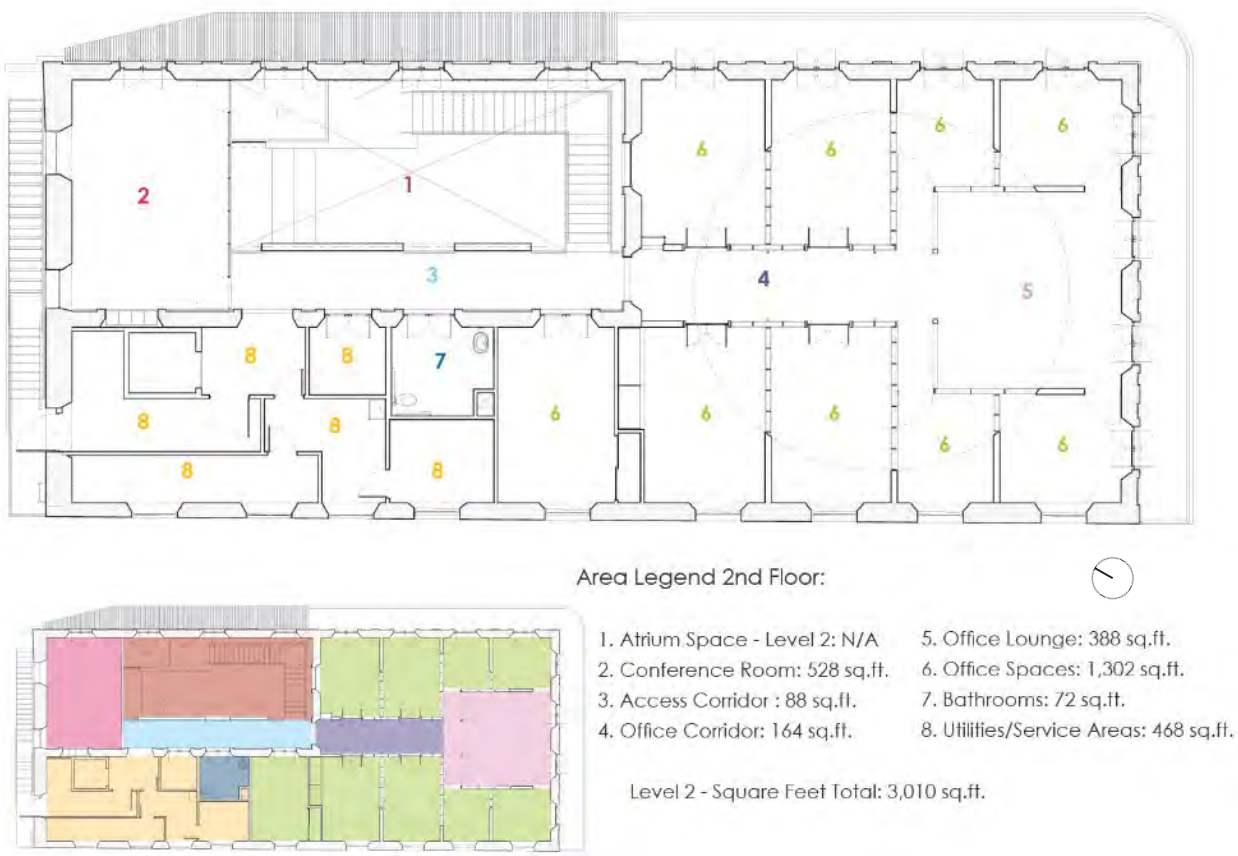


Figure 24 - Second floor plan and program. Source ECo.

PROPOSED DESIGN

The design for the new Center for Collaboration, Knowledge, Ideas and Innovation will seek to provide a space that is a reflection of the innovative programmatic components while simultaneously honoring the buildings heritage and looking towards the future. Every element in this design proposal has been thoughtfully conceived to serve a programmatic purpose while registering

the building's history. Following SOI's rehabilitation guidelines, new elements will purposely differ from existing or historic ones and help tell the story of old and new.

The first encounter visitors will have with this marriage of historic and contemporary is in the northeast corner of the building, where the new entrance is located. This segment of the façade, which has been previously modified and will need to have the balcony removed for safety reasons, has a mismatched composition between the first and second floor fenestration pattern. Having eight (8) doors in the top floor and seven in the bottom, the northernmost quadrant shows misaligned pilasters and doors. Additionally, the cornice and pilaster capitals under the balcony, in this segment, mismatch with the style of others in the building.

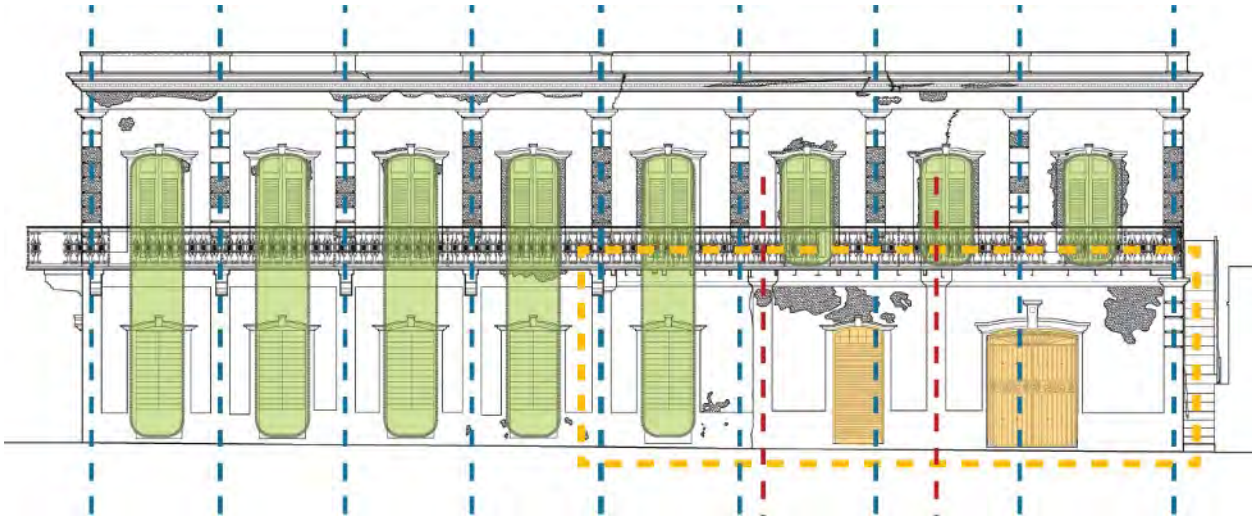


Figure 25 - Existing facade composition. Source ECo.

The proposed façade improvements include repairing all the visibly damaged walls and trim areas, including rebuilding the damaged wood cornices. Also, as evidence in photographic images validate a former the former state, quoins will be added again to the existing pilasters on the first floor. Rebuilding a new segment for the removed balcony is unfeasible. There will be no available structural support for a habitable structure and, additionally, compliance with clearance from a near electrical service pole would not allow for habitation.

A new façade element will serve as the new entrance to the building. This bronze face paneling will honor the existing fenestrations while also recognizing the upper floor's pilaster composition. A new overhang will replace the removed balcony to provide shade and create a "registry" of where the old balcony used to be. These new elements will not affect the integrity of the existing structure and

could be removed in the future.

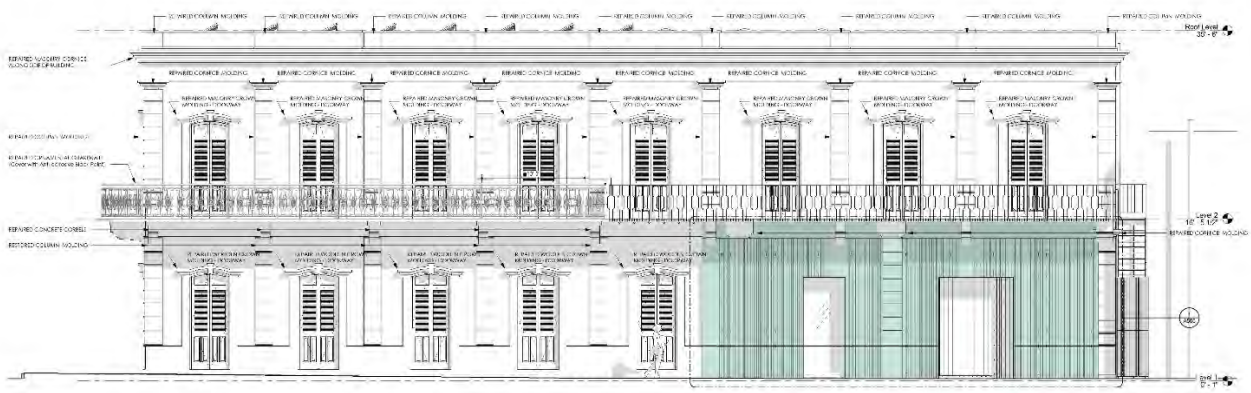


Figure 26 - Proposed facade composition. Source ECo.

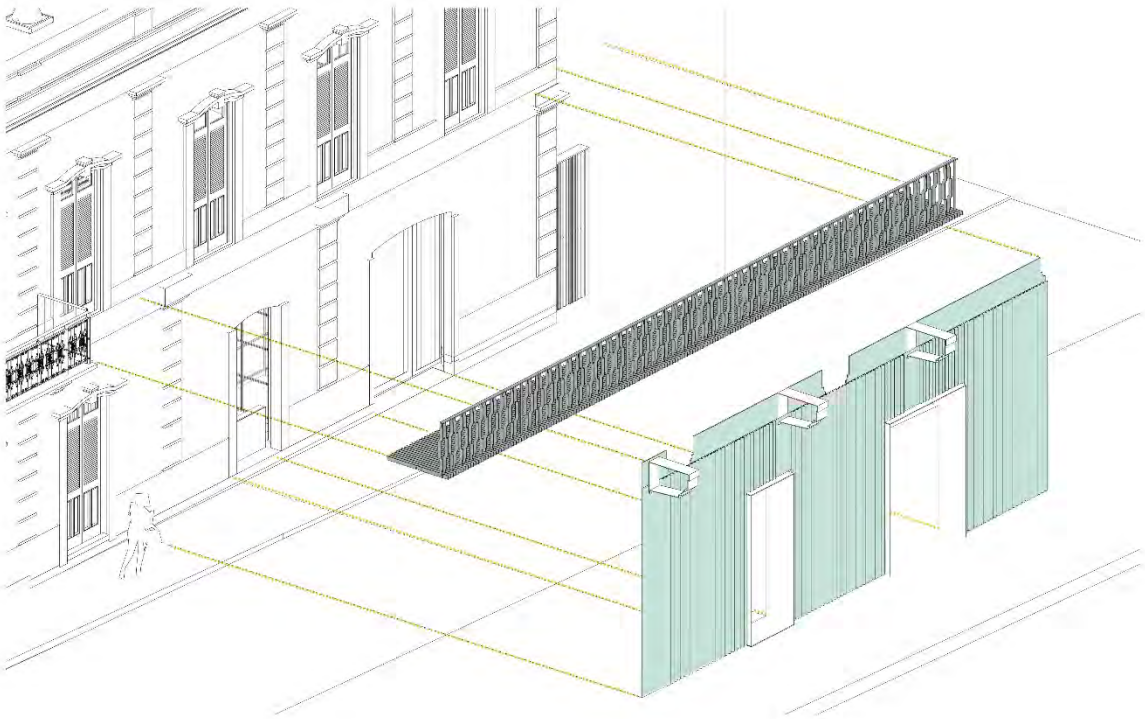


Figure 27 - Proposed facade addition. Source ECo.

Inside the building, selective use of materials will help prepare the space for its intended use but also reflect on the constructive history and character of the building's past. In the main spaces (south half of the building) on both first and second floor, a circular ceiling element provides a "window" through which to explore the buildings history.

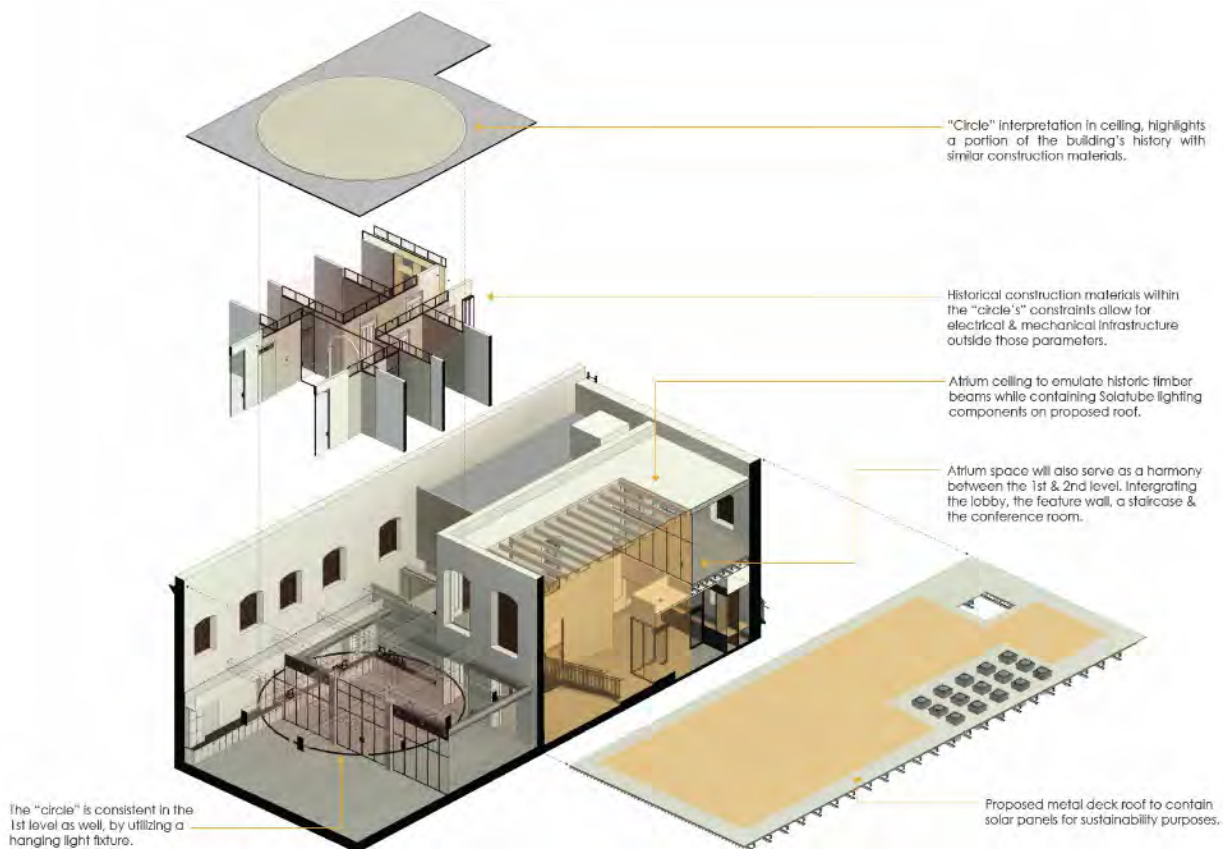


Figure 28 - Proposed interior improvements. Source ECo.

As visitors enter the building through the new façade, they will find a small glass entrance hall that will provide a secure monitored entry. Immediately after entry, a reception desk will greet visitors and provide space for administrative personnel to perform daily tasks.

Figure 29 - Interior lobby view. Source ECo

The main double height atrium then welcomes visitors and provides interior vertical circulation, access to the first-floor Co-Working space, and restrooms. To compensate for the different existing street and interior floor elevations, this atrium's floor level is a few steps higher than the entry level and a step below the Co-Working space. A ramp will provide a compliant accessible route to all spaces within this level.

Figure 30 - Interior atrium view. Source ECo

On the first floor's co-working lounge, a glass partition with connecting doors, will allow diverse and separate activities to take place simultaneously. All the required utilities will be left exposed so not to disturb the existing historic walls. A round ceiling lamp, visible through the glass partition, will remind the visitor that this was, as far as photographic evidence shows, one continuous space.

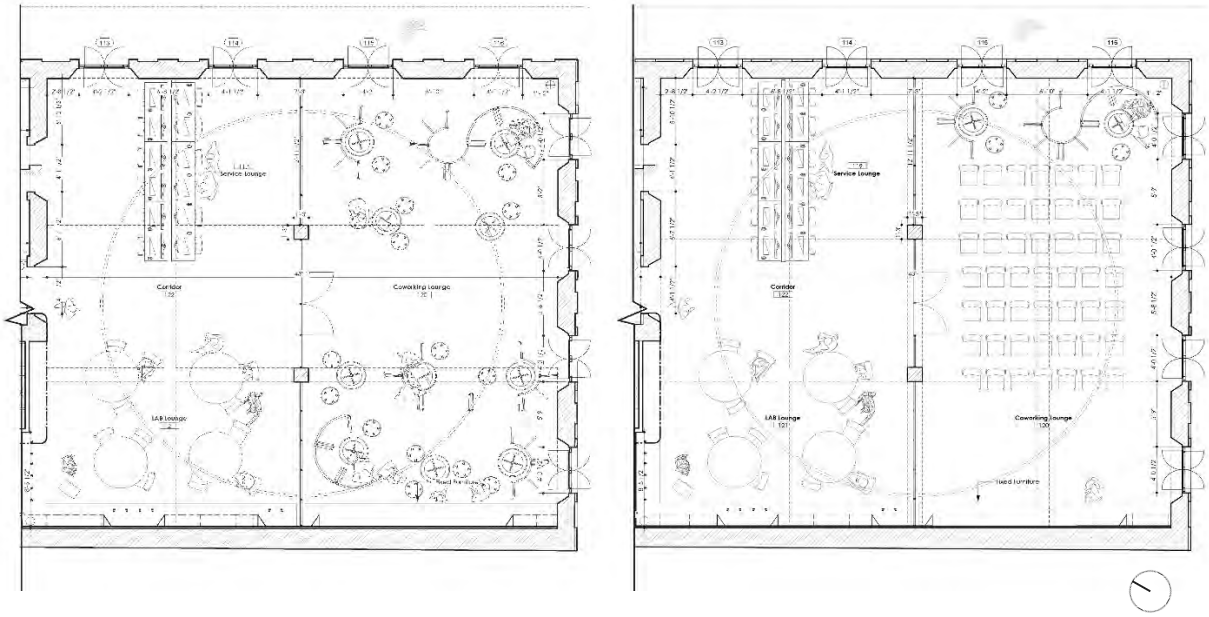

Corridor
Coworking Lounge
LAB Lounge
Service Lounge
Corridor
LAB Lounge
Coworking Lounge
Service Lounge

Figure 31 - First floor co-working space plans and view. Source ECo.

Directly above the coworking lounge, a newly built e-office area will reuse the historic spatial layout. Within the circular "window", walls and ceiling will be built out of wood, with similar building methods. Additionally, all doors, if in their original placement, will be rebuilt as original. Because none of the elements are the originals and following SOI's Standards and the Institute of Puerto Rican Culture (IPRC) recommendations, none of these new wood walls will touch the new ceiling. Instead, the required privacy will be provided with a wood and glass partition in the upper two-foot segment of the wall.

Figure 32 - Second floor interior wall configuration. Source ECo.

Outside this circular "window", walls and ceilings will be built out of drywall to allow for all of the new communications, electrical and HVAC utilities to be incorporated. These new walls and ceilings will have a shadow reveal, so they appear not to touch the outer masonry walls. To provide universal access, the doors that provide office access from the lounge need to be wider than the existing ones, and the wall that currently hosts the arch cannot be rebuilt. Because this arch is a character defining feature, a new arch will be rebuilt as a free-standing element and a brass plate will register, in floors, walls, and ceilings, where the original wall was placed. The doors that are wider and/or placed in a different location from the original ones, will be made of metal and glass.

Figure 33 - Arch element to be recreated. Source ECo.

Other elements throughout the building design will remind visitors of former building materials and elements, such as wood ceilings, walls in corridors and conference rooms. Likewise, all exterior doors will be remade in wood, but to comply with safety and energy standards, interior glass doors and fixed glass areas, will be installed. While the new steel structure will not be visible from the interior, the atrium ceiling will reveal a timber structure, similar in scale to the original roof, that will also serve as an area to install skylights that will lower lighting needs during the day.

Figure 34 - Wall to be rebuilt. Source ECo.

Finally, a newly built, wood-clad, wall will also serve as a record of the building's history. This double height wall located in the main atrium will proudly display a poem by Enrique Zorrilla. This poem won him accolades in his time. On the first floor, the other side of the wall will provide a space for a timeline that recognizes the building's many recorded tenants, owners, and visitors.

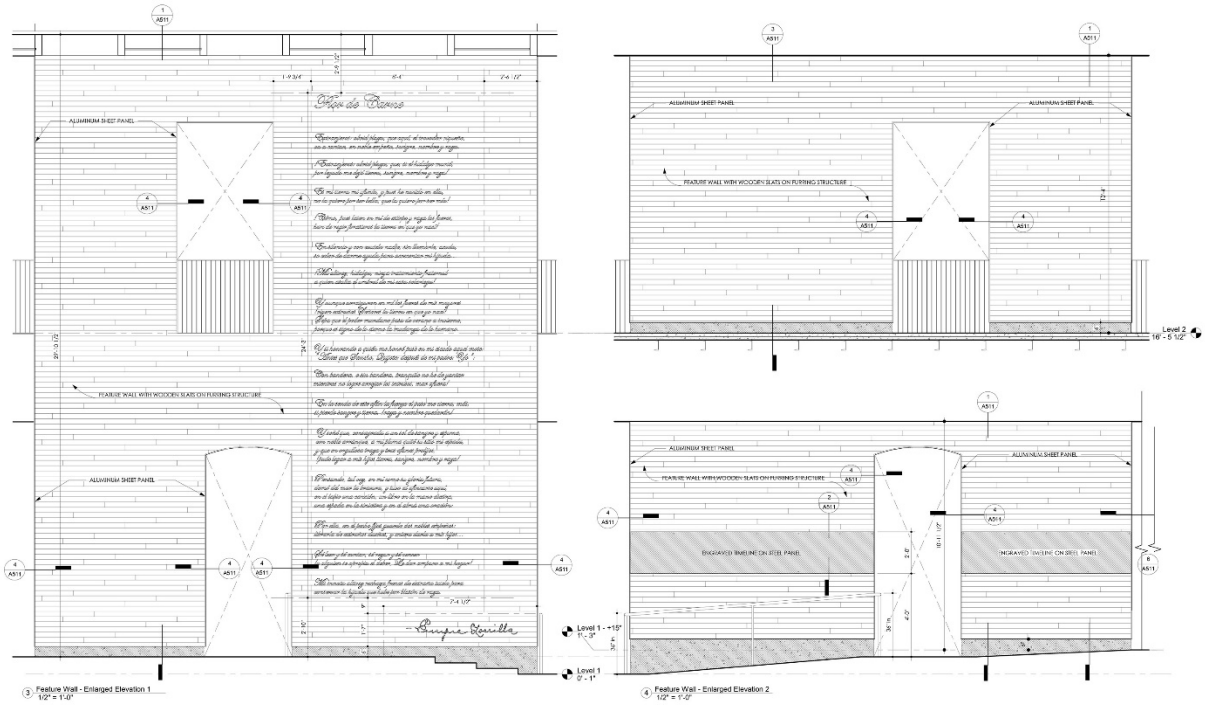

ALUMINUM SHEET PANEL
FEATURE WALL WITH WOODEN SEATS ON FURRING STRUCTURE
ENGRAVED TIMELINE ON STEEL PANEL
Level 2
Level 1
Feature Wall - Enlarged Elevation 1
Feature Wall - Enlarged Elevation 2

Figure 35 - Rebuilt feature wall elevations and view in atrium. Source ECo.

For more images and plans, refer to the attached slide deck and schematic design plans.

Area of Potential Effects

As defined in 36 CFR §800.16(d), the area of potential effects (APE) is the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historical properties if any such properties exist. Based on this definition and the nature and scope of the Undertaking, the Program has determined that the direct APE for this project is limited to the existing building footprint and the staging area. The indirect or visual APE is the viewshed of the proposed project and staging area, which has been defined as the properties surrounding the building and immediate staging area context. The indirect APE of the project area is as follows: approximately 190 feet north, approximately 108 feet east, approximately 85 feet south, and approximately 115 feet west.

The direct APE is made up of the building site, which is 0.11 acres (422m²/4550ft²) and is almost completely occupied by the building footprint. The site is approximately 45 feet on the east/west axis and 110 feet on the north/south axis. (Figure 3) It is located in the northernmost part of the Manatí TUC.

The building, object of this undertaking, is eligible for inclusion on the NRHP.

The staging area for the project is located in the Municipal Public Works Department on Road number 685. This place is already impacted by machinery, trucks and all the work that is carried out there. This is east of the historic cemetery of Manatí. (Figure 36) This site serves as a warehouse facility for equipment, heavy machinery and materials related to municipal works and upkeep. The staging area is approximately 0.57 acres (2,311.59 m²/24,885.00 ft²).

This area will **not be impacted** by excavations. It will serve as temporary material storage, employee parking, temporary construction office placement, and similar construction related activities.

Identification of Historic Properties – Archaeology

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this existing information, by a Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61), shows that there are no archaeological properties, historic or prehistoric, previously identified in the project area.

The archaeological cultural resources survey reports and site survey forms, as well as the administrative project files, of both the PRSHPO and the IPRC were consulted. This review evidences the PRSHPO and IPRC document two (2) archaeological properties within the quarter of a mile of the proposed project (MA0100019 and MT-48). (See Figures 47 and 48 for location of previously documented archaeological properties.[5])

A total of twelve (12) cultural resources Phase 1A and 1B reports, plus two (2) Phase II reports, are documented in these files. Nine (9) of these yielded negative results for the location of archaeological properties, and four (4) were positive. (See a summary of these reports and their results in Table 1 below.)

[5] The PRSHPO archeological project files list three other sites within the ¼ mile of the project, but these consist of the Plaza de Recreo (MA 0100047), which we consider a historic structure, and two cemeteries (MA 0100048 and MA 0100051) for which the inventory files provide no additional information, except that the location given for MA 0100051 is based on a historic map from 1887, and is currently the location of a school (PRSHPO Yacimientos Arqueológicos de Puerto Rico. Ficha de Inventario. MS: San Juan, Puerto Rico, revised 2009). The IPRC's site inventory lists MA0100051 as MT-Cementerio (ICP Definición sitios arqueológicos Manatí. MS: San Juan, Puerto Rico, nd). Except for the mention here, the Program is not discussing these in the Archaeological Identification Section. In addition, although there are only two documented archaeological sites within the quarter mile of the APE for this undertaking, there are sixty-two (62) cultural resources (including prehistoric and historic sites and structures) identified in the PRSHPO's files for the Municipality of Manatí, the majority (39) located in the barrios of Tierras Nuevas Saliente and Poniente. These span all the known periods of occupation on the island, from the preceramic period, also known as Archaic, through the entire prehistoric ceramic periods (Saladoid, Ostionoid and Chicoid) and the historic occupations of the 17th 18th, and 19th centuries to the present (PRSHPO Resumen arqueológico del municipio de Manatí, MS: San Juan, Puerto Rico, 2014-2016).

TABLE 1
PRSHPO AND IPRC CULTURAL RESOURCE SURVEYS
WITHIN A QUARTER MILE OF THE PROPOSED PROJECT'S APE

SHPO/IPRC NUMBER	SURVEY DATE	SURVEY NAME	AUTHOR	AREA[6]	RESULTS	DIRECTION AND DISTANCE FROM SURVEY AREA TO APE
SHPO: 12-16-85-01 MT-87-01-07	1985	"Evaluación Arqueólogica Fases 1A-1B Proyecto Cerrovista, Manatí, Puerto Rico"	Ethel Schlafer	29.14 acres	Positive- rock shelter with midden & petroglyphs	North of project staging area/ approximately 0.09 mile
MT-87-01-07	1986	"Investigación Arqueológica Fase II, Proyecto Cerravista, Manatí"	Ethel Schlafer	Phase II for site within 29.14 acres	Positive- petroglyphs and Ostionoid & Chicoid ceramics	North of project staging area/ approximately 0.09 mile
SHPO: 11-20-86-02	1987	"Informe de Evaluación Arqueólogica Fases 1A-1B Proyecto Urbanización Hacienda La Monserrate Bo Bajura Afuera, Manatí, Puerto Rico"	Harry E Alemán Crespo	33.10 acres	Positive-historic 19th century ceramics, glass[7]	West of project staging area/ approximately 0.16 mile
SHPO: 10-21-93-03 IPRC: ICP/CAT MT 93-04-03	1993	"Fases IA-IB Estudio Recursos Culturales Proyecto Sistema Sanitario Varios Sectores Manatí (California, La Vuelta del Dos, cuesta Marín, PR 149, PR 6685, Cerro Acueducto, Cerro Quiñonez, El Polvorín, Aguilera St, Ramírez de Arellanos St, Cuesta O'Neill &Cordova, Sabana Seca A &B y Cerro Vendig) Manatí, Puerto Rico"	Antonio Daubón Vidal	33,464 .57 feet	Negative	Section of survey area within the project APE
SHPO: 05-04-95-01	1992	"Proyecto Plaza de Recreo de Manatí, Barrio Pueblo, Manatí, Puerto Rico Prospección Arqueólogica Fase 1-A"	Carlos M Ayes Suárez	Not spec.	Negative	Southwest of the project APE/ approximately 0.08 mile
SHPO: 05-04-95-01 IPRC: IPC/CAT MT 99-08-09	1999	"Proyecto Plaza de Recreo de Manatí, Barrio Pueblo, Manatí, Puerto Rico Prospección Arqueólogica Fase 1-B"	Carlos M Ayes Suárez	Not spec.	Negative	Southwest of the project APE/ approximately 0.08 mile
SHPO: 12-18-97-02	1997	"Evaluación de Recursos Culturales Proyecto Estancias de Manatí II Barrio Tierras Nuevas Salientes Sector el Polvorín, Manatí"	Virginia Rivera Calderón & Sixto A Pérez	12.43 Acres	Negative (prior earth movement)	North of project staging area/ approximately 0.15 mile

6 Measurements have been converted to the Imperial System by the SOI qualified professionals.
7 PRSHPO concurred not eligible for inclusion to the NRHP via letter 19 March 1987.

SHPO/IPRC NUMBER	SURVEY DATE	SURVEY NAME	AUTHOR	AREA[8]	RESULTS	DIRECTION AND DISTANCE FROM SURVEY AREA TO APE
IPRC: ICP/CAT MT-98-08-08	1998	"Proyecto Mejoras al Sistema de Acueductos. Manatí, Puerto Rico"	Marisol Martínez Garayalde	Not spec.	Negative	North of the project APE/ approximately 0.02 mile
SHPO: 03-27-03-01	2004	"Proyecto Eden Dorado Edificio Padilla Calle Georgetti #38, Manatí, Puerto Rico, Prospección Arqueólogica Fase I"	Carlos M Ayes Suárez	5,661.82 square feet	Negative	Southwest of the project APE/ approximately 0.07 mile
IPRC: ICP/CAT MT-09-14-03	2009	"Proyecto Edificio JCH Realty Barrio Tierras Nuevas Poniente, Manatí, Puerto Rico"	Carlos M Ayes Suárez	48,594.94 square feet	Negative	East of project staging area/ approximately 0.08 mile
IPRC: ICP/CAT MT-06-12-05	2006	"Determinación de Recursos Culturales Fase IA Proyecto: Antiguo Casino Español, Barrio Pueblo, Manatí, Puerto Rico"	Aramis Font Negrón	6,000 square feet interior rehabilitation	Negative, but recommended monitoring	Southwest of the project APE/ approximately 0.05 mile
IPRC: ICP/CAT MT-12-15-01	September 2012	"Evaluación Arqueológica Fase IA Proyecto Obras de Ampliación y Mejoras al Sistema Pluvial Urbano del Municipio de Manatí, Barrio Pueblo, Municipio de Manatí, Puerto Rico"	Marisol Martínez Garayalde	Not spec.	Positive 2 "historic elements"	Part of survey area is adjacent to the southern section of the project staging area
IPRC: ICP/CAT MT-12-14-07	May 2012	"Evaluación Arqueológica Fase IA Proyecto Estacionamiento Multipisos Atenas College Inc., Calle Barbosa Esquina Calle Quiñones, Barrio Pueblo, Municipio de Manatí, Puerto Rico"	Marisol Martínez Garayalde	24,801.01 square feet	Negative	Southeast of the project APE/ approximately 0.18 mile
IPRC: ICP/CAT MT15-15-05	2015	"Proyecto Escuela de Arte Fase II Calle Georgetti Esquina Patriota Pozo Barrio Pueblo Poniente, Manatí, Puerto Rico"	Carlos M Ayes Suárez	3,575.32 square feet	Positive- excavated 2 structures with 19th-20th century midden deposits[9]	Southwest of the project APE/ approximately 0.05 mile

[8] Measurements have been converted to the Imperial System by the SOI qualified professionals.

[9] There is no inventory form for this site, but it is identified in the IPRC's Inventory of Archaeological sites as MT-48, Escuela de las Arte

The earliest of these reports was submitted to the PRSHPO in 1985, for a residential project east of PR Road #685, km. 0.4 in barrio Tierras Nuevas Salientes, approximately 0.09 miles north from the APE of the staging area for the current undertaking (SHPO 12-16-85-01; MT 87-01-07). (See Figures 45 and 46 for location of archaeological surveys.) It surveyed approximately 30 *29.14* acres and located a rockshelter with petroglyphs and a shallow midden deposit. This site is documented in the PRSHPO as Site MA 0100019, Cerro Vista, and is described as a pre-Columbian rockshelter with petroglyph and midden containing Chicoid (Capá) and Ostiones ceramics, bone and lithics. The site was subject to a Phase II investigation in 1986 which documented two petroglyphs as well as the results of the excavation of 6 square meters of the midden deposit. The report concludes that the rockshelter was probably used as a temporary habitation area during the Ostionoid and Chicoid periods (based on the presence of alimentary remains, including shell and faunal remains, and ceramics, lithics and a couple of olive shell pendants (*pendientes de oliva*)). The site is no longer extant, as it was destroyed by the residential construction.[10]

In 1987, a Phase 1A and 1B report carried out for another residential project in barrio Bajura Afuera, surveyed a 33.10 acres area located south of Carr. # 685, km. 0.6, and west from the proposed project's staging area (SHPO 11-20-86-02) (See Previous Figure 45 and 46 for location of archaeological surveys.), located two (2) rockshelters, one with 19th century ceramics, and another with 19th century glass and English tiles (*losa inglesa*). These were considered not to be eligible to the NRHP, and no further investigations were carried out prior to the construction of the residential development.[11]

During the 1990s, there were five (5) cultural resources survey reports carried out within the quarter mile area of the APE for this undertaking and were all negative for the location of archaeological resources. One of these involved a phase IA-IB survey for a sanitary sewer pipeline in various sectors of Manatí, including St. Route 670 which passes through the APE for the proposed undertaking as it runs north toward Highway 2 (SHPO-10-21-93-03, ICP/CAT/MT94-04-03.) (See Previous Figures 45 and 46 for location of archaeological surveys.) Also of note are two reports within the urban core of Manatí involving the *Plaza de Recreo* of Manatí, and approximately 0.08 miles southwest from the proposed project's APE (SHPO 05-04-95-01, IPRC: ICP/CAT/MT 99-08-09) which were also negative for the location of previous iterations of the plaza or of archaeological resources. The 1999 Phase IB report involved the excavation of three 3.28 feet by 95.14 feet (1meters by 29 meters) trenches to a depth of 9.84 feet (3 meters) and no remnants of the 19th century plaza were located.[12]

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[10] PRSHPO Resumen arqueológico del municipio de Manatí, MS: San Juan, Puerto Rico, 2014-2016; PRSHPO Yacimientos Arqueológicos de Puerto Rico. Ficha de Inventario. MS: San Juan, Puerto Rico, revised 2009; Schlafer, Esther (sic) "Evaluación Arqueológica Fases IA-1B Proyecto Cerravista, Manatí, Puerto Rico," MS: Bayamón, Puerto Rico: Oficina del Arqueólogo, 1985; Schlafer, Ethel and Carlos Ayes "Investigación Arqueológica Fase II Proyecto Cerravista, Manatí," MS: Bayamón, Puerto Rico, Oficina del Arqueólogo, 1986.

[11] Alemán Crespo, Harry E. " Informe de Evaluación Arqueológica Fases IA-IB Proyecto Urbanización Hacienda Monserrate, Barrio Bajura Afuera, Manatí, Puerto Rico" MS: Sibanacán Investigaciones Arqueológicas, 1987; Letter dated March 19, 1987 PRSHPO concurred that the remains found in the two rockshelters were not eligible to the NRHP.

[12] Ayes Suárez, Carlos M "Proyecto Plaza de Recreo de Manatí, Barrio Pueblo, Manatí, Puerto Rico Prospección Arqueológica Fase IA," MS: Manatí, Puerto Rico, Oficina del Arqueólogo, 1992 and "Proyecto Plaza de Recreo de Manatí, Barrio Pueblo, Manatí, Puerto Rico Prospección Arqueológica IB," MS: Manatí, Puerto Rico, Oficina del Arqueólogo, 1999.

The remaining six (6) reports were carried out in 2004, 2006, 2009, 2012 (two [2] reports) and 2015. All of these, with the exception of ICT/CAT MT 12-15-01, were located within the urban core of Manatí, and one, located approximately 0.05 miles southwest from the proposed project's APE, was positive for the location of historic archaeological resources (IPRC: ICP/CAT MT15-15-05. (See Figures 45 and 46 for location of archaeological surveys.) This involved the construction of a new building to house the Escuela de Arte on the corner of Carlos Georgetti and Patriota Pozo streets. According to the report, at the time of the survey, the area consisted of a surface parking lot where previous historic structures had been razed after suffering major damage during Hurricane George[13]. The Phase II excavations documented four (4) "architectural elements" associated with two (2) structures from the 19th and early 20th centuries, two of which yielded archaeological materials; a rectangular rubble/masonry construction (*mampostería)* used as a trash pit *(basurero),* and a possibly later square cement structure also containing midden remains. Based on the archaeological materials recovered, one of the structures was associated with a domestic household and the other with a commercial/mixed establishment. Although there is no site form for this historic archaeological site in the PRSHPO and ICPR files, it is identified in the ICPR's inventory of archaeological sites as MT-48 Escuela de las Arte, and is located under the current Escuela de Artes building. (See figures 45 and 46 for location of archaeological surveys.)

Lastly, it is important to note that of the remaining four (4) reports carried out in the urban core of Manatí, two were Phase 1A reports that recommended either a Phase1B or archaeological monitoring (SHPO 03-27-03-01; IPRC: ICP/CAT MT-12-14-07, respectively). No further information is available on whether these recommendations were carried out. In addition, a cemetery was discovered under the atrium of the Iglesia de Nuestra Señora de la Candelaria y Apóstol San Matías, and reliefs *(relieves*) discovered in the section of the church which corresponds to the Hermitage constructed in the 18th century.[14] We can conclude, based on the information discussed above, that the urban core of Manatí is sensitive for the location of archaeological properties of the historic period.

PHYSIOGRAPHIC REGION AND SOILS

Manatí, a town in the Northern coast of Puerto Rico, is located in the northern coastal plain, a geographic region that extends all along the northern coast of the island, from Aguadilla to the west to Luquillo to the east. Within this area, Manatí is in the Humid Alluvial subregion, which consists of an extensive coastal plain interrupted by karst hills (mogotes).[15] The Manatí urban core area where the proposed project is located, lies on an alluvial terrace on the east side of the Manatí River and its associated wetlands. It is surrounded to the north, east and south by karst hills, and its soil is classified as urban land (Ul). Soils surrounding the Manatí urban area include Toa silty clay loam (To), 0 to 2% slopes, occasionally flooded; Rock outcrop-Tanamá complex (RtF), 12 to 60% slopes; and smaller areas of Almirante clay (AnB) and Coloso silty clay (Cn), 2 to 5% and 0 to 2%s slopes, respectively. (See Figure 49.) Although the urban soils

[13] This information and what follows is taken from Ayes Suárez, Carlos M, "Proyecto Escuela de Arte Fase II Calle Eduardo Georgetti Esquina Patriota Pozo Barrio Pueblo Poniente, Manatí, Puerto Rico," MS: Manatí, Puerto Rico, Oficina del Arqueólogo, 2015.

[14] Ayes Suárez, Carlos M, "Proyecto Edificio J.C.H. Realty, Barrio Tierras Nuevas Poniente, Manatí, Puerto Rico, Prospección Arqueológica Fase I-A", MS: Manatí, Puerto Rico, Oficina del Arqueólogo, 2009:47.

[15] Picó, Rafael, "Nueva geografía de Puerto Rico," Editorial Universitaria, Universidad de Puerto Rico, 1975:391.

have not been studied, they were traditionally used during the settlement of the town for the planting of home plots (*huertos caseros*) which did not require the use of equipment for the preparation of the soil.[16] The topography, hydrography and soils in the project area indicate a high probability for the location of archaeological sites.
DETERMINATION ELIGIBILITY OF PROPERTIES WITHIN THE PROJECT'S APE

In summary, previous archaeological cultural resources surveys in the quarter mile area surrounding the proposed undertaking, although in the majority were negative for the location of archaeological properties, still provide an indication of the sensitivity of the Manatí urban core area for the location of archaeological properties of the historic period. In addition, although no archaeological properties eligible for inclusion in the NRHP are known to be located within the project's APE, the topography of the area, the large number of sites known in the municipality of Manatí, and the documented sensitivity of Manatí's urban core for the location of archaeological sites of the historic period indicate the potential of the project's APE for the location of archaeological properties.

Identification of Historic Properties - Architecture

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this existing information, by a Program contracted Historic Preservation Specialist meeting the SOI's Qualification Standards, shows that the project area is within the boundaries of the Manatí Historic District

The proposed Center for Collaboration, Knowledge, Ideas and Innovation is sited at the northern edge of the Manatí traditional urban center, this building is eligible for the NRHP. Research activities have found three (3) NRHP and SHPO listed properties and an additional ninety-one (91) properties in both the IPRC and Municipal Registries within a quarter mile distance form our APE, and most, within the traditional urban center.

The three (3) listed properties are the remains of the Brunet-Calaf Residence (65), the "Fabrica de Tabacos *La Colectiva*" (68), and the "Nuestra Señora de la Candelaria y San Matías" Church. Two (2) of which (65, 75) surround the town's main square. The properties found on both ICP's and the Municipality's list, are of varied styles, historic times and in various states of conservation or decay. (figure 50)

Thirty-nine (39) properties are found in McKinley Street, where our site is located, and within an extended viewshed from the property. These are listed only in the IPRC or Municipal registries. Some of these are currently being studied for repairs under another CRP Project undertaken by the municipality. Please see attached document "Documented Architectural Properties.PDF" for full details on these.

The following map (figure 36) and table (Attachment 1) lists all the found properties:

[16] Ayes Suárez, Carlos M, "Proyecto Escuela de Arte Fase II Calle Eduardo Georgetti, esquina Patriota Pozo, Barrio Pueblo Poniente, Manatí, Puerto Rico", MS: Manatí, Puerto Rico, Oficina del Arqueólogo, 2015:5.

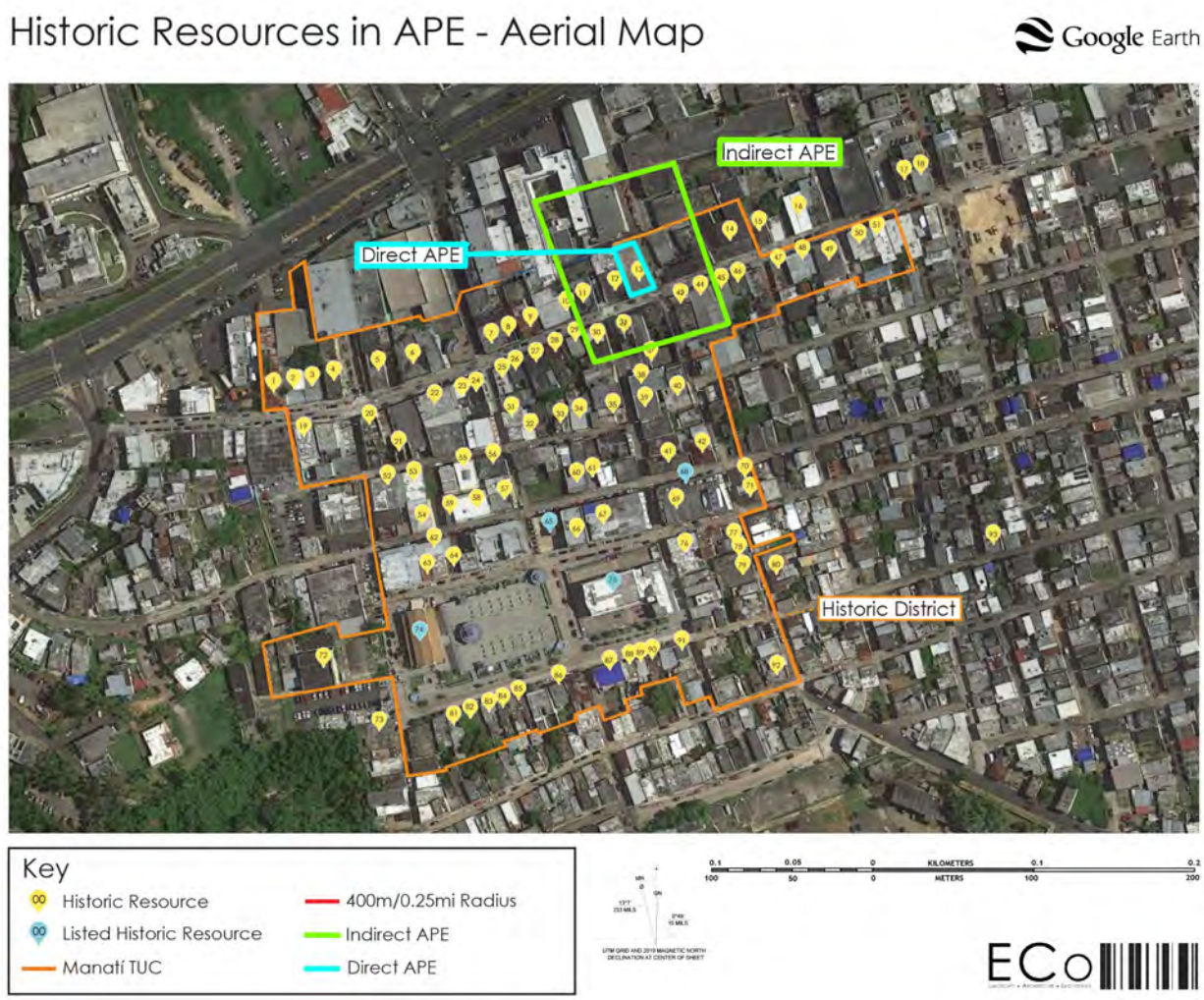

Figure 36 - Historic resources near APE

ELIGIBILITY EVALUATION

This building is within Manatí's Traditional Urban Center and Designated Historic Zone (JPH-2). Our site is almost completely occupied by the subject building. This building is eligible to the NRHP, when evaluated for age, significance and integrity, at a local level, following the guidelines established by the National Register Bulletin "How to Apply the National Register Criteria for Evaluation".

Category - This historic property will qualify as a Building.

Historic Context – The building is located within a recognized and designated historic district. Manatí's traditional urban center is representative of Spanish colonial architecture and urban layout. This context is associated with several context themes of significance at both a local and state level. Some of these areas of significance are Architecture, Commerce, literature, politics and Social History. Manatí is known as the "Athens" of Puerto Rico for its association with myriad characters of intellectual significance.

As previously established in this document, available information dates this building to 1890, or late nineteenth century. Therefore, this building's age (approx. 130 years) will qualify for inclusion in the national registry.

The building shows significance in three of the four categories (A, B, C) established by the NRHP, these are discussed below.

Criteria A – Association with events – This building served initially as the home and business place of Enrique Zorrilla. The original commercial use was a tobacco and coffee distribution center. Later it became a hotel and a Café/Bar in the town of Manatí for many years. Both these uses were associated with commercial and social trends of their times. There are many anecdotal tales of famous people, both local and international, passing through its halls making this a hotspot of cultural and economic trends. There is no documented association with any specific historic event.

Criteria B – Associations with Significant Person – This building is associated with a person of significance at the local level. Enrique Zorrilla, thew original building owner, was both a local businessman and nationally recognized poet. He was one of the nineteenth century local businessmen who defined the types of commercial activities that helped grow Manatí's city center. Additionally, he was a well-known poet, whose poetry received recognition at state level competitions. He was also father to Pedrín Zorrilla, a recognized early 20th century baseball player and, at some point, owner of the building as well.

Criteria C – Design – This building is one of a few examples of Spanish Colonial architecture in Manatí. Although there are signs of interventions throughout its lifetime, the building presents a high level of integrity and is a good example of the building construction type, craftsmanship, and stylistic details of its time. There is no record of the original building's architect or designer.

This building is representative of the architecture of its time, and it possesses aspects of integrity at varying degrees. Overall, we would rate the integrity of the building at a 50% to 65%.

Location – The building is in its original location.

Setting – The building is within the limits of the Planning Board designated Manatí historic District (JPH-2). It is a corner, zero-lot-line, building with a perimeter balcony, that is exemplary of the type of building within the district and other similar ones. The scale of the building also fits within the setting.

Design – The building is representative of the Spanish Colonial Style and retains most of its defining characteristics. While the building has been altered over time, some of these interventions are also characteristic of their time. For example, many colonial masonry buildings had concrete floors added to them in the 1920's 30's and 40's, like this one.

Materials – The building's exterior construction (structural and decorative) and some of the interior elements retain its character defining features. It is a masonry building with colonial style architectural elements. The roof and some interior walls have been altered over time.

Workmanship – The building retains some of its original workmanship. Particular to this building are wood cornices that make up part of the façade that are to be repaired.

Feeling – This building's architectural expression is characteristic of the Spanish Colonial style and epoch; it retains its character.

Association – The building is associated with Enrique Zorrilla, a local industrialist and poet. Also, this building is associated with locally accepted anecdotal stories of both local and international cultural and political figures that frequented the Café Central.

HISTORIC CONTEXT

Prehistoric Period[17]

The Municipality of Manatí is located on the Atlantic coast of Puerto Rico, extending through the karst zone and south to the piedmont of the Cordillera Central. It has a variety of ecological environments—lagoons, coastal valleys, karst hills, and the lower basin of the Río Grande de Manatí. These varied natural environments provided myriad types of resources for use by human societies, and there is evidence that it was settled throughout the entire sequence of human occupation on the island, starting in the pre-Ceramic period (also known as Archaic, 400BC to 200AD), Ceramic Agriculturalist periods 1 (Saladoid, 250-600AD) II (Ostionoid, 600-1200AD) and III (Chicoid, 1200-1500AD) up to the historic colonial period to the present.

Sites include tool-working and habitation sites associated with the Archaic occupation; habitation and multicomponent sites, middens and shell middens, petroglyphs, ceremonial plazas, and burial sites associated with ceramic peoples; and historic period sites such as haciendas, homesteads, and cemeteries. The majority of the known sites thirty-nine (39) are located in the barrios of Tierras Nuevas Saliente and Poniente. One of the most significant of these sites, located in barrio Tierras Nuevas Ponientes, is the site of Tierras Nuevas (MA100008) located east of the mouth of the Río Grande de Manatí. This is a pre-Columbian settlement with four ceremonial plazas, and extensive midden deposits spanning ceramic agriculturalist periods 1, II, & III, and which may have been occupied into the historic period.[18]

In summary, there is evidence for human occupation of the Manatí region from the pre-Ceramic period to the present, representing the full range of human activity on the island. It is a territory rich in archaeological resources with a lot to offer for interpretation of the past.

Historic Period

Until the moment of its foundation on June 1738, Manatí was part of the Arecibo Municipality, Puerto Rico. Secession leadership is credited to Don Pedro Menéndez Valdés (1632-?), one of several who sought the dissolution of the political ties which existed between the new and historic municipalities in this northern part of the island of Puerto Rico. This was standard practice throughout the archipelago. Unhappy members of the ruling class sought refuge from taxes, among other issues, by leading groups to seek separation from one municipality by founding another one. Lobbyists were found in Spain and petitions were made time and time again until the king/queen accepted the proposal and declared the creation of a new municipality.

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[17] The information in this section is summarized from PRSHPO "Divulgación de los recursos Arqueológicos e Históricos - Planificación y Educación Fases I, II y III - Resumen Arqueológico del municipio de Manatí," MS: San Juan, Puerto Rico, 2014-2016.

[18] Two Spanish copper coins minted in Santo Domingo in 1505 were recovered at the site: Sitios Arqueológicos de Manatí, Fichas Descriptivas - Muestrario, MA0100008 Tierras Nuevas, Idem.

At present, Manatí is surrounded by the Atlantic Ocean (north), as well as the municipalities of Ciales and Morovis (south); Vega Baja (east); and Barceloneta and Florida (west). The area is part of the North Coastal Plain and the Karst northern region. While some believe the name "Manatí" derives from the manatee animal, many believe it originates from "Manatuabón," the Native word for the river system of the area, known at present as the Río Grande de Manatí. It is possible this fertile sector was Juan Ponce de Leon's first choice for the royal farm (*granja real*) established along the northern coast during the 16th century to serve the Caparra settlement founded in 1508-1509. At the time, rivers were sources of richness in varied ways. First, gold could be extracted from them. Second, they were surrounded by extremely fertile terrain perfect for agricultural ventures. Additionally, some rivers were navigable during certain seasons empowering commercial activities between the municipality and the rest of the world. Some sources claim the Manatí area was abandoned by Ponce and his group of settlers due to the ferocity of the sea. To this day the municipality's beaches – like Mar Chiquita – are considered some of the most spectacular ones in the archipelago.

As early as the 18th century there was a hermitage (*ermita*) dedicated to the Limpia y Pura Concepción de María (Immaculate Conception of the Virgin Mary) located where the town exists today.[19] However, foundation of the town in 1738 is credited to Don Sebastián Antonio Durán de Villafañe[20] (c 1675-1753). He was instrumental in the founding of the barrio that later became the town. Manatí was the eighth town to be founded in the archipelago and its creation was intimately related to its fertile land, as well as the existence of a partly navigable river and a coastline with a port that provided a good place for commercial exports and imports (Tortuguero Bay). As early as 1843, groups formed by *hacendados*, *comerciantes y propietarios* (plantation owners, businessmen, and property owners) were clamoring to use the port at Tortuguero. At that time, an offer was made by the townsfolk to construct a customs house.[21] Since the fertile lands were perfect for sugar production, it was essential to be close to a functioning harbor. The Hacienda Azucarera La Esperanza, at present owned by the Puerto Rico Conservation Trust, is an example of some of the vast sugar enterprises that characterized the municipality. By the 19th century, this crop was the principal export product of the area.

As traditional, an orthogonal grid was established to organize the urban area of town. It was anchored by a large plaza (Plaza de Luis Muñoz Rivera since 1916[22]), described by Fernando Miyares Pérez y Bernal (1749-1818) as a "large" one. The Iglesia Nuestra Señora de la Candelaria y San Matía, additionally, garnered his admiration as well as the appreciation of Friar Iñigo Abbad y Lasierra[23] (1745-1813). Both

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19 Carmelo Rosario Natal, *Manatí en el siglo XVIII: economía, sociedad, vida cotidiana* (San Juan, Puerto Rico: Producciones Históricas, 2013), p 35 quoted in Carlos M Ayes Suárez, "Proyecto Escuela de Arte Fase II Calle Eduardo Georgetti Esquina Patriota Pozo Barrio Pueblo Poniente, Municipio Autónomo de Manatí, Puerto Rico" (MS: Manatí, Puerto Rico: Oficina del Arqueólogo, 2015), p 15.

20 Durán de Villafañe was born in San Lucas de Barrameda in Andalusia, Spain and died in Manatí, Puerto Rico.

21 USA Congress Library, "Habilitación del puerto de Tortuguero y la creación de una Aduana," *Gaceta de Puerto Rico* (San Juan, Puerto Rico, May 3, 1879), Access: https://www.loc.gov/item/2013201074/1879-05-03/ed-1/; and Archivo Histórico Nacional, Madrid, "Solicitud para habilitar el puerto de Tortuguero y habilitar una Aduana," creándose una Aduana," 1879-1881, ES.28079.AHN/16//ULTRAMAR,1155,Exp.6, Access: https://pares.mcu.es/ParesBusquedas20/catalogo/show/1328481?nm.

22 Other names for the Manatí public square have been Plaza de la Candelaria and Plaza de la Abolición.

23 Iñigo Abbad y Lasierra, *Historia Geográfica, Civil y Natural de la Isla de San Juan Bautista de Puerto Rico* (Rio Piedras, Puerto Rico: Editorial UPR, 1979), p 125.

visitors described Manatí's church as the best one in the island. The interior of the temple evidences an interpretation of Italian and local ideas. Although, as mentioned, there was a previous chapel, the present building is dated to 1729. In 1864, Ramón Soler, an engineer from the Spanish Royal Corps of Engineers, oversaw a complete rehabilitation of the temple. At present, the façade includes a tetrastyle temple front motif with engaged Tuscan pilasters that frame a semicircular arch marking the only entrance to the interior. Curiously, the temple arrangement has two pointed windows (one on each side) creating an aesthetic intersection between Classicist and Gothic ideas.

During the late 19th century and early 20th century, Manatí experienced a period of splendor. Its private architectural examples – like the famed Hacienda La Esperanza and the many elegant residences throughout town – evidence the impact of European and Caribbean islands architectural semantics. The palatial "big house" of the Hacienda La Esperanza, for example, incorporated mansard roofs, creating a most unusual façade in the island which betrays foreign influence. Unique in the archipelago is the Cementerio Histórico Municipal de Manatí (dated 1877) that includes distinctive pantheons and a centralized octagonal chapel, like the one at the Cementerio de Santa Magdalena de Pazzis in the Old San Juan Historic District. (This last example is circular while the Manatí one is octagonal.) The Cruz de Atrio is a stone monument of unique relevance also found in the burial ground. It is probably a Baroque work imported to the island from Europe. Its name describes the fact it probably was at the church atrium before it was moved to the cemetery. (This makes sense given the Cross was to act as a reminder of death by means of its carved skull and bones, a theme not necessarily attuned to the social use of the plaza where the church sits. The urban plaza in most towns served as church atria.)

Probably because of its intense commercial life, Manatí was one of the most sophisticated towns of the archipelago during the 19th century and the early years of the 20th century. It was around this time the town was known as the "Athens of Puerto Rico" for its rich cultural life. The Biblioteca Municipal Francisco Álvarez Marrero (improbably dated to 1994) and it Doric hexastyle façade, while a naïve interpretation, evidences this attachment to the Greco-Roman past. Manatí's Juegos Florales (Floral Games) were famed throughout the archipelago. Stemming from a Roman festival dedicated to the goddess Flora, poems were presented and given prizes in the form of flower arrangements. The activity came to the archipelago from Spain where it was a favored one during the final years of the 19th century and early days of the 20th century.

Another important 19th century social and cultural activity of the upper social echelon was to belong to a casino, a sort of club in the manner of the British gentlemen's club. During this period, it was common for the men belonging to this class to meet with friends to talk, smoke cigars, play cards, and/or enjoy drinks. They did this in these establishments which usually occupied an elegant building in town. The term "casino" comes from the Italian *belvedere* meaning a place that has a beautiful view. Casinos became a fixture of many towns in the Spanish peninsula during the 19th century. In contrasting manner to the British iteration, members of the Hispanic casinos could invite their wives and children to special activities such as cotillions and children's dances usually celebrated on 6 January, Three Kings Day.

In some towns in Puerto Rico there were several kinds of *casinos*. Common to most towns was the Casino Español and Casino de Puerto Rico or Casino Puertorriqueño. In nearby Arecibo, there existed a Casino

de Segunda (Second Class Casino), specifically founded for workers and the classes that were not affluent. Buildings used as casinos were usually rented unless the group had enough money to buy a building. Project PR-CPR-000774 aims to rehabilitate one such building that although not built to be a casino was rented for this use. It was not until the second half of the 20th century that suburban locales were sought to build special buildings to house this use. These venues usually include swimming pools for the members. Neighboring *Arecibo Country Club* and Bayamón's *La Colonia Hispanoamericana* come to mind regarding this shift. Most *casinos españoles* dissolved when many returned to Spain after the USA invasion. Still not all disappeared. Arecibo had a Casino Español until the second half of the 20th century.

The Casino Puertorriqueño in Manatí was founded formally on 15 April 1910, although there is mentioned it was active by the year 1906. Members of the higher financial echelon organized the group. Among these were: José María Peris y Reyes; Mayor Clemente Ramírez de Arellano; Attorney Epifanio Fernández Vanga; Francisco Brunet, described as *un industrial* (someone related to the industrial world); Virgilio del Pozo y Santana; Pharmacist Bonocio Urgell y Reventós; Salvador Villamil; Ramón Pares and José Montañés, among others.[24] It was highly unusual for such institutions to construct a building of their own. The norm was to rent a building. As mentioned, it is known the first locale for the Casino Puertorriqueño de Manatí was a second floor over the Farmacia del Pozo.

In 1920, the Casino Puertorriqueño de Manatí moved to the building to be rehabilitated by the project, owned by the Brunet Calafs. Once such a building was rented a symbolic and functional transformation took place. The residential living room was transformed into the casino's principal room and the balcony into a tribune, among others. In this case, the façade is not framed by the usual encadrements but by two engaged Ionic pilasters that support a thin architrave. Between this element and the building's cornice there are several attic windows which recall 16th century Italian Mannerist treatments. Project PR-CPR-000774 aims to rehabilitate one such building that although not built to be a casino was rented for this use. The Palladian window treatment over the main entrance also recalls this period. The terracotta tiles covering the balcony cantilevered roof, its triangular supports, and the balustrades of the Juliette balconies, however, recalls Mediterranean revival ideas, popular during the late and early years of the 19th and 20th centuries. Apparently, the Casino Puertorriqueño de Manatí disappeared during the 1940s.

The building to be rehabilitated is extremely relevant since it is iconic not only of 19th and early 20th centuries Puerto Rican social and cultural activities but of the apartheid instrumentation used throughout the highly segregated island society. Although the casino sheltered by the building to be rehabilitated was one of several locales used by the institution throughout its history, it is a symbol of a way of life now gone.

Recognizing Manatí's rich architectural and urban legacy, the Puerto Rico Planning Board (Junta de Planificación de Puerto Rico) declared Manatí urban core a historic district.

[24] Municipio Autónomo de Manatí, Manatí, Puerto Rico "Lugares de Interés y Destinos Históricos," Access: https://www.manati.pr/projects1/casino-puertorrique%C3%B1o.

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Determination

The following historic properties have been identified within the APE:

- Direct Effect:

Archaeology

The project, as proposed, consists of the rehabilitation of a historic building located at 34 McKinley Street, within the traditional urban center of Manatí. As stated, the area estimated to be the direct APE or Project Limit is 0.11 acres. The scope of work includes repairs to masonry and concrete and façade elements, removal of lead and asbestos-containing materials, removal of debris and other materials, and interior improvements. It also includes constructing a new roof, interior and exterior vertical circulation elements (including an elevator), ADA improvements, and the addition of bathrooms.

The staging area for the project is located in the municipal Public Works Department on Road # 685, east of the historic cemetery of Manatí, and will not be impacted by excavations.

Although the Scope anticipates minimum ground disturbance limited to the building footprint, the Program identified the following activities that have the potential to affect historic archaeological resources:

1. The structure located in the northeast quadrant of the building was originally thought to be a basement, it is most probably an old cistern. We base this statement on the historic nature of this building (late 19th to early 20th century), the location, depth of 151 inches (12 feet 7 inches), and the existing piping system, supported by previous studies of similar buildings and the Program's experience. Further historical and archaeological investigations will be needed to confirm this.

2. The elevator to be installed will require subsurface excavations to a depth of 7 feet 8 inches.

3. The addition of bathrooms, as well as electrical and plumbing improvements also have the potential of ground disturbance, the depth is 3 to 5 feet deep.

Although this undertaking as proposed does not involve extensive land disturbing activities and is limited to the building's footprint, the potential for the location of historic archaeological resources associated with the historic use of the area and building is high. As noted in the section of Identification of Archaeological Properties above, intact deposits such as trash pits, privies, and structural remains of previous buildings have been documented in at least one area within the historic urban core of Manatí, and previous Phase I surveys have pointed out the sensitivity of the area for the location of archaeological resources. In the particular case of this building rehabilitation project, the nature of the architectural element in the northeast quadrant, which the Program surmises is an old cistern, needs to be determined and documented prior to filling it in. Historically, cisterns no longer in use, are known to have been the repository of a variety of archaeological materials such as ceramics, glass, metal, and faunal materials, etc., that can provide information about the inhabitants' use of the building through time.

Because of the above, it is the Program's conclusion that the project is considered as having no adverse effect on historic archaeological properties conditioned on the implementation of an archaeological monitoring plan. Archaeological monitoring should, among other things, document the probable cistern located in the northeast quadrant of the building and any archaeological material associated with it.

Architecture
The subject building, the Old Café Central, is the only building within the direct APE to be impacted. This building will be rehabilitated following the SOI's Standards. No adverse effect is foreseen.

- Indirect Effect:

The proposed project will have an indirect effect on the properties surrounding the building's property line and immediate historic context. The proposed activities will follow the SOI's Standards pertaining to historic context. No adverse effect is foreseen.

Based on the results of our historic property identification efforts, the Program has determined that project actions will not adversely affect the historic property that composes the Area of Potential Effect. The design will preserve the character defining features of the building that are currently in good to moderate conditions as explained in the "Undertaking" section of this document.

Due to interior and exterior structural conditions, the northeastern half of the balcony will be affected and removed as part of safety and structural improvements. As mitigation to this effect the Architect studied three possible options to the replacement of this segment of the balcony. The proposed new elements will add to the architectural value of the structure and highlight its history and character, following the SOI's Standards.

DESIGN ALTERNATIVES
Three design alternatives were explored as mitigation to the impact on the existing balcony. Common to all, these design alternatives will salvage and reuse existing balusters from the removed segments of the balcony railing to be reused as replacements for the ones missing on the remaining balcony railings. The design options explored, are as follows:

Option 1 – This option explored the creation of a new overhang that replaces the removed balcony. This option also proposed a bronze cladding that repurposed the existing wall openings to provide the building's main entry door and repurpose a door opening as a window. This option established the existing balcony's floor line as a datum, but failed to complete the balcony's formal volume, which is one of it's many contributions to the context.

Figure 37 - Option 1 Facade

Option 2 – This option considered recreating a part of the balcony in the northernmost corner of the building and connecting its mass with the existing balcony with a new, lightweight overhang. This option also introduced a different material and design for the front façade cladding which better reflects the existing building's façade composition. This option presents structural challenges that could further impact the existing structure. Building the new balcony segment could present more damage to the integrity of the existing wall. Additionally, this balcony could present a safety hazard, as it would be located within an electrical post and line's required clearance setback.

Figure 38 - Option 2 - Facade

Option 3 – This option considered the same façade cladding treatment as Option 2, but proposes the construction of a lightweight overhang that minimally impacts the existing wall, but completes the building mass that the existing balcony provides. This new overhang's design takes cues from the existing railings and provides the same rhythm and scale of the existing steel balusters with a bent plate. Additional cuts into the new "balusters" will follow the existing railing's horizontal lines to further reinforce existing balcony's scale and form.

Figure 39 - Option 3 - Facade

Figure 40 - Option 3 - Railing Close-up

Option 3 is the recommended option. This option will prove to maintain and highlight the building's context contributing factors. This option mitigates any adverse effect the required structural and safety improvements cause.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) **Section 106 NHPA Effect Determination**	GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Subrecipient: Municipio de Manatí	
Project Name: Rehabilitación de Estructura Existente para Facilidad de Colaboración, Conocimiento, Ideas e Innovación (Antes Hotel Café Central)	
Project Number: PR-CRP-000774	

Recommendation *(Please keep on same page as SHPO Staff Section)*
The Puerto Rico Department of Housing requests that the Puerto Rico SHPO concur that the following determination is appropriate for the undertaking (Choose One):

☐ No Historic Properties Affected
X No Adverse Effect
Condition (if applicable):

- No adverse effect on historic archaeological properties conditioned on the implementation of an archaeological monitoring plan. Archaeological monitoring should, among other things, document the probable cistern located in the northeast quadrant of the building and any archaeological material associated with it.
- Changes in scope that do not conform to allowances as outlined in Appendix B of the Programmatic Agreement will be submitted to the PRSHPO for additional consultation.

☐ Adverse Effect
Proposed Resolution (if appliable)

This Section is to be Completed by SHPO Staff Only

The Puerto Rico State Historic Preservation Office has reviewed the above information and: ☐ **Concurs** with the information provided. ☐ **Does not concur** with the information provided.	
Comments:	
Carlos Rubio-Cancela State Historic Preservation Officer	Date:

Subrecipient: Municipio de Manatí

Project Name: Rehabilitación de Estructura Existente para Facilidad de Colaboración, Conocimiento, Ideas e Innovación (Antes Hotel Café Central)

Project Number: PR-CRP-000774

Figure 41 - Project (Parcel) Location – Area of Potential Effect Map (Aerial)

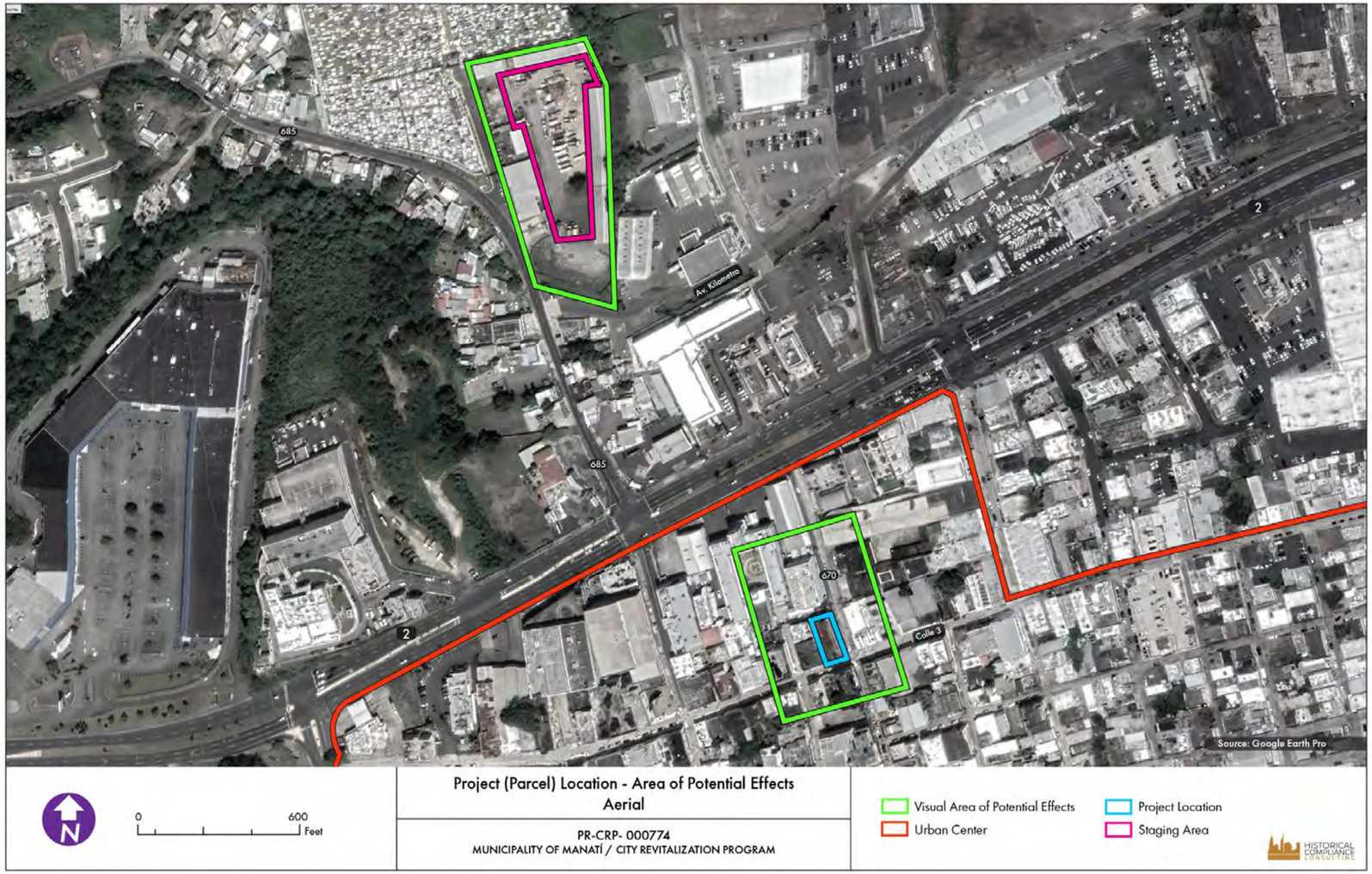


Figure 42 - Project (Parcel) Location – Area of Potential Effect Map (USGS Topographic Map)

Figure 43 - Project (Parcel) Location – Traditional Urban Center (Aerial)

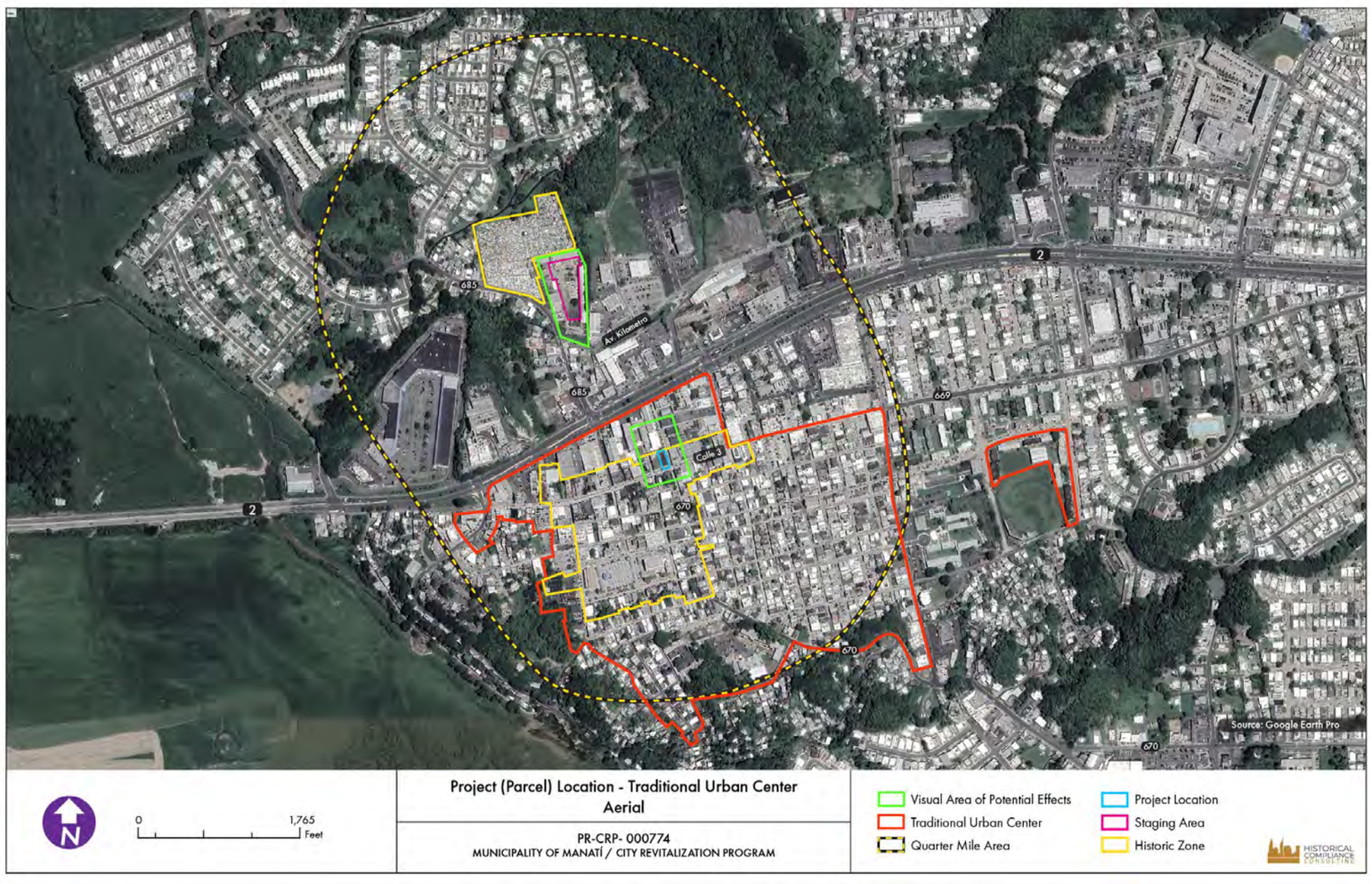


Figure 44 - Project (Parcel) Location – Traditional Urban Center (USGS Topographic)

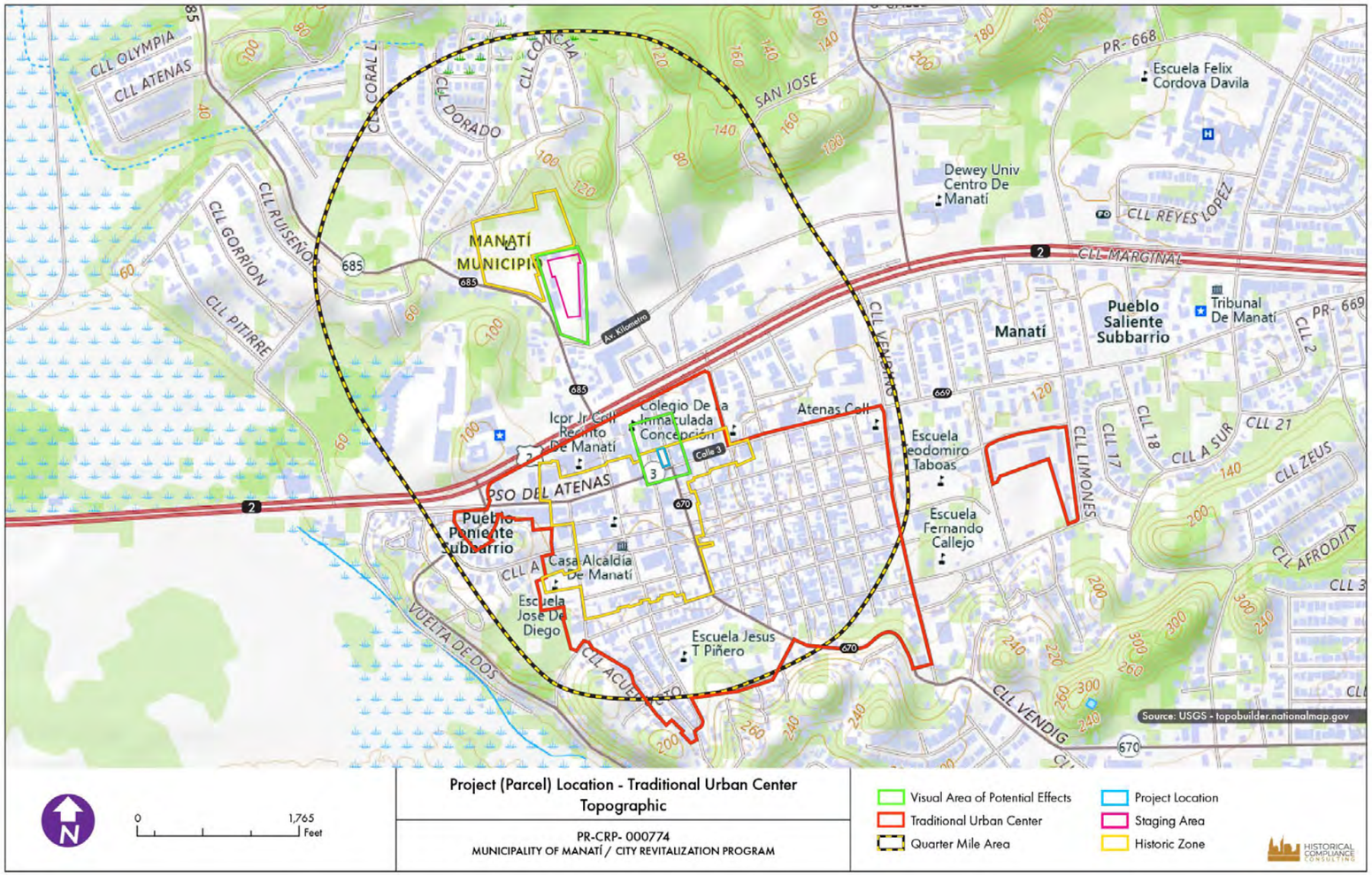
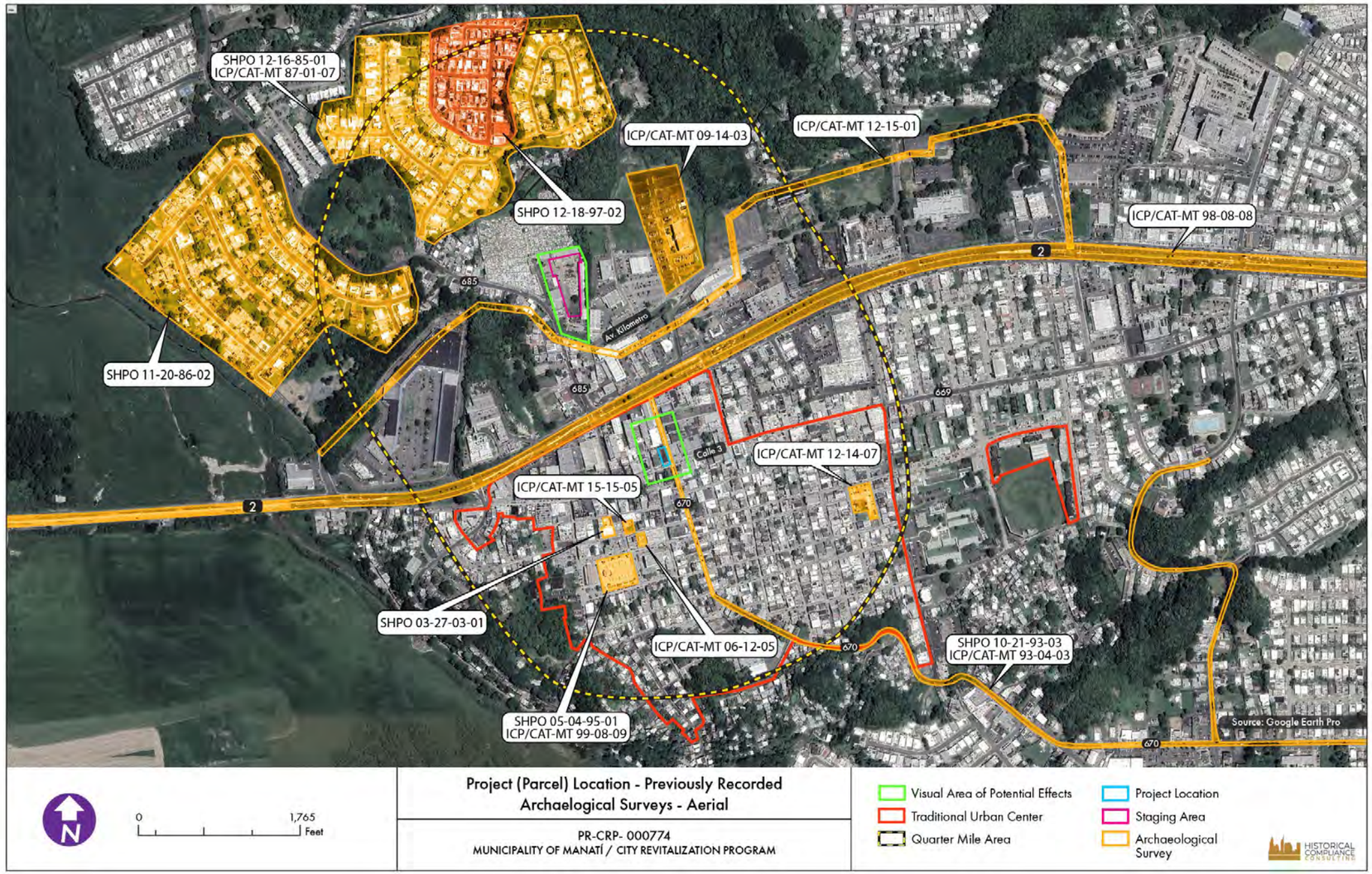


Figure 45 - Project (Parcel) Location with Previous Archaeological Surveys (Aerial Map)



Subrecipient: Municipio de Manatí

Project Name: Rehabilitación de Estructura Existente para Facilidad de Colaboración, Conocimiento, Ideas e Innovación (Antes Hotel Café Central)

Project Number: PR-CRP-000774

Figure 46 - Project (Parcel) Location with Previous Archaeological Surveys (USGS Topographic Map)

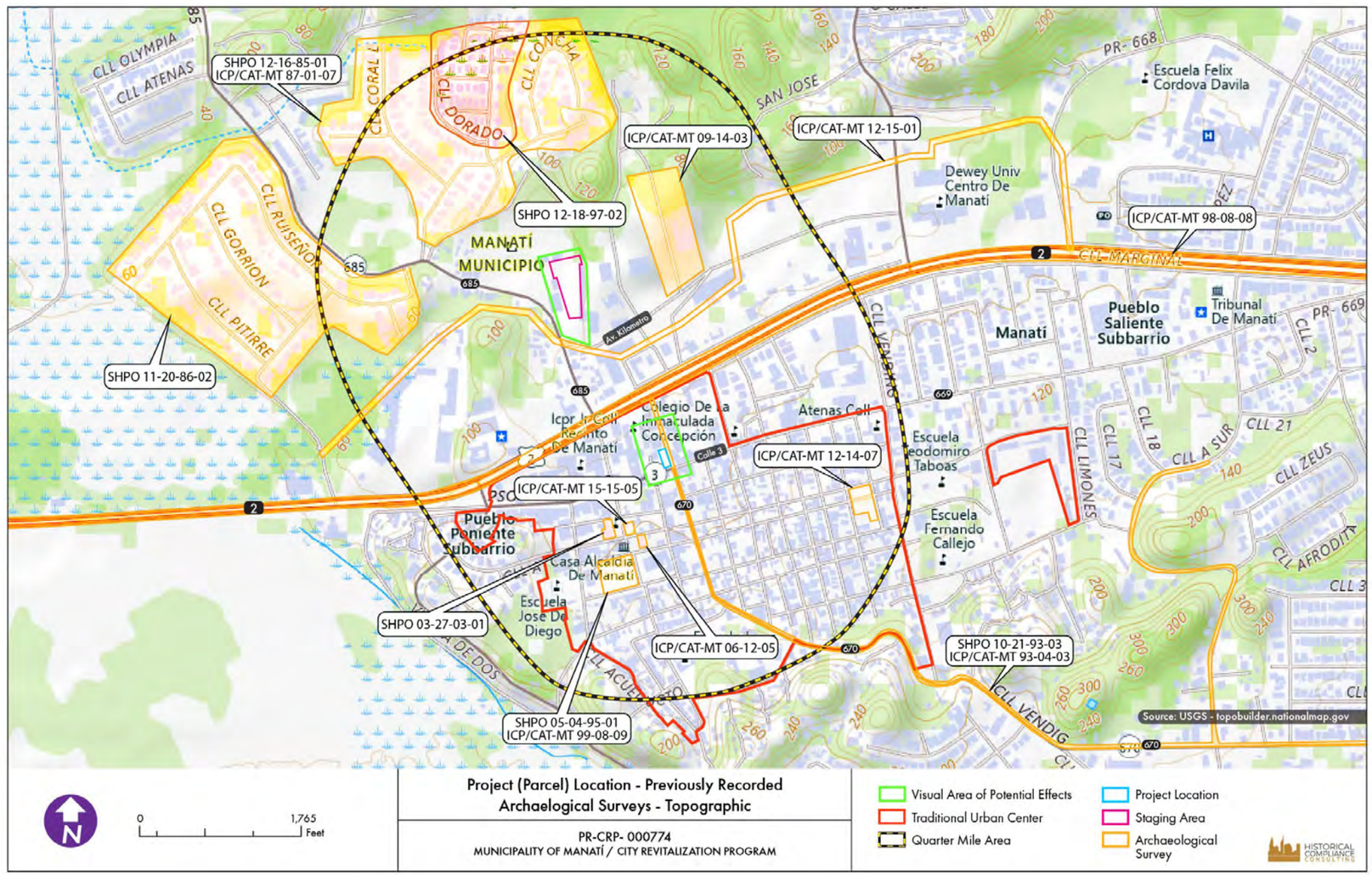
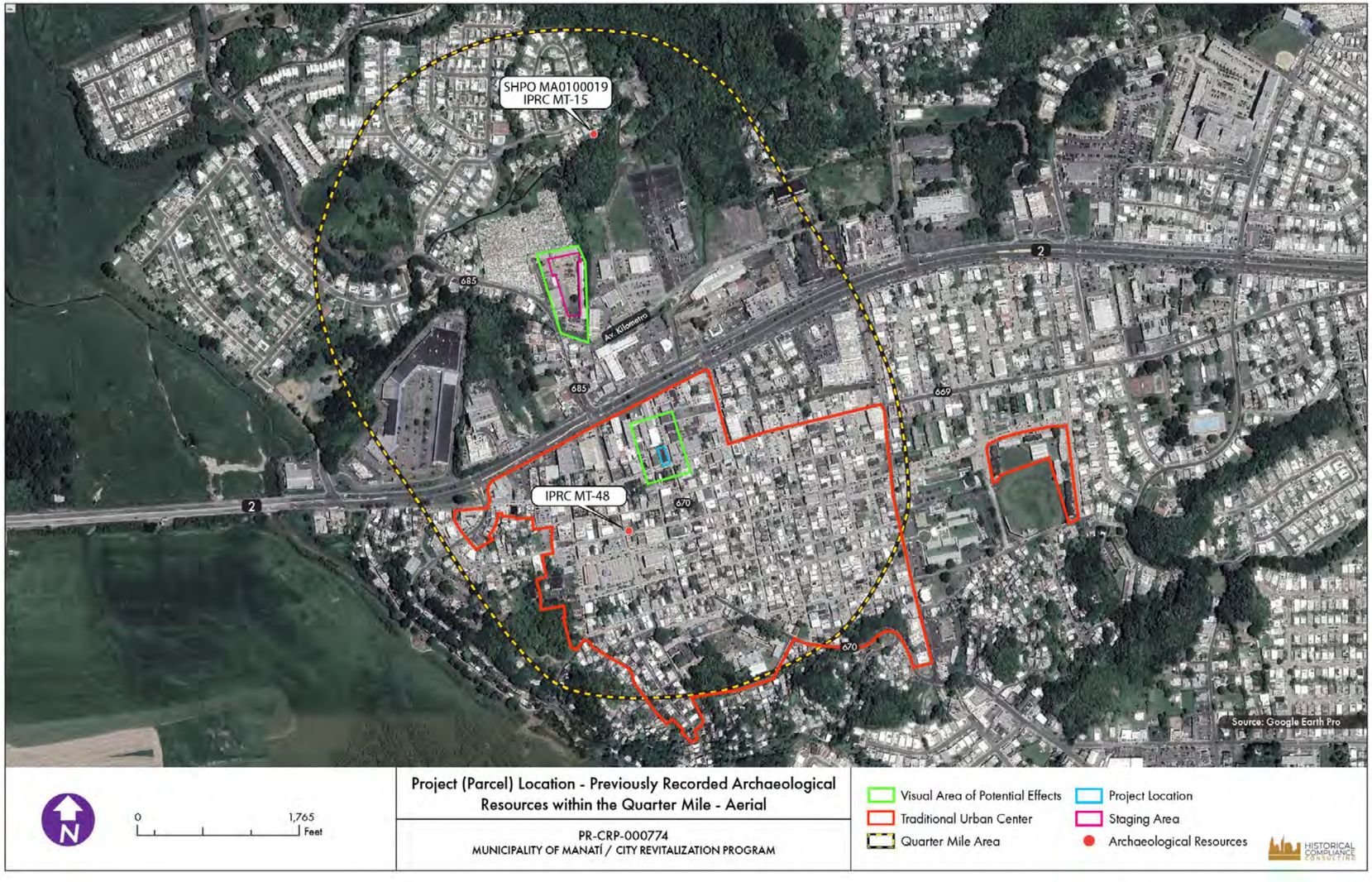


Figure 47 - Project (Parcel) Location with Previous Archaeological Resources (Aerial Map)



Subrecipient: Municipio de Manatí

Project Name: Rehabilitación de Estructura Existente para Facilidad de Colaboración, Conocimiento, Ideas e Innovación (Antes Hotel Café Central)

Project Number: PR-CRP-000774

Figure 48- Project (Parcel) Location with Previously Archaeological Resources (USGS Topographic Map)

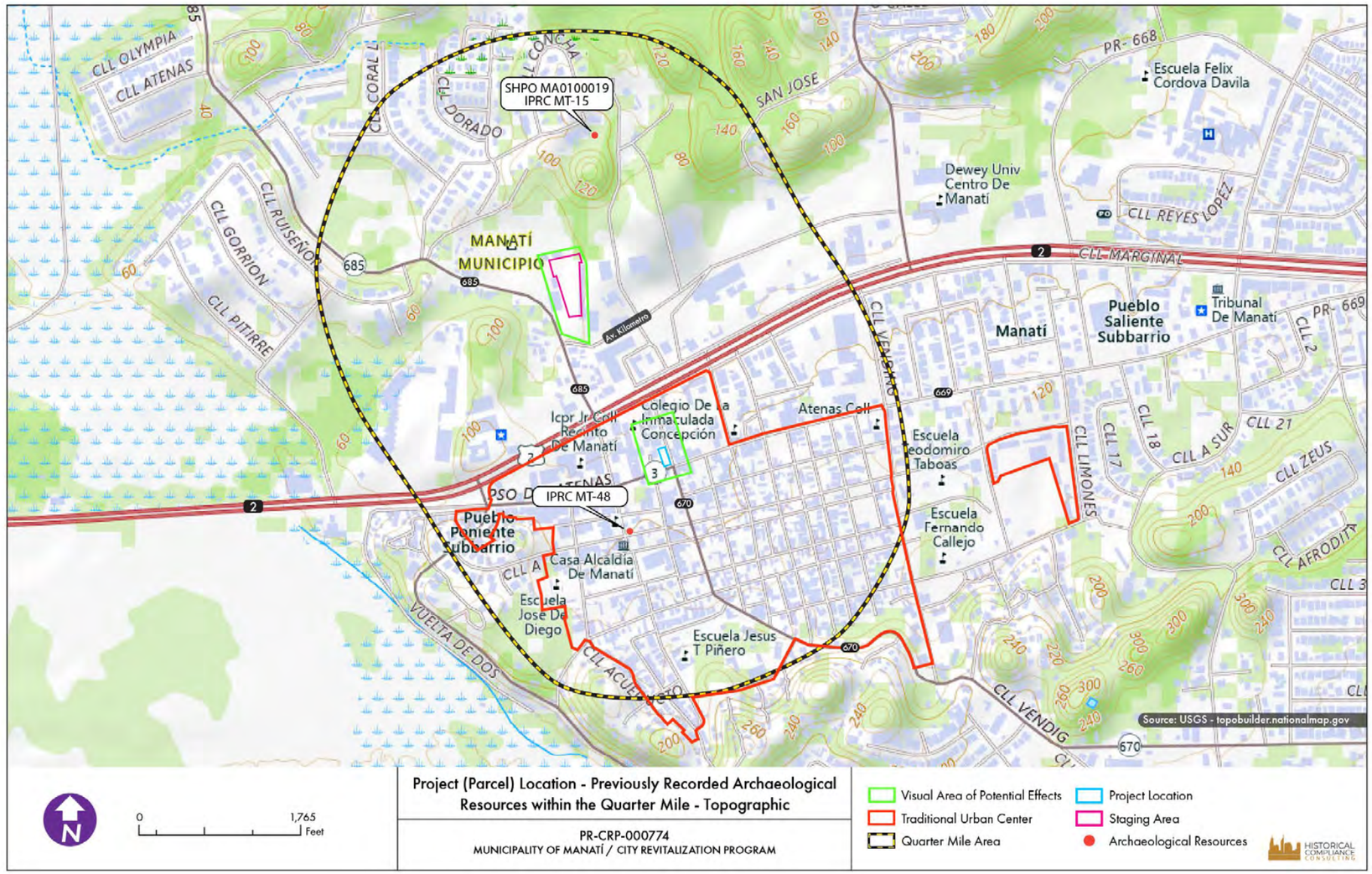


Figure 49-Project (Parcel) Location – Soils Map (Aerial)

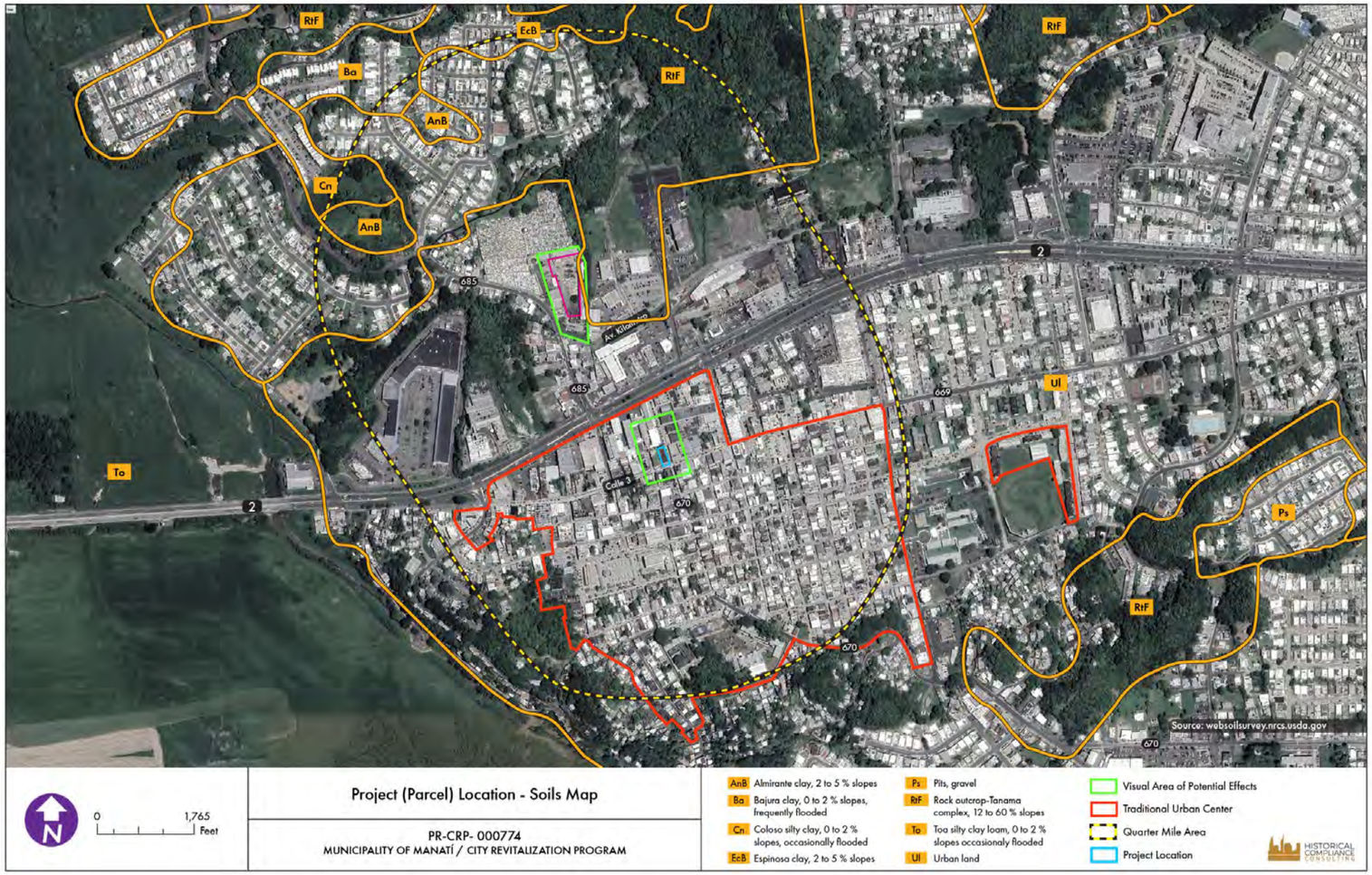


Figure 50- Project (Parcel) Location with Previously Historic Resources (Aerial Map)

Photograph Key

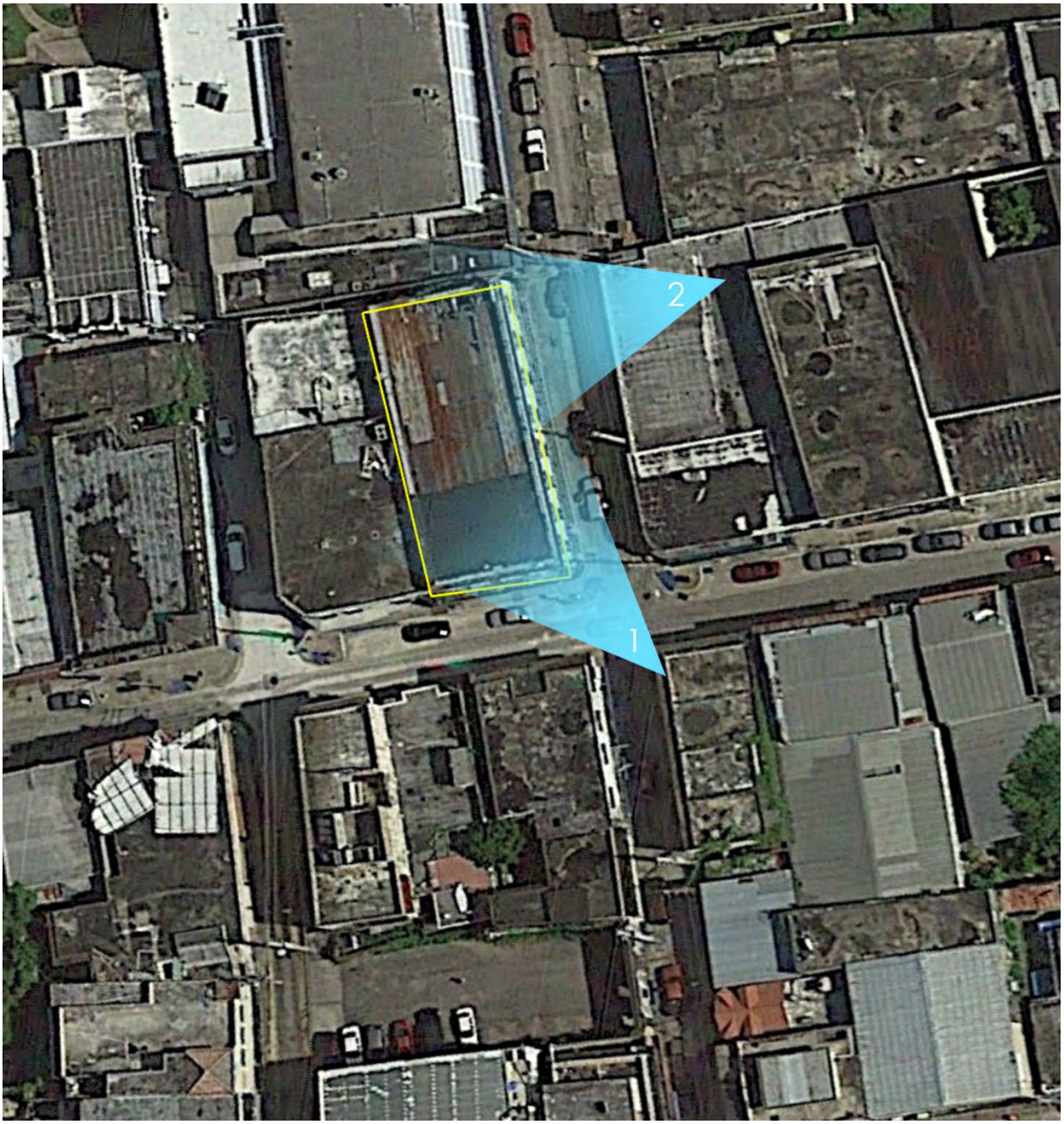


Photo #: 1	**Description (include direction):** **Corner View of building from SE**
Date: 01-DEC-22	

Photo #: 2	**Description (include direction): North East Façade – Balcony segment with random disparate structural supports.**
Date: 01-DEC-22	

List of Attachments to this document:

1. Documented Architectural Properties
2. Updated Assessment Report – Dec. 2024
3. CD 90% Construction Documents Plans (rev. 12-22.2024)
4. CD 90% Presentation (Includes additional property photos and undertaking images)
5. Basement investigation report, "LR-2024-12 Actual Conditions Assessment & Reinforcement Determination" (02-08-2024)

PR-CRP-000774

Rehabilitación de Estructura Existente para Facilidad de Colaboración, Conocimiento, Ideas e Innovación (Antes Hotel Café Central) Project

Manatí, Puerto RicoMUCIPALITY, Puerto Rico

Documented Architectural Properties

Key Number	Image	Parcel or lot no./ Coordinates	Address	Name (if any)	Approx. Date	Eligible	Source
1		056-021-008-04 18°25'42"N 66°29'39"W	PASEO DE LAS ATENAS 4	Residencia Perez Morell Zorilla		Yes	ICP 1986 Inventory
		COMMENTS: Cimientos: mampostería; Pisos: mampostería; Techos: madera; Ventanas: madera; Balcones: mampostería.					
2		056-021-008-05 18°25'42"N 66°29'39"W	PASEO DE LAS ATENAS 6	M. Otero y Cia		Yes	ICP 1986 Inventory
		COMMENTS: Cimientos: mampostería; Pisos: hormigón; Entrepisos: madera y terrazo; Techos: mampostería y zinc/asbestos; Muros exteriores: ladrillo; Muros interiores: madera; Columnas: piedra y madera; Puertas: hormigón y cristal; Ventanas: cristal.					
3		056-021-008-16-001 18°25'42"N 66°29'38"W	PASEO DE LAS ATENAS 8			Yes	Manatí Planning Office
		COMMENTS:					
4		056-021-008-17-001 18°25'42"N 66°29'38"W	CALLE MCKINLEY 10			No	Manatí Planning Office
		COMMENTS:					
5		056-021-008-14-902 18°25'42"N 66°29'37"W	PASEO DE LAS ATENAS 14			No	Manatí Planning Office
		COMMENTS:					
6		056-021-008-12-001 18°25'42"N 66°29'36"W	PASEO DE LAS ATENAS 18	Bog Warner		Yes	ICP 1986 Inventory
		COMMENTS:					
7		056-022-123-15 18°25'43"N 66°29'35"W	CALLE MCKINLEY 24	Almacenes Krest			ICP 1986 Inventory
		COMMENTS:					
8		056-022-123-15 18°25'43"N 66°29'34"W	CALLE MCKINLEY 26	Kinney			ICP 1986 Inventory
		COMMENTS:					
9		056-022-123-07 18°25'43"N 66°29'34"W	CALLE MCKINLEY 28	Residencia Gandía	1913	Yes	ICP 1986 Inventory
		COMMENTS: Cimientos: mampostería; Pisos: mampostería y mosaico/mármol; Entrepisos: hormigón y mosaico/mármol; Plafón: madera; Techos: madera; Muros exteriores: hormigón y encalado; Muros interiores: madera; Arcos: madera; Vanos: hormigón, encalado y madera; Dinteles: hormigón, encalado y madera; Puertas: madera; Ventanas: madera; Balcones: hormigón y encalado					
10		056-022-123-06 18°25'43"N 66°29'33"W	CALLE MCKINLEY 30	Antiguo Colegio de la Inmaculada Central Shoe Store	1880	Yes	ICP 1986 Inventory
		COMMENTS: Cimientos: mampostería; Pisos: mampostería y mosaico/mármol; Entrepisos: madera; Plafón: madera; Techos: ladrillo y zinc/asbestos; Muros exteriores: mampostería y encalado; Muros interiores: madera; Arcos: mampostería y encalado; Vanos: mampostería, madera y encalado; Dinteles: mampostería, madera y encalado; Puertas: madera; Ventanas: madera; Balcones: encalado.					
11		056-012-123-05 18°25'44"N 66°29'33"W	PASEO DE LAS ATENAS ESQ CALLE BETANCES 1				Manatí Planning Office
		COMMENTS:					
12		056-012-123-03-001 18°25'44"N 66°29'32"W	PASEO DE LAS ATENAS 32	Residencia Valle Casa Ramirez de Arellano Residencia Carmen Sánchez	1920	Yes	ICP 1986 Inventory
		COMMENTS:					

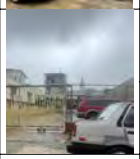
Key Number	Image	Parcel or lot no./ Coordinates	Address	Name (if any)	Approx. Date	Eligible	Source
13		056-012-123-02-001 18°25'44"N 66°29'31"W	PASEO DE LAS ATENAS 34	Hotel Cafe Central Antiguo Hotel Comercio	approx. 1800's	Yes	ICP 1986 Inventory
		COMMENTS: Edificio de mampostería, el balcón original se cree haber sido de madera. Las paredes interiores son en madera pero están en estado de deterioro.					
14		056-012-009-10-901 18°25'45"N 66°29'30"W	CALLE MCKINLEY 40			Yes	Manatí Planning Office
		COMMENTS:					
15		056-012-009-09-001 18°25'45"N 66°29'29"W	CALLE MCKINLEY 42				Manatí Planning Office
		COMMENTS:					
16		056-012-009-06-001 18°25'45"N 66°29'28"W	CALLE MCKINLEY 48				Manatí Planning Office
		COMMENTS:					
17		056-012-137-11-001 18°25'46"N 66°29'26"W	CALLE MCKINLEY 56				Manatí Planning Office
		COMMENTS:					
18		056-012-137-10-001 18°25'46"N 66°29'26"W	CALLE MCKINLEY 58				Manatí Planning Office
		COMMENTS:					
19		056-021-015-02-001 18°25'41"N 66°29'39"W	CALLE MCKINLEY 23			Yes	Manatí Planning Office
		COMMENTS:					
20		056-021-016-01-901 18°25'41"N 66°29'37"W	CALLE MCKINLEY 31	Residencia Ramos Echandi	1850	Yes	ICP 1986 Inventory
		COMMENTS: Cimientos: mampostería; Pisos: ladrillo y mosaico/mármol; Entrepisos: ladrillo y hormigón; Plafón: madera; Techos: ladrillo, hormigón, madera y barro/tejas; Muros exteriores: ladrillo y encalado; Muros interiores: ladrillo, encalado y madera; Arcos: ladrillo y madera; Vanos: ladrillo; Dinteles: ladrillo; Puertas: madera; Ventanas: madera; Balcones: hormigón y encalado.					
21		18°25'41"N 66°29'37"W		Residencia Padín Hospedería Atenas	1850	Yes	ICP 1986 Inventory
		COMMENTS: Colonial Español, Cimientos: mampostería; Pisos: mampostería, encalado y madera; Entrepisos: madera; Plafón: madera; Plafón: madera; Techos: ladrillo y madera; Muros exteriores: ladrillo y madera; Muros interiores: ladrillo, encalado y madera; Columnas: madera; Arcos: ladrillo y madera; Vanos: ladrillo y madera; Dinteles: mampostería y ladrillo; Puertas: madera; Ventanas: madera; Balcones: madera y encalado.					
22		18°25'41"N 66°29'36"W		Residencia Gerardo	1922	Yes	ICP 1986 Inventory
		COMMENTS: Movimiento Moderno, Cimientos: mampostería; Plafón: acústico; Techos: hormigón; Muros exteriores: mampostería; Muros interiores: mampostería, ladrillo y hormigón; Columnas: hormigón; Puertas: madera.					
23		056-022-016-04-001 18°25'42"N 66°29'35"W	CALLE MCKINLEY 39	Antigua La Gloria			Manatí Planning Office
		COMMENTS:					
24		18°25'41"N 66°29'35"W		El Ayuntamiento	1958	Yes	ICP 1986 Inventory
		COMMENTS: Movimiento Moderno, Muros exteriores: mampostería y encalado.					

Key Number	Image	Parcel or lot no./ Coordinates	Address	Name (if any)	Approx. Date	Eligible	Source
25		056-022-017-01-001 18°25'42"N 66°29'34"W	PASEO DE LAS ATENAS 41	King's Fashion			ICP 1986 Inventory
		COMMENTS:					
26		056-022-017-02-001 18°25'42"N 66°29'34"W	PASEO DE LAS ATENAS 45	Sheriff Jones	1880	Yes	ICP 1986 Inventory
		COMMENTS:					
27		056-022-017-03 18°25'42"N 66°29'34"W	PASEO DE LAS ATENAS 47	Mueblería La Principal	1950	Yes	ICP 1986 Inventory
		COMMENTS:					
28		056-022-017-04-901 18°25'42"N 66°29'38"W	CALLE MCKINLEY 49			Yes	Manatí Planning Office
		COMMENTS:					
29		056-022-017-05-001 18°25'43"N 66°29'33"W	PASEO DE LAS ATENAS 51			Yes	Manatí Planning Office
		COMMENTS:					
30		056-022-017-06-001 18°25'42"N 66°29'32"W	PASEO DE LAS ATENAS ESQ CALLE BETANCES	Residencia Rodríguez Luyando	1935	Yes	ICP 1986 Inventory
		COMMENTS:					
31		18°25'41"N 66°29'34"W		Banco Terrirorial Agrícola	1920	Yes	ICP 1986 Inventory
		COMMENTS:					
32		18°25'41"N 66°29'34"W		Residencia Soneira	1900	Yes	ICP 1986 Inventory
		COMMENTS: Cimientos: hormigón; Pisos: hormigón; Techos: hormigón; Muros exteriores: hormigón; Muros interiores: hormigón; Arcos: hormigón; Puertas: madera; Balcones: hormigón					
33		18°25'41"N 66°29'33"W		Dispensario de la Central Residencia Bonacio Urgel	1880	No	ICP 1986 Inventory
		COMMENTS:					
34		18°25'42"N 66°29'33"W		Casa Ventura Piñol Casa del Dr. Rosa	1929	Yes	ICP 1986 Inventory
		COMMENTS: Cimientos: hormigón; Pisos: hormigón; Techos: hormigón; Muros exteriores; hormigón; Muros interiores: hormigón; Columnas: hormigón; Arcos: hormigón; Puertas: madera; Ventanas: madera; Balcones: hormigón.					
35		18°25'42"N 66°29'32"W		Residencia Felix Córdova Dávila Residencia José Juan Bonhome	1955	Yes	ICP 1986 Inventory
		COMMENTS: Movimiento Moderno					
36		056-022-018-02-001 18°25'43"N 66°29'31"W	CALLE MCKINLEY 53	Marianne Farmacia del Pozo	1977	Yes	ICP 1986 Inventory
		COMMENTS: Movimiento Moderno					

Key Number	Image	Parcel or lot no./ Coordinates	Address	Name (if any)	Approx. Date	Eligible	Source
37		056-022-018-05-001 18°25'42"N 66°29'31"W	CALLE CELIS AGUILERA 3	Zerimar		No	ICP 1986 Inventory
		COMMENTS: En Ruinas, el interior es un estacionamiento					
38		18°25'42"N 66°29'32"W		Residencia Ramos Velez Residencia Ismael Fernandez	1860	NO	ICP 1986 Inventory
		COMMENTS:					
39		18°25'41"N 66°29'32"W	CALLE BETANCES 14	Marrero Real Estate		Yes	ICP 1986 Inventory
		COMMENTS:					
40		18°25'41"N 66°29'31"W		El Correo Residencia Joglar Cacho Residencia Micheo	1900	No	ICP 1986 Inventory
		COMMENTS:					
41		18°25'40"N 66°29'31"W		Mueblería La Principal Ferretería Borinquen		Yes	ICP 1986 Inventory
		COMMENTS: Movimiento Moderno					
42		056-022-018-10-001 18°25'40"N 66°29'30"W	CALLE CELIS AGUILERA 9			Yes	Manatí Planning Office
		COMMENTS:					
43		056-022-019-01-001 18°25'43"N 66°29'31"W	PASEO DE LAS ATENAS 61			Yes	Manatí Planning Office
		COMMENTS:					
44		056-022-019-02-001 18°25'44"N 66°29'30"W	PASEO DE LAS ATENAS 63	Leslie Beth Residencia Dr. Zorilla		Yes	ICP 1986 Inventory
		COMMENTS: Cimientos: mampostería y encalado; Pisos: madera; Entrepisos: madera; Plafón: madera; Techos: metal y zinc/asbestos; Muros exteriores: mampostería y encalado; Muros interiores: madera; Puertas: madera; Ventanas: madera; Balcones: madera.					
45		056-022-019-03-001 18°25'44"N 66°29'30"W	PASEO DE LAS ATENAS 65	Farmacia del Pueblo El Palacio de los Discos		Yes	ICP 1986 Inventory
		COMMENTS: Movimiento Moderno					
46		056-012-019-04 18°25'44"N 66°29'29"W	PASEO DE LAS ATENAS 67	William Music House		No	ICP 1986 Inventory
		COMMENTS:					
47		056-012-020-01 18°25'44"N 66°29'28"W	CALLE CORCHADO 69 ESQ PASEO DE LAS ATENAS	Residencia Montes Calzado Ideal		Yes	ICP 1986 Inventory
		COMMENTS:					
48		056-012-020-02 18°25'44"N 66°29'28"W	PASEO DE LAS ATENAS 73	Central Federal	1969	No	ICP 1986 Inventory
		COMMENTS: Movimiento Moderno					

Key Number	Image	Parcel or lot no./ Coordinates	Address	Name (if any)	Approx. Date	Eligible	Source
49		056-012-020-03-001 18°25'44"N 66°29'27"W	CALLE MCKINLEY 75	El Tribunal Ferretería Moderna	1920	Yes	ICP 1986 Inventory
		COMMENTS:					
50		056-012-021-01-001 18°25'45"N 66°29'27"W	CALLE MCKINLEY 77A	Wings Fabrics Casa Marchand Mueblería Piñeiro	1910	No	ICP 1986 Inventory
		COMMENTS:					
51		056-012-021-02-001 18°25'45"N 66°29'27"W	CALLE MCKINLEY 77	Almacenes Cuadro Rodriguez Department Store	1924	No	ICP 1986 Inventory
		COMMENTS: Cimientos: hormigón; Pisos: hormigón; Techos: hormigón; Muros exteriores: hormigón; Muros interiores: madera; Columnas: hormigón; Dinteles: hormigón; Puertas: madera; Balcones: hormigón.					
52		18°25'40"N 66°29'36"W		Cafetería González		No	ICP 1986 Inventory
		COMMENTS: Cimientos: hormigón y encalado; Pisos: hormigón y terrazo; Entrepisos: hormigón; Plafón: acústico; Techos: hormigón y encalado; Muros exteriores: hormigón y encalado; Muros interiores: hormigón y encalado; Ventanas: metal; Balcones: hormigón y encalado.					
53		18°25'40"N 66°29'36"W		Comercio	1920	Yes	ICP 1986 Inventory
		COMMENTS: Colonial Español, Cimientos: mampostería; Pisos: mampostería y madera; Plafón: madera; Techos: madera; Muros exteriores: mampostería, ladrillo, hormigón y madera; Muros interiores: ladrillo y madera; Arcos: ladrillo; Puertas: madera; Ventanas: madera; Balcones: hormigón y metal.					
54		18°25'39"N 66°29'36"W		Comercio	1965	No	ICP 1986 Inventory
		COMMENTS: Movimiento Moderno / Severely Altered					
55		18°25'40"N 66°29'35"W		Residencia Pinta Gandía	1912	Yes	ICP 1986 Inventory
		COMMENTS: Vernáculo, Cimientos: hormigón; Pisos: hormigón y losa nativa; Plafón: madera; Techos: metal y zinc/asbestos; Muros exteriores: hormigón; Muros interiores: madera y encalado; Columnas: madera; Puertas: madera; Ventanas: madera; Balcones: hormigón.					
56		18°25'41"N 66°29'35"W		Residencia Rosso		Yes	ICP 1986 Inventory
		COMMENTS:					
57		18°25'40"N 66°29'34"W		Consultorio Dr. A.P. García		No	ICP 1986 Inventory
		COMMENTS:					
58		18°25'40"N 66°29'35"W		Residencia Marrero	1985	Yes	ICP 1986 Inventory
		COMMENTS: Vernáculo, Cimientos: hormigón y madera; Pisos: hormigón; Entrepisos: hormigón; Techos: madera; Columnas: hormigón; Puertas: madera; Balcones: hormigón.					
59		18°25'39"N 66°29'36"W		Sofrito Don Toño	1970	No	ICP 1986 Inventory
		COMMENTS: Movimiento Moderno					
60		18°25'40"N 66°29'33"W		Casa Ramirez de Arellano Residencia Carmen Sánchez	1956	Yes	ICP 1986 Inventory
		COMMENTS:					

Key Number	Image	Parcel or lot no./ Coordinates	Address	Name (if any)	Approx. Date	Eligible	Source
61		18°25'40"N 66°29'33"W		Residencia Georgetti	1955	Yes	ICP 1986 Inventory
		COMMENTS: Movimiento Moderno					
62		18°25'39"N 66°29'36"W		Edificio Cacho Hotel Comercio Doña Cheva		Yes	ICP 1986 Inventory
		COMMENTS:					
63		056-021-040-08 18°25'38"N 66°29'36"W	CALLE QUIÑONES 2	Restaurante Maldonado		Yes	ICP 1986 Inventory
		COMMENTS: Vernáculo, Cimientos: hormigón; Pisos: hormigón y encalado; Entrepisos: hormigón y encalado; Plafón: hormigón y encalado; Techos: hormigón y encalado; Muros exteriores: hormigón y encalado; Muros interiores: hormigón y encalado; Columnas: hormigón y encalado; Vanos: hormigón y encalado; Puertas: madera y aluminio; Ventanas: metal y aluminio; Balcones: hormigón y encalado.					
64		056-022-040-06 18°25'38"N 66°29'36"W	CALLE QUIÑONES 6			Yes	Manatí Planning Office
		COMMENTS:					
65		18°25'39"N 66°29'34"W		Ruinas de la Casa Brunet Calaf	1860	Registered	SHIPO 88001306 ICP 1986 Inventory
		COMMENTS: Cimientos: mampostería; Pisos: ladrillo, madera y mosaico/mármol; Entrepisos: ladrillo y madera; Plafón: madera; Techos: ladrillo, madera y encalado; Muros exteriores: mampostería, ladrillo, madera y encalado; Muros interiores: mampostería, ladrillo, madera y encalado; Columnas: madera; Arcos: ladrillo y encalado; Vanos: ladrillo, encalado y madera; Dinteles: ladrillo, madera y encalado: Puertas: madera; Ventanas: madera; Balcones: madera.					
66		18°25'39"N 66°29'33"W		Antigua Alcaldía		Yes	ICP 1986 Inventory
		COMMENTS:					
67		18°25'39"N 66°29'32"W		El Casino Español	1920	Yes	ICP 1986 Inventory
		COMMENTS: Cimientos: mampostería; Pisos: mampostería y madera; Entrepisos: madera; Plafón: madera; Techos: madera, metal y zinc/asbestos; Muros exteriores: mampostería y encalado; Muros interiores: madera y encalado; Columnas: mampostería y barro/tejas; Arcos: mampostería y encalado; Vanos: madera y encalado; Dinteles: mampostería y encalado; Puertas: madera; Ventanas: madera; Balcones: mampostería, encalado y barro/tejas.					
68		18°25'40"N 66°29'31"W		Fabrica del Tabaco La Colectiva Tabacalera	1900	Yes	SHIPO 88001305 ICP 1986 Inventory
		COMMENTS:					
69		18°25'39"N 66°29'30"W		Teatro Taboas	1938	Yes	ICP 1986 Inventory
		COMMENTS: Art Deco, Cimientos: hormigón; Pisos: hormigón y encalado; Entrepisos: hormigón y encalado; Plafón: madera; Techos: madera, metal y zinc/asbestos; Muros exteriores: hormigón y encalado; Muros interiores: hormigón y encalado; Columnas: hormigón y encalado; Vanos: hormigón y encalado; Puertas: madera y cristal; Ventanas: madera, metal y cristal.					
70		18°25'40"N 66°29'29"W	CALLE GEORGETTI 40	Restaurante El Progreso	1935	No	ICP 1986 Inventory
		COMMENTS:					
71		056-022-043-13-001 18°25'40"N 66°29'29"W	CALLE QUINONES ESQ CELIS AGUILERA			Yes	Manatí Planning Office
		COMMENTS:					
72		18°25'37"N 66°29'37"W		Escuela Superior de Manatí Escuela José de Diego		Yes	ICP 1986 Inventory
		COMMENTS: Colonial Español, Cimientos: mampostería y encalado; Techos: ladrillo y madera; Ventanas: metal.					

Key Number	Image	Parcel or lot no./ Coordinates	Address	Name (if any)	Approx. Date	Eligible	Source
73		056-021-039-26-000 18°25'35"N 66°29'37"W	CALLE BALDORIOTY 23			Yes	Manatí Planning Office
		COMMENTS:					
74		18°25'37"N 66°29'36"W		Plaza del Mercado	1925	Yes	ICP 1986 Inventory
		COMMENTS: Cimientos: hormigón; Pisos: hormigón; Plafón: madera; Techos: madera, metal y zinc/asbestos; Muros exteriores: hormigón y encalado; Muros interiores: hormigón, madera y encalado; Columnas: hormigón y encalado; Arcos: hormigón y encalado; Vanos: hormigón y encalado; Dinteles: hormigón y encalado; Puertas: madera; Ventanas: madera y metal					
75		18°25'38"N 66°29'32"W		Iglesia nuestra Señora de la Candelaria y San Matías		Registered	SHIPO 84003130 ICP 1986 Inventory
		COMMENTS:					
76		056-022-053-01-001 18°25'39"N 66°29'31"W	CALLE BETANCES 18	WMNT		Yes	ICP 1986 Inventory
		COMMENTS: Movimiento Moderno					
77		18°25'38"N 66°29'30"W		Residencia		Yes	ICP 1986 Inventory
		COMMENTS: Movimiento Moderno					
78		056-022-053-05-001 18°25'38"N 66°29'30"W	CALLE CELIS AGUILERA 13	Residencia Otero		Yes	ICP 1986 Inventory
		COMMENTS: Movimiento Moderno					
79		18°25'38"N 66°29'30"W		Residencia de los Acrílicos		No	ICP 1986 Inventory
		COMMENTS: No existente, ahora existe un estacionamiento					
80		056-022-054-22 18°25'38"N 66°29'29"W	CALLE CELIS AGUILERA 30	Escuela de Artes Manuales		Yes	ICP 1986 Inventory
		COMMENTS: Movimiento Moderno					
81		056-022-063-03-001 18°25'35"N 66°29'36"W	CALLE PADIAL 1	Esquina de la Plaza		No	ICP 1986 Inventory
		COMMENTS:					
82		056-022-063-04-001 18°25'36"N 66°29'35"W	CALLE PADIAL 7	Restaurante El Chevere		Yes	ICP 1986 Inventory
		COMMENTS:					
83		056-022-063-05-001 18°25'36"N 66°29'35"W	CALLE PADIAL 9	Residencia Osorio Residencia Martinez Casa Ernesto Aulet	1935	No	ICP 1986 Inventory
		COMMENTS: Cimientos: hormigón; Pisos: hormigón; Techos: hormigón; Muros exteriores: hormigón; Muros interiores: hormigón; Columnas: hormigón; Arcos: hormigón; Puertas: madera; Ventanas: metal; Balcones: hormigón. (Altered)					
84		056-022-063-06-001 18°25'36"N 66°29'35"W	CALLE PADIAL 11			No	Manatí Planning Office
		COMMENTS:					

Key Number	Image	Parcel or lot no./ Coordinates	Address	Name (if any)	Approx. Date	Eligible	Source
85		056-022-063-07-001 18°25'36"N 66°29'34"W	CALLE PADIAL 13	La Flor de Julio Snoopy Bar	1900	Yes	ICP 1986 Inventory
		COMMENTS:					
86		056-022-063-09-001 18°25'36"N 66°29'33"W	CALLE PADIAL 17	Residencia Ayala	1955	Yes	ICP 1986 Inventory
		COMMENTS:					
87		056-022-064-01-001 18°25'36"N 66°29'32"W	CALLE PADIAL ESQ POZO 21	Residencia Florida Residencia Don Pepe Florida		Yes	ICP 1986 Inventory
		COMMENTS:					
88		056-022-064-02-001 18°25'36"N 66°29'32"W	CALLE PADIAL 23	Cuartel de la Policía Española		Yes	ICP 1986 Inventory
		COMMENTS: Vernáculo, Cimientos: mampostería; Pisos: madera; Plafón: madera; Techos: metal; Muros exteriores: mampostería y madera; Muros interiores: madera; Columnas: madera y encalado; Puertas: madera; Ventanas: madera y bloques; Balcones: madera y encalado.					
89		056-022-064-03-001 18°25'36"N 66°29'32"W	CALLE PADIAL 25			Yes	Manatí Planning Office
		COMMENTS:					
90		056-022-064-04-001 18°25'36"N 66°29'31"W	CALLE PADIAL 27			Yes	Manatí Planning Office
		COMMENTS:					
91		056-022-064-20-001 18°25'37"N 66°29'31"W	CALLE PADIAL 31	Residencia de Doña Inés Ramos	1850	No	ICP 1986 Inventory
		COMMENTS: Neoclásico, Cimientos: hormigón y madera; Pisos: hormigón; Entrepisos: hormigón; Techos: madera; Columnas: hormigón; Puertas: madera; Balcones: hormigón.					
92		056-022-065-09-001 18°25'36"N 66°29'29"W	CALLE AGUILERA 17			Yes	Manatí Planning Office
		COMMENTS:					
93		18°25'39"N 66°29'24"W		Residencia de las Tres Puertas		Yes	ICP 1986 Inventory
		COMMENTS: Vernáculo, Cimientos: mampostería; Pisos: hormigón; Entrepisos: hormigón; Plafón: madera; Techos: metal; Muros exteriores: mampostería; Muros interiores: hormigón; Puertas: madera; Ventanas: metal.					
94		18°25'56"N 66°29'41"W		Cementerio Municipal		Yes	ICP 1986 Inventory
		COMMENTS:					

PR-CRP-000774

Rehabilitación de Estructura Existente para Facilidad de Colaboración, Conocimiento, Ideas e Innovación (Antes Hotel Café Central) Project

Manatí, Puerto RicoMUCIPALITY, Puerto Rico

Updated Assessment Report – Dec. 2024

Assessment Report

PR-CRP-000774 - Innovation Center

Prepared for:

Municipality of Manatí

DEC 2024

ECo

Landscape + Architecture + Engineering

CRP-000774 - Rehabilitación de Estructura Existente para Facilidad de Colaboración, Conocimiento, Ideas e Innovación (Antes Hotel Café Central) – **Updated Conditions Assessment**

Executive Summary

As part of the on-going design process for the rehabilitation of the Old Café Central in Manatí, and as agreed upon in a meeting with the Owner, ICF staff, Horne personnel and the State Historic Preservation Office, ECo has revisited the building to provide an updated (2024) assessment, particularly focusing on the state of interior wood elements.

In early 2023, ECo had prepared an assessment of the entire building that included preparing as-found drawings, photographic documentation, and desktop assessment of the findings. This effort provided a set of actions to be taken as part of the rehabilitation process for the building. In august of 2023, ECo scanned the building interior with lidar and photographic equipment.

Additional efforts to test and document this current state of the building include lead and asbestos testing, magnetic resonance scanning of exterior walls, soils composition studies within the building structure, and an exploratory core into a basement. Reports for all these studies are available in the building's record.

In august 2024 ECo visited the building to record the current state of interior wood elements and any other change in the building's condition since the 2023 scan. This effort included a re-scanning of the facilities with our photographic and lidar tools to provide an updated as-found condition report, taking moisture content readings of the wooden elements in the second story, and taking some samples of the existing wood doors to investigate on their original color paint.

Our staff and I visited the site on August 16, 2024, in order to perform the aforementioned tasks.

Our visit produced enough data and photographs to provide an updated assessment of the existing conditions.

Summary of findings

The building is in further state of disrepair, due mostly to water that freely enters the interior through collapsed or perforated roof areas. Original structural concerns with all non-concrete structures have now increased due to their advanced state of integrity loss. The main takeaways from this updated report are:

- Building façade integrity is now compromised, as plaster elements are separating from the structure
- The section of the balcony on the north-east quadrant of the building is now collapsed for lack of support
- All wood elements tested for moisture show a content of 15% or above
- There is evidence of termite infestation in all areas of the building where wood is present
- The integrity of the wood elements (partitions, ceiling, structure) is ever more compromised, with many having collapsed in the year since our last evaluation.

On the following pages, these findings are explained and documented.

General Findings

On our recent site visit we were able to observe that the building's state of disrepair is of outmost concern. The building's masonry walls, and concrete interior structure seem to be in good shape, but the metal roof has all but collapsed. The second story environment is not safe, besides the severely deteriorated wooden elements, there is also evidence of termite infestations and presence of human excrement.

Following are some commented images describing some general findings:

Figure 1 - Plaster elements in the façade that were in good shape in August of 2023, are now separating from the building façade.

Figure 2 - Some interior plasters have started to come apart, apparently from high moisture content.

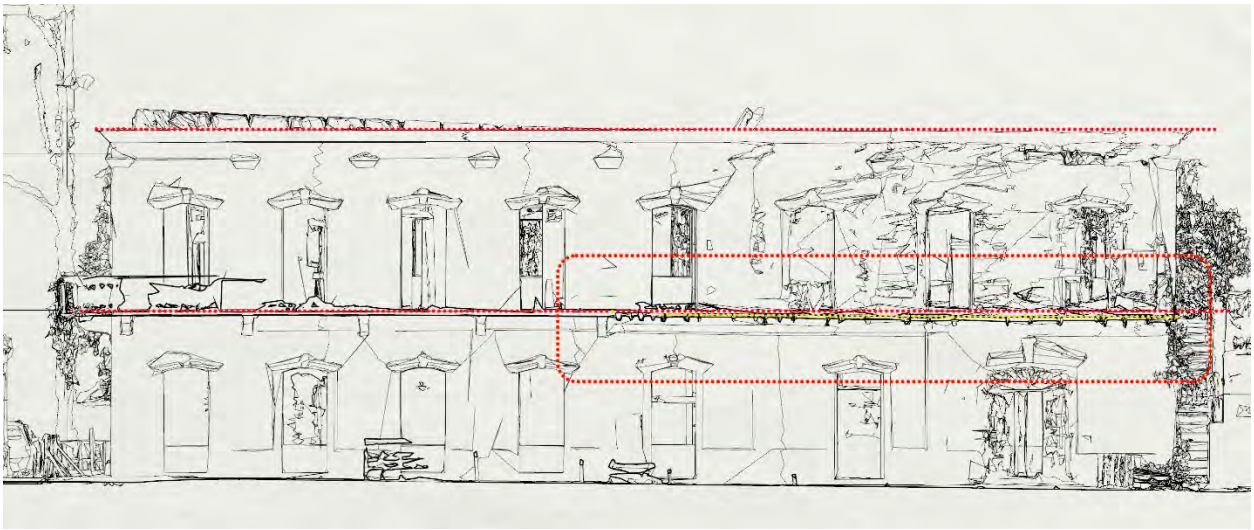


Figure 3 - The south balcony has subsided about 7"

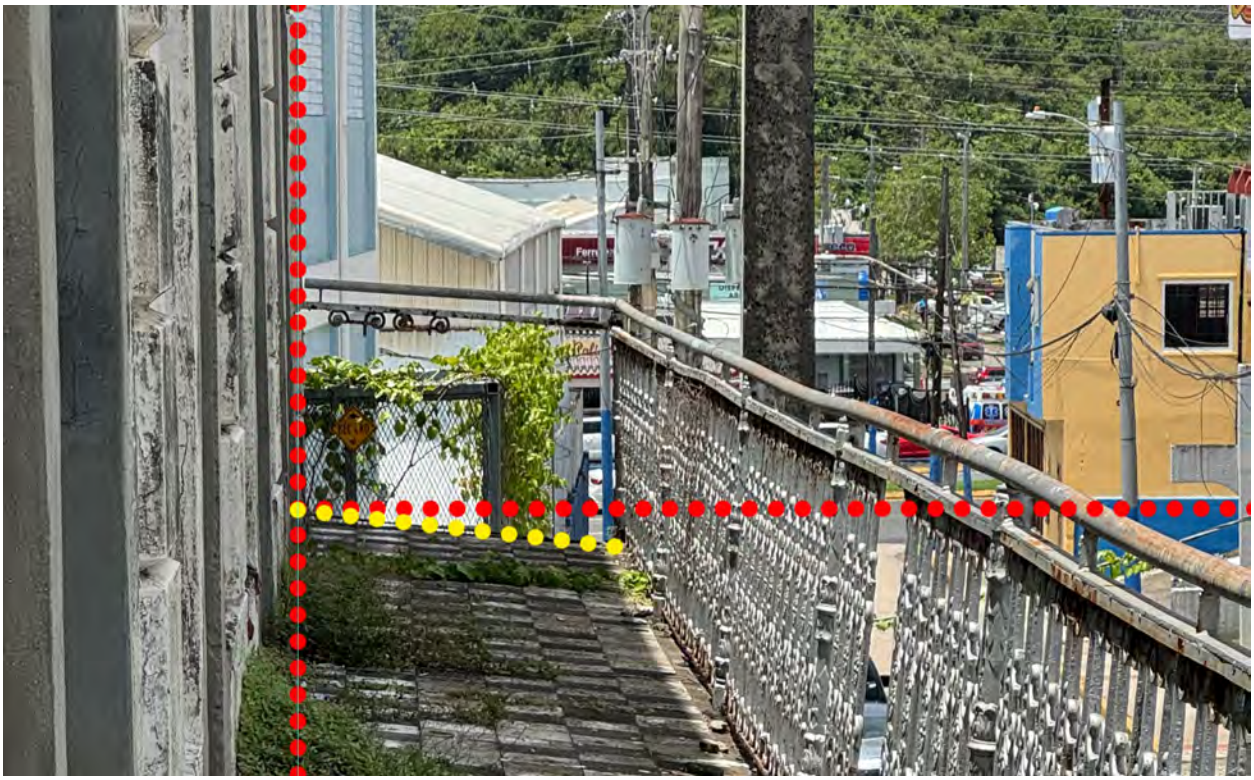


Figure 4 - The south balcony has subsided about 7"

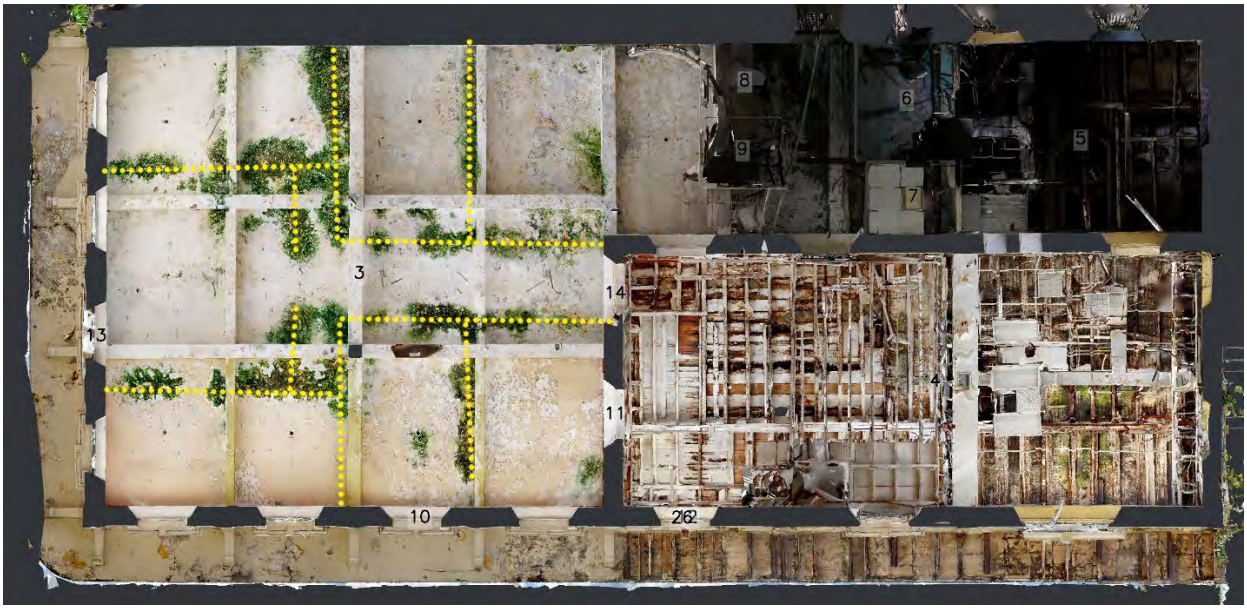


Figure 5 - First floor ceiling shows mold growth due to severe humidity. Mold pattern follows the exact location of wood walls in the second floor. (marked yellow)

Wood Condition

The main purpose of the August 16 site visit was to collect current as-found conditions and data to prepare an assessment of all the wood elements in the building, particularly the second story. This visit revealed that these wood elements are in a state of disrepair that makes their salvage and restoration technically and economically unfeasible. The existing building conditions allowed for limited access to some of the second-story spaces but most of it was able to be scanned. This scan is available for viewing in this link:

https://my.matterport.com/show/?m=XxiQFvSFQzG

Collapsed Structures

The second story's wood elements have lost integrity since the last scan in 2023. Some walls that used to be standing have since collapsed. (Fig. 8) This is not only a safety concern, but also evidence of subjacent problems with the wood elements. Likewise, many more ceiling planks have fallen to the floor. Since the building's roof integrity is severely compromised, water intrusion has been a major culprit in the wooden elements decay. As seen in the ceiling photo montage, the roof's metal panels allow for water to enter the building throughout the entire building. (Fig 6)

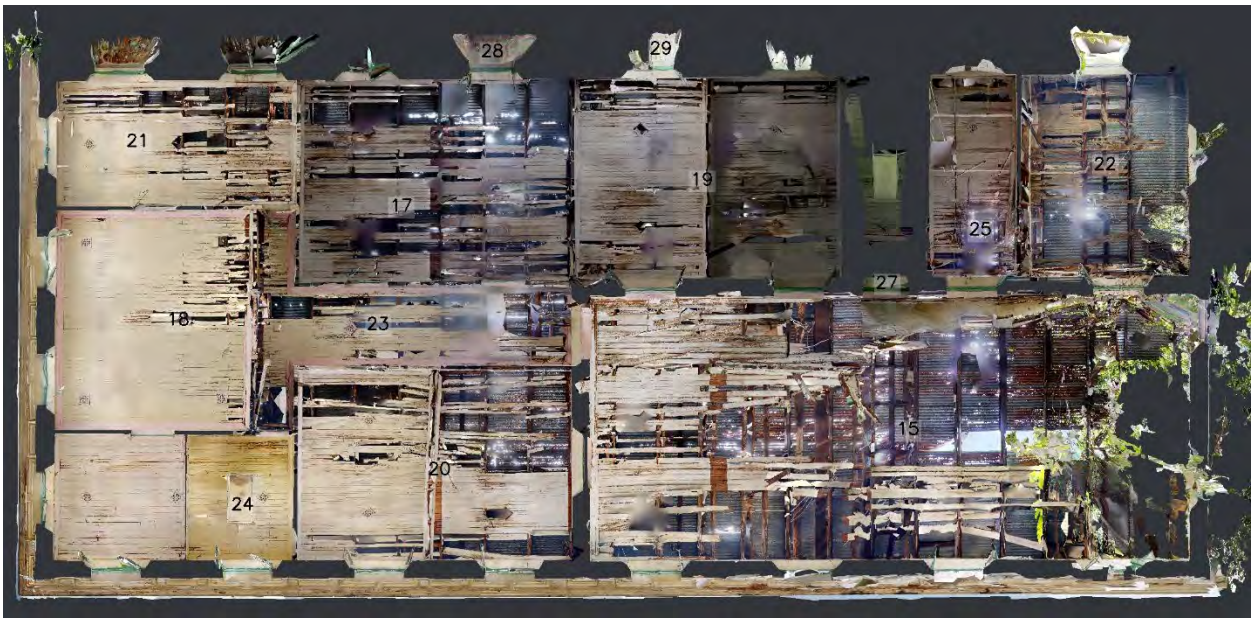


Figure 6 - Ceiling photo montage from building scan shows compromised roof and ceiling integrity.

Figure 7 - Moisture damaged interior walls and doors

Figure 8 - Collapsing wood walls and ceiling planks.

Figure 9 - Collapsed wood wall. In August 2023, this wall appeared to have structural integrity.

Termite Infestation

Our visit revealed the presence of termites in the doors, ceilings and walls. Some of this evidence is seen in the pictures provided where the interior wood is visible (fig. 10 and 11), some other evidence is harder to photograph. Termites bore holes through the wood and create channels just below the paint surface. The channels are soft to touch and can be harder to photograph. (Fig. 12)

Figure 10 - Termite evidence in door wood.

Figure 11 - Termite evidence in ceiling plank.

Figure 12 – Termite borings behind paint layer.

Wood Moisture Content

A moisture content meter was used to measure internal moisture content for some walls. While the intent was to test the equipment and measure each wall in a future visit, the readings in what seem to be the walls with most integrity, revealed a major moisture problem. When contrasted to the mold evidence in the first-floor ceiling (Fig 5), these readings help paint a picture of the severity of the problem. The following photos show the readings from the test measurements taken on August 16, 2024.

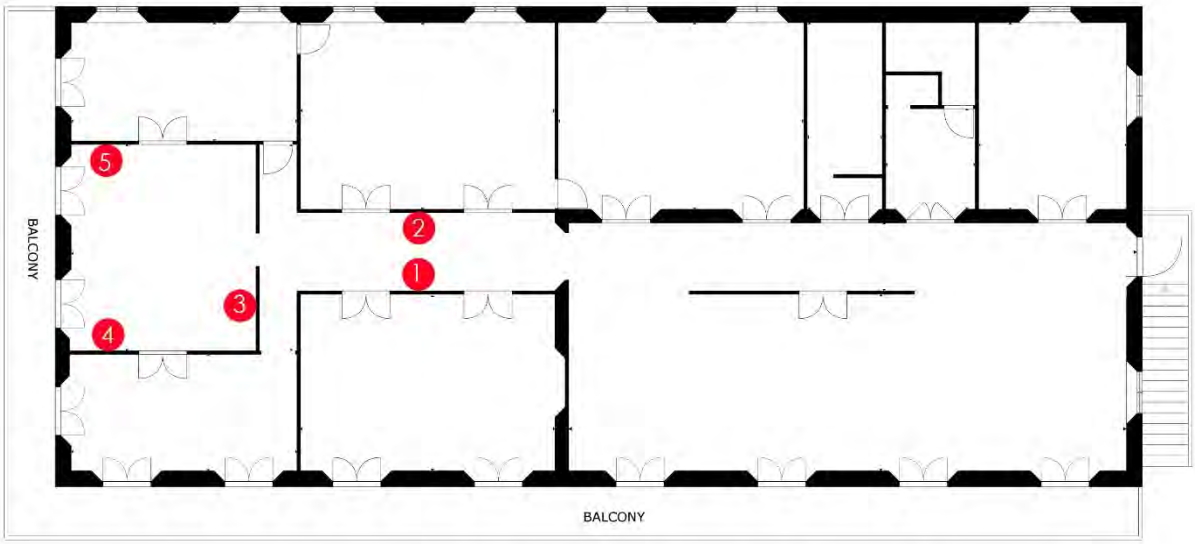


Figure 13 - Moisture Measure Location Key

Figure 14 - MM1 - Reading 26.7%

Figure 15 - MM2 - Reading 16.3%

Figure 16 - MM3 - Reading 17.0%

Figure 17 - MM4 - Reading 28.7%

Figure 18 - MM5 - Reading 18.7%

Exterior Door Paint Color

As part of this site visit, a sample of the existing wood doors was taken to assess its paint layers and confirm any other previous paint color. A chip from one of the exterior doors was examined under a microscope and revealed one layer of green paint and one layer of white paint, presumably a paint primer. These doors appear to not be original to be building. There are no signs of several layers of paint or dirt accumulation between paint layers, as is typical of older wood elements.

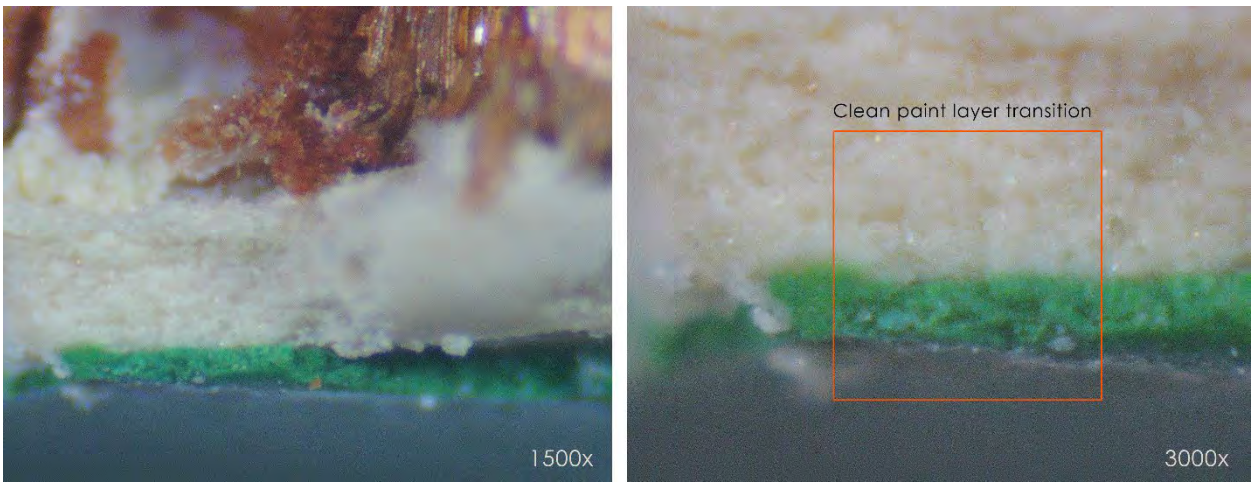


Figure 19 - Under microscope, only two paint layers show. The transition between layers is clen, suggesting paint was applied at the same time. This appears to be primer and paint.

Summary

This site visit revealed that building conditions presented in previous reports have worsened. Previous concerns with building access and safety have only worsened because access to the second level can only occur by passing through areas where collapsed structures are present and floors are supported by decaying wood members. Safety conditions and access made it impossible to assess every corner of the building's second story but revealed loss of integrity of wood elements that permeate through the entire building. We understand that further visits and documentation are likely to produce similar results to the ones obtained. Our findings show that all wood elements in the buildings have lost structural and material integrity.

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Building / Setting Component	Condition					Comment / Description	Project Approach
	Intact	Moderately Deteriorated	Severely deteriorated	Missing	N/A		
Building Setting / Context	☐	☑	☐	☐	☐	The building is located within the Historic District of Manati's Urban Center. This building was built in the early 1800's as commisioned by Enrique Zorrilla, a well known local businessman. The building's architecture is representative of its time, although there is evidence of major alterations throughout its lifetime. The surrounding context, mainly in Paseo de Atenas St., houses buildings from many different epochs and styles, and in varying conservation states.	The buildings scale andThe building's scale and exterior appearance should be preserved. For the most part the building's integrity of appearance, materiality, design, setting and both physical and historic context, seems to be balanced. It is only when viewed through a thorough analytical lens that some incongruences, such as location of some face elements, or the condition of doors and windows, become evident and will trigger the replacement or addition of new elements. There is significant damage to all the interior components, both the historic and the non-historic ones. Most of these will need replacement and or extensive repairs.
Building Exterior							
Exterior Wall - North (Rear)							
Structural Integrity / Cracks	☐	☑	☐	☐	☐	The wall shows deterioration signs. A stair that is currently the only conection to the second story takes up most of this yard's space and makes up a significant portion of the facade. Profuse vegetation is growing from the wall surface.	Remove exterior stair. Remove vegetation.
Plaster	☐	☐	☑	☐	☐	Plaster is severeley deteriorated, mainly due to vegetation growth on the surface.	Repair plaster.
Top Cornice	☐	☐	☐	☐	☑		No Action Needed
Door Cornice	☐	☐	☐	☐	☑		No Action Needed
Wall Ornament/Trim	☐	☐	☐	☐	☑		No Action Needed
Form (Height / Width)	☐	☐	☐	☐	☑	The wall is rectangular in shape. It is about three feet lower than the south wall.	No Action Needed
Form (Opening Pattern)	☐	☐	☑	☐	☐	Most openings have been closed over time, except for a door and a window on the second floor.	Where Possible keep existing openings.
Metalwork	☐	☐	☐	☐	☑		No Action Needed
Exterior Wall - East (Side)							
Structural Integrity / Cracks	☐	☑	☐	☐	☐	This wall shows damage on one side of the overhanging balcony. The northern half of the facade appears to have been either built as an addtion or was significantly modified, although no record of either are known to exist. A portion of the façade, lower northern quadrant, does not match in design or layout, with the rest of the façade. The second-floor balcony above this area shows significant structural deficiencies that have also, apparently, been tried to repair over time with an eclectic collection of steel beams that have perforated, and damaged, the historic wall.	Remove damaged Balcony and Lower wall. Provide new element that harmonizes with historic components.
Plaster	☐	☑	☐	☐	☐	There is little damage to the exterior plaster.	Repair where needed.
Top Cornice	☐	☑	☐	☐	☐	There is littel damage to the top cornice.	Repair where needed.
Door Cornice	☐	☐	☑	☐	☐	Door cornices are made of wood. Some show more significant damage than others.	Repair or Replace with equal where needed

Wall Ornament/Trim	☐	☑	☐	☐	☐	While in good shape, first story wall trims have been altered. historical photos show trim had a similar design to the second story.	Repair trim on second story. Replace first story trim with a historically accurate one.
Form (Height / Width)	☐	☐	☐	☐	☑	Facade is roughly 35'w x 100'h	No Action Needed
Form (Opening Pattern)	☐	☑	☐	☐	☐	The East façade has eight (8) equidistant and similarly sized doors on the second floor. The southern half of the first floor follows this pattern, while the northern half of the first floor has only three doors, one of different size, and does not follow the same pattern or design. This appears to have been modified at some point during the building's history.	Remove and replace non-conforming segments and replace with new elements.
Metalwork	☐	☑	☐	☐	☐	The upper balcony has a metal railing. This railing has been modified over time to add height with non-historic or design sensitive parts. Some balusters are missing.	Missing items should be replaced with recovered ones from the segment of the balcony to be removed. The modifications added to the railing should be removed. To add compliant height, either the entire railing should be raised or a separate guard be added behind.
Exterior Wall - South (Front)							
Structural Integrity / Cracks	☐	☑	☐	☐	☐	The South or Front Wall shows very little damage. Some railing elements are missing and paint is delaminated. This wall has a non-historic telephone sign attached to it and several pipes and a security fence added to the westernmost side.	Restore damged elements of wall.
Plaster	☐	☑	☐	☐	☐	Plaster is missing on the lower cornenr of the second floor trim.	Repair where needed.
Top Cornice	☐	☑	☐	☐	☐	Top cornince needs repair on the eastermost corner	Repair where needed.
Door Cornice	☐	☑	☐	☐	☐	Door cornices are made of wood. Some show more significant damage than others.	Repair or Replace with equal where needed
Wall Ornament/Trim	☐	☑	☐	☐	☐	While in good shape, first story wall trims have been altered. historical photos show trim had a similar design to the second story.	Repair trim on second story. Replace first story trim with a historically accurate one.
Form (Height / Width)	☐	☐	☐	☐	☑	This facade is roughly 44'w x 35'h	No action required
Form (Opening Pattern)	☐	☐	☐	☐	☑	This façade has four equidistant openings in both floors.	No action required
Metalwork	☐	☑	☐	☐	☐	The upper balcony has a metal railing. This railing has been modified over time to add height with non-historic or design sensitive parts. Some balusters are missing.	Missing items should be replaced with recovered ones from the segment of the balcony to be removed. The modifications added to the railing should be removed. To add compliant height, either the entire railing should be raised or a separate guard be added behind.
Exterior Wall - West (Rear-side)							
Structural Integrity / Cracks	☐	☐	☐	☐	☑	Limited access to the side yard have impeded thorough review of exterior wall state. Interior assessments show no major structural damage.	Repair as needed. Further assesment required during construction.
Plaster	☐	☑	☐	☐	☐	Some damage expected, must be further evaluated during construction	Repair where needed.
Top Cornice	☐	☑	☐	☐	☐	Some damage expected, must be further evaluated during construction	Repair where needed.
Door Cornice	☐	☐	☐	☐	☑	Unkown if present.	Repair where needed.
Wall Ornament/Trim	☐	☐	☐	☐	☑	Unkown if present.	Repair where needed.
Form (Height / Width)	☐	☐	☐	☐	☑	Facade is roughly 35'w x 100'h	No action required
Form (Opening Pattern)	☐	☐	☐	☐	☑	Three openings on the northwest corner of the first floor remain open, while all others have been permanently closed. Nine window openings exist on the second floor. There is no evident distribution pattern.	the property line is located from 1 foot to 3 feet from the wall. To comply with Civil Code requirements no opening should allow visibility to this side of the building. Forsted Glass, high windows or window closures should be considered for this side.
Metalwork	☐	☐	☐	☐	☑	Some "modern" security fencing has been placed on first floor openings.	Remove fencing.

Roof							
Structural Integrity / Cracks	☐	☐	☑	☐	☐	The roof is built with timber joist and metal corrugated panels with one continuos slope from the South (front) facade to the North (rear) faceade. The metal roof has corroded significantly and allowed water to prenetrate the building. The building interior is now completely open to the elements. All parts of the roof are structurally compromised.	This roof must be removed and replaced.
Doors and Windows							
North							
First Floor - Doors	☐	☐	☐	☐	☑	All openings on the first floor have been closed.	Open one door for emergency exit use.
First Floor - Windows	☐	☐	☐	☐	☑		
Second Floor - Doors	☐	☐	☐	☑	☐	One opening is still in use at the top of the stairs. Door and Frame are not present.	Door will no longer serve a purpose in proposed design, replace with window opening.
Second Floor - Windows	☐	☐	☑	☑	☐	Two window openings are present and open. Wood Frames and Windows are severely damaged or not present.	Remove and replace with new design.
East							
First Floor - Doors	☐	☐	☑	☑	☐	The East Façade hosts 7 door openings, the southernmost 5 have been modified and no longer have doors. The first three feet have been walled and the upper segment has a security metal fence. The sixth door in this sequence now has a metal roll-up door, and the northernmost door, completely different in size to the other six, is made from aluminum storefront components that do not match any other element in the building.	Remove all elements on door opening and replace with a new door that harmonizes with the building's design and aesthetic.
First Floor - Windows	☐	☐	☐	☐	☑	There are no windows in this facade	No action required
Second Floor - Doors	☐	☐	☑	☐	☐	This second-floor hosts 8 door openings. These all have wood doors present in the openings. All of them show several levels of deterioration; all of them are broken. It is unclear if these are the original doors or not, although historical photos show a similar design.	Remove all elements on door opening and replace with a new door that harmonizes with the building's design and aesthetic. Salvage wood door to be used as sculptural-record piece inside the building.
Second Floor - Windows	☐	☐	☐	☐	☑	There are no windows in this facade	No action required
South							
First Floor - Doors	☐	☐	☐	☑	☐	The South façade has 4 door openings on the first floor, two of which are walled to three feet. The original doors are missing and the ones in place bear no historical significance.	Remove all elements on door opening and replace with a new door that harmonizes with the building's design and aesthetic.
First Floor - Windows	☐	☐	☐	☐	☑	There are no windows in this facade	No action required
Second Floor - Doors	☐	☐	☑	☐	☐	This second-floor hosts 4 door openings. These all have wood doors present in the openings. All of them show several levels of deterioration; all of them are broken. It is unclear if these are the original doors or not, although historical photos show a similar design.	Remove all elements on door opening and replace with a new door that harmonizes with the building's design and aesthetic. Salvage wood door to be used as sculptural-record piece inside the building.
Second Floor - Windows	☐	☐	☐	☐	☑	There are no windows in this facade	No action required
West							
First Floor - Doors	☐	☐	☐	☐	☑	There are no doors on this façade.	No action required
First Floor - Windows	☐	☐	☐	☑	☐	There are three window openings in this façade, some have part of the wood members in place, but are severely damaged.	The property line is located from 1 foot to 3 feet from the wall. To comply with Civil Code requirements no opening should allow visibility to this side of the building. Forsted Glass, high windows or window closures should be considered for this side.
Second Floor - Doors	☐	☐	☐	☐	☑	There are no doors on this façade.	No action required

Second Floor - Windows	☐	☐	☑	☑	☐	There are nine (9) windows in this façade. Some remain in place, but are severely damaged.	The property line is located from 1 foot to 3 feet from the wall. To comply with Civil Code requirements no opening should allow visibility to this side of the building. Frosted Glass, high windows or window closures should be considered for this side.
Building Interior							
Structural system							
Structural Walls - Perimeter	☐	☑	☐	☐	☐	Perimeter wall shows very little damage and are built out of clay brick masonry. Some alterations are visible on the northeastern side where several steel beams crossed the wall to support and keep the balcony on the second floor in place.	The northeast balcony overhang must be removed. Addtionally the first floor wall shall be replaced by a new structure that harmonizes with the rest of the façade and provides structural support to the damaged wall.
Structural Columns	☐	☑	☐	☐	☐	Two interior columns serve as support for the second floor concrete slab	No action needed
Footings	☐	☐	☐	☐	☑	No exploratory studies have been performed on building footings	If necessary, addtional invasive exploratory actions must be taken when construction starts.
Floors - Concrete Slabs	☐	☑	☐	☐	☐	The southern half of the building and a small portion of the nothern half, has a concrete slab for the socnd story floor. This does not seem to be an original part of the building, although there is no record of an official remodel.	This slab will remain in place. It should be cleaned, and replastered where necessary.
Floors - Wood Joist	☐	☐	☑	☑	☐	Wood floor and wood joist on the northern half of the building shows a severe derioration and it is falling apart. It is structurally unsound.	This floor is to be removed.
Floors - Steel Reinforcement	☐	☑	☐	☐	☐	There is a steel structure on the fisrt floor that was added to porp the second floor and a mezzanine.	This structure is to be removed.
Partitions							
First Floor	☐	☑	☑	☑	☐	Several partitions exisit on the first floor. Some metal studs remain from former drywall systems put in place for the Alancenes Gonzales, these are all in severely damaged and have no historical significance. Several CMU walls where built to house a couple of bathrooms, these are plastered and unpainted. There are also some drywall furring walls intalled across the first floor.	All of these non-structural partitions are to be removed to make way for the new layout and partitions.
Second Floor	☐	☐	☑	☑	☐	The second floor walls were built in wood. A section these partitions have collapsed. The ones that still in place are unstable and deteriorated.	All of these non-structural partitions are to be removed. The existing arrangement will serve as a reference for the new layout and partitions.
Ceilings							
First Floor	☐	☐	☑	☑	☐	Several small spaces have 2x4 ceiling structures that are severely damaged. No historic ceiling components are found on the first floor.	All ceiling components are to be removed and discarded.
Second Floor	☐	☐	☑	☑	☐	The second floor had traditional wood slat ceilings with ventilation portholes, also made out of wood. The roof openings have severely deteriorated these and they have collapsed for the most part.	The wood material shall be salvaged and analized to see its reuse potential as either a ceiling or some other scultptural / record item in the porject.
Mechanical and Electrical Systems							
First Floor - HVAC	☐	☐	☑	☑	☐	There are some vestiges of an A/C system in the first floor. Only a few ducts and some wall openings remain.	Remove any A/C Duct and mechanical equipment.
Second Floor - HVAC	☐	☐	☐	☐	☑	No HVAC system is present onf the second floor.	No Action Required
First Floor - Plumbing	☐	☐	☑	☑	☐	Some plumbing for toilets is present on the first floor.	Remove and/or abandon. new plumbing is to be installed in the required locations.
Second Floor - Plumbing	☐	☐	☑	☑	☐	Some plumbing for toilets is present on the second floor.	Remove and/or abandon. new plumbing is to be installed in the required locations.

First Floor - Electrical	☐	☐	☑	☑	☐	There are scarce electrical outlets and fixtures in the first floor.	Remove and/or abandon. new electrical conduit and fixtures are to be installed in the required locations.
Second Floor - Electrical	☐	☐	☑	☑	☐	There are scarce electrical outlets and fixtures in the second floor.	Remove and/or abandon. new electrical conduit and fixtures are to be installed in the required locations.
Features and Finishes							
First Floor - Spatial Configuration	☐	☐	☑	☑	☐	The South half of the building is an open space plan with two columns in the middle. This area is defined by three exterior walls and one interior masonry structural wall. The northern half of the building is divided into an eastern and western half by an interior structural wall. The Eastern side is now mostly an open space due to missing drywall partitions. This area's floor elevation is also lower than the rest of the building. The western half is subdivided into smaller, seemingly utilitarian, spaces, accessible from either the main southern half of the building, or the northernmost opening from the northeast half of the building.	Remove all partitions and use the main open spaces as such in the proposed rehabilitation. Use the cuerrently subdivided areas for needed utilitarian spaces.
Second Floor - Spatial Configuration	☐	☐	☑	☑	☐	While structurally divided in a similar manner to the first floor, the southernmost half of the building is divided in rooms symmetrically arranged around a main corridor that leads from the door in the north wall to a lounge area in the south wall, passing east of the dividing structural wall in the north half.	With new elements, the main spatial sequence, a north south axis and simettrically divided smaller spaces to the south, shall be preserved. The current partitions are severerly deteriorated and cannot be reused. New materials shall not try to recreate the old ones, but still be sensible to the historic context.
First Floor - Floor Finish	☐	☐	☑	☑	☐	The South half of the First Floor finish shows existing hydraulic tiles which are covered with the remanents of a cementitious material. A portion of the floor in this area shows an overlay of ceramic tile. The floor in the northeastern part of this level is few inches lower than the rest of the ground. Here, part of the flooring is missing and the other part is composed of non-historic ceramic tile.	Clean-up testing should be performed in the existing hidraulic cement tile. Is restoration is possible, then a different material shall be chosen for the rest of the flooring, while this one is preserved. If restoration is not possible, a new floor tile or finish shall be selected for the entire floor.
Second Floor - Floor Finish	☐	☑	☑	☐	☐	The South part of the Second Floor also shows a historic hydraulic tile which is moderately deteriorated. Further evaluation will be needed during construction. The northern half otf this floor was built in wood and the actual condition is structurally unsafe. This area is starting to fall apart. The flooring composition in this part of the Second Level is vinyl tile which is severely deteriorated.	The tile over the structural slab should be preserved and restored, addtional flooriing for new floors should be coordinated to harmonize with the existing historic tile.
First Floor - Wall Finish	☐	☑	☑	☐	☐	There are myriad wall finishes on the first floor walls.	Historic plaster should be repaired. All other finishes should be removed and replaced or coordinated with the new added elements.
Second Floor - Wall Finish	☐	☑	☑	☐	☐	Exterior walls are plastered. There are several localized damages to the finish. Interior partitions are made of wood frame and slat construction. Because of water infiltration, these are severely damaged.	Remove and Salvage all wood partitions and detailed components. These, if posible, shall be reused in a sculptural/record element.
First Floor - Additional Features	☐	☐	☑	☐	☑	There is a steel structure that served as both a mezzanine and structural support for the second floor. Addtionally, a recent conversation with a former store employee discovered that there is a supposed basement on the northeeast corner of the building.	The steel structure is to be removed as part of the second floor wood floor demolition. Further invasive investigation is required to asses the basement extent and condition, if present.
Second Floor - Addtional Features	☐	☐	☑	☐	☐	There is an existing wooden arc feature that defines and separates the main corridor on the second floor from the lounge on the southern end.	This arch should remain as a feature element. ideally the wood is salvaged and replaced over a new structure. If materially imposible, a new element shall replace it
Building Site							

Setbacks	☐	☐	☐	☐	☑	The building's west side setback varies from 1 foot to about 3 feet with the neighboring property. The northern setback is less than 5 feet, but more than 3.5 feet in most cases. The east and south facades have no setback, but they are also the building frontage.	The west and north setbacks will present a challegnes when it come to complying with the PR Civil Code's "Servidumbre de Luces y Vistas" : PR Laws tit. 1, § 1773 (2019) "No se puede abrir ventanas con vistas rectas, ni balcones u otros voladizos semejantes, sobre la finca del vecino si no hay un metro y medio de distancia entre la pared en que se construyan y dicha propiedad. Tampoco pueden tenerse vistas de costado u oblicuas sobre la misma propiedad, si no hay sesenta (60) centímetros de distancia."
Street Frontage	☐	☐	☐	☐	☑	The building has frontage to Paseo de Atenas to the south and Inmaculada Street to the east. A balcony overhangs on both sides. To the northeast corner, the existing balcony is too close to an electrical post where the main connection to the grid is.	At street level, no additional action is required. The northeast corner of the blacony must be removed to comply with the electrical utility setback.

PR-CRP-000774

Rehabilitación de Estructura Existente para Facilidad de Colaboración, Conocimiento, Ideas e Innovación (Antes Hotel Café Central) Project

Manatí, Puerto RicoMUCIPALITY, Puerto Rico

90% Design Drawings

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AS 300 Existing North South & West Elevations
AS 400 Existing Window & Door Elevations
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SI-100 Site Plan
CI-300 Grading Plan + Notes
CI-400 Stormwater Plan + Details
CI-500 Sanitary Plan + Details
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A100 Level 1 - Architectural Floor Plan
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A102 Level 1 - Floor Finish / Plane Difference
A103 Level 2 - Floor Finish Plan
A104 Level 1 - Reflected Ceiling Plan & Lighting Fixture Schedule
A105 Level 2 - Reflected Ceiling Plan
A106 Roof Level
A107 Level 1 - Life Safety Plan
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A200 Longitudinal Sections
A201 Longitudinal Sections
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A203 Transverse Sections
A204 Wall Sections
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A301 East & South Elevations
A400 Level 1 Bathroom - Enlarged Floor Plan, Bathroom Lobby Interior Elevations & Plumbing Fixture & Specialty Equipment Schedules
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A403 Kitchenette - Enlarged Floor Plan, Interior Elevations & Kitchenette Casework Schedule
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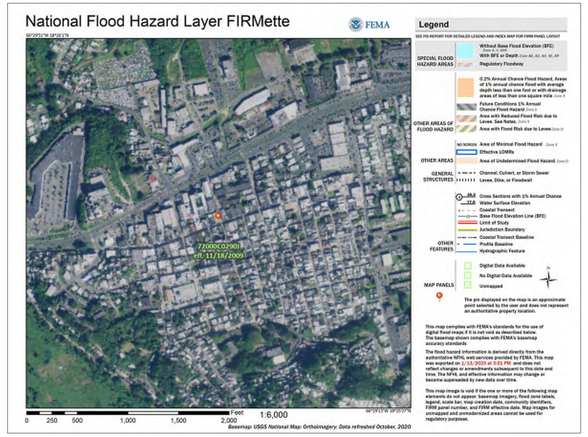
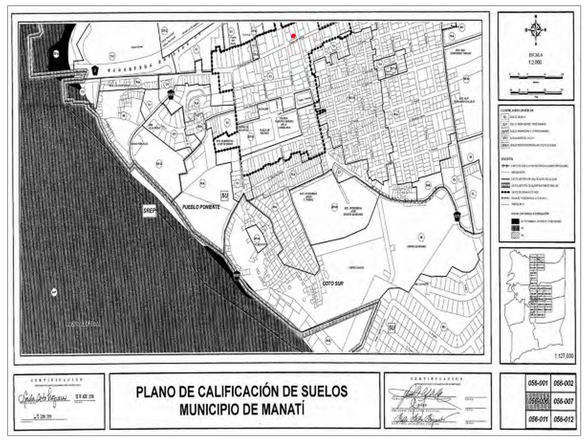
Location Map: X=18.42908630 Y= -66.49222638



Flood Map: X=18.42908630 Y= -66.49222638



Zoning Map: X=18.42908630 Y= -66.49222638

CD 90%-January 30, 2024

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PR-CRP-000774 - Municipality of Manatí

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Seal:

Date 01/30/2024

Sheet T1

Project # 2023.01

ABBREVIATIONS

A.B.	Anchor Bolt
ABV	Above
A/C	Air Conditioning
A.F.F	Above Finish Floor
ALUM.	Aluminum
BLKG.	Blocking
BOT.	Bottom
BYND.	Beyong
CL	Center Line
CANT.	Cantilever
CHR.	Chrome
CLG.	Ceiling
CLR.	Clear
C.M.U.	Concrete Masonry Unit
COL.	Column
COORD.	Coordinate
CONT.	Continue / Continous
C. W.	Curtain Wall
DIA.	Diameter
DET.	Detail
DIM.	Dimension
DN.	Down
DR.	Door
DWG.	Drawing
E.	East
EA.	Each
ELEC.	Electrical
ELEV.	Elevation
EQ.	Equal
EXIST.	Existing
EXT.	Exterior
F.D.	Floor Drain
F.F.	Finish Floor
F.F.E	Finish Floor Elevation
FIN.	Finish
FL.	Floor
GL.	Glass
G.W.B.	Gypsum Wall Board (Drywall)
H.P.	High Point
HGT.	Height
HORZ.	Horizontal
I.D.	Interior Diameter
INSUL.	Insulation
INT.	Interior
J.T.	Joint
L.P.	Low Point
LVR.	Louver
MRBL.	Marble
MAX.	Maximum
MECH.	Mechanical
MFR.	Manufacturer
MIN.	Minimum
M.O.	Masonry Opening
MTL.	Metal
N.	North
NAT. FIN.	Natural Finish
N.I.C	Not in Contract
N.T.S	Not to Scale
OA.	Overall
O.C.	On Center
OD	Outdoor
O.D.	Outside Diameter
OPG.	Opening
OPP.	Opposite
PAR.	Parallel
PERP.	Perpendicular
P. LAM.	Plastic Laminate
P.M.	Pressed Metal
PDT.	Painted
P.T.	Pressure Treated
PLYWD.	Plywood
Q.T.	Quarry Tile
R.	Radius
R.D.	Roof Drain
REF.	Refer to
REINF.	Reinforced
REQ'D.	Required
RM.	Room
R.O.	Rough Opening
S.B	Shadow Bead
SEAL.	Sealant
S.	South
SCP.	Skim Coat Plaster
SECT.	Section
S.F.	Square Foot
SIM.	Similar
SPEC.	Specifications
S.S.	Stainless Steel
STL.	Steel
STR.	Structure
T.B.S	To Be Selected
T&G	Tounge & Groove
TEMP. GL.	Tempered Glass
THK.	Thick
T.O.C.	Top of Concrete
T.O.M	Top of Masonry
T.O.P.	Top of Parapet
T.O.W.	Top of Wall
TYP.	Typical
U.O.N.	Unless Otherwise Noted
V.B.	Vapor Barrier
VERT.	Vertical
V.I.F.	Verify in Field
W.	West
WD.	Wood
W/	With
W/O	With out
WP.	Water Proof
W. GL.	Wire Glass

SYMBOL LEGEND

DIM.	Critical Hold Dimension
DIM.	Critical Hold Angle
℄	Center Line
X	Level Change
	Break Line
xxx	Spot Elevation
N.	North
0 / 0	Grid Lines with Head
1 Ref / A101 / 1 Ref / 1 Ref	Elevation Mark
Name / Elevation	Level Head
1 / A101 / SIM	Call Out Indicator
1 / A101 / SIM	Section + Wall Section + Detail Section Indicator
1 View Name 1/8" = 1'-0"	View Title w/ Scale
EXIT	Exit Sign Tag
Room name 101	Room Tag
101	Door Tag
1i	Window Tag
1	Casework Tag
P-1	Plumbing Fixture Tag
1i	Specialty Equipment Tag
xx'-xx"	Spot Elevation Tag
	Wood Wall Type
	Gypsum Wall Type
	Cast in Place Concrete Wall Type
	Existing Masonry Wall Type
	Steel Material Type
	Matchline
	Property Limit / Project Limit
	Concrete Material Type
	Wood Material Type

ROOM SCHEDULE

Number	Name	Level
101	Entry	Level 1 - +15"
102	Reception/Lobby	Level 1 - +15"
103	Atrium Lounge	Level 1 - +15"
104	Corridor	Level 1 - +15"
105	Bathroom Lobby	Level 1 - +15"
106	Private Stall	Level 1 - +15"
107	Private Stall	Level 1 - +15"
108	ADA Bathroom	Level 1 - +15"
109	ADA Bathroom	Level 1 - +15"
110	Janitor's Room	Level 1 - +15"
111	Mechanical Room	Level 1 - +15"
112	Storage	Level 1 - +15"
113	Elev. Mec. Room	Level 1 - +15"
114	Elevator	Level 1 - +15"
115	Elevator Lobby	Level 1 - +15"
116	Kitchenette	Level 1 - +15"
117	Service Space	Level 1 - +15"
118	Coworking Space	Level 1 - +15"
119	LAB Space	Level 1 - +15"
120	Corridor	Not Placed
120	Mechanical Room	Level 1 - +15"
121	Service Area	Level 1 - +15"
201	Conference Room	Level 2
202	Office 1	Level 2
203	Office 2	Level 2
204	Office 3	Level 2
205	Office 4	Level 2
206	Office Lounge	Level 2
207	Office 5	Level 2
208	Office 6	Level 2
209	Office 7	Level 2
210	Office 8	Level 2
211	Office 9	Level 2
212	Storage	Level 2
213	Office Corridor	Level 2
214	Bathroom	Level 2
215	Mechanical Room	Level 2
216	Data Room	Level 2
217	Janitor's Room	Level 2
218	Battery Room	Level 2
219	Emergency Corridor	Level 2
220	Area of Refuge	Level 2
221	LULA Elevator	Level 2
222	Elevator Lobby	Level 2
223	Corridor	Level 2
224	Atrium	Level 2
225	Planter Balcony	Level 2
226	Service Room Access	Level 2
227	Emergency Stairs	Level 2
228	Historic Balcony	Level 2
229	Proposed Eave	Level 2

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APPLICABLE CODES & REFERENCES

Applicable Codes	Abbreviation
Plan y Reglamento del Área de Planificación Especial del Carso	PRAPEC
Reglamento Conjunto 2020	RC 2020
2018 International Building Code	IBC 2018
2018 International Existing Building Code	IEBC 2018
Puerto Rico Building Code	PRBC
Puerto Rico Plumbing Code	PRPC
Puerto Rico Fire Code	PRFC
Puerto Rico Fuel Gas Code	PRFGC
Puerto Rico Energy Conservation Code	PRECC
National Electrical Code	NEC
2010 ADA Standards for Accessible Design	ADASAD

Current Code Data:	Project Specific Data:
Building Name: Innovation Center (Hotel Café)	New Building? No
Original Constructed Date: Late 1800's	Addition? No
Occupancy Classification: Business Group B	Remodel? Yes
Construction Type: Type 1B/Type 2A (TBD)	Change of Occupancy? Yes
Allowable Area: N/A	Construction Type Change? Yes
Allowable NO. of Stories: 2	Total Square Footage: 6,310 sq.ft. (approx)
Allowable NO. of Occupants: 60	1st Level Square Footage: 3,460 sq.ft. (approx)
Fire Walls: Yes	2nd Level Square Footage: 2,850 sq.ft. (approx)
Actual NO. of Building Stories: 2	Fire Alarm Notification/Detection: Full
Standpipe Protection: Full	

Summarized Code Considerations

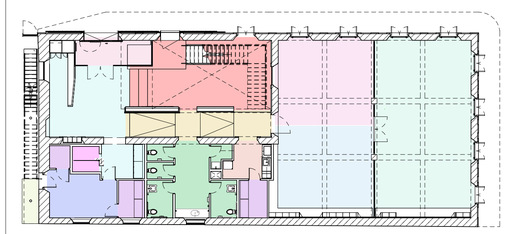
- 2010 ADA Standards for Accessible Design - 35.151.B (3) (i) : Alterations shall comply to the maximum extent feasible. (ii) If not possible, it shall comply with section 35.150.
- 2010 ADA Standards for Accessible Design - 206.4 Entrances; Exceptions 1 : Where an alteration includes alterations to an entrance, and the building has another entrance complying with 404 that is on an accessible route, the altered entrance shall not be required to comply with 206.4 unless required by 202.4.
- 2010 ADA Standards for Accessible Design - 202.5 : Where compliance requirements regarding accesible routes, entrances, or toilet facilities would threaten or destroy historic significance of the building, the exceptions for alterations to historic buildings, shall be permitted.
- 2010 ADA Standards for Accessible Design - 213.2 Toilet Rooms & Bathing Rooms; Exceptions 1 : In alterations where it is technically infeasible to comply with 603, altering existing toilet or bathing rooms, shall not be required where a single unisex bathroom complying with 213.2.1 is provided and located in the same area and on the same floor as existing inaccessible toilet or bathing rooms.
- 2010 ADA Standards for Accessible Design - 206.2.3 (7) : Where exceptions for alterations to qualified historic buildings are permitted by 202.5, an accessible route shall not be required to stories located above or below the accessible story.
- US Access Board Technical Guide - Elevators and Platform Lifts: Where facilities are not required to provide an accessible route to stories/mezzanines, a (407) type Elevator or (408) type LULA, shall be permitted.

ARCHITECTURE GENERAL NOTES

1. Attention all users of these drawings, general contractors, sub contractors, manufacturers, suppliers: carefully and thoroughly review these general notes. IT IS YOUR RESPONSIBILITY TO KNOW AND ADHERE TO THESE REQUIREMENTS.
2. Scope of work is defined THROUGHOUT THE ENTIRE SET OF DRAWINGS AND SPECIFICATIONS (Contract Documents) and is not contained in just one series of drawings or division of specifications. Review the entire set of contract documents to determine your scope of work.
3. All work is to be performed in accordance with all applicable building codes, ordinances and laws.
4. DO NOT SCALE DRAWINGS. Written dimensions govern. Large scale drawings govern small scale drawings. If discrepancies in dimensions are encountered, obtain clarification from architect before proceeding with the work.
5. The contractor shall visit the site and become familiar with site conditions as they may affect carrying out the work as described in these contract documents. The contractor shall investigate, verify, and be responsible for all conditions of the project, and notify the architect of any conditions that require modification before proceeding with the work.
6. Contractor is responsible for field verification of all existing conditions and dimensions before commencing construction or demolition activities.
7. Contractor shall be responsible for coordination of other trades and work between the trades to ensure a full and complete job.
8. Contractor shall notify architect immediately upon the discovery of any conflict within the contract documents or existing conditions or dimensions before proceeding with the work.
9. Dimensions provided are to face of exterior wall and face of exterior masonry opening (M.O.).
10. The contractor shall provide all materials, equipment, labor, and services necessary to complete the work.
11. Protect all existing construction to remain. Immediately correct damage caused by construction operations. Repair or replace damaged areas to condition prior to construction.
12. Keep the premises neat and clean at all times.
13. Protect all areas outside the contract limit specially those through which materials must pass. To prevent damage resulting from construction or materials' handling. Restore to existing construction original condition if/when disturbed.
14. Follow the manufacturers' strictest written recommendations for handling, installation, and/or application of all materials and/or products consistent with the skill and care necessary for the orderly progress of work.
15. Shop drawings: Please Refer to Project Manual
16. Perform all work in a workmanlike manner.
17. The contractor shall maintain at the site for the owner and architect a record copy of the drawings, modifications, change orders, approved shop drawings, samples and revisions, in good order and marked currently to record field changes and selections made during construction.
18. The architect will have authority to reject work that does not conform to the contract
19. When the contractor has any doubt regarding information in the contract documents, he shall submit in writing a request for information (RFI) to the architect. Please Refer to Project Manual
20. Any and all named products shall be considered a "Basis of Design" element. Contractor to provide material submittals as stated in project manual.
21. Refer to Soil Study for recommendation on ground modification program.

Room Legend

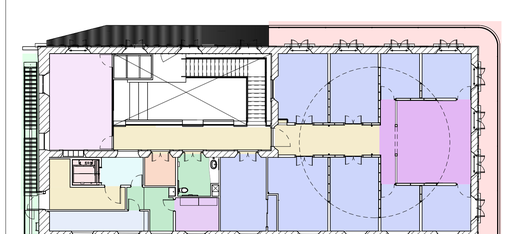
ADA Bathroom	Elevator	Mechanical Room
Atrium Lounge	Elevator Lobby	Private Stall
Bathroom Lobby	Entry	Reception/Lobby
Corridor	Janitor's Room	Service Area
Coworking Space	Kitchenette	Service Space
Elev. Mec. Room	LAB Space	Storage



1 Level 1 - Space Diagram
1/16" = 1'-0"

Room Legend

Area of Refuge	Historic Balcony	Office 6
Bathroom	Janitor's Room	Office 7
Battery Room	LULA Elevator	Office 8
Conference Room	Mechanical Room	Office 9
Corridor	Office 1	Office Corridor
Data Room	Office 2	Office Lounge
Elevator Lobby	Office 3	Service Room Access
Emergency Corridor	Office 4	Storage
Emergency Stairs	Office 5	



2 Level 2 -Space Diagram
1/16" = 1'-0"

ADVANCE DRAWINGS FOR INFORMATION AND DISCUSSION PURPOSES ONLY.

NOT FOR CONSTRUCTION.

General Notes

IMPORTANT INFORMATION FOR THE CONTRACTOR:

Contractor shall verify al dimensions, levels and condition on-site before commencing any and all work. Any discrepancy, error or omission in these plans shall be notified to the Architect, Landscape Architect or Engineer who stamps and signs these drawings so that proper corrections to the documents can be made.

Do not take any measurements from the physical drawings.

All drawings, specifications and other documents are property of ECo and can solely be used as an instrument of the Architect, Landscape Architect or Engineers' service as reference for this project.

ECo, the signing Architect, Landscape Architect or Engineer, and Eco's Consultants shall be deemed the author(s) of these documents and shall retain all common and statutory laws, including reserved and copyright(s). The full and/or partial reproduction of these drawings may only be done with the express written consent of the Architect, Landscape Architect or Engineer.

Only use documents with a "FOR CONSTRUCTION ONLY" stamp and sealed and signed by the designer

Certificación

Yo, Edmundo R. Colón Izquierdo, licencia #19992, certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido sin conocimiento o por negligencia ya sea por mí, mis agentes o empleados o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe y cualquier otra autoridad competente, incluyendo, pero sin limitarse, la terminación de la participación en los procedimientos de certificación profesional en la OGPe.

No.	Description	Date

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General Notes + Materials + Symbols + Abbreviations

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PR-CRP-000774 - Municipality of Manatí

Seal:

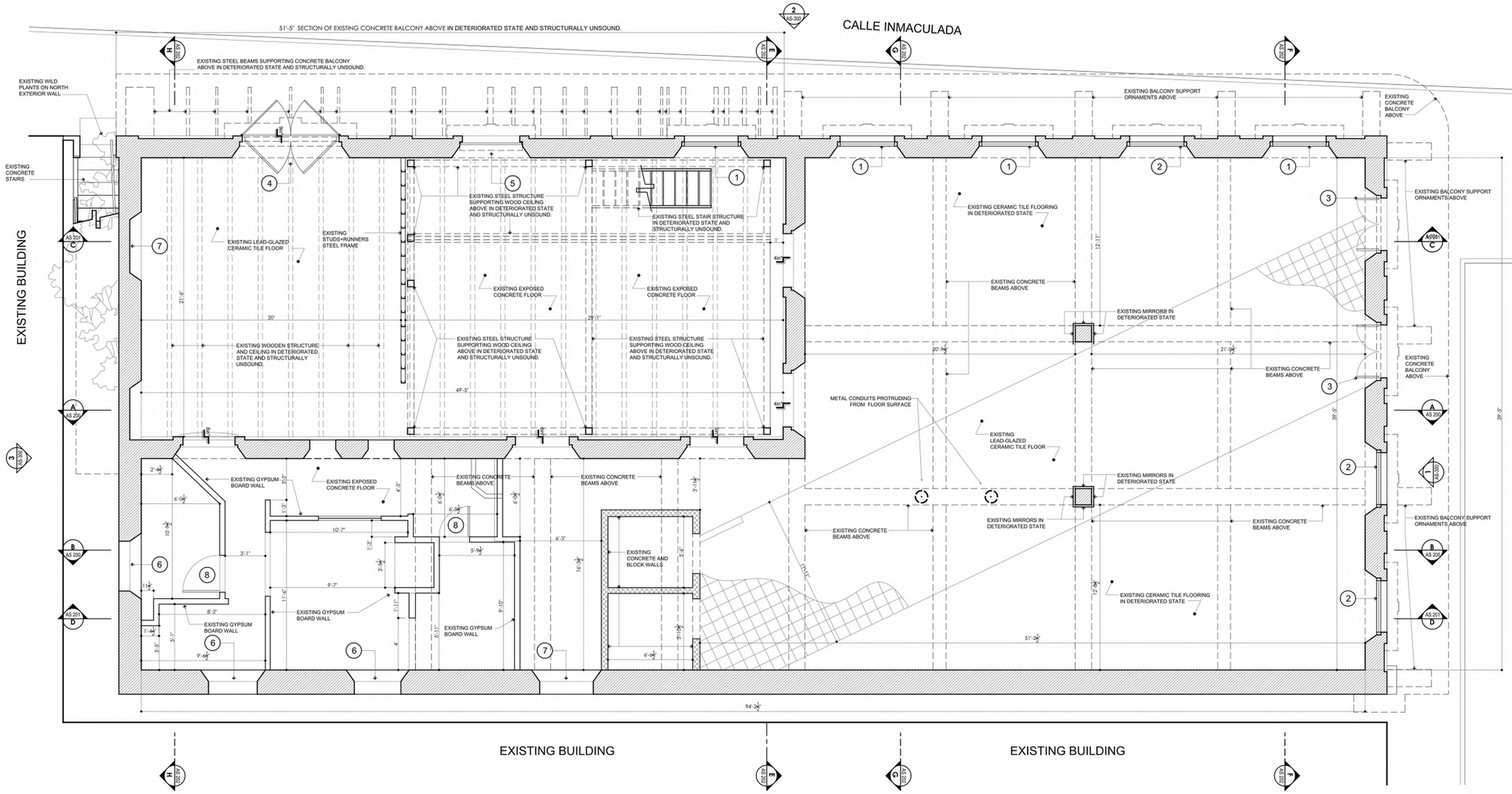
File Name: C:\Users\jgg\Documents\2023.01 - Manatí - Construction Documents_1-16-2024_jggXDMCE.rvt

Date	Scale
01/30/2024	As indicated

Sheet

G-100

Project #	2023.01
Drawn by	JGG
Checked by	ERCI



1 Level 1 - Floor Plan
1/4" = 1'-0"

EXISTING CONDITION NOTES:

1. EXISTING IRON GATED WINDOW
2. EXISTING IRON GATED WINDOW WITH GLASS
3. EXISTING WOODEN DOOR WITH IRON GATED WINDOW AND GLASS
4. EXISTING ALUMINUM DOOR WITH GLASS AND ORNAMENTAL IRON GATE
5. EXISTING ROLL UP ALUMINUM DOOR
6. EXISTING WINDOW
7. EXISTING WINDOW OPENING
8. EXISTING WOODEN DOOR

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NOT FOR CONSTRUCTION.

General Notes

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787-764-0610 / info@eco-designstudio.com

Existing Level 1 - Floor Plan

Center for Collaboration, Knowledge, Ideas and Innovation

BO. Pueblo 34 Calle McKinkley, Manatí PR 00674

PR-CRP-000774 - Municipality of Manatí

Seal:

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AS 100

Project #	2023.01
Drawn by	JGG
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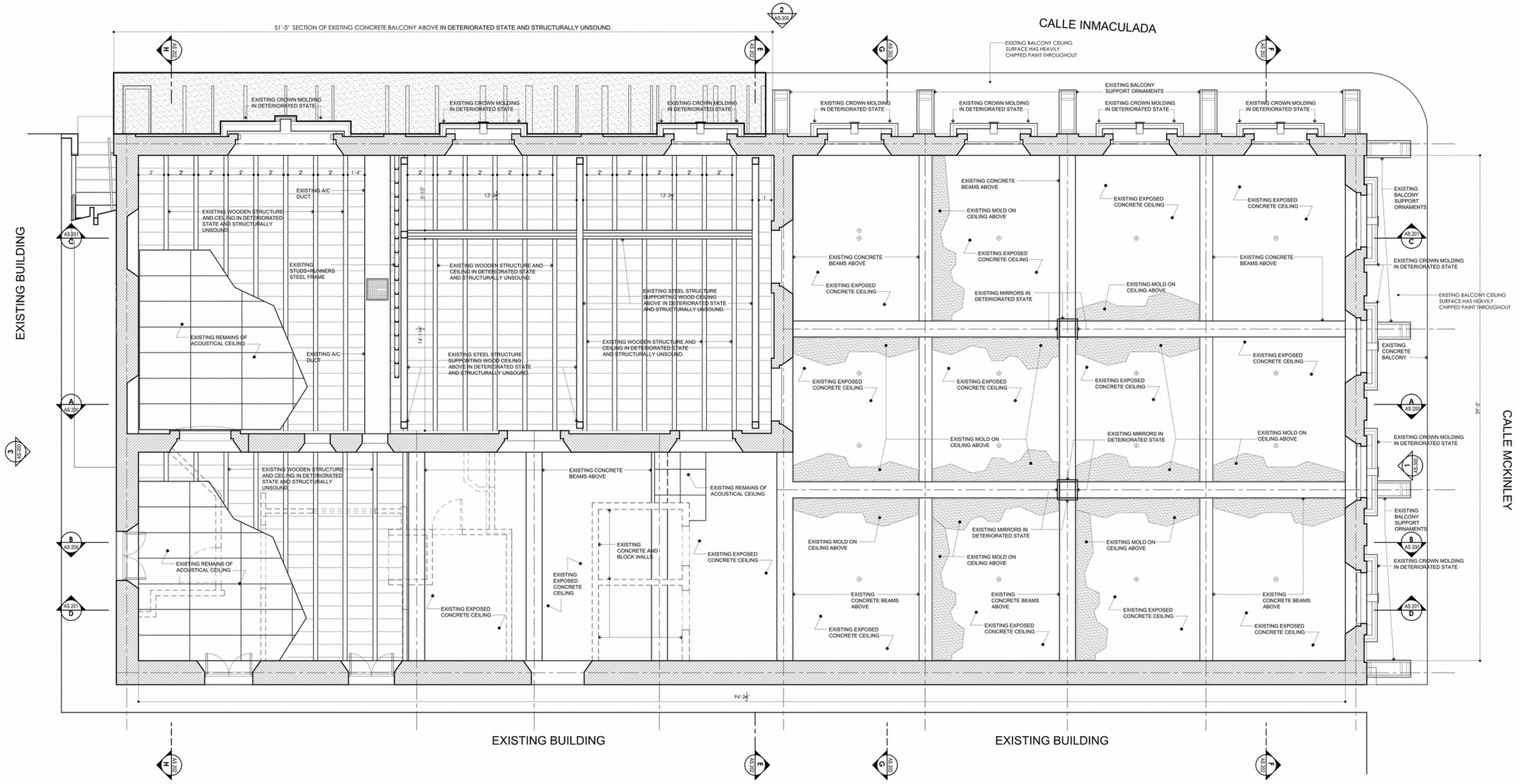

1 Level 1 - Reflected Ceiling
1/4" = 1'-0"

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NOT FOR CONSTRUCTION.

General Notes

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Existing Level 1 - Reflected Ceiling Plan

Center for Collaboration, Knowledge, Ideas and Innovation

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AS 101

Project #	2023.01
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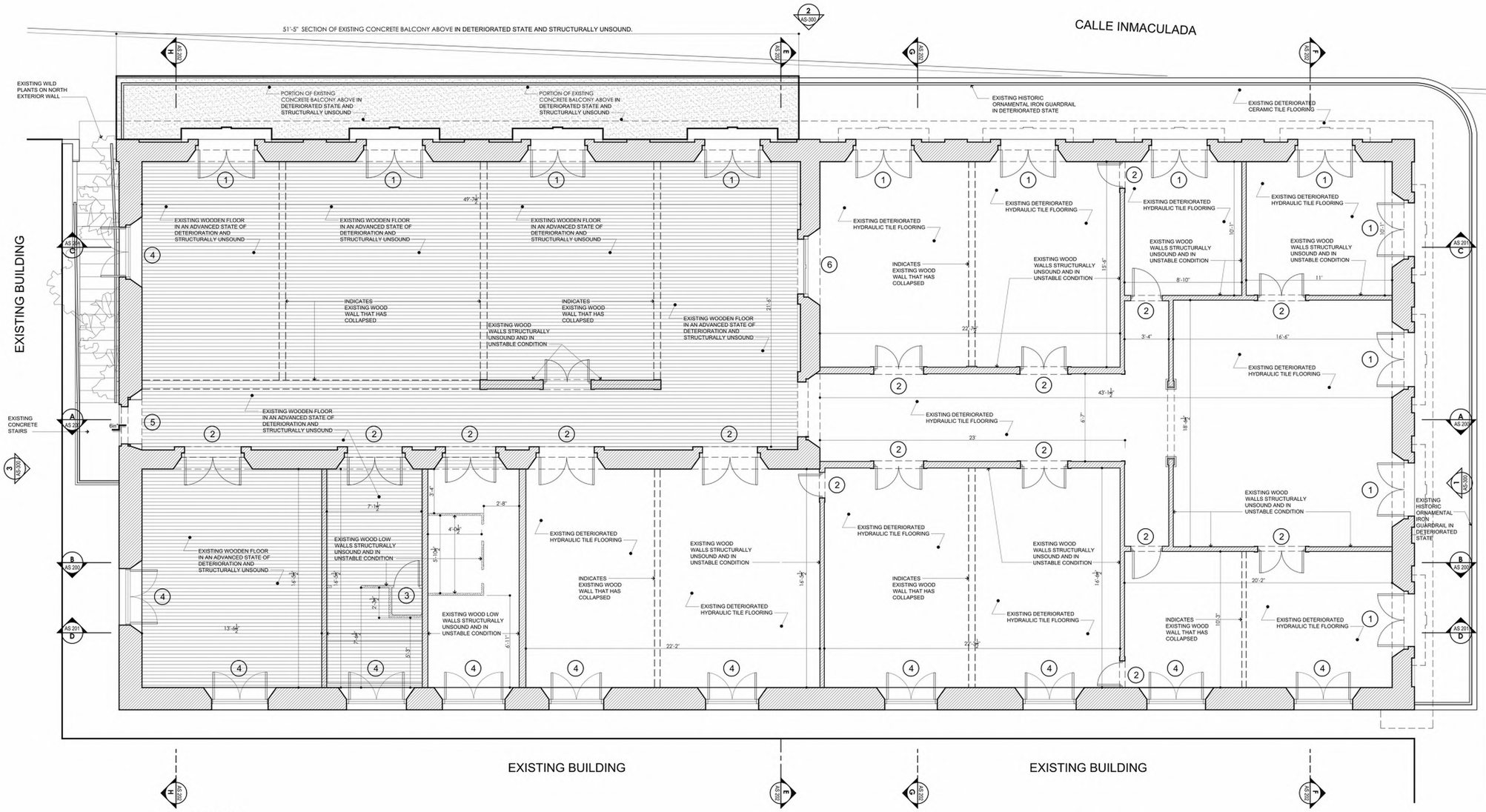

1 Level 2 - Floor Plan
1/4" = 1'-0"

EXISTING CONDITION NOTES:

1. EXISTING EXTERIOR HISTORIC WOODEN DOOR DAMAGED AND IN ADVANCED STATE OF DETERIORATION
2. EXISTING INTERIOR HISTORIC WOODEN DOOR DAMAGED AND IN ADVANCED STATE OF DETERIORATION
3. EXISTING INTERIOR WOODEN DOOR IN ADVANCED STATE OF DETERIORATION
4. EXISTING HISTORIC WINDOW DAMAGED AND IN ADVANCED STATE OF DETERIORATION
5. EXISTING IRON GATE
6. EXISTING METAL DOOR

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CALLE MCKINLEY

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Existing Level 2 - Floor Plan

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AS 102

Project #	2023.01
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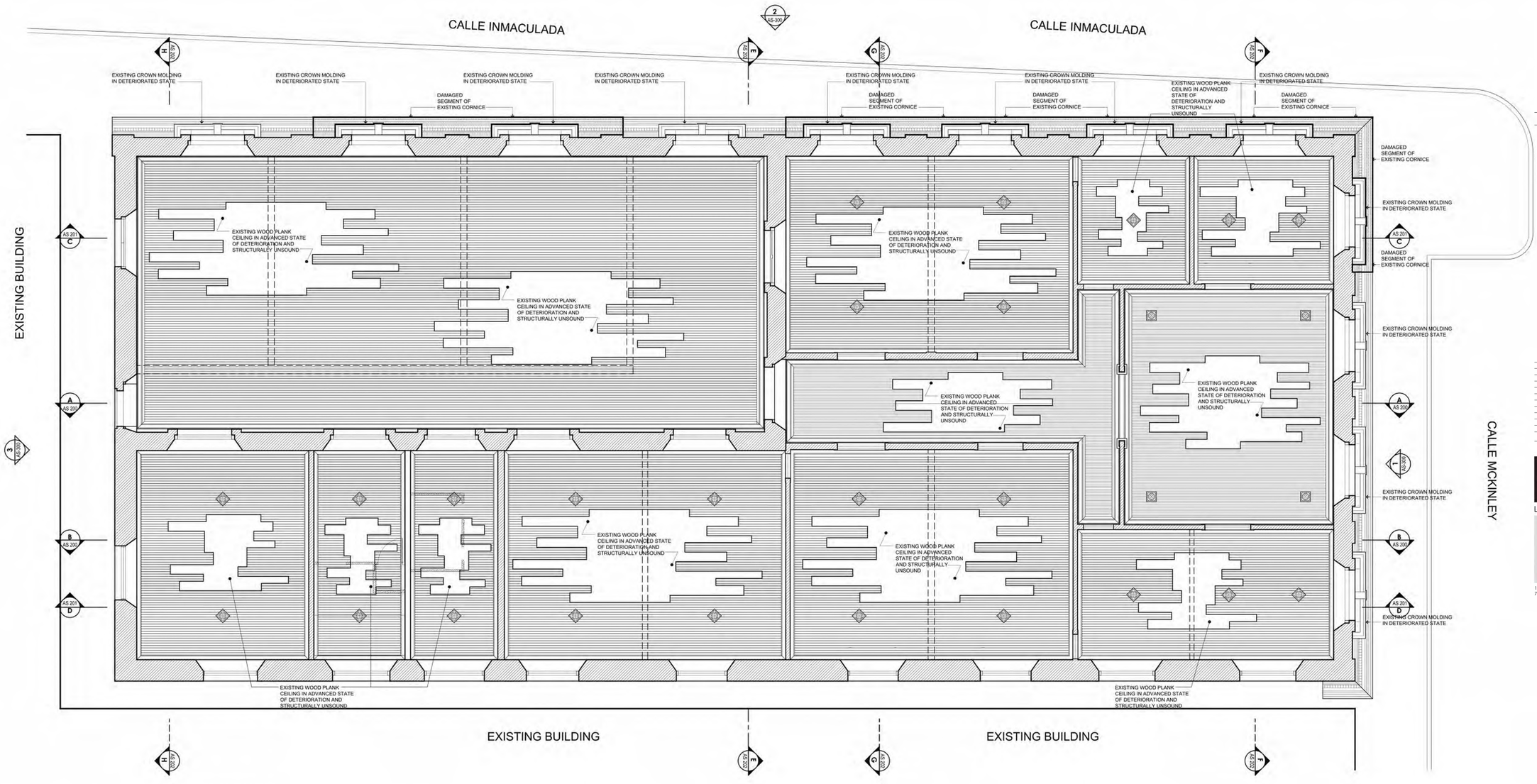

1 Level 2 - Reflected Ceiling
1/4" = 1'-0"

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Existing Level 2 - Reflected Ceiling Plan

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AS 103

Project #	2023.01
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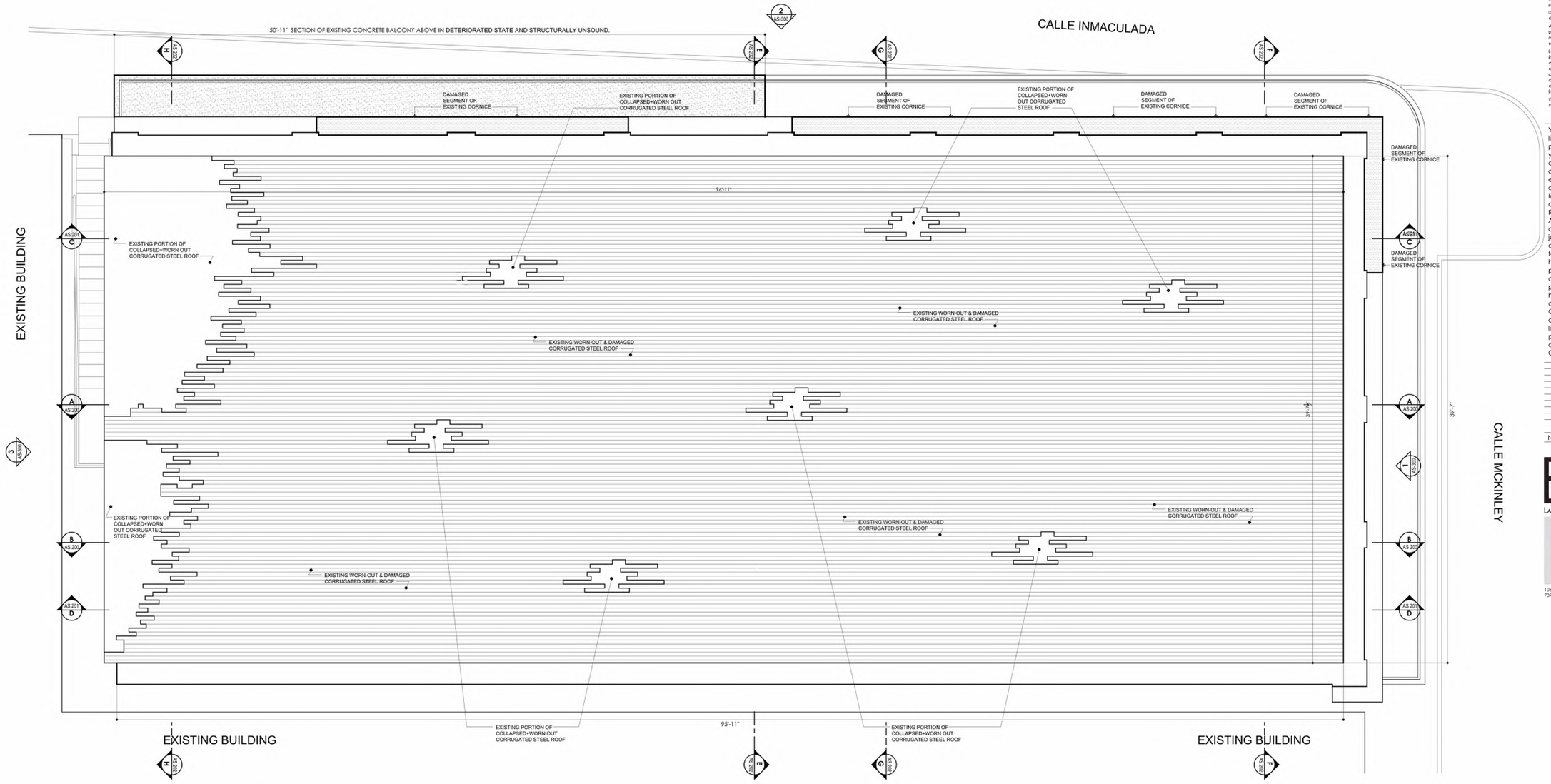

1 Roof Level - Roof Plan
1/4" = 1'-0"

General Notes

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Existing Roof Level Plan

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AS 104

Project #	2023.01
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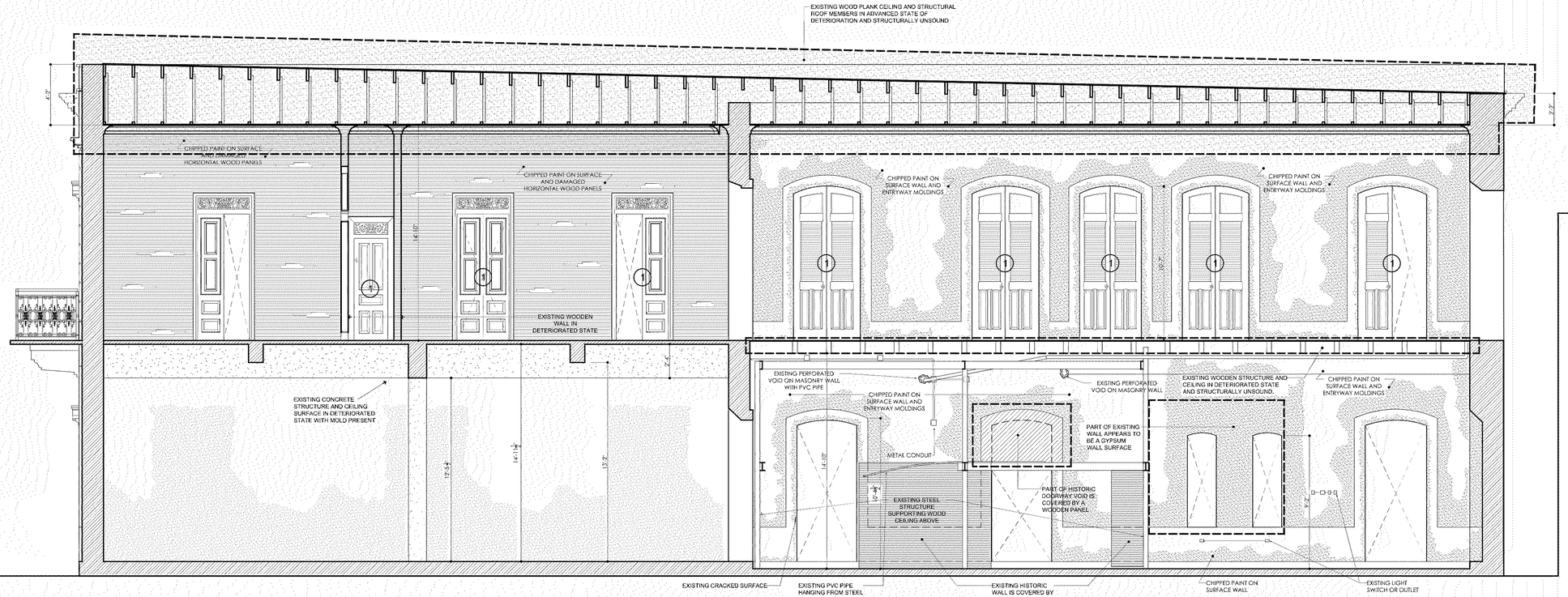
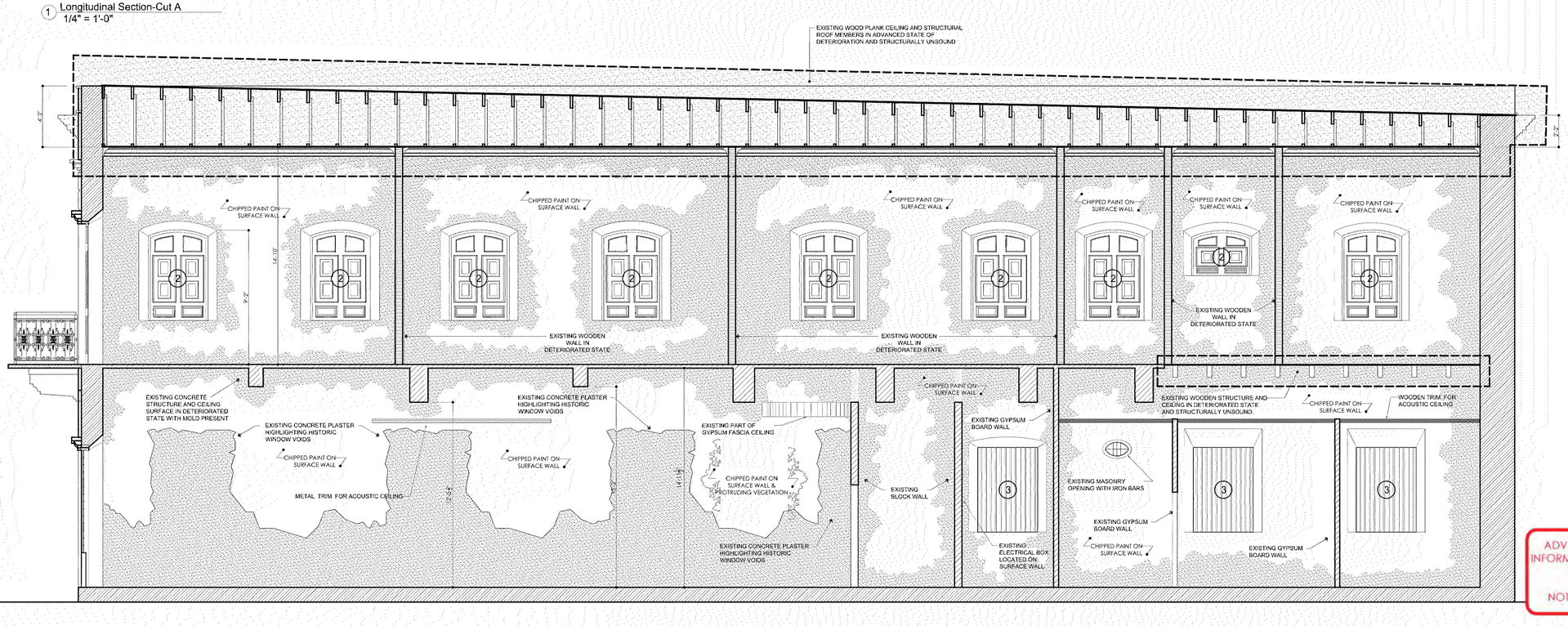
EXISTING CONDITION NOTES:

1. EXISTING WOODEN DOOR DAMAGED OR MISSING
2. EXISTING WOODEN WINDOW DAMAGED
3. EXISTING WINDOW WITH IRON BARS



1 Longitudinal Section-Cut A
1/4" = 1'-0"



2 Longitudinal Section-Cut B
1/4" = 1'-0"

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Existing Longitudinal Sections A & B

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01/30/2024	

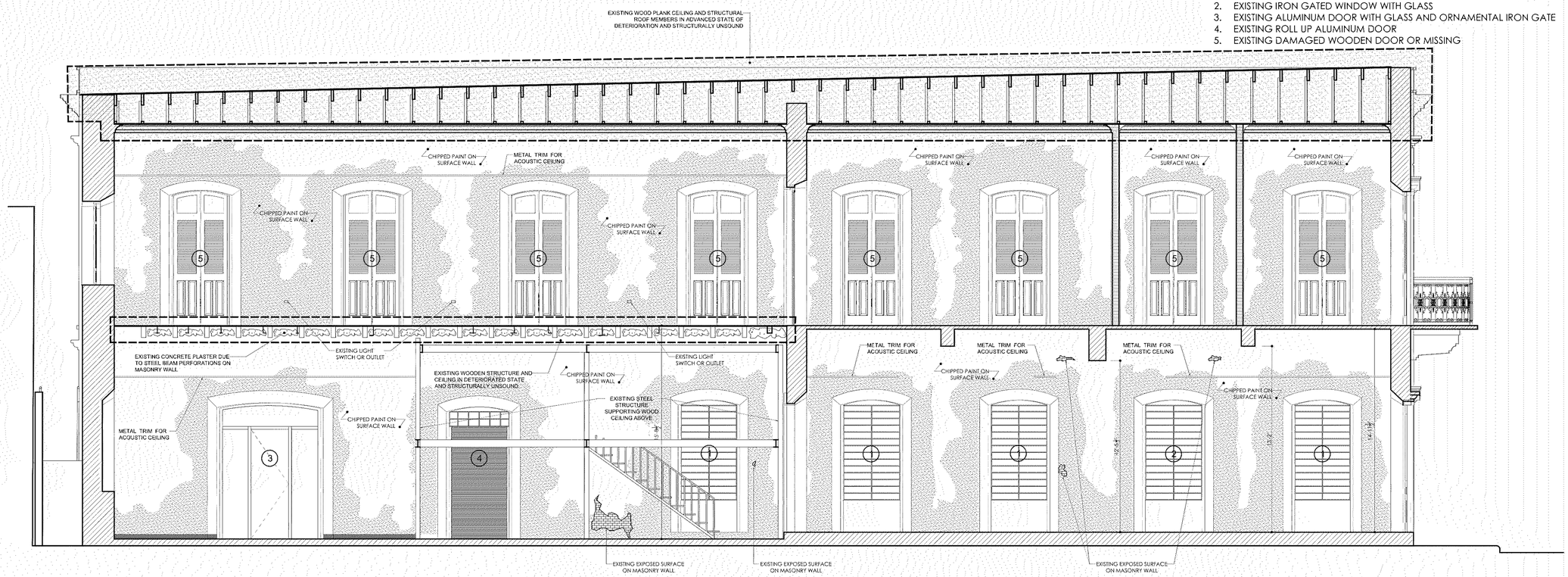
Sheet

AS 200

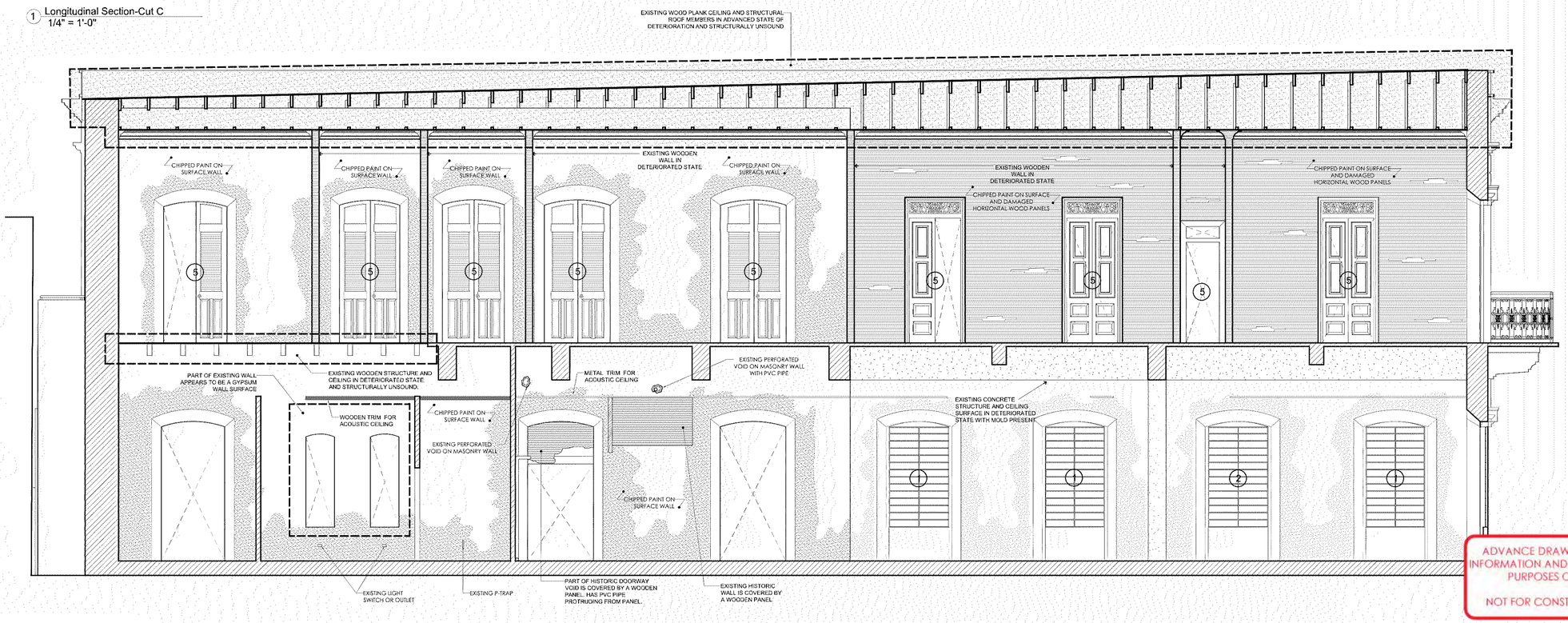
Project #	2023.01
Drawn by	JGG
Checked by	ERCI

EXISTING CONDITION NOTES:

1. EXISTING IRON GATED WINDOW
2. EXISTING IRON GATED WINDOW WITH GLASS
3. EXISTING ALUMINUM DOOR WITH GLASS AND ORNAMENTAL IRON GATE
4. EXISTING ROLL UP ALUMINUM DOOR
5. EXISTING DAMAGED WOODEN DOOR OR MISSING



1 Longitudinal Section-Cut C
1/4" = 1'-0"



2 Longitudinal Section-Cut D
1/4" = 1'-0"

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Existing Longitudinal Sections C & D

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01/30/2024	

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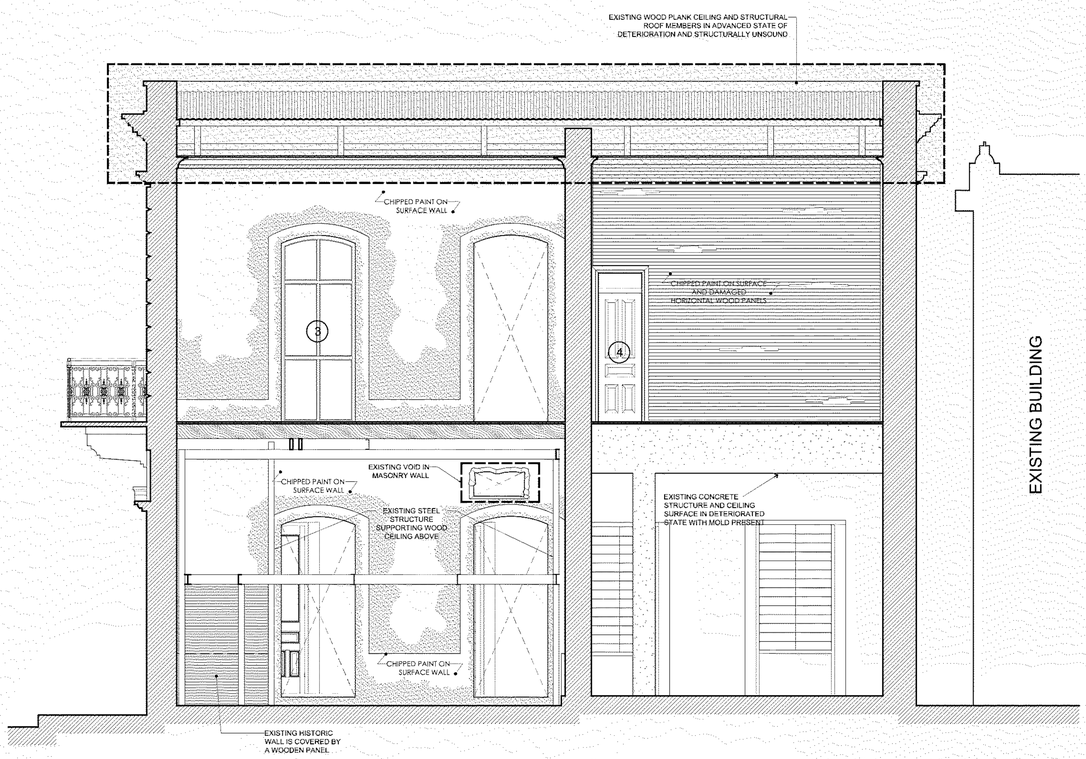
AS 201

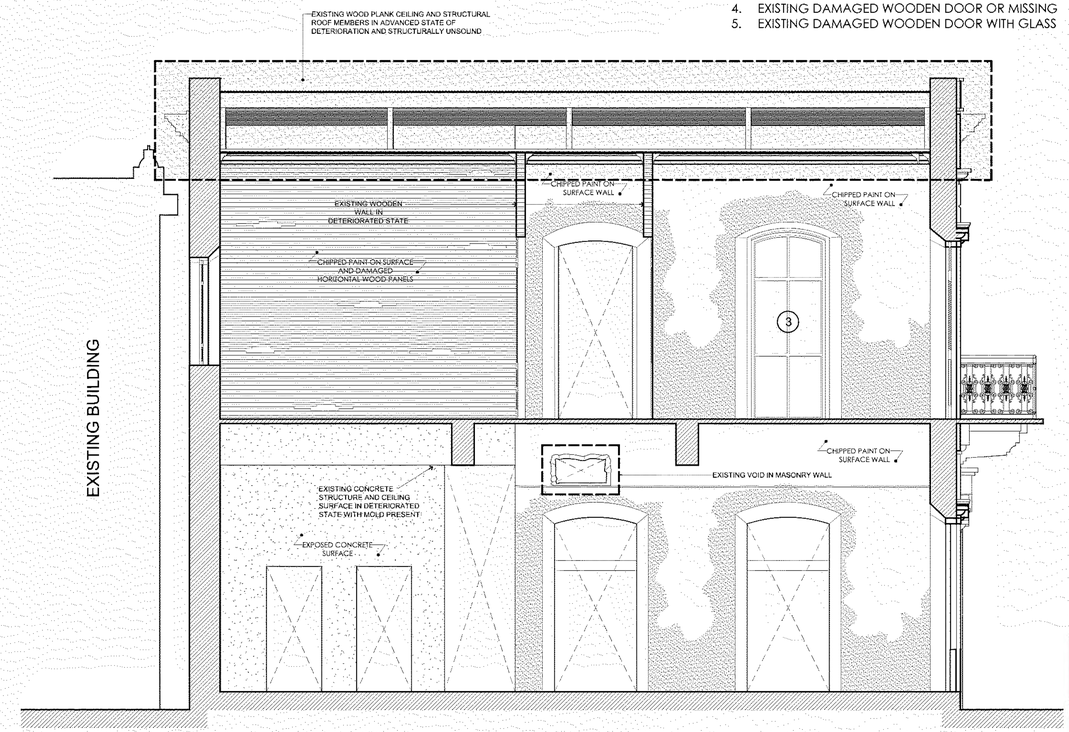
Project #	2023.01
Drawn by	JGG
Checked by	ERCI

EXISTING CONDITION NOTES:

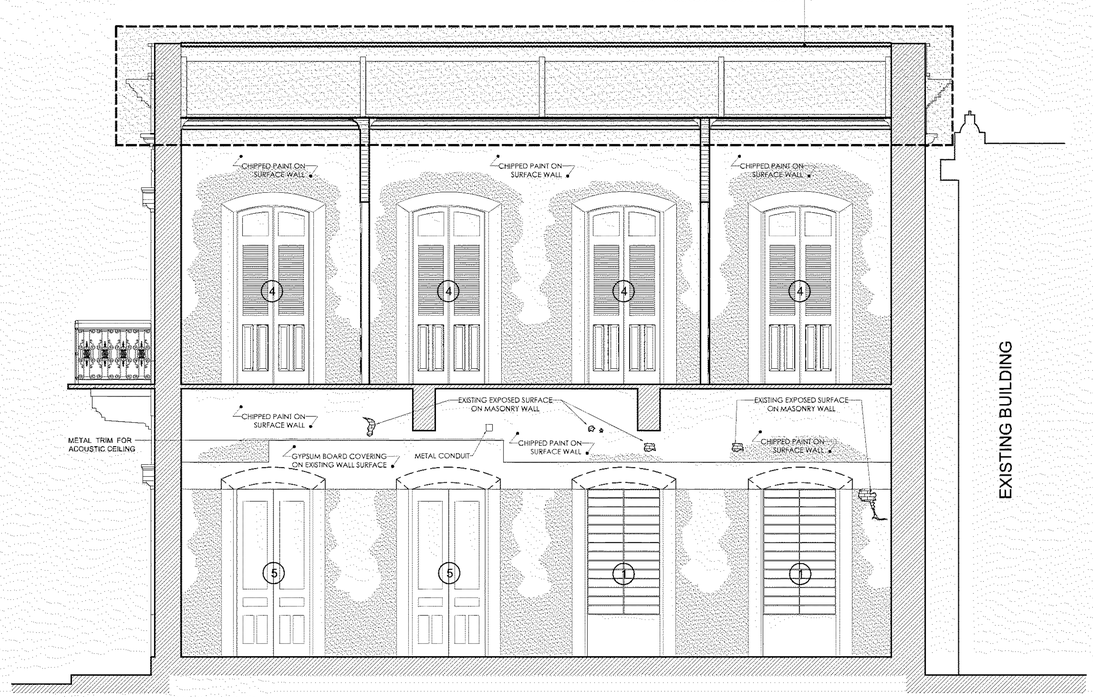
1. EXISTING IRON GATED WINDOW WITH GLASS
2. EXISTING DAMAGED WOODEN WINDOW
3. EXISTING METAL DOOR
4. EXISTING DAMAGED WOODEN DOOR OR MISSING
5. EXISTING DAMAGED WOODEN DOOR WITH GLASS



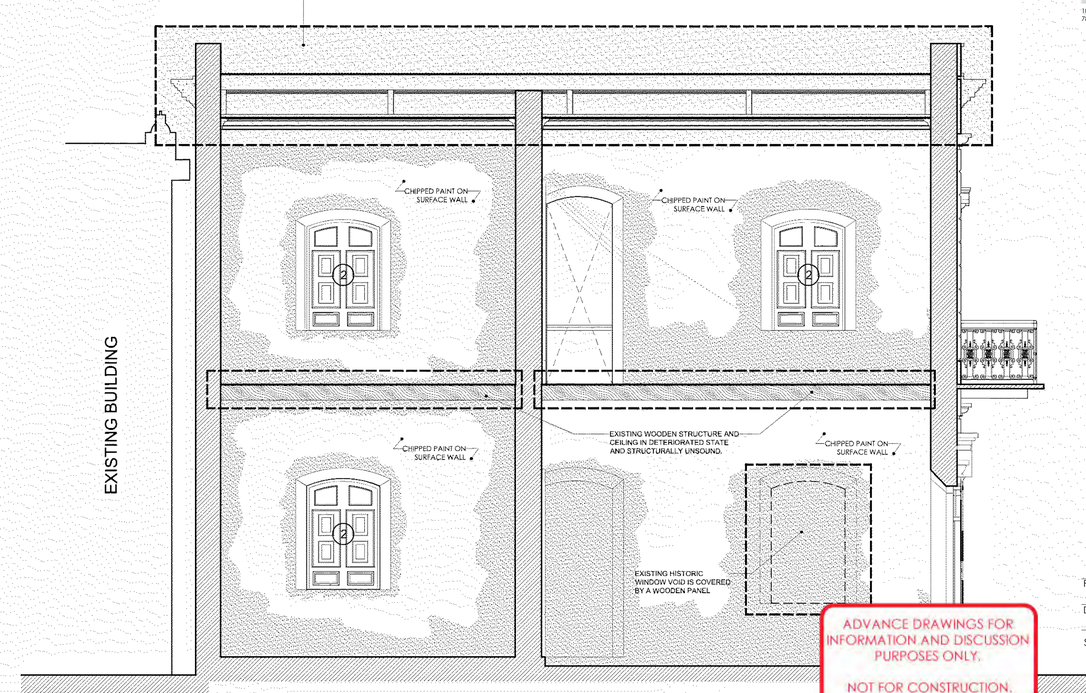
1 Transversal Section-Cut E
1/4" = 1'-0"



2 Transversal Section-Cut G
1/4" = 1'-0"



3 Transversal Section-Cut F
1/4" = 1'-0"



4 Transversal Section-Cut H
1/4" = 1'-0"

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Existing Transverse Sections E, F, G & H

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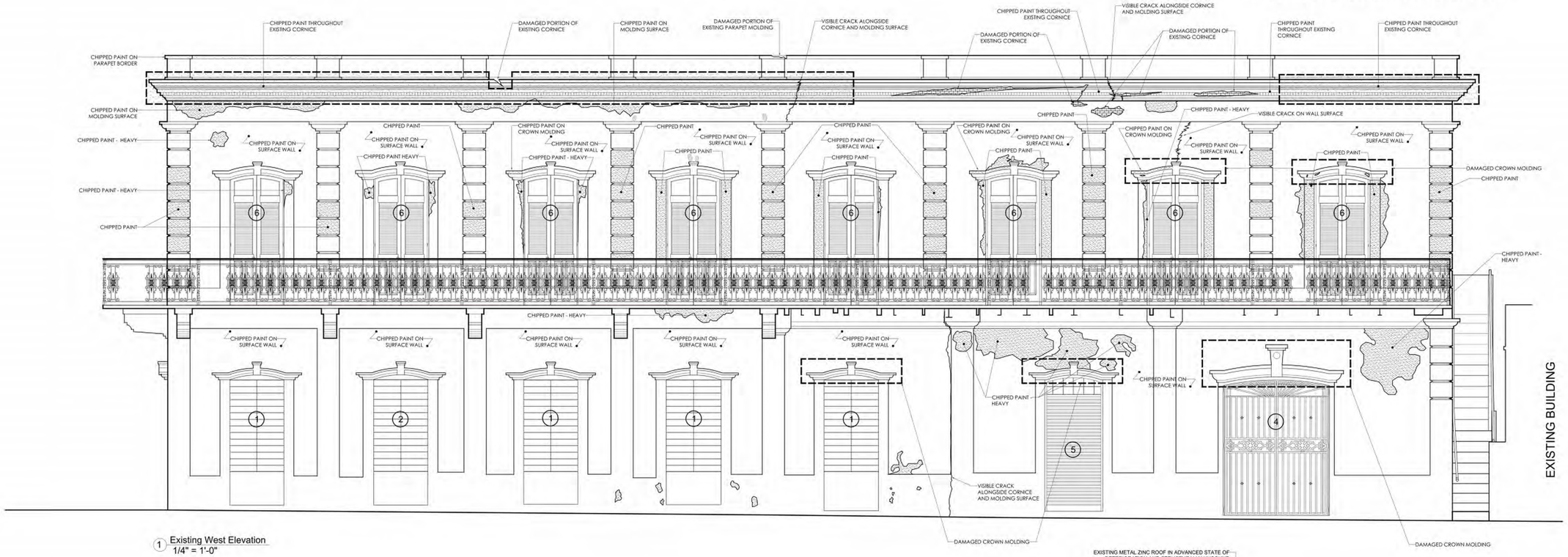
AS 202

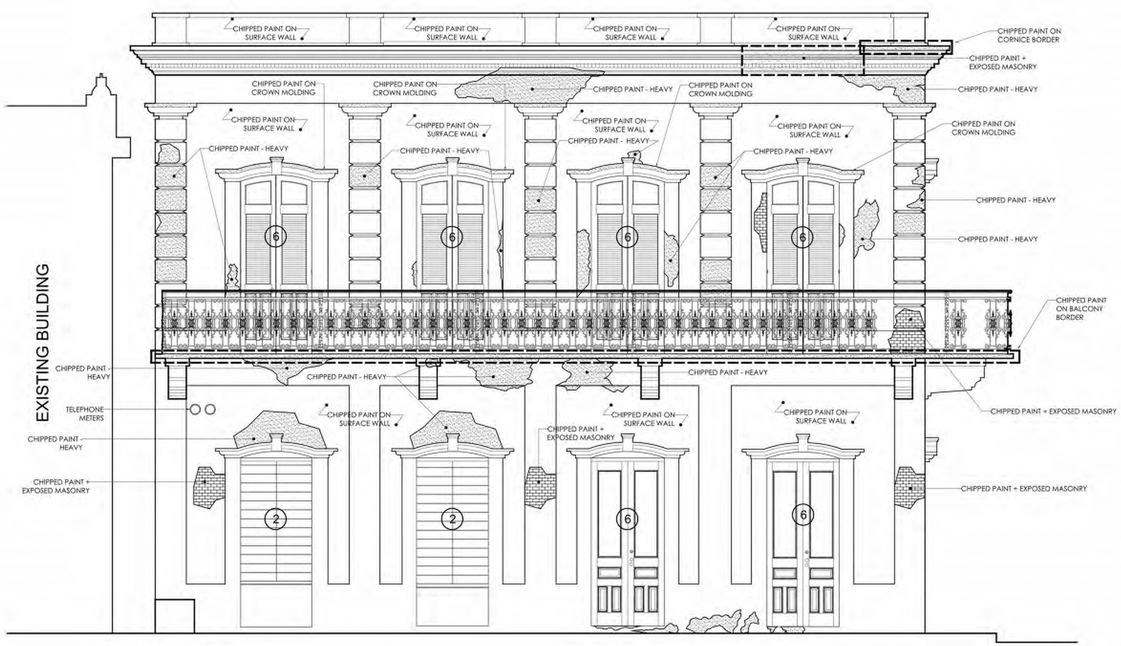
Project #	2023.01
Drawn by	JGG
Checked by	ERCI

EXISTING CONDITION NOTES:

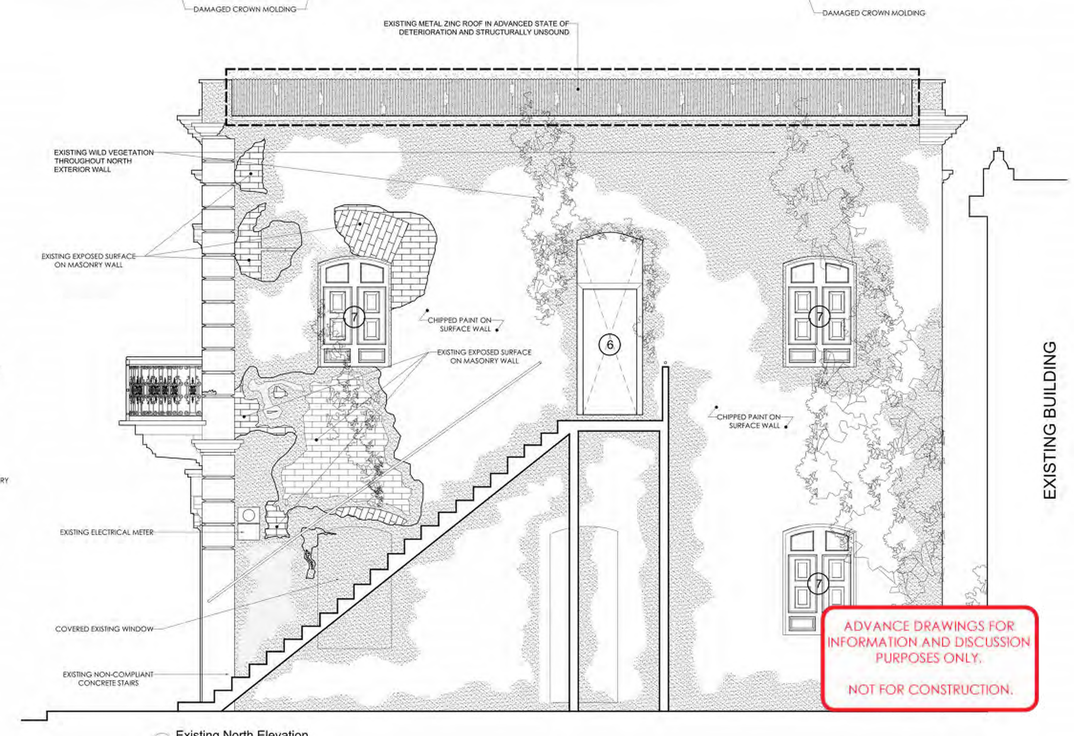
1. EXISTING IRON GATED WINDOW
2. EXISTING IRON GATED WINDOW WITH GLASS
3. EXISTING WOODEN DOOR WITH IRON GATED WINDOW AND GLASS
4. EXISTING ALUMINUM DOOR WITH GLASS AND ORNAMENTAL IRON GATE
5. EXISTING ROLL UP ALUMINUM DOOR
6. EXISTING DAMAGED OR MISSING WOODEN DOOR
7. EXISTING DAMAGED OR MISSING WOODEN WINDOW



1 Existing West Elevation
1/4" = 1'-0"



2 Existing South Elevation
1/4" = 1'-0"



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3 Existing North Elevation
1/4" = 1'-0"

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Existing North South & West Elevations

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AS 300

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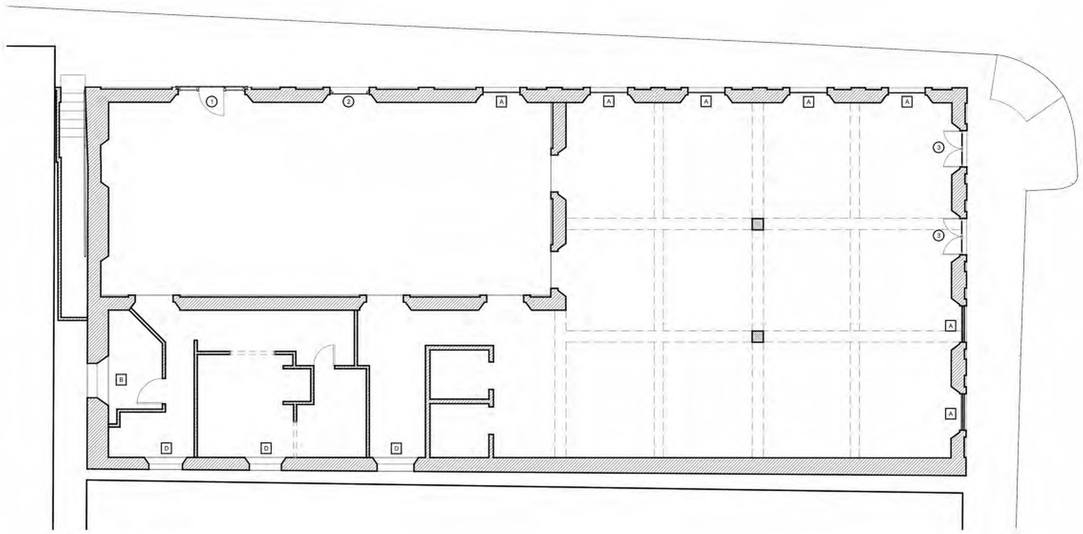
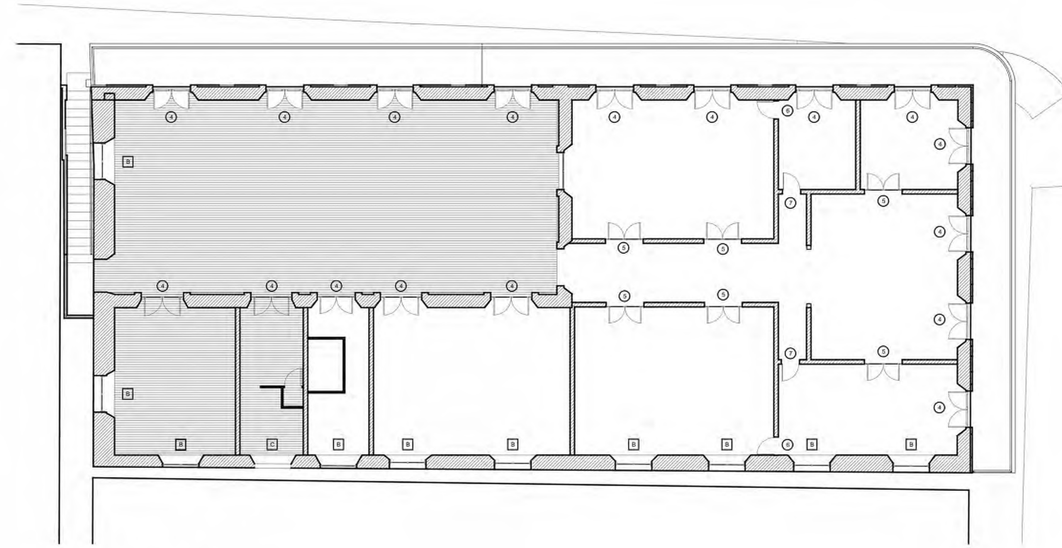
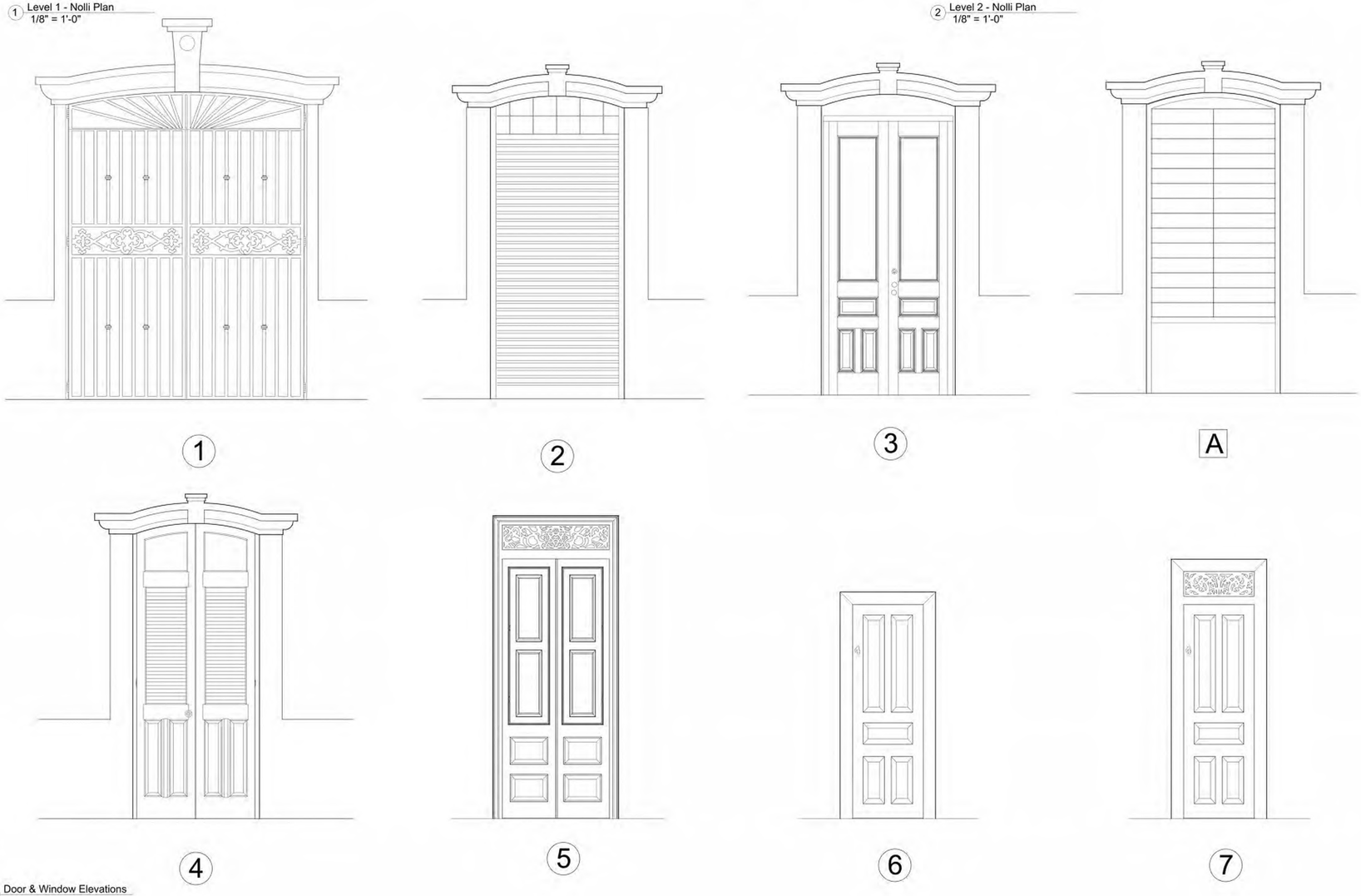


1 Level 1 - Nolli Plan
1/8" = 1'-0"



2 Level 2 - Nolli Plan
1/8" = 1'-0"



3 Door & Window Elevations
1/2" = 1'-0"

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Existing Window & Door Elevations

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AS 400

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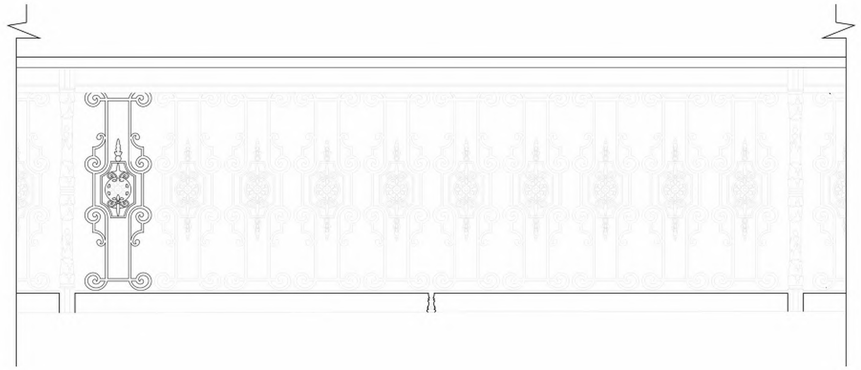
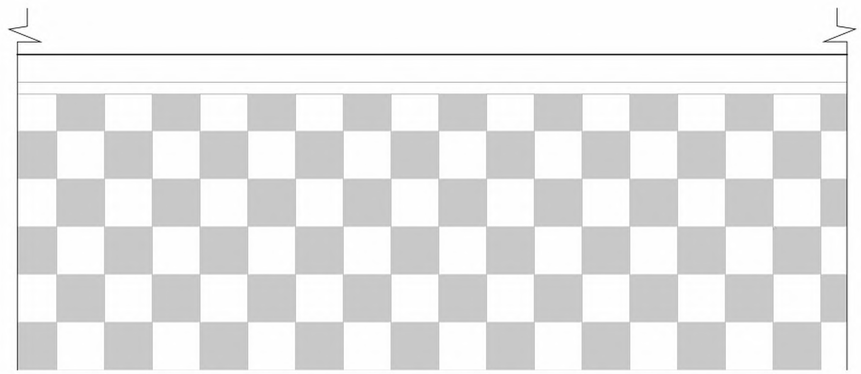
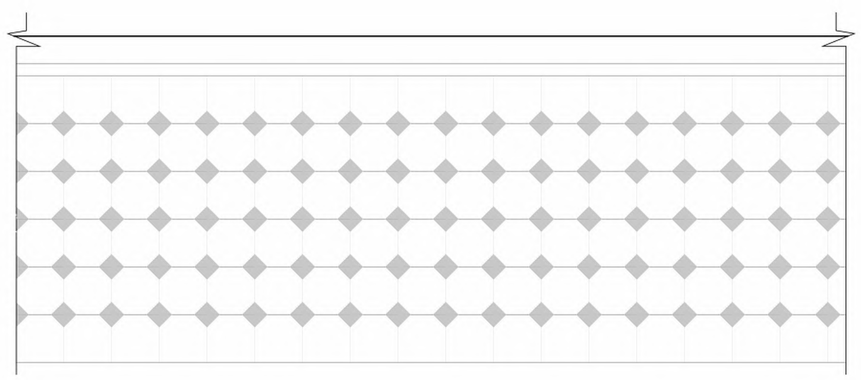


1 Existing Railing Detail
1" = 1'-0"



2 Existing Balcony Tile
1" = 1'-0"



3 Existing Balcony Tile
1" = 1'-0"

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Railing, Balcony & Tile Details
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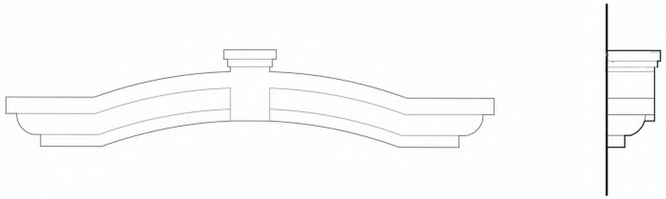
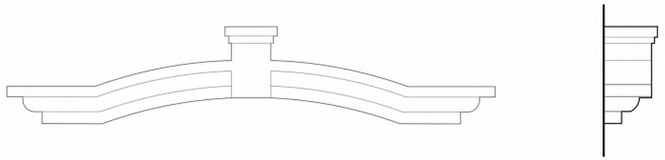
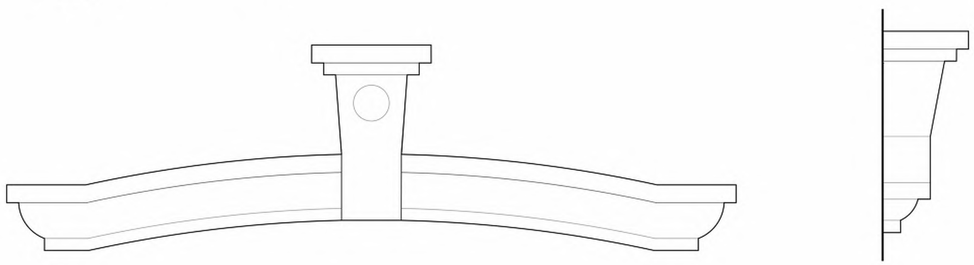


1 Existing Exterior Second Level Crown Molding
1" = 1'-0"

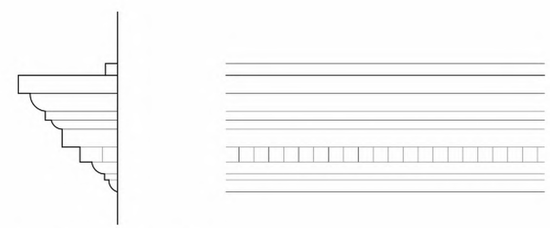


2 Existing Exterior First Level Crown Molding
1" = 1'-0"

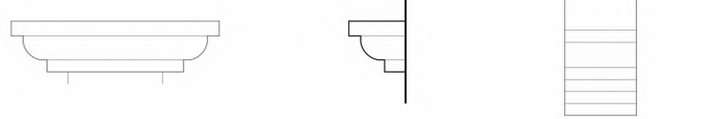


3 Existing Exterior First Level Crown Molding
1" = 1'-0"

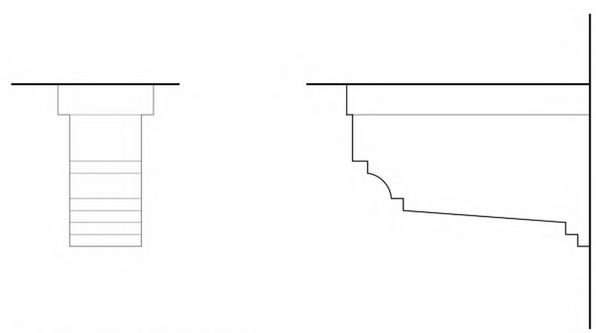
4 Existing Interior Second Level Cornices
3" = 1'-0"



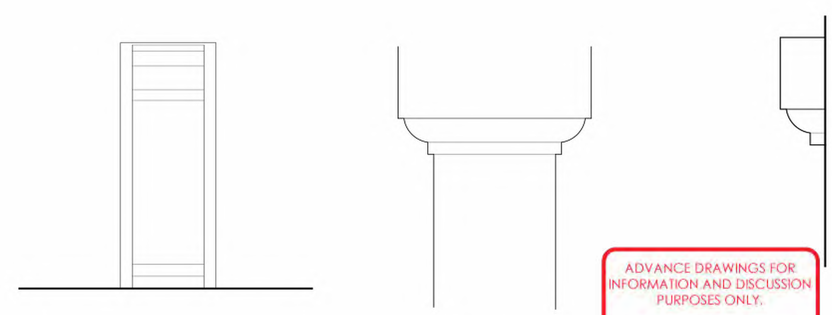
5 Existing Exterior Building Cornice
1" = 1'-0"



6 Existing Exterior First Level Crown
1" = 1'-0"



7 Existing Exterior First Level Beam
1" = 1'-0"



7 Existing Exterior First Level
1" = 1'-0"

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Cornice Details

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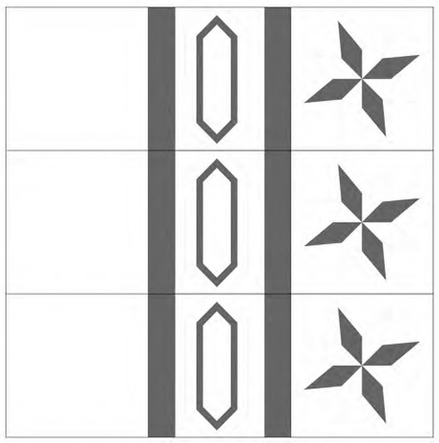
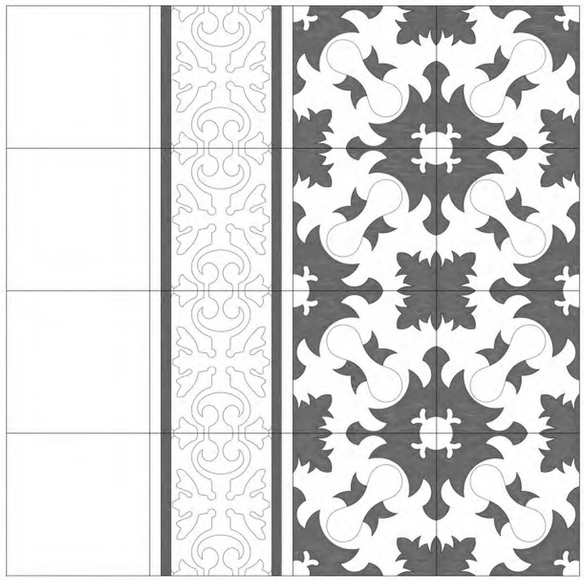
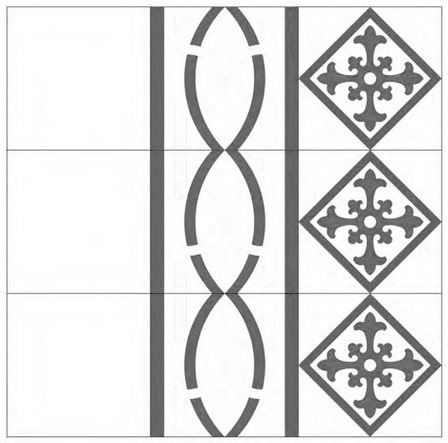


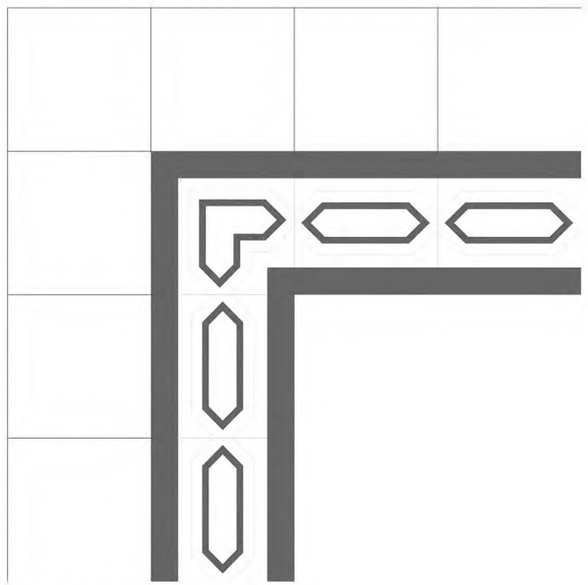
1 Room Tile
3" = 1'-0"



2 Hallway Tile
3" = 1'-0"



3 First Level Tile
3" = 1'-0"



4 Second Level Tile
3" = 1'-0"

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Tile Details

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AS 502

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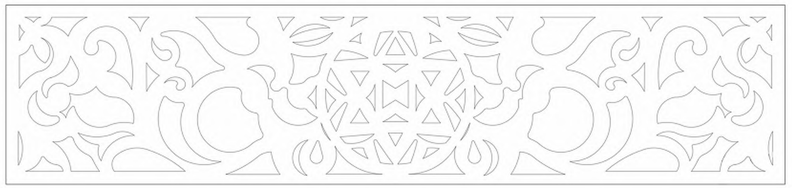
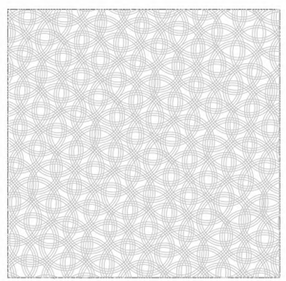
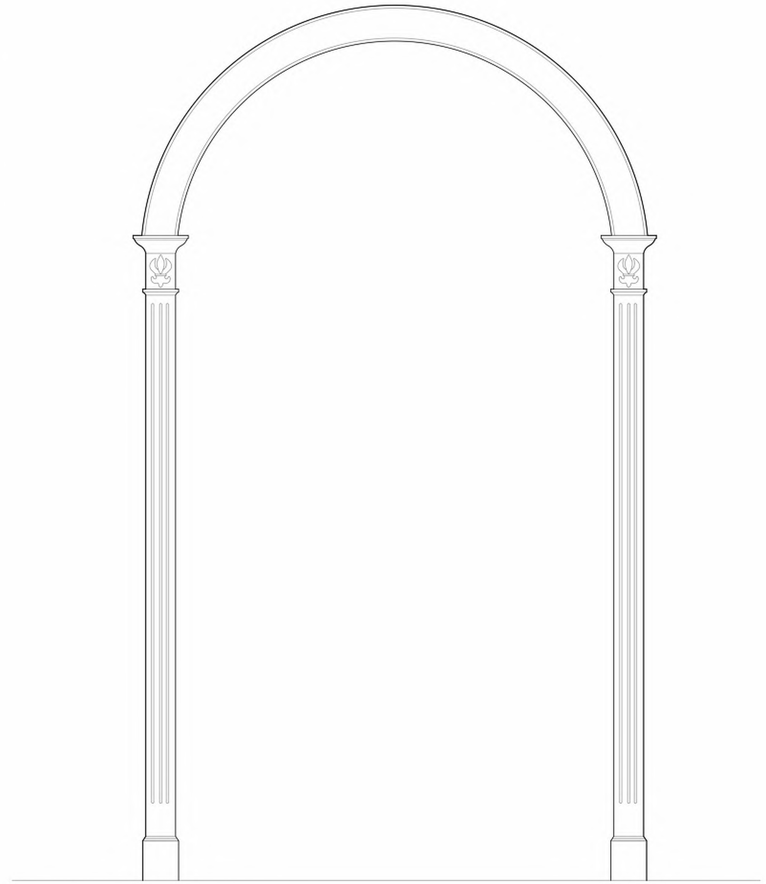


1 Transom Room Door
3" = 1'-0"



2 Pattern Room Door
3" = 1'-0"

4 Pattern Room Door
3" = 1'-0"



3 Hallway Arch Second Level
1" = 1'-0"

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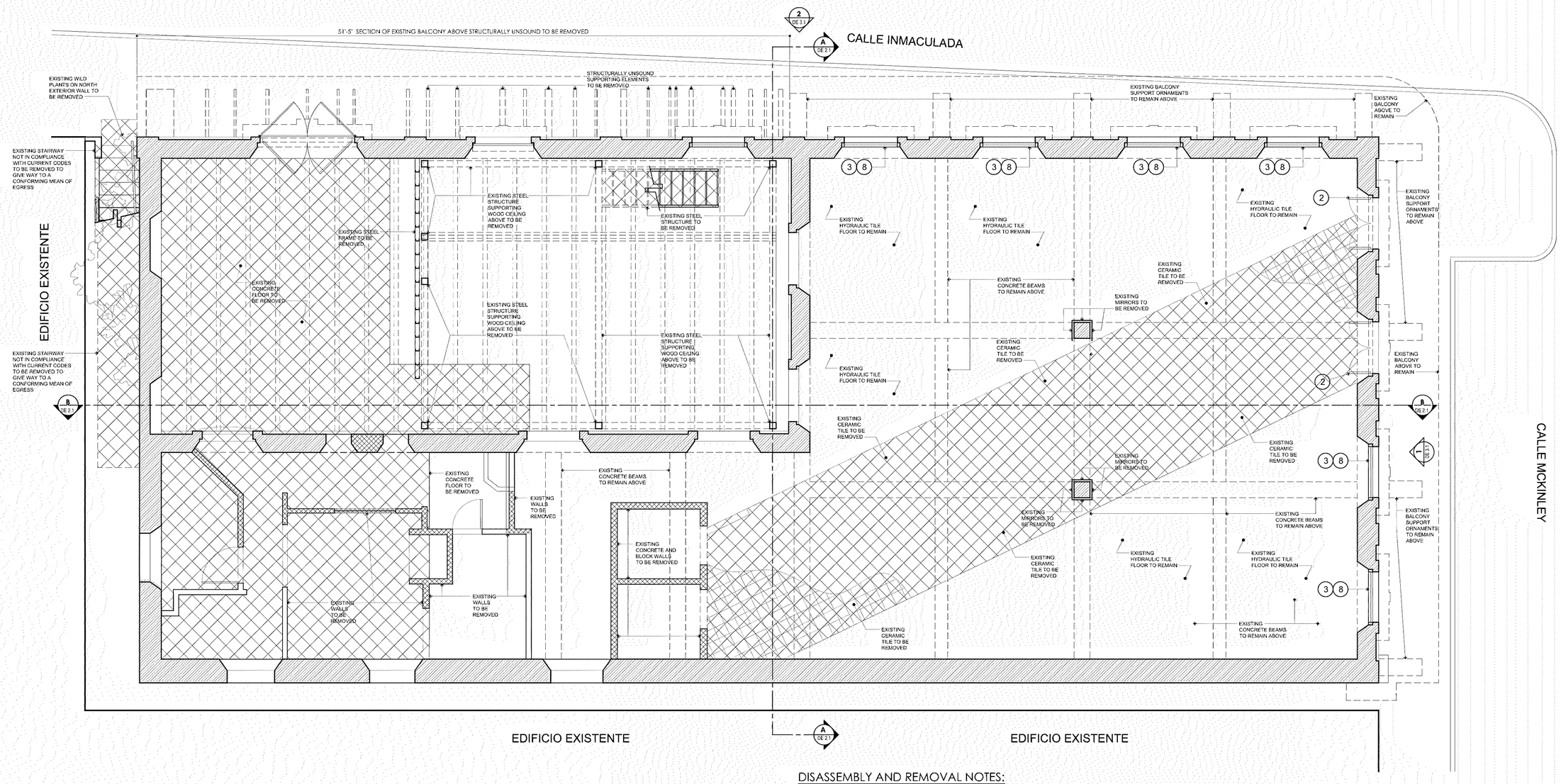

1 First Level Demolition Plan
1/4" = 1'-0"

DISASSEMBLY AND REMOVAL NOTES:

1. ALL DAMAGED EXISTING WINDOWS TO BE REMOVED, WITHOUT HARMING OPENINGS.
2. ALL DAMAGED EXISTING WOOD DOORS TO BE REMOVED, WITHOUT HARMING OPENINGS.
3. ALL EXISTING WROUGHT IRON GATES AND GRILLS TO BE REMOVED FROM WINDOWS, DOORS AND ARCHWAYS WITHOUT DAMAGING THE OPENINGS.
4. ALL CONTAMINATED AND DAMAGED EXISTING WOOD FLOORS TO BE DISMANTLED AND DISCARDED PROPERLY.
5. ALL CONTAMINATED AND DAMAGED INTERIOR WOOD WALLS TO BE DISMANTLED AND DISCARDED PROPERLY.
6. ALL CONTAMINATED AND DAMAGED INTERIOR WOOD CEILINGS TO BE DISMANTLED AND DISCARDED PROPERLY
7. ALL CONCRETE BLOCK WALL CLOSING OFF AN ORIGINAL WINDOW OPENING TO BE PARTIALLY REMOVED TO EXPOSE ITS CONTOUR.
8. ALL CONCRETE BLOCK LOW WALLS USED ON EXISTING EXTERIOR DOOR OPENINGS TO BE REMOVED.
9. REMOVE ALL BATHROOM FIXTURES.
10. ALL ACOUSTICAL HUNG CEILINGS, LIGHTS AND DUCTS TO BE REMOVED.
11. ALL EXPOSED OR SURFACE MOUNTED ELECTRICAL CONDUITS, PLUMBING PIPES AND OTHER EQUIPMENT TO BE REMOVED.
12. EXISTING STEEL STRUCTURE TO BE REMOVED.

ADVANCE DRAWINGS FOR INFORMATION AND DISCUSSION PURPOSES ONLY.

NOT FOR CONSTRUCTION.

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Certificación

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No.	Description	Date

ECo
Landscape + Architecture + Engineering
103 Isabel Andreu Aguilar St. 4th Floor, San Juan, PR 00918
787-764-0610 / info@eco-designstudio.com

Existing Level 1 - Floor Plan
Center for Collaboration, Knowledge, Ideas and Innovation

Seal:

BO. Pueblo 34 Calle McKinkley, Manatí PR 00674
PR-CRP-000774 - Municipality of Manatí

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Date	Scale
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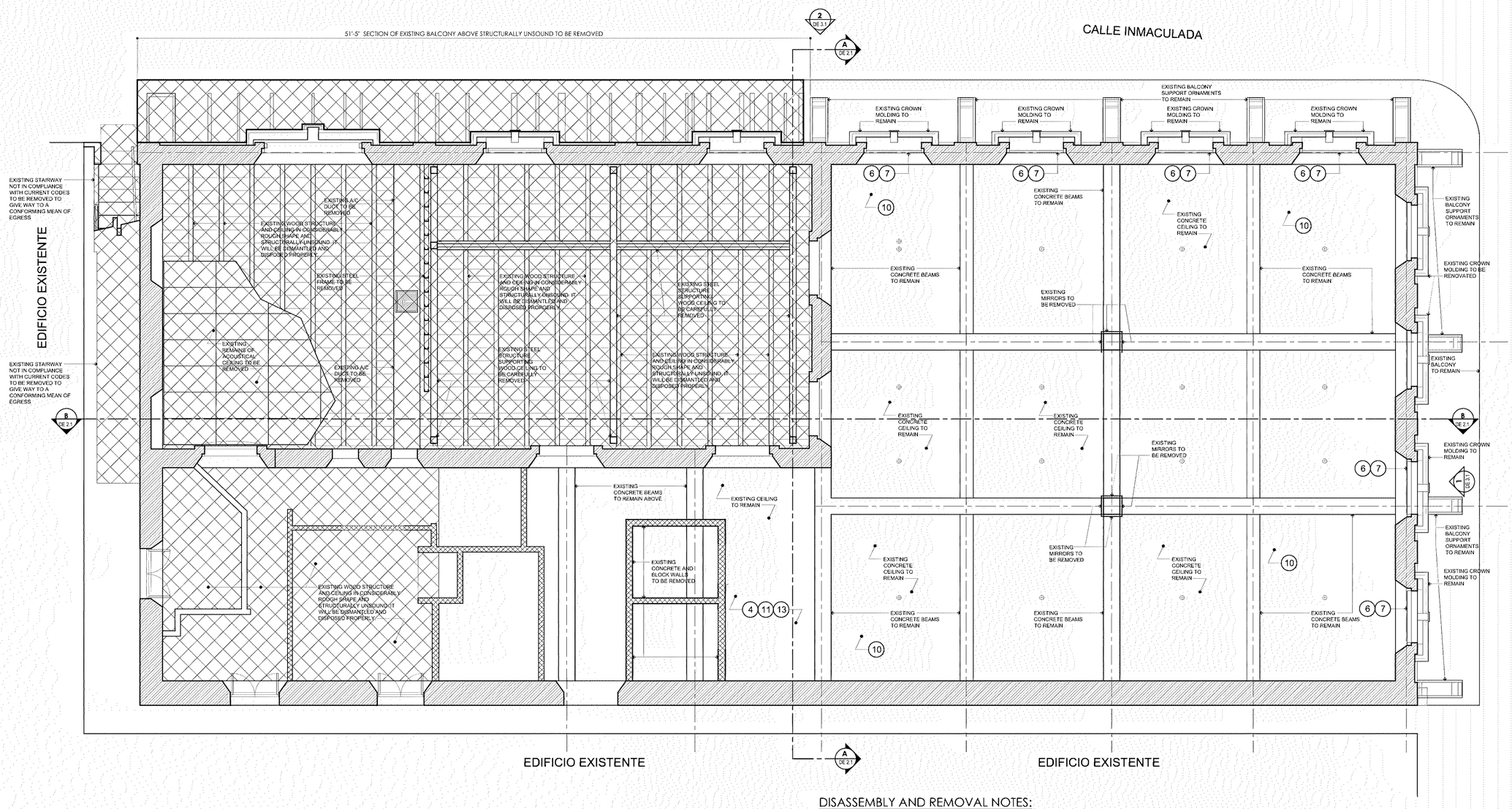
Project #	2023.01
Drawn by	JEV
Checked by	ERCI



1 First Level - Reflected Ceiling Demolition Plan
1/4" = 1'-0"

DISASSEMBLY AND REMOVAL NOTES:

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No.	Description	Date

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Existing Level 1 - Reflected Ceiling Plan
Center for Collaboration, Knowledge, Ideas and Innovation

Seal:

BO. Pueblo 34 Calle McKinkley, Manatí PR 00674
PR-CRP-000774 - Municipality of Manatí

File Name: C:\Users\jgq\Documents\2023.01 - Manatí - Construction Documents_1-16-2024_jgqDRACE.rvt

Date	Scale
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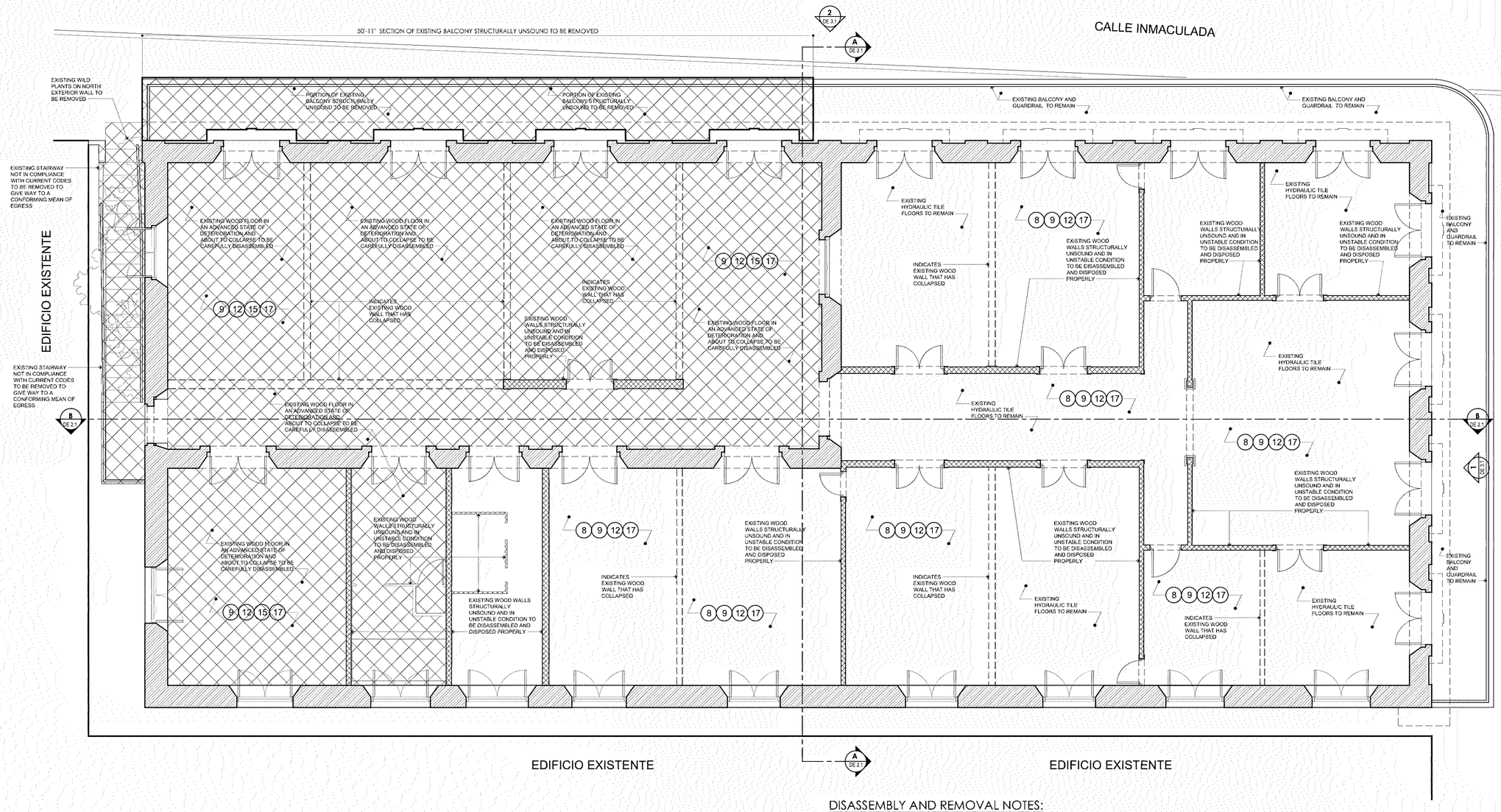
Project #	2023.01
Drawn by	JEV
Checked by	ERCI



1 Second Level Demolition Plan
1/4" = 1'-0"

DISASSEMBLY AND REMOVAL NOTES:

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787-764-0410 / info@eco-designstudio.com

Existing Level 2 - Floor Plan
Center for Collaboration, Knowledge, Ideas and Innovation

Seal:

BO. Pueblo 34 Calle McKinkley, Manatí PR 00674
PR-CRP-000774 - Municipality of Manatí

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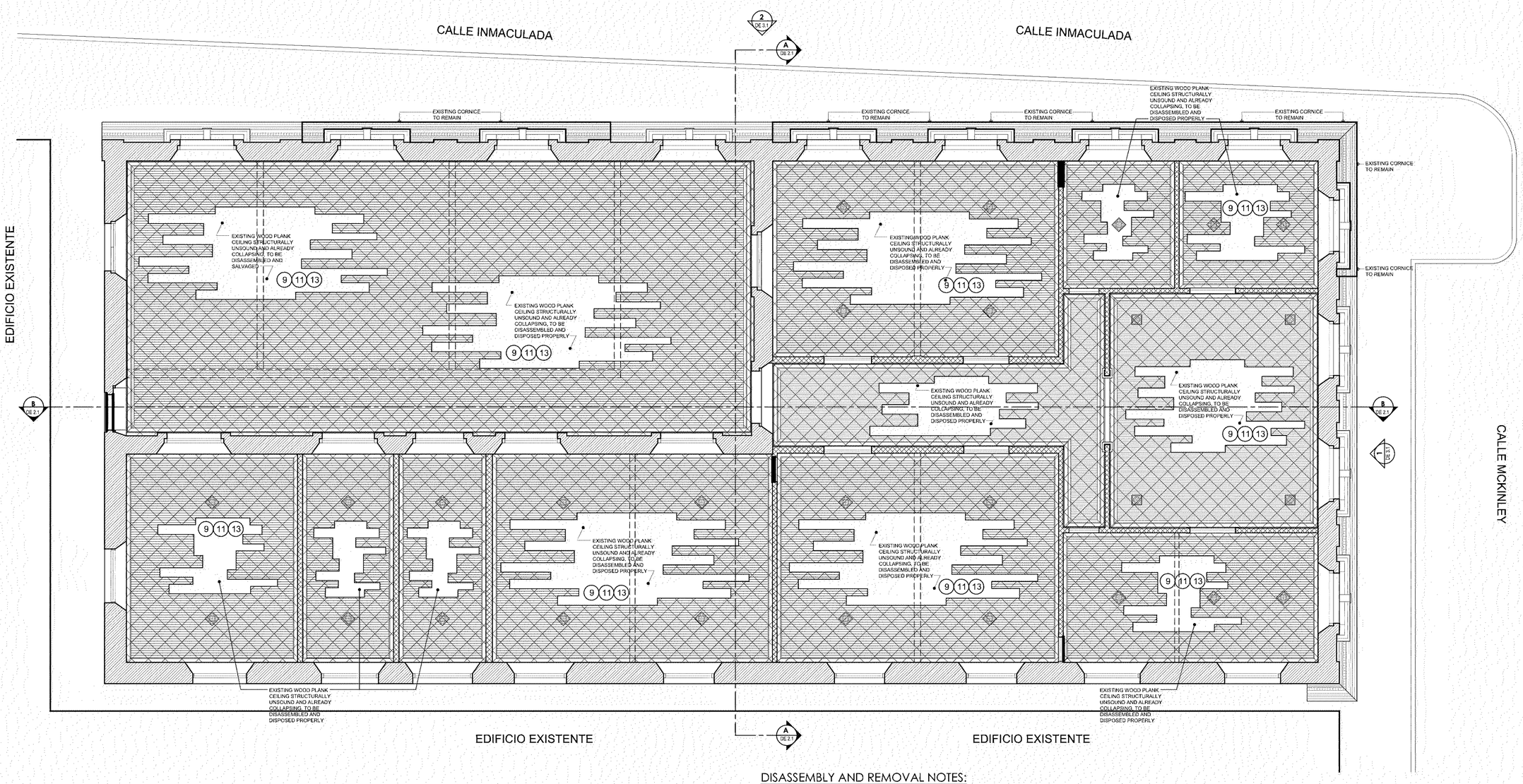
Project #	2023.01
Drawn by	JEV
Checked by	ERCI



1 Second Level - Reflected Ceiling Demolition Plan
1/4" = 1'-0"

DISASSEMBLY AND REMOVAL NOTES:

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Existing Level 2 - Reflected Ceiling Plan

Center for Collaboration, Knowledge, Ideas and Innovation

Seal:

BO. Pueblo 34 Calle McKinkley, Manatí PR 00674

PR-CRP-000774 - Municipality of Manatí

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Project #	2023.01
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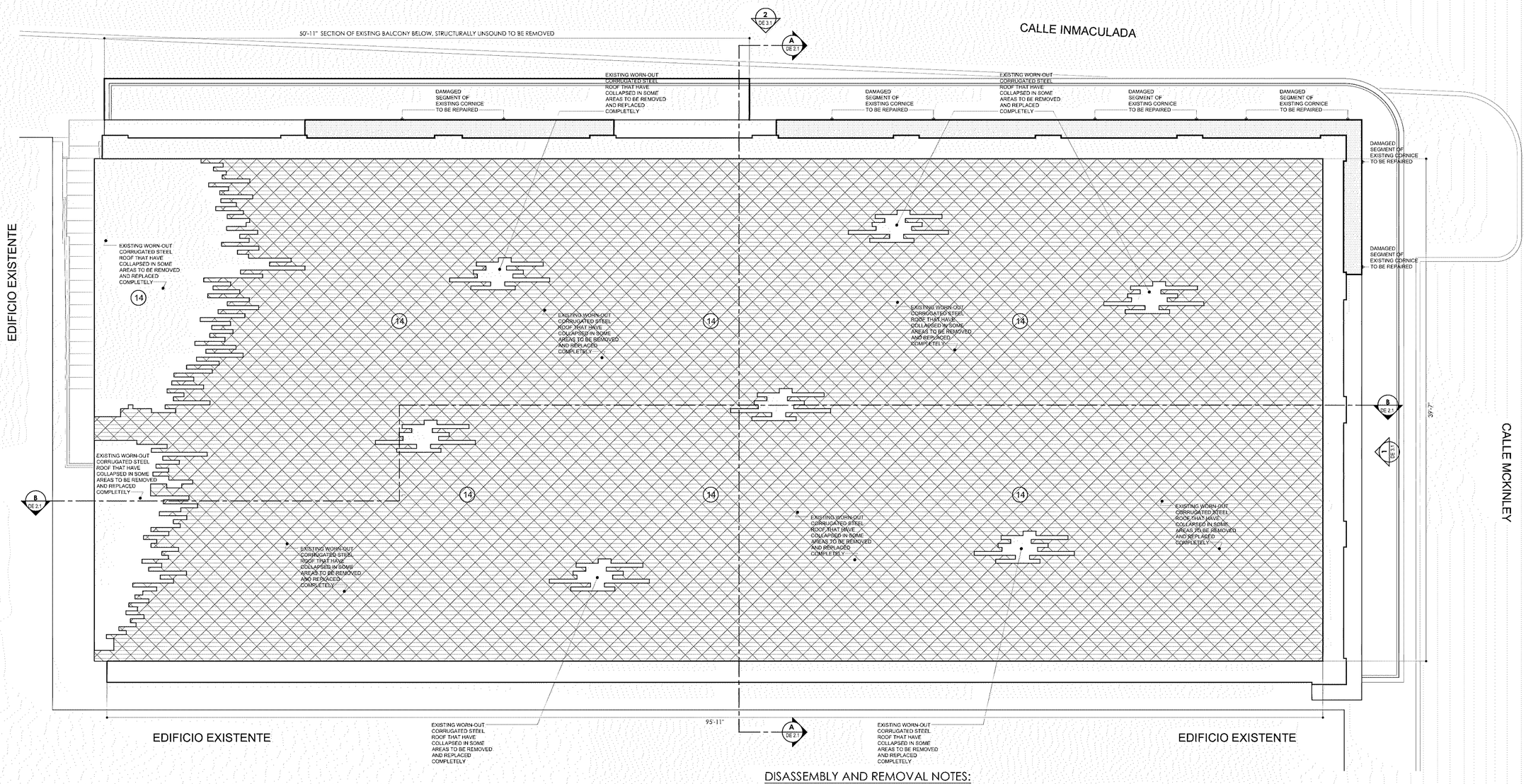
Checked by	ERCI



1 Roof Level Demolition Plan
1/4" = 1'-0"

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No.	Description	Date

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Landscape + Architecture + Engineering
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787-764-0610 / info@eco-designstudio.com

Existing Roof Plan
Center for Collaboration, Knowledge, Ideas and Innovation

Seal:

BO. Pueblo 34 Calle McKinkley, Manatí PR 00674
PR-CRP-000774 - Municipality of Manatí

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Project #	2023.01
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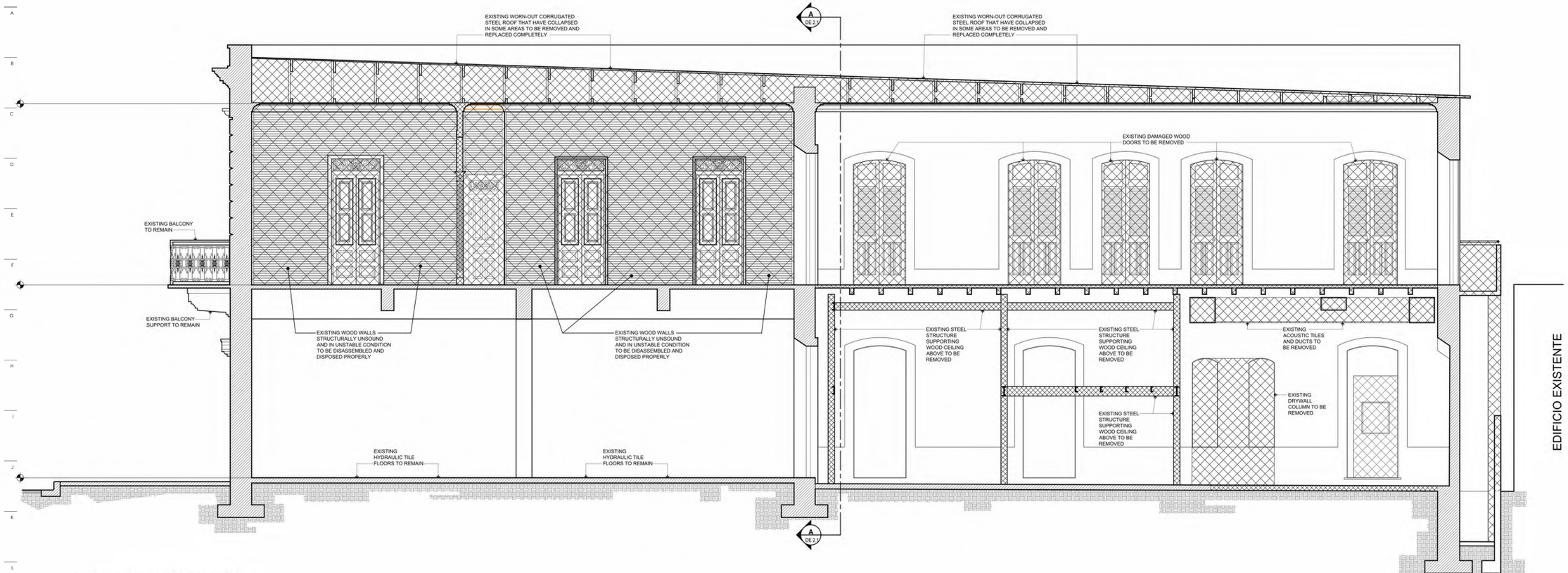
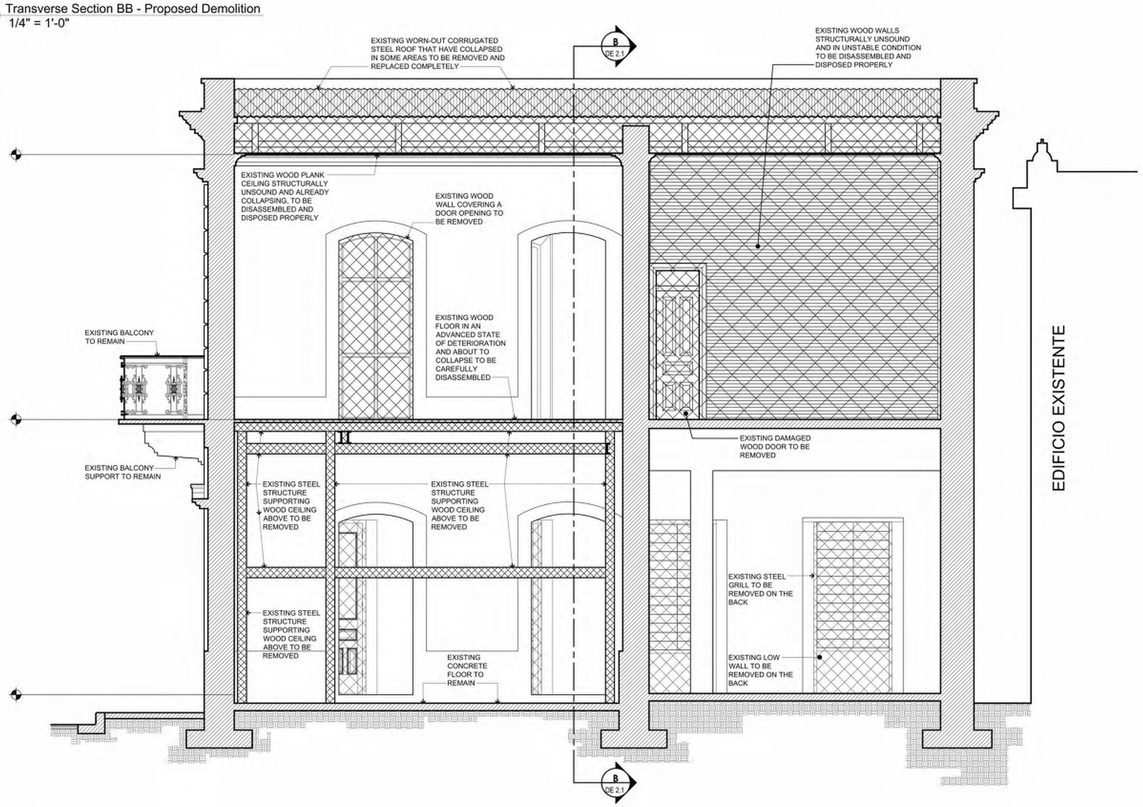


1 Transverse Section BB - Proposed Demolition
1/4" = 1'-0"



2 Transverse Section AA - Proposed Demolition
1/4" = 1'-0"

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No.	Description	Date

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Landscape + Architecture + Engineering
103 Isabel Andreu Aguiar St. 4th Floor, San Juan, PR 00918
787-764-0610 / info@eco-designstudio.com

Longitudinal & Transverse Sections AA & BB
Center for Collaboration, Knowledge, Ideas and Innovation

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PR-CRP-000774 - Municipality of Manatí

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Project #	2023.01
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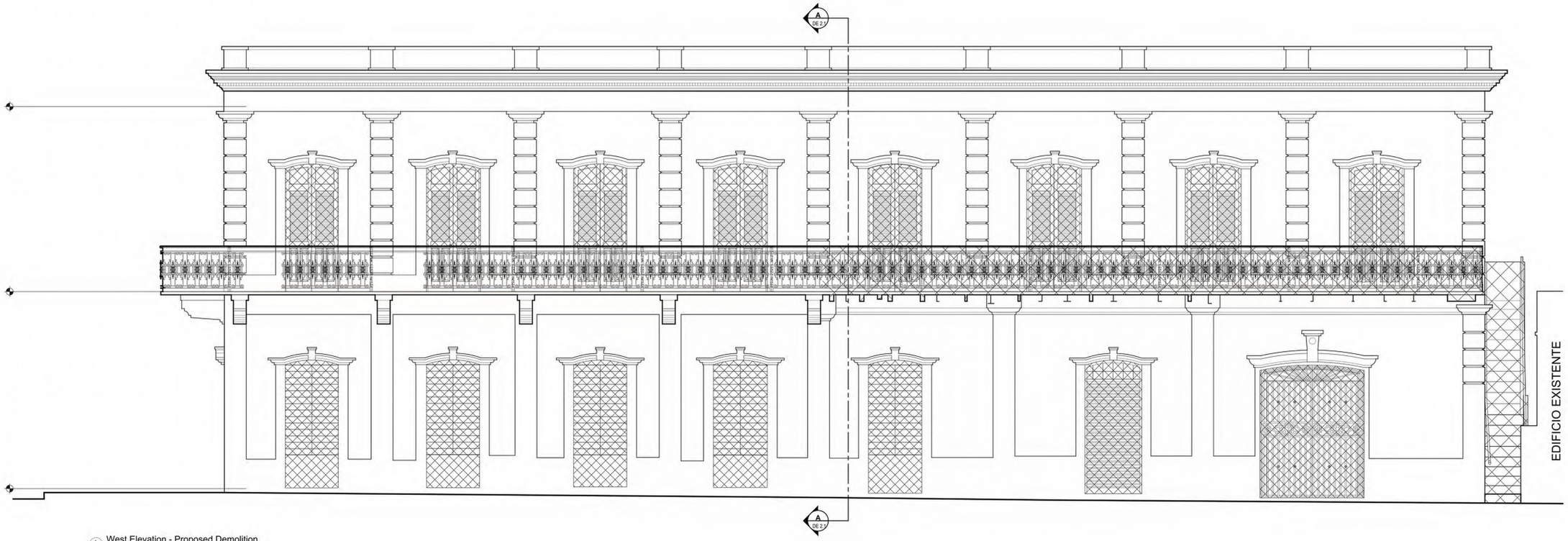
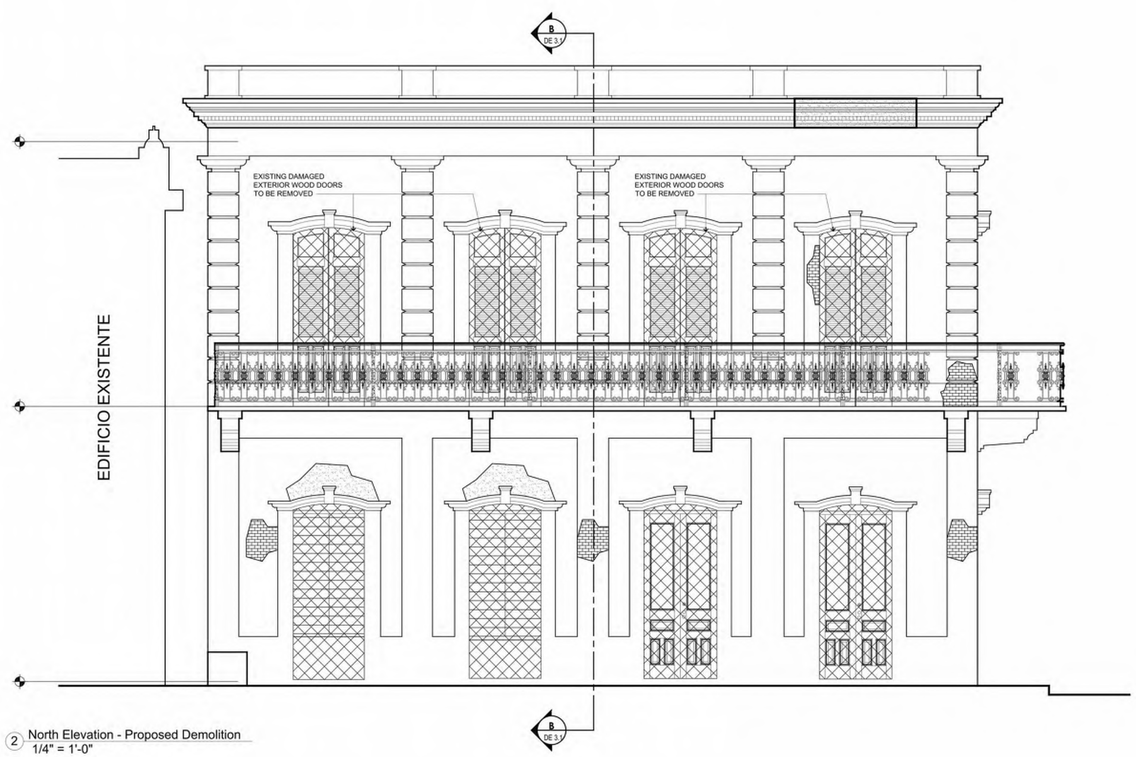
Checked by	ERCI



1 West Elevation - Proposed Demolition
1/4" = 1'-0"



2 North Elevation - Proposed Demolition
1/4" = 1'-0"

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ECo
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103 Isabel Andreu Aguiar St. 4th Floor, San Juan, PR 00918
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South & West Elevations
Center for Collaboration, Knowledge, Ideas and Innovation

Seal:

BO. Puebla 34 Calle McKinkley, Manatí PR 00674
PR-CRP-000774 - Municipality of Manatí

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Project #	2023.01
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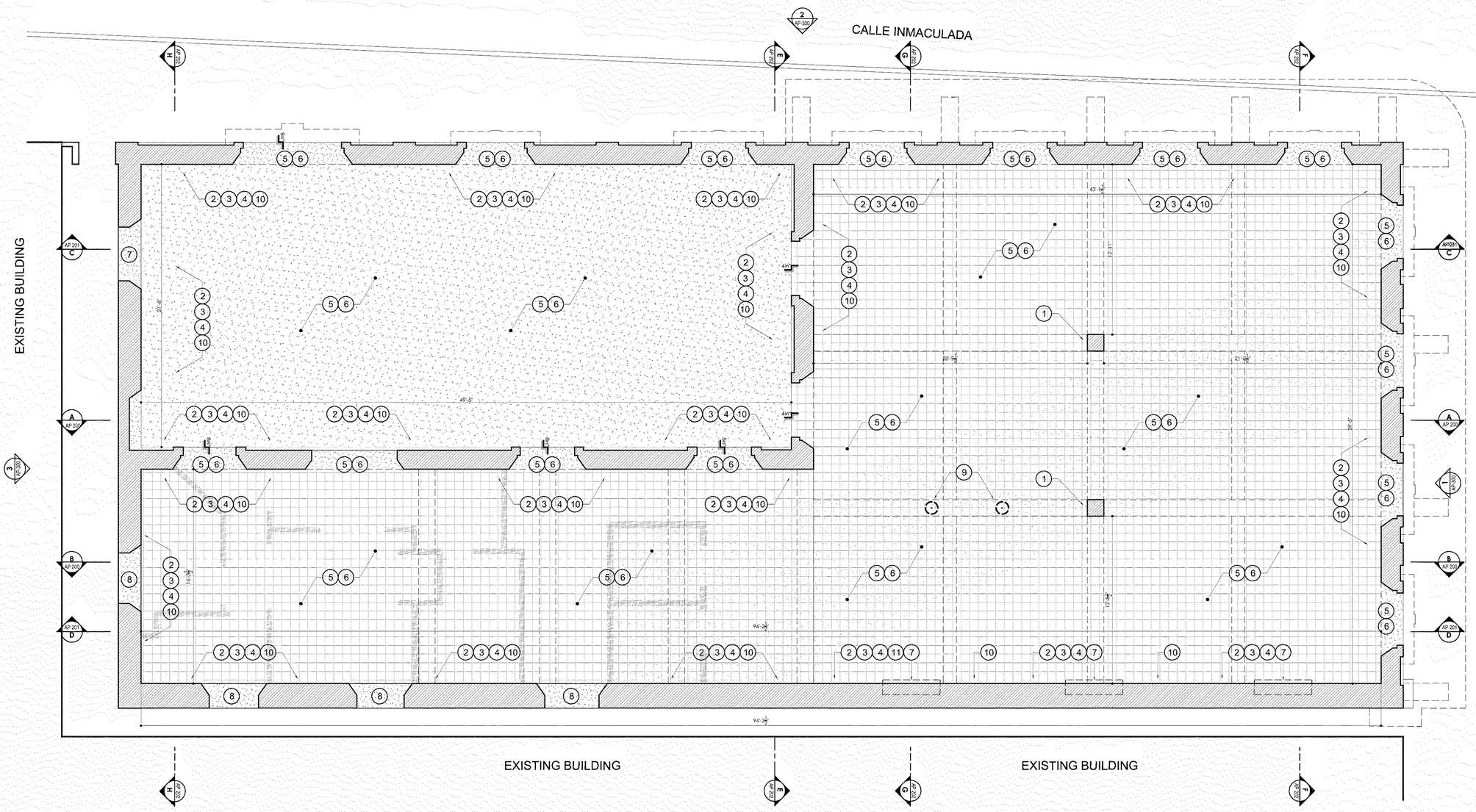

1 Level 1 - Floor Plan
1/4" = 1'-0"

CLEANING AND PRESERVATION NOTES:

1. ALL DAMAGED PAINT IN COLUMNS, CORNICES, DENTILS, AND OTHER ARCHITECTURAL DETAILS TO BE CAREFULLY REMOVED.
2. ALL INTERIOR & EXTERIOR MASONRY WALLS TO BE CLEANED WITH LOW-TO-MEDIUM WATER PRESSURE FOLLOWING ICP RECOMMENDATIONS.
3. ALL GRAFFITI, PAINT, STAINS AND MOLD IN INTERIOR MASONRY WALLS TO BE REMOVED WITH CHEMICAL SOLUTION AND PAINT REMOVAL.
4. SCRAPE AND REMOVE ALL DAMAGED PAINT FROM INTERIOR MASONRY/CONCRETE WALLS/CEILINGS & RESTORE.
5. ALL EXISTING FLOOR TILE/SURFACE AT ENTRANCE PORTICOS, PATIOS, AND CORRIDORS TO BE CLEANED WITH LOW-TO-MEDIUM WATER PRESSURE AND CHEMICAL SOLUTION.
6. ALL EXISTING FLOORS WILL BE EVALUATED TO DETERMINE IF IT WILL BE REUSED OR REPLACED DEPENDING ON THE EXTENT OF THEIR DAMAGE.
7. ALL CONCRETE BLOCK WALLS OVER ORIGINAL WINDOWS AND OPENINGS WILL BE PARTIALLY RESTORED TO HIGHLIGHT HISTORIC WINDOW VOIDS.
8. SELECTIVE UNDAMAGED DOORS, WINDOWS, DOOR FRAMES AND TRANSOMS TO BE CAREFULLY REMOVED AND STORED.
9. ALL EXPOSED OR SURFACE MOUNTED ELECTRICAL AND PLUMBING CONDUITS PIPES AND EQUIPMENT TO BE REMOVED AND PATCHED WITH SAME OR SIMILAR MATERIAL.
10. ALL WEATHERED AND BEATEN EXISTING MASONRY WALLS TO BE REPAIRED AND WHITEWASHED.
11. WALLS WITH WILD PLANTS WI
RECOMMENDATIONS.

ADVANCE DRAWINGS FOR INFORMATION AND DISCUSSION PURPOSES ONLY.

NOT FOR CONSTRUCTION.

General Notes

IMPORTANT INFORMATION FOR THE CONTRACTOR:

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Certificación

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787-764-0610 / info@eco-designstudio.com

Existing Level 1 - Floor Plan

Center for Collaboration, Knowledge, Ideas and Innovation

BO. Pueblo 34 Calle McKinley, Manatí PR 00674

PR-CRP-000774 - Municipality of Manatí

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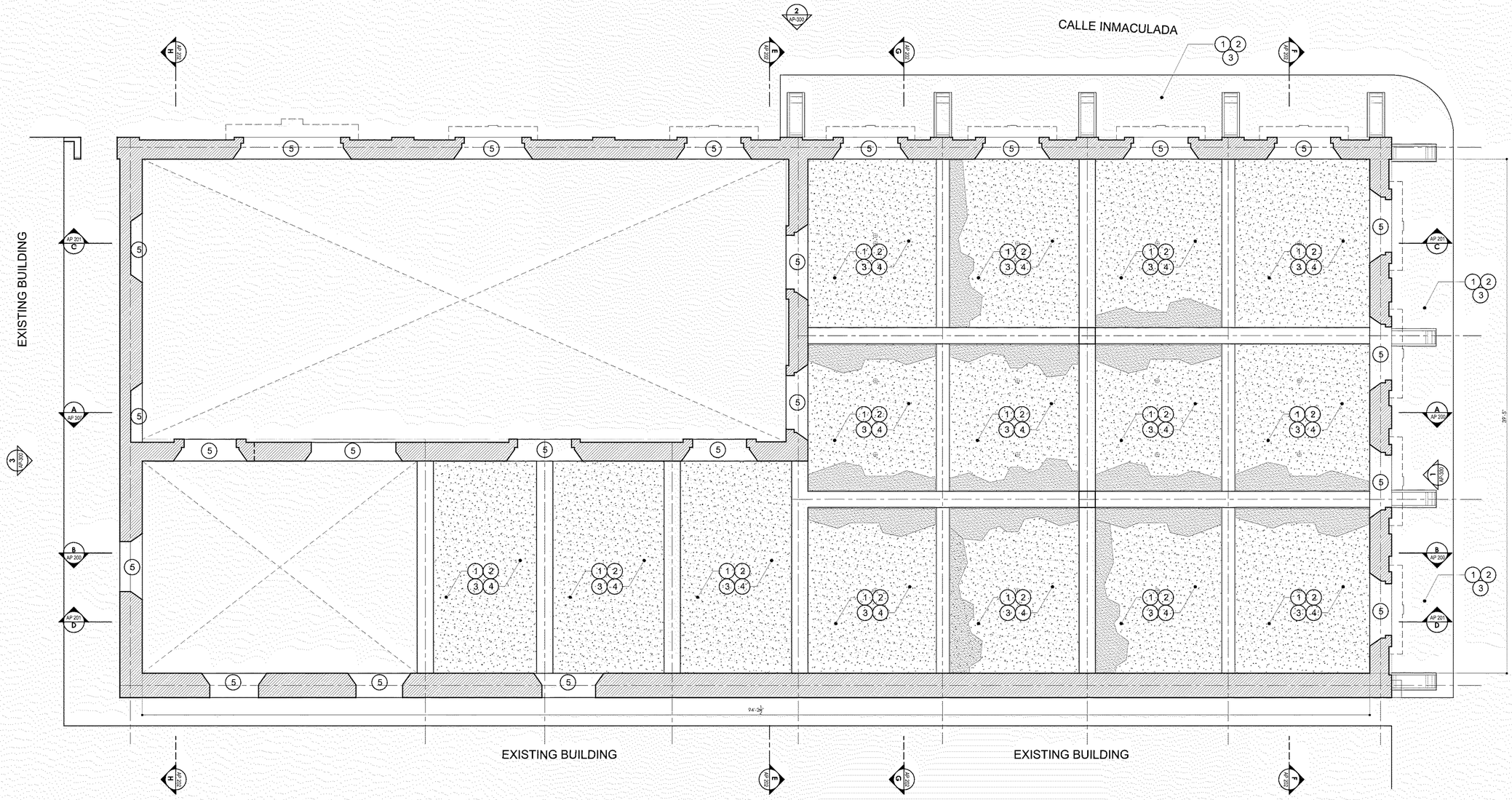
AP 100

Project #	2023.01
Drawn by	JGG
Checked by	ERCI



1 Level 1 - Reflected Ceiling
1/4" = 1'-0"

CLEANING AND PRESERVATION NOTES:

1. ALL INTERIOR & EXTERIOR CONCRETE CEILINGS/COLUMNS/BEAMS TO BE CLEANED WITH LOW-TO-MEDIUM WATER PRESSURE FOLLOWING ICP RECOMMENDATIONS.
2. ALL GRAFFITI, STAINS AND MOLD IN INTERIOR CONCRETE CEILING/COLUMNS/BEAMS TO BE REMOVED WITH CHEMICAL SOLUTION AND PAINT REMOVAL.
3. SCRAPE , REMOVE & RESTORE ALL DAMAGED PAINT FROM INTERIOR CONCRETE CEILING/COLUMNS/BEAMS
4. ALL EXPOSED SURFACE MOUNTED ELECTRICAL CONDUITS & ACOUSTIC CEILING EQUIPMENT TO BE REMOVED.
5. ALL INTERIOR MASONRY DOORWAY/WINDOW CEILING TRIMS PAINT TO BE REMOVED AND RESTORED.

ADVANCE DRAWINGS FOR INFORMATION AND DISCUSSION PURPOSES ONLY.

NOT FOR CONSTRUCTION.

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CALLE MCKINLEY

Existing Level 1 - Reflected Ceiling Plan

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AP 101

Project #	2023.01
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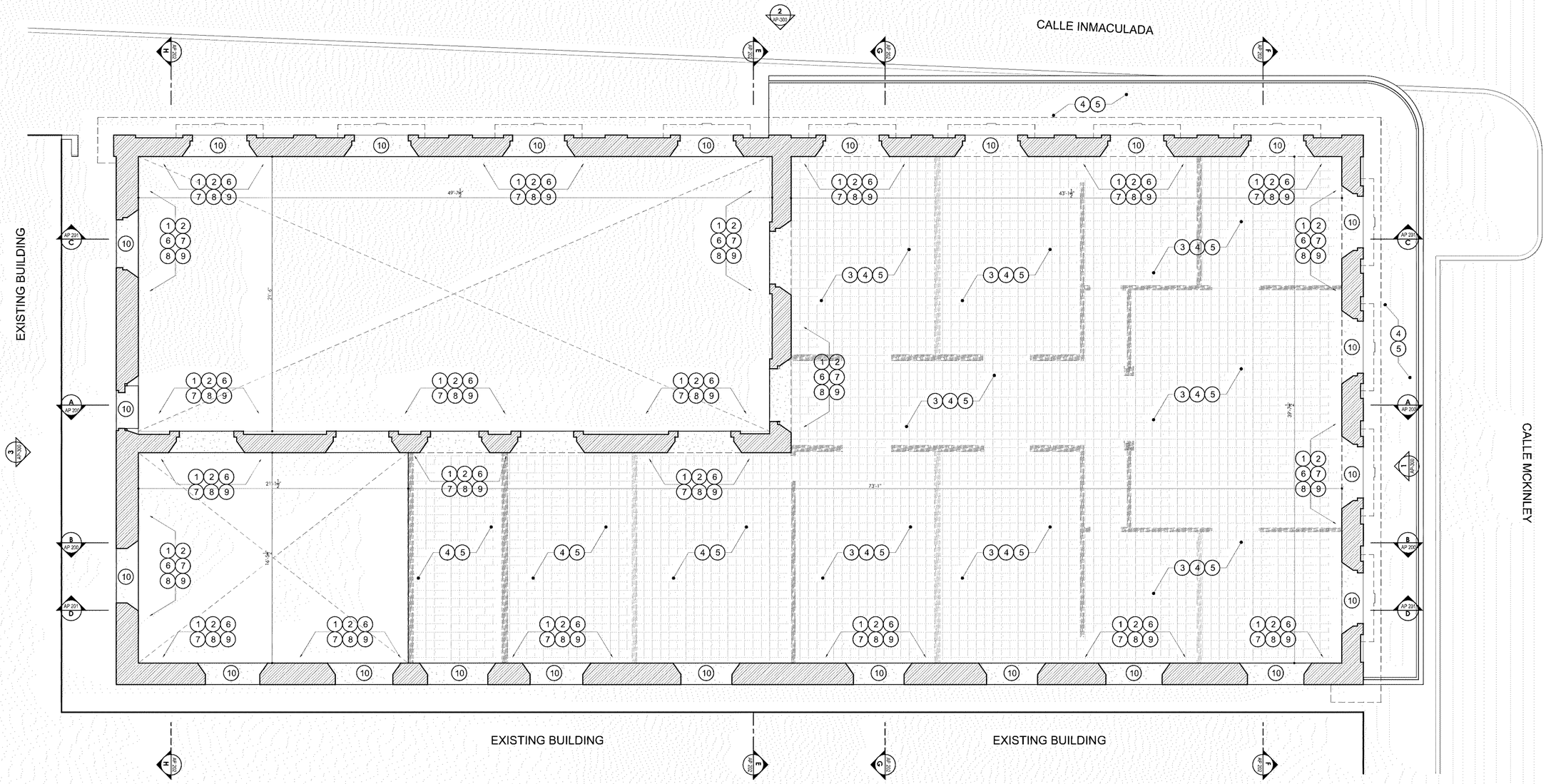
Checked by	ERCI



1 Level 2 - Floor Plan
1/4" = 1'-0"

CLEANING AND PRESERVATION NOTES:

1. ALL INTERIOR & EXTERIOR MASONRY WALLS TO BE CLEANED WITH LOW-TO-MEDIUM WATER PRESSURE FOLLOWING ICP RECOMMENDATIONS.
2. ALL GRAFFITI, PAINT, STAINS AND MOLD IN INTERIOR MASONRY WALLS TO BE REMOVED WITH CHEMICAL SOLUTION AND PAINT REMOVAL.
3. PRESERVE EXISTING WALL FOOTPRINTS ON HISTORIC SURFACE.
4. ALL EXISTING FLOOR TILE/SURFACE TO BE CLEANED WITH LOW-TO-MEDIUM WATER PRESSURE OR CHEMICAL SOLUTION.
5. ALL EXISTING FLOORS WILL BE EVALUATED TO DETERMINE IF IT WILL BE REUSED OR REPLACED DEPENDING ON THE EXTENT OF THEIR DAMAGE.
6. SELECTIVE UNDAMAGED DOORS, WINDOWS, DOOR FRAMES AND TRANSOMS TO BE CAREFULLY REMOVED AND STORED.
7. ALL EXPOSED OR SURFACE MOUNTED ELECTRICAL AND PLUMBING CONDUITS PIPES AND EQUIPMENT TO BE REMOVED AND PATCHED WITH SAME OR SIMILAR MATERIAL.
8. ALL WEATHERED AND BEATEN EXISTING MASONRY WALLS TO BE REPAIRED AND WHITEWASHED.
9. WALLS WITH WILD PLANTS WILL BE CLEANED USING ICP RECOMMENDATIONS.
10. ALL INTERIOR MASONRY DOORWAY/WINDOW SURFACES TRIM & PAINT TO BE REMOVED AND RESTORED

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General Notes

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Existing Level 2 - Floor Plan

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Seal:

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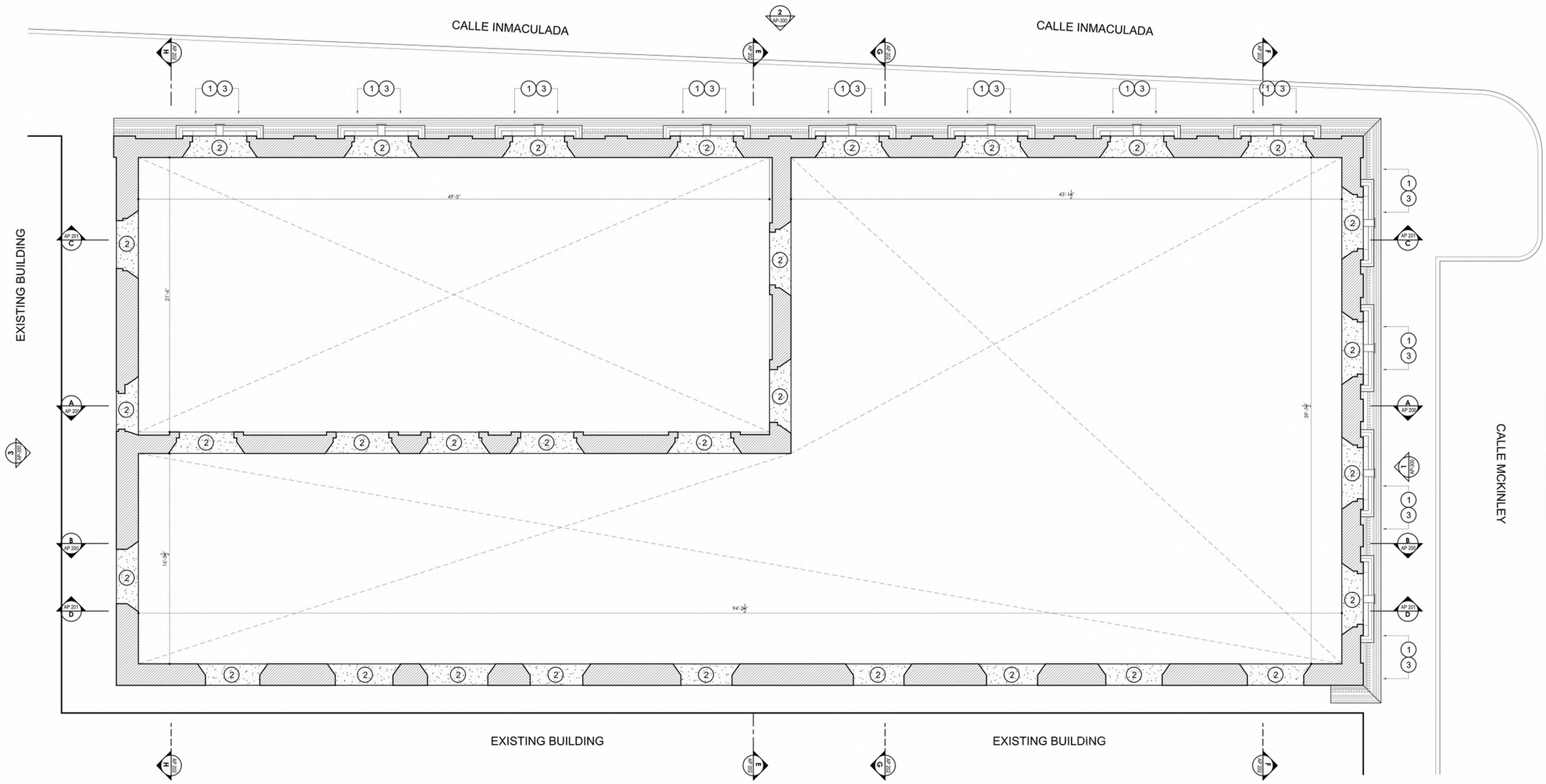

1 Level 2 - Reflected Ceiling
1/4" = 1'-0"

CLEANING AND PRESERVATION NOTES:

1. ALL DAMAGED PAINT IN CORNICES, DENTILS, AND OTHER ARCHITECTURAL DETAILS TO BE CAREFULLY REMOVED.
2. ALL INTERIOR MASONRY DOORWAY/WINDOW CEILING TRIMS PAINT TO BE REMOVED AND RESTORED.
3. ALL DAMAGED MASONRY CORNICES, DENTILS, AND OTHER ARCHITECTURAL DETAILS TO BE CAREFULLY RESTORED WITH SAME OR SIMILAR.

ADVANCE DRAWINGS FOR INFORMATION AND DISCUSSION PURPOSES ONLY.

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General Notes

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Existing Level 2 - Reflected Ceiling Plan

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AP 103

Project #	2023.01
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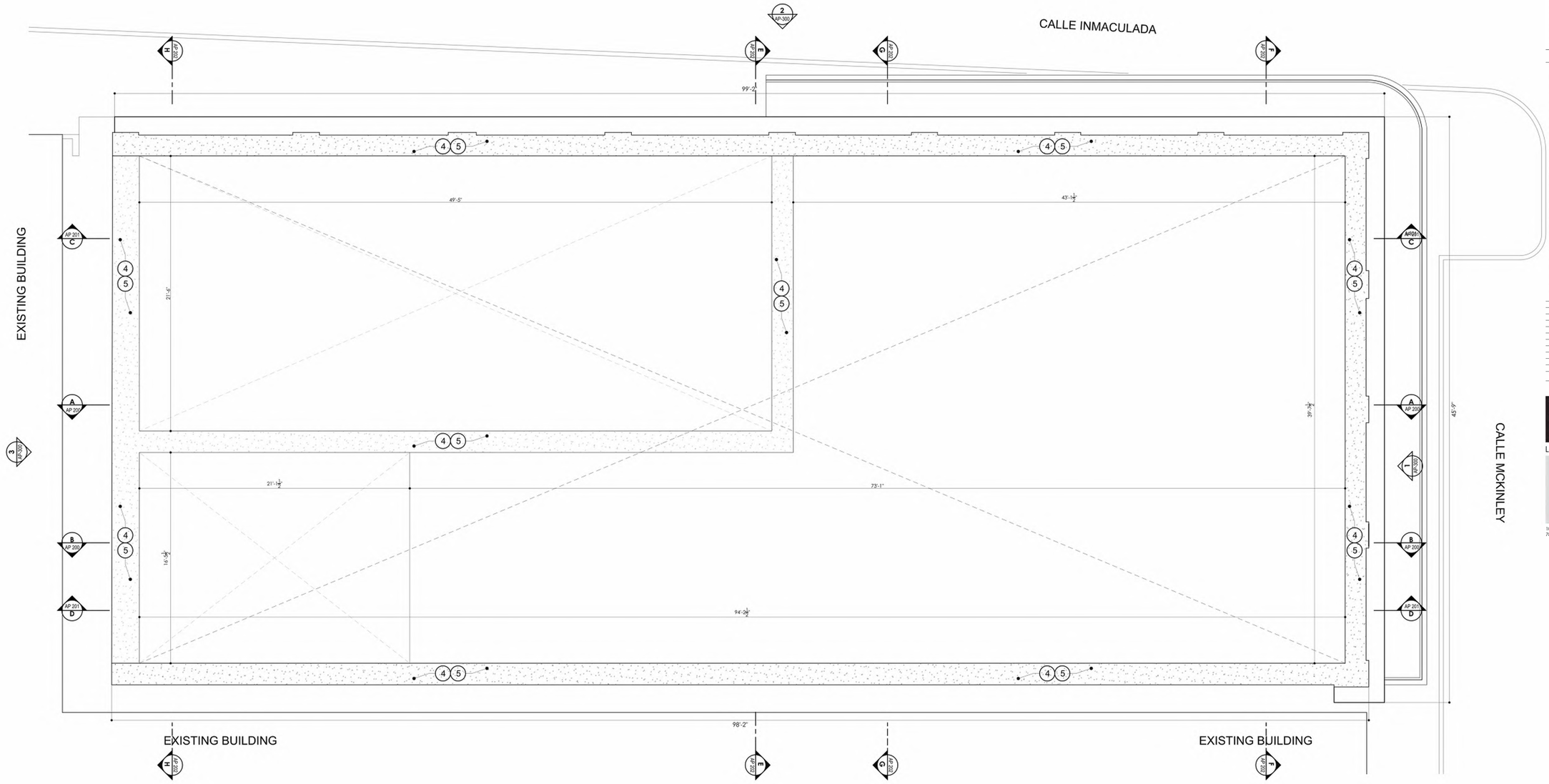

1 Roof Level - Roof Plan
1/4" = 1'-0"

CLEANING AND PRESERVATION NOTES:

1. TOP OF MASONRY WALLS TO BE CLEANED WITH LOW-TO-MEDIUM WATER PRESSURE FOLLOWING ICP RECOMMENDATIONS.
2. ALL DAMAGED MASONRY SURFACES TO BE CAREFULLY RESTORED WITH SAME OR SIMILAR MATERIAL.

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General Notes

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Existing Roof Level

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AP 104

Project #	2023.01
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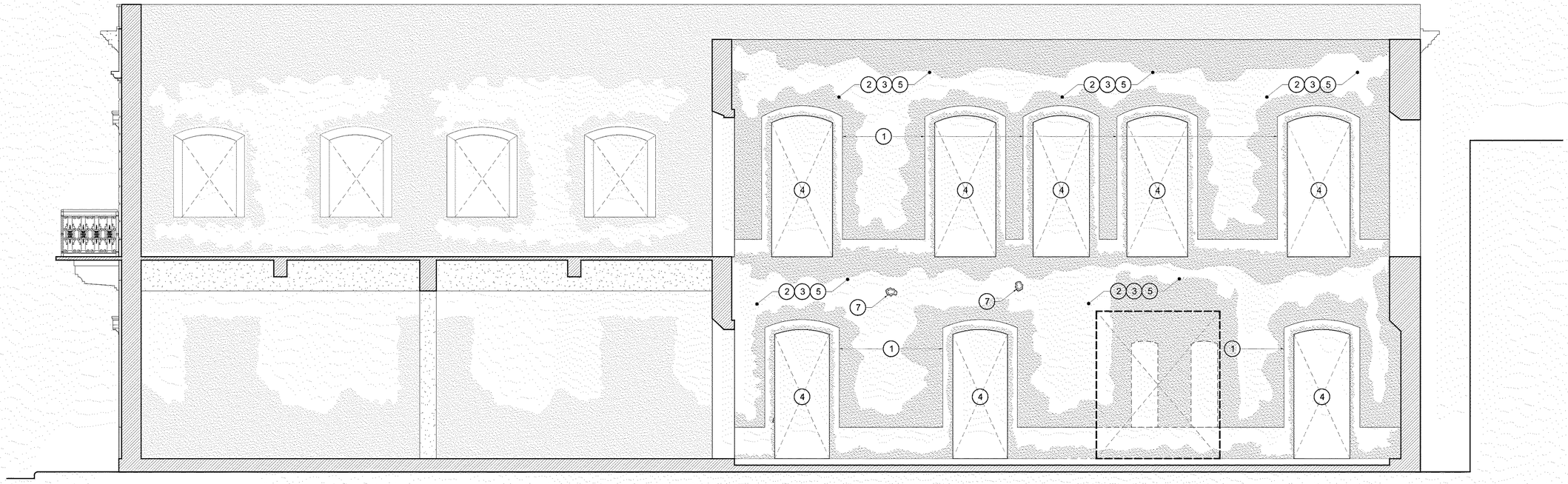
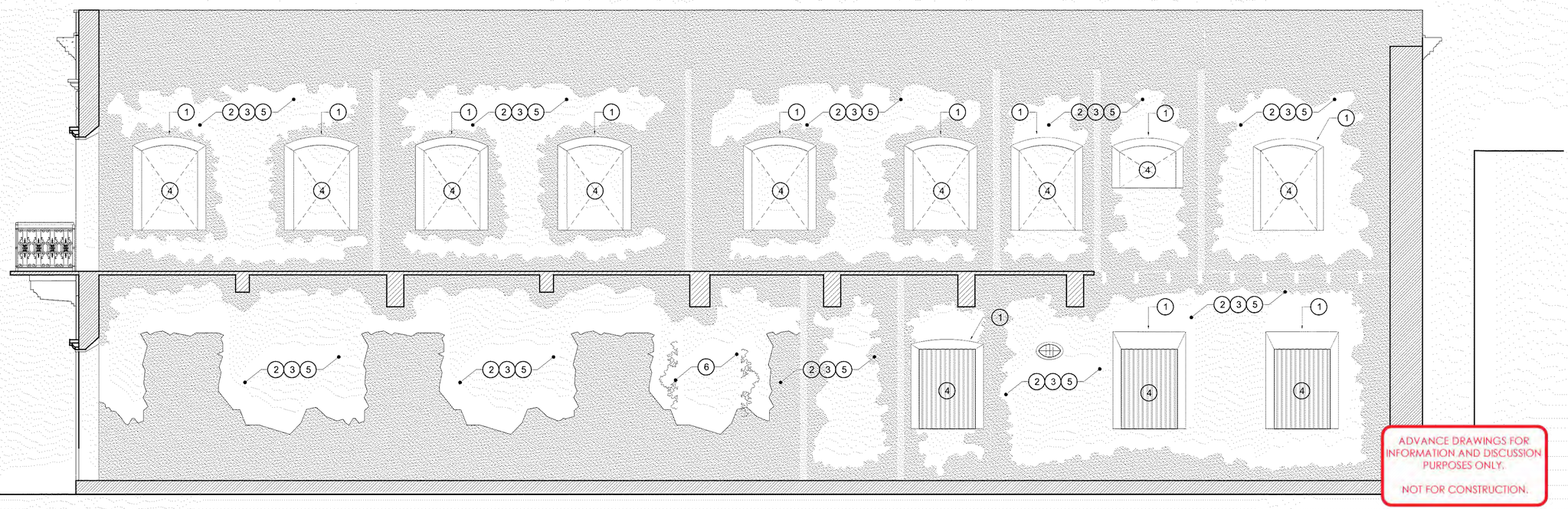
Checked by	ERCI

CLEANING AND PRESERVATION NOTES:

1. ALL DAMAGED PAINT IN CORNICES, DENTILS, AND OTHER ARCHITECTURAL DETAILS TO BE CAREFULLY REMOVED.
2. ALL INTERIOR MASONRY WALLS TO BE CLEANED WITH LOW-TO-MEDIUM WATER PRESSURE FOLLOWING ICP RECOMMENDATIONS.
3. ALL GRAFFITI, PAINT, STAINS AND MOLD IN INTERIOR MASONRY WALLS TO BE REMOVED WITH CHEMICAL SOLUTION AND PAINT REMOVAL.
4. SELECTIVE UNDAMAGED DOORS, WINDOWS, DOOR FRAMES AND TRANSOMS TO BE CAREFULLY REMOVED AND STORED.
5. ALL WEATHERED AND BEATEN EXISTING MASONRY WALLS TO BE REPAIRED AND WHITEWASHED.
6. WALLS WITH WILD PLANTS WILL BE CLEANED USING ICP RECOMMENDATIONS.
7. REPAIR DAMAGED SURFACE OR ARCHITECTURAL DETAILS WITH SAME OR SIMILAR MATERIAL.



1 Longitudinal Section-Cut A
1/4" = 1'-0"



2 Longitudinal Section-Cut B
1/4" = 1'-0"

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Existing Longitudinal Sections A & B

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Date	Scale
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Project #	2023.01
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CLEANING AND PRESERVATION NOTES:

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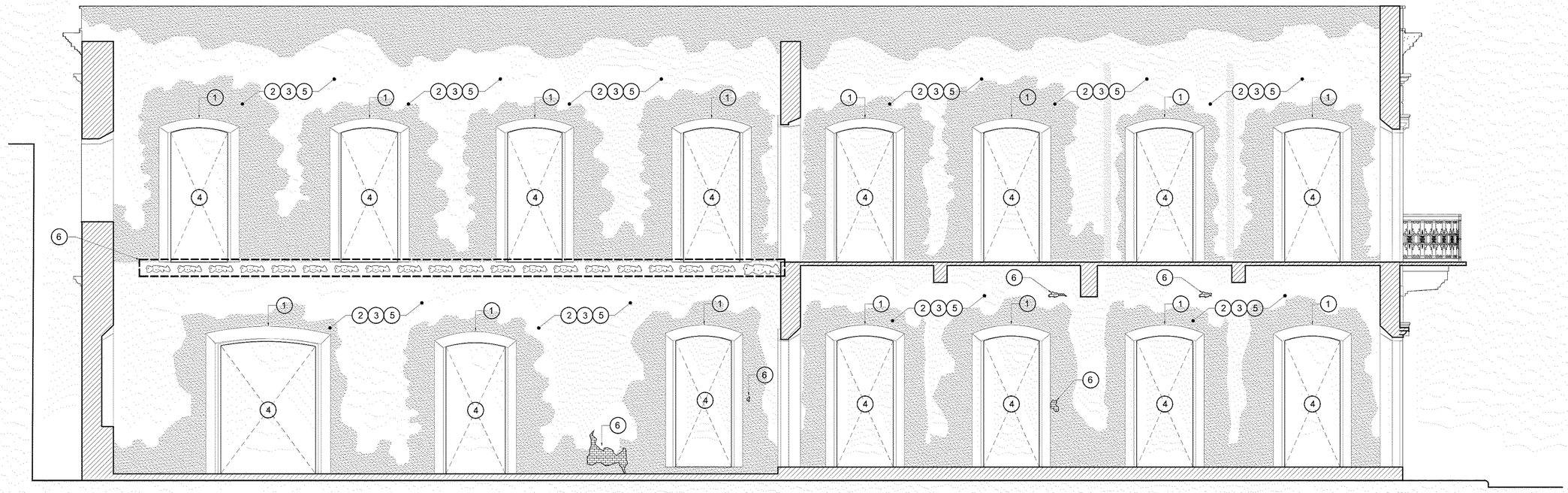
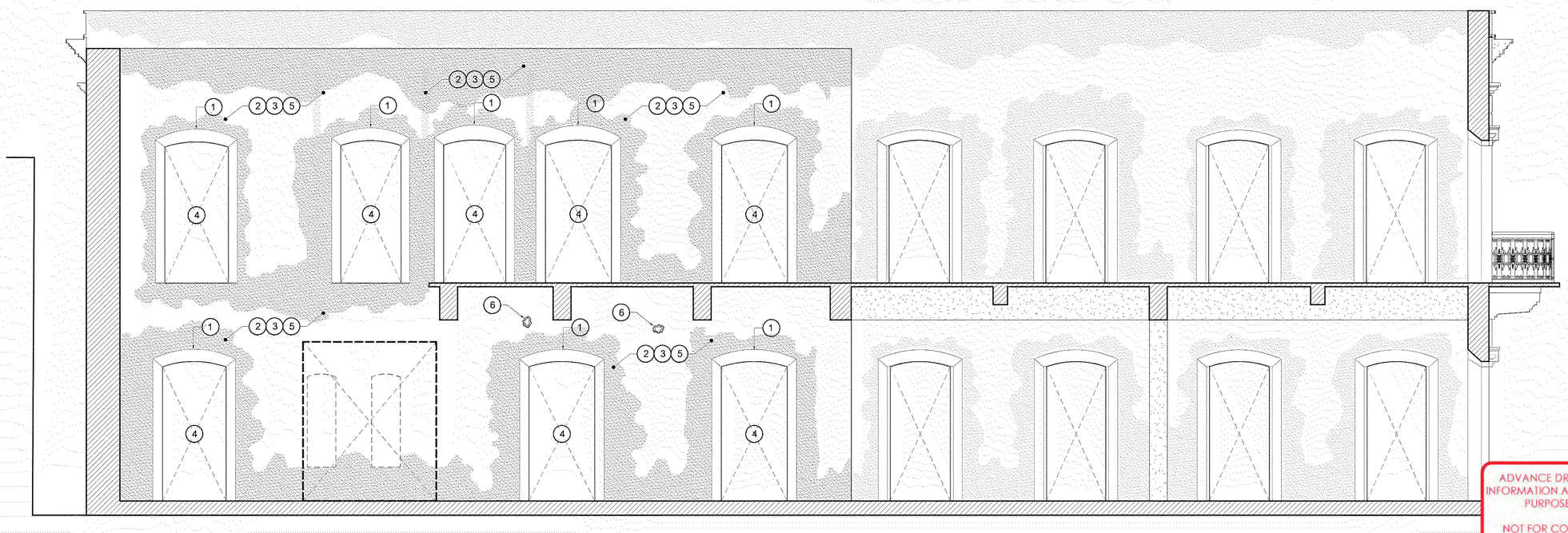
3. ALL GRAFFITI, PAINT, STAINS AND MOLD IN INTERIOR MASONRY WALLS TO BE REMOVED WITH CHEMICAL SOLUTION AND PAINT REMOVAL.
4. SELECTIVE UNDAMAGED DOORS, WINDOWS, DOOR FRAMES AN TRANSOMS TO BE CAREFULLY REMOVED AND STORED.
5. ALL WEATHERED AND BEATEN EXISTING MASONRY WALLS TO BE REPAIRED AND WHITEWASHED.
6. REPAIR DAMAGED SURFACE OR ARCHITECTURAL DETAILS WITH SAME OR SIMILAR MATERIAL.



1 Longitudinal Section-Cut C
1/4" = 1'-0"



2 Longitudinal Section-Cut D
1/4" = 1'-0"

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Existing Longitudinal Sections C & D

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Date	Scale
01/30/2024	

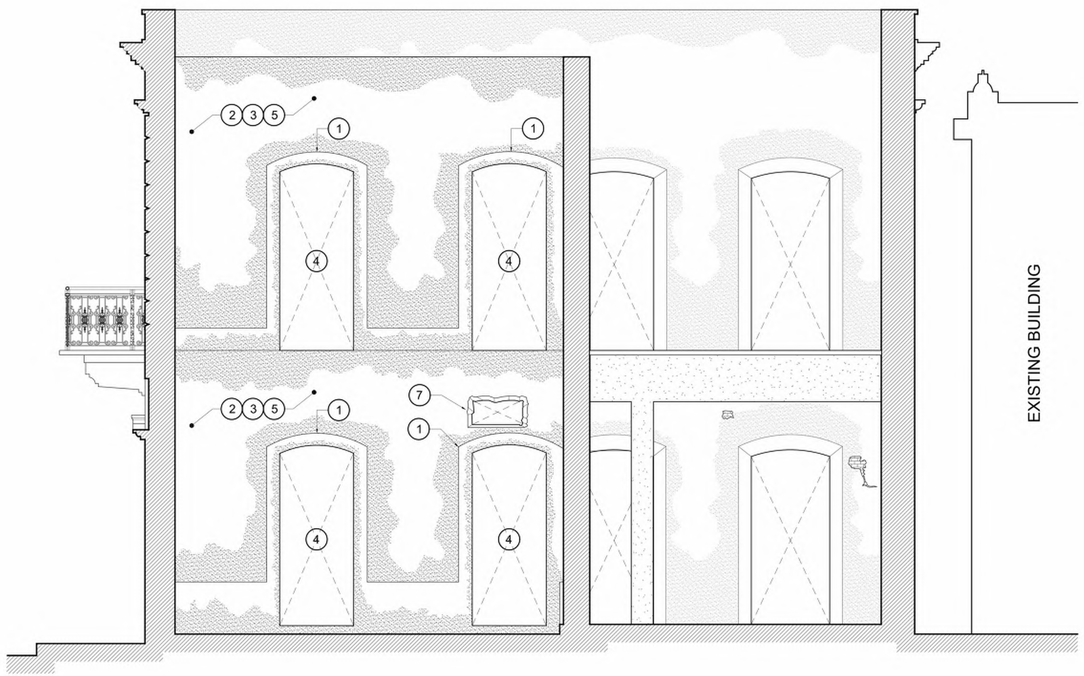
Sheet

AP 201

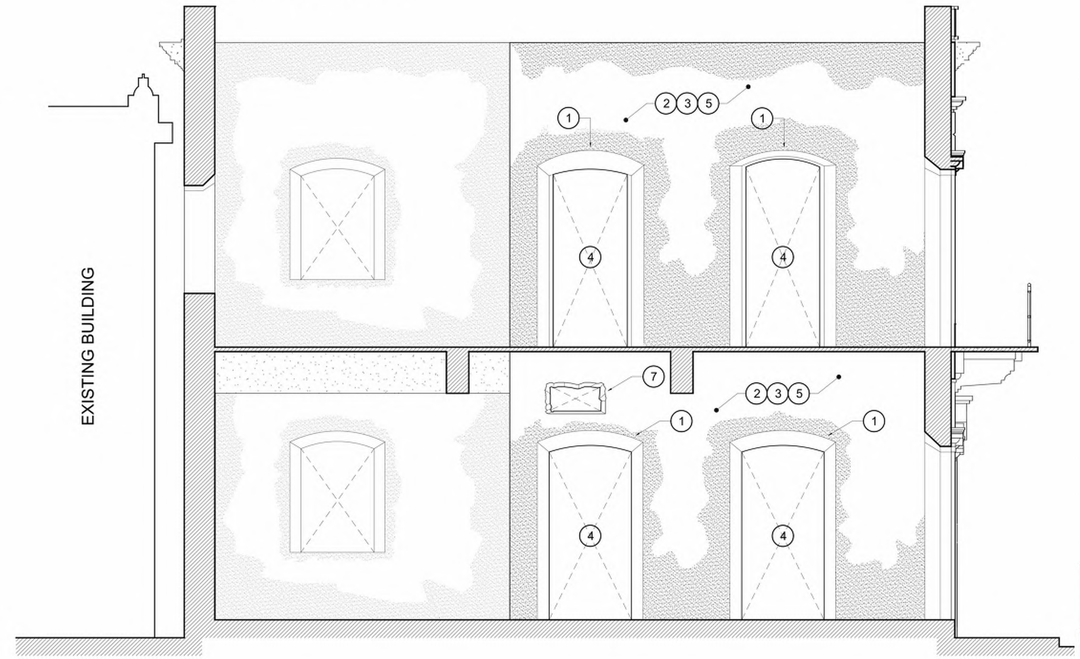
Project #	2023.01
Drawn by	JGG
Checked by	ERCI

CLEANING AND PRESERVATION NOTES:

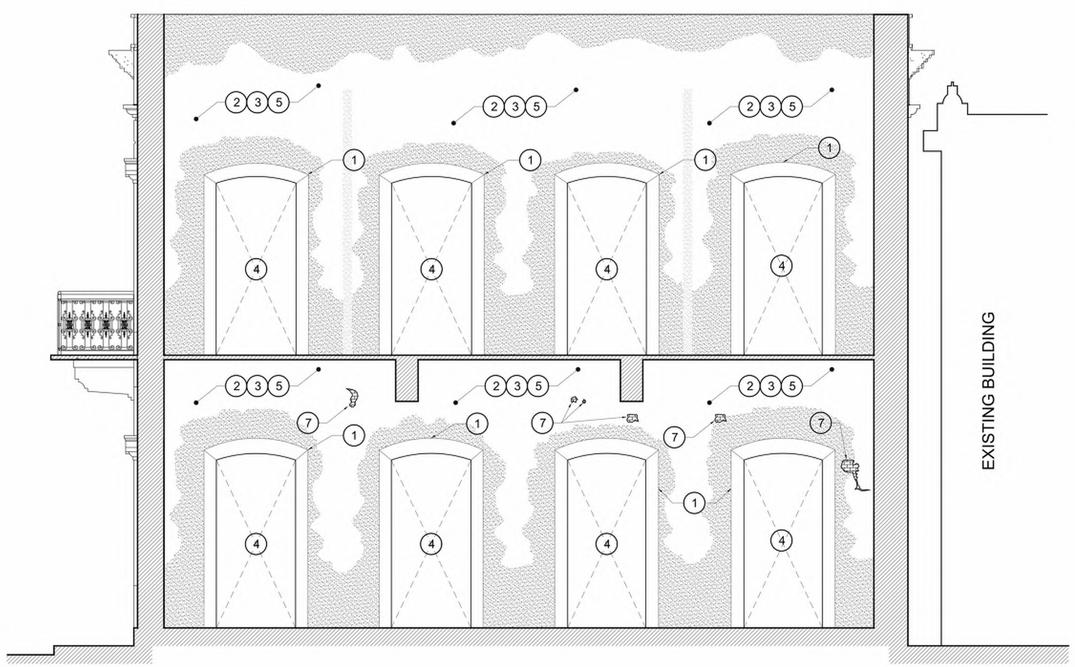
1. ALL DAMAGED PAINT IN CORNICES, DENTILS, AND OTHER ARCHITECTURAL DETAILS TO BE CAREFULLY REMOVED.
2. ALL INTERIOR MASONRY WALLS TO BE CLEANED WITH LOW-TO-MEDIUM WATER PRESSURE FOLLOWING ICP RECOMMENDATIONS.
3. ALL GRAFFITI, PAINT, STAINS AND MOLD IN INTERIOR MASONRY WALLS TO BE REMOVED WITH CHEMICAL SOLUTION AND PAINT REMOVAL.
4. SELECTIVE UNDAMAGED DOORS, WINDOWS, DOOR FRAMES AND TRANSOMS TO BE CAREFULLY REMOVED AND STORED.
5. ALL WEATHERED AND BEATEN EXISTING MASONRY WALLS TO BE REPAIRED AND WHITEWASHED.
6. WALLS WITH WILD PLANTS WILL BE CLEANED USING ICP RECOMMENDATIONS.
7. REPAIR DAMAGED SURFACE OR ARCHITECTURAL DETAILS WITH SAME OR SIMILAR MATERIAL.



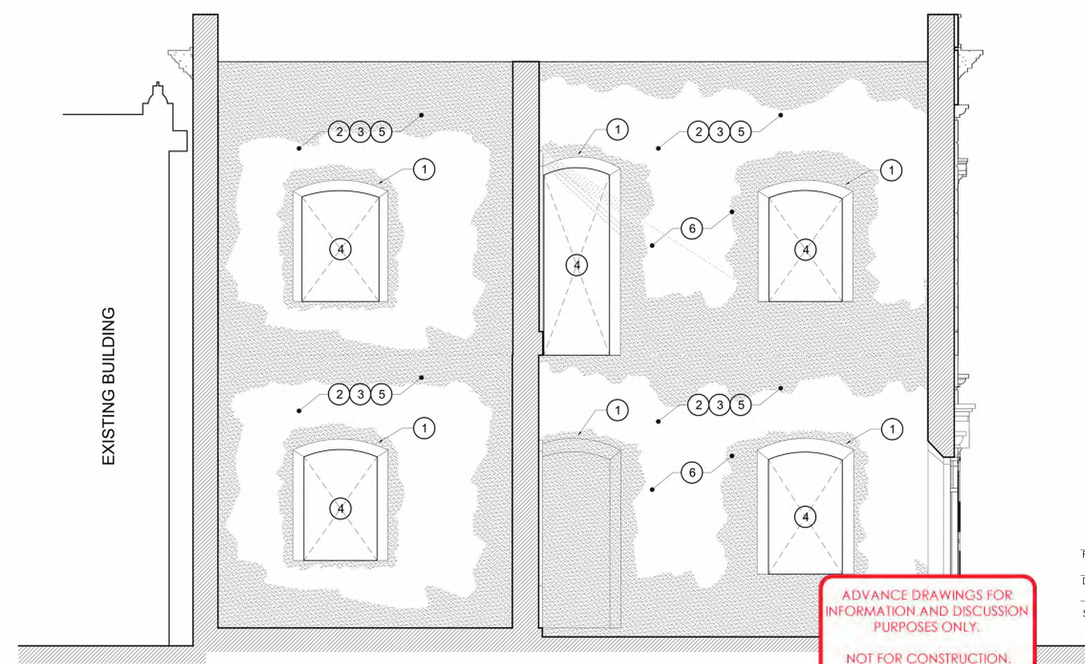
1 Transversal Section-Cut E
1/4" = 1'-0"



2 Transversal Section-Cut G
1/4" = 1'-0"



3 Transversal Section-Cut F
1/4" = 1'-0"



4 Transversal Section-Cut H
1/4" = 1'-0"

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Existing Transverse Sections E, F, G & H

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Checked by	ERCI

CLEANING AND PRESERVATION NOTES:

1. ALL DAMAGED PAINT IN CORNICES, DENTILS, AND OTHER ARCHITECTURAL DETAILS TO BE CAREFULLY REMOVED.
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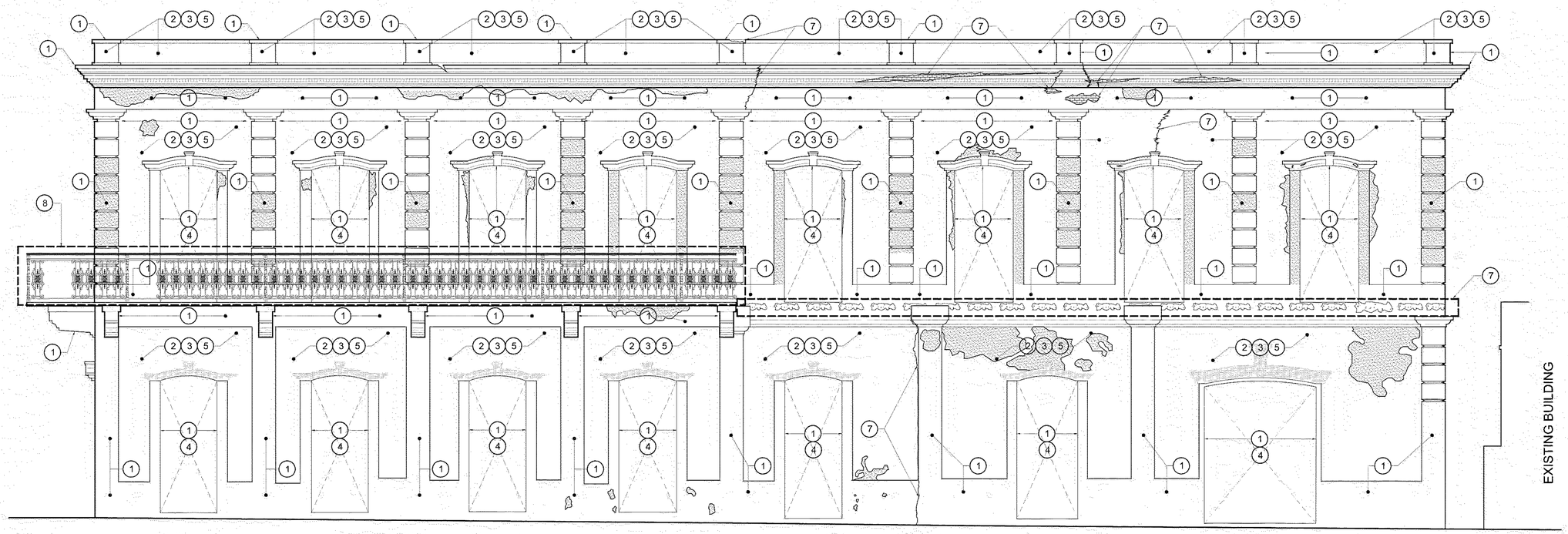
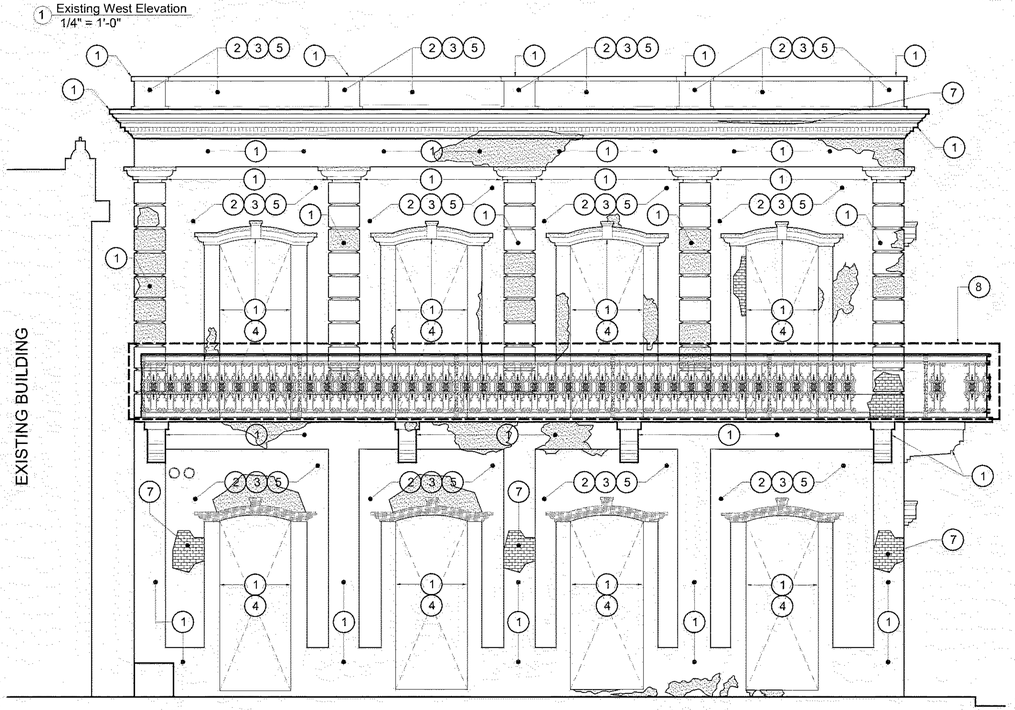
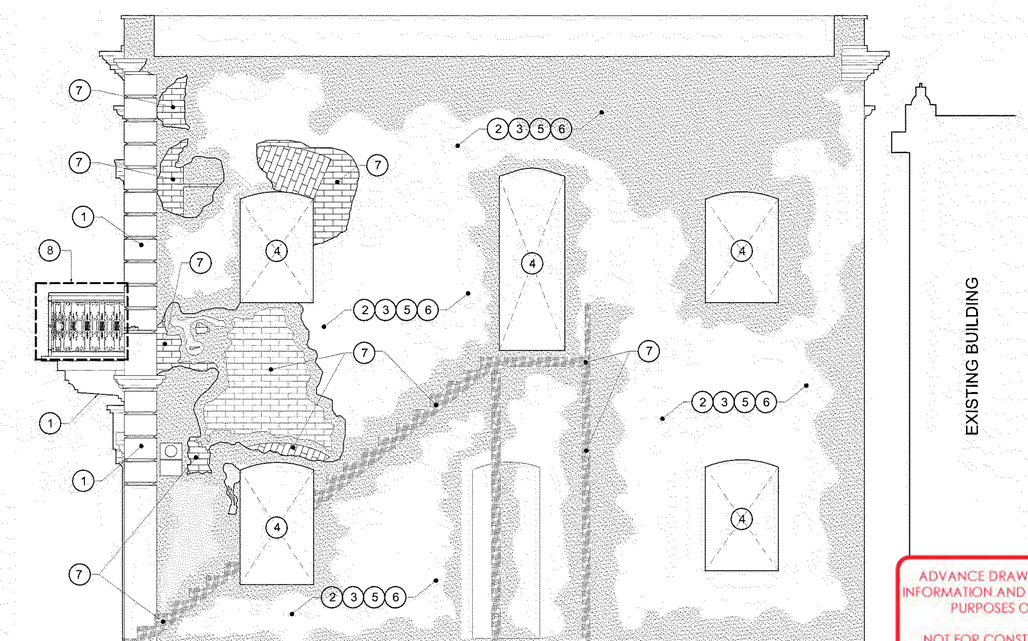
7. REPAIR DAMAGED SURFACE OR ARCHITECTURAL DETAILS WITH SAME OR SIMILAR MATERIAL.
8. REMOVE HANDRAIL PIPE IN ORDER TO REPAIR & RESTORE ARCHITECTURAL IRON GUARDRAILS; THEN REINSTALL AFTER REPAIRS.



1 Existing West Elevation
1/4" = 1'-0"



2 Existing South Elevation
1/4" = 1'-0"



3 Existing North Elevation
1/4" = 1'-0"

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General Notes

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Existing North, South & West Elevations

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AP 300

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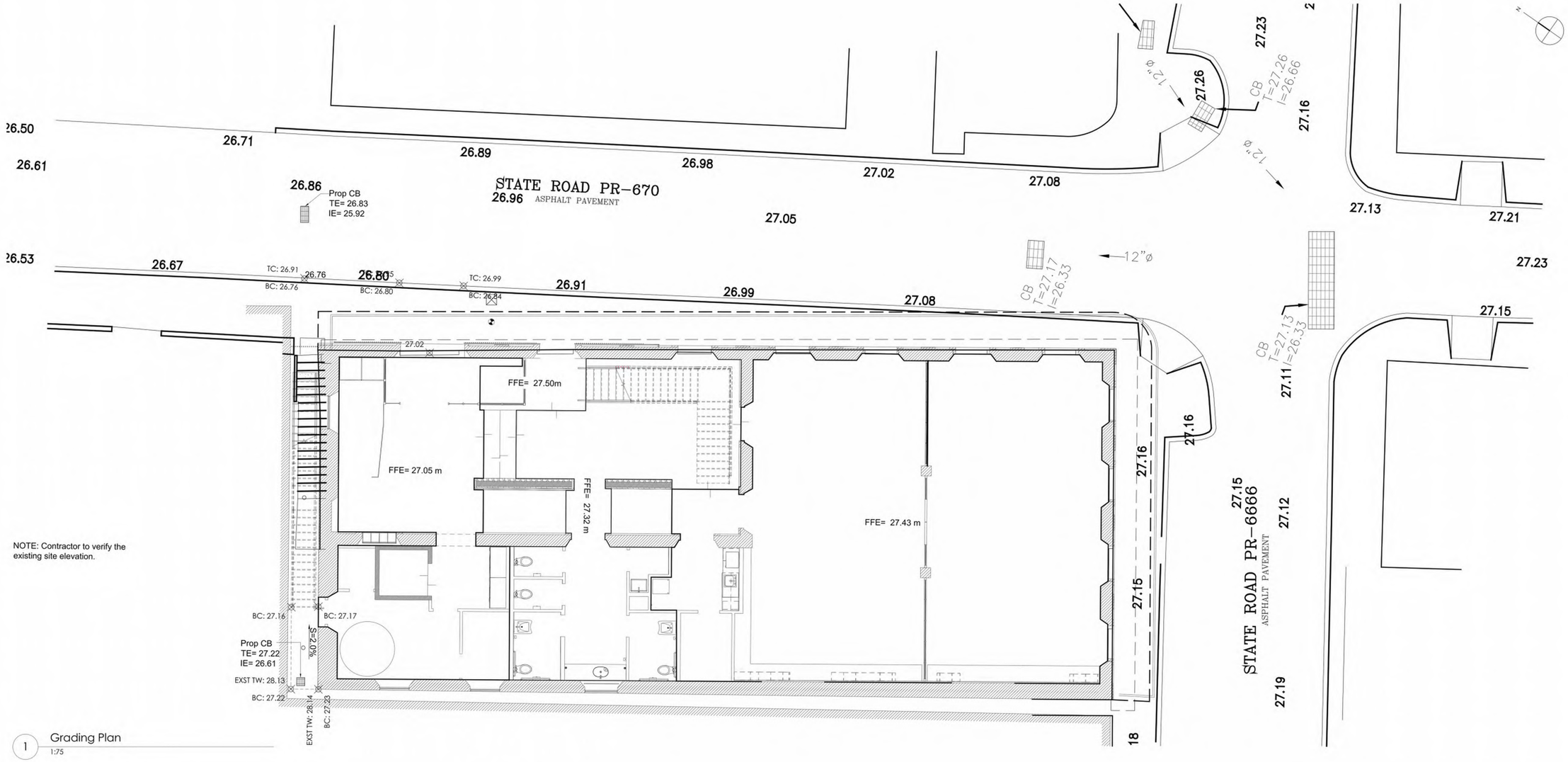
Checked by	ERCI



NOTE: Contractor to verify the existing site elevation.

1 Grading Plan
1:75

GENERAL NOTES

1. The contractor is responsible for evaluating field conditions and the scope of work to be done by visiting the site prior to submitting the proposal. The contractor shall familiarize himself with the actual field conditions.

2. The location and size of all existing utilities and topography have been prepared from the most reliable information available to the engineer. This information is not guaranteed, and it is the contractor's responsibility to determine the exact location of any existing utilities prior to construction. The contractor shall verify all utilities, by electronics and magnetic methods and by hand excavation operations. All utilities encountered during construction shall be identified and shown on as-built plans which include type of utility, direction, location, elev., etc.

3. No deviation from the plans or specifications shall be permitted without prior approval of the engineer. If a discrepancy, ambiguity, or conflict is noted, the contractor shall immediately contact the engineer for resolution.

4. The contractor is responsible for laying out the work from established reference points, surveys, and baseline controls. Contractor shall maintain baselines and monuments. A minimum of three temporary benchmarks accessible for each work zone.

5. The contractor shall be responsible for the repair and restoration of existing pavement, pipes, conduit cables, etc. And landscaped areas damaged because of the contractor's operations and/or those of his subcontractors and shall restore them promptly at no expense to the owner.

6. All debris shall be removed and properly disposed of by the contractor as soon as possible. The contractor shall maintain the site free of debris and waste material upon the completion of construction of each phase in accordance with contract plans and specifications. Debris shall not encroach any existing operating roads, building sites, etc.

LEGEND:

ELEVATION ELEVATION
ELEVATION ELEVATION

FFE= FLOOR FINISH ELEVATION

3' X 2' CATCH BASIN

1' X 1' CATCH BASIN

4" Ø STORM WATER PIPE

4" Ø SANITARY PIPE

4" Ø POTABLE WATER PIPE

1' Ø WATER METER

1' Ø VALVE

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Grading Plan + Notes

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CI-300

Project #	2023.01
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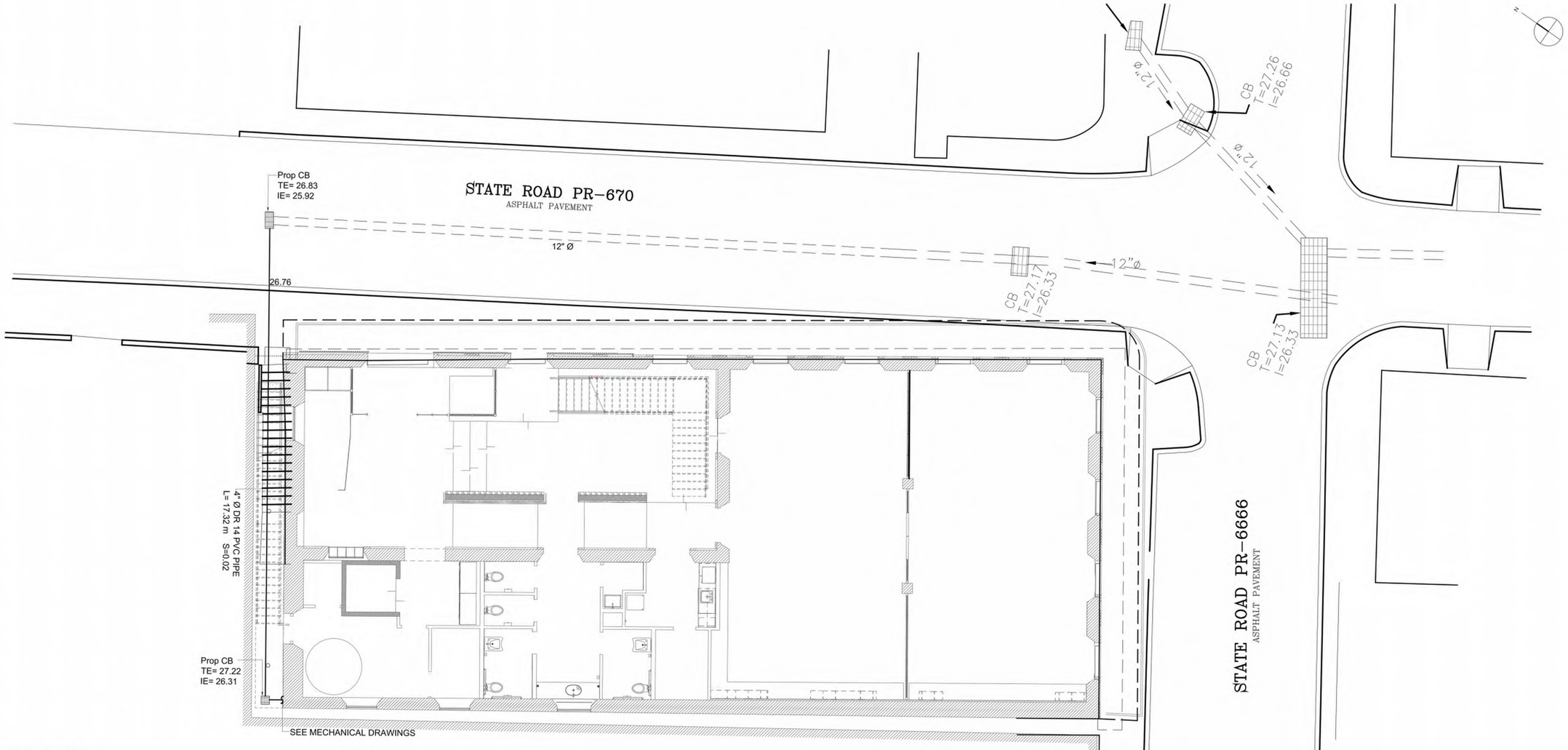
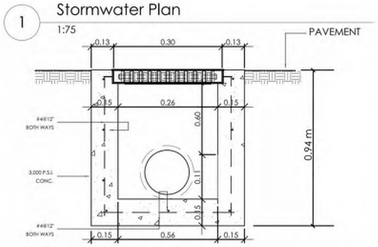
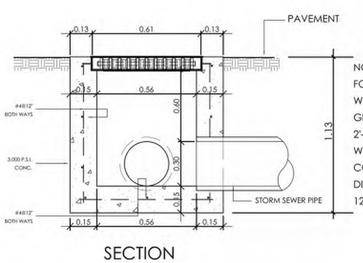
Checked by	ECA



1 Stormwater Plan
1:75



2 Inlet Type 1
NOT TO SCALE

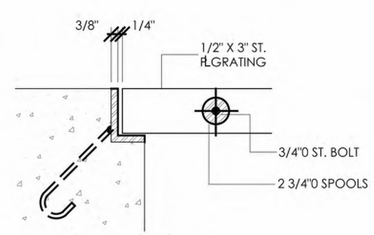


3 Inlet Type 2
NOT TO SCALE

NOTES:
FOR CONTINUOS CATCH BASIN, 2'-0" WIDE SHALL BE STABLISHED & GRATING SHALL BE SECTIONED 2'-0" LONG MAX.
WHEN PIPES BIGGER THAN 12"~ CONNECT C.B. WALL, THE INTERIOR DIMENSION OF C.B. MUST BE WIDENED 12" IN ADDITION TO PIPE DIAM.

NOTES:

1. CONCRETE STRENGTH 3,000 P.S.I. AT 28 DAY.
2. REINFORCING STEEL ASTM A615, GRADE 60.
3. CONCRETE COVER FOR REINFORCEMENT AS FOLLOWS:
   a)BOTTOM SLAB.....3" (SIDE & BOTTOM)
4. WELDING AS PER AWS.
5. ALL DETAILING AND CONSTRUCTION TO COMPANY WITH ACI BUILDING CODE (LATEST).
6. ALTERNATE SPOOLS MADE OF ALUMINUM 212 AND UNDER SPECIFICATION ASTM B-179-73 CAN BE USED (LATEST EDITION).



4 Grating Section
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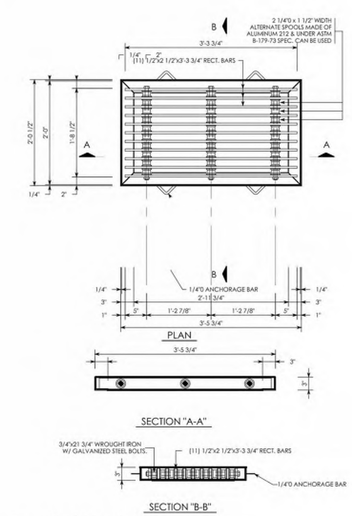

5 Grating Detail
NOT TO SCALE

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Stormwater Plan + Details
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Checked by	ECA

NOTAS:

A. EN CASO DE QUE LOS REGISTROS DE INSPECCION SEAN INSTALADOS EN AREAS INUNDABLES EL MARCO Y TAPA DE ACCESO DEBERA SER DE TIPO HERMETICO "WATERTIGHT".

B. NO SE PERMITIRA EL USO DE REGISTROS SANITARIOS FUNDIDOS EN SITIO. SE DEBERA UTILIZAR REGISTROS PREFABRICADOS POR UN MANUFACTURERO AUTORIZADO. SE DEBERA SOMETER EVIDENCIA DE LA ORDEN DE COMPRA O LA CERTIFICACION DEL FABRICANTE DE ESTOS.

C. LOS REGISTROS DE LIMPIEZA SERAN INSTALADOS FUERA DEL AREA DE RODAJE O RAMPAS DE ACCESO VEHICULAR.

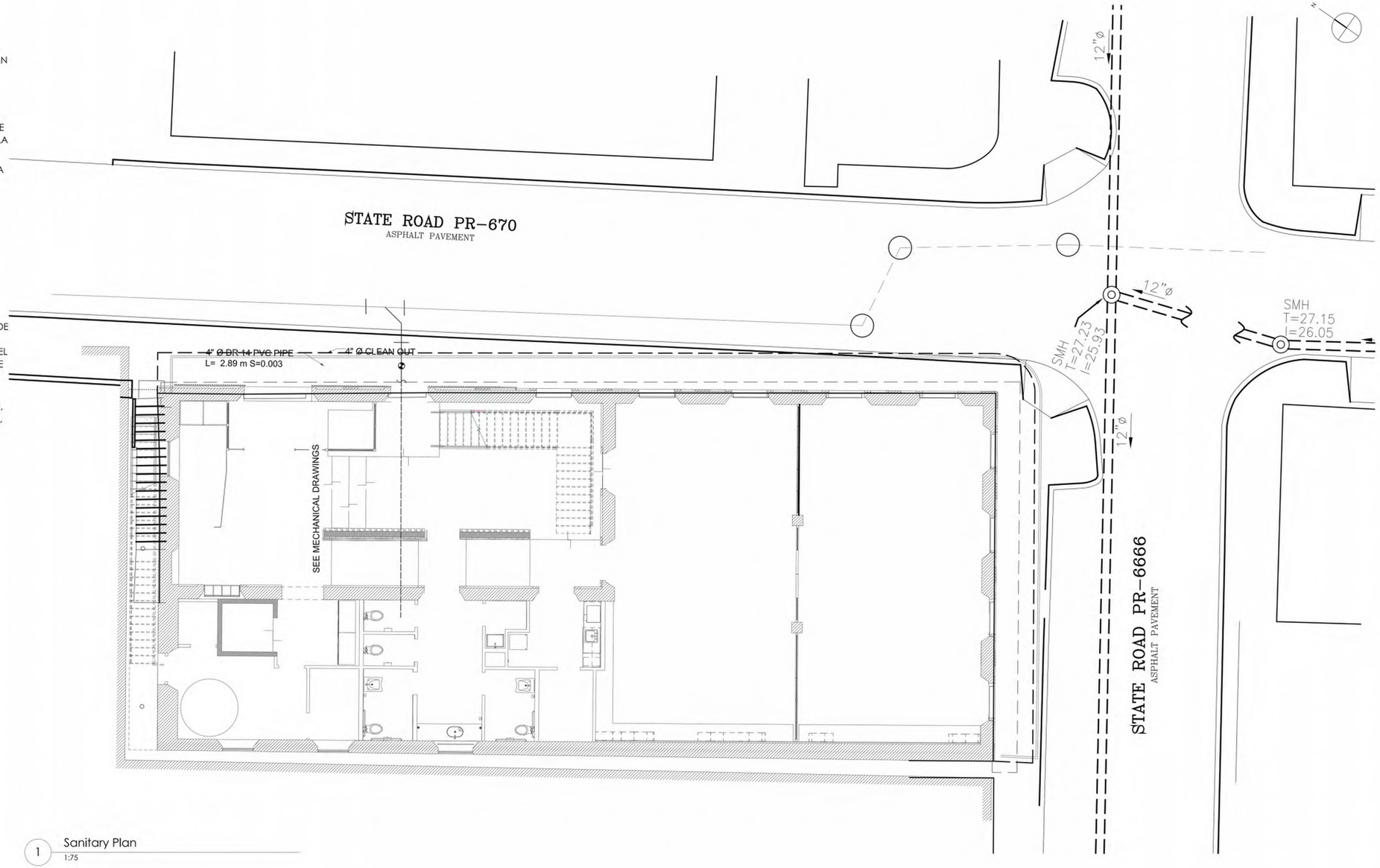
D. LA ESTACION DE BOMBEO SANITARIO DEBERA SER CONSTRUIDA FUERA DE AREA INUNDABLE.

E. PARA ACEPTAR FINALMENTE EL PROYECTO EL MISMO DEBERA ESTAR PAVIMENTADO CUANDO SE REALICE LA VALIDACION FINAL.

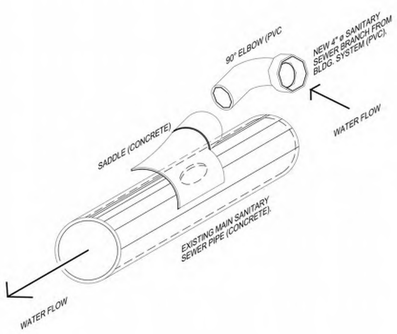
F. LAS ACOMETIDAS SANITARIAS SERAN INSTALADAS A UNA DISTANCIA RAZONABLE Y SEGURA DE TODO EQUIPO ELECTRICO.

G. LA INFILTRACION O EXFILTRACION DE AGUA EN LAS TUBERIAS NO SERA MAYOR DE 50 GALONES POR PULGADA DE DIAMETRO POR MILLA DE LONGITUD EN 24 HORAS. EL CONTRATISTA PROVEERA LOS MEDIOS SEGUN LO REQUIERA EL INSPECTOR DE A.A.A. PARA LLEVAR A CABO LAS PRUEBAS DE TUBERIAS SANITARIAS.

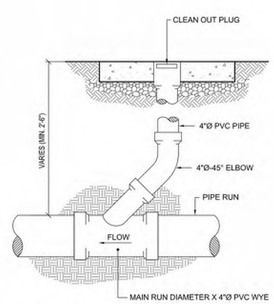
H. CUALQUIER CAMBIO QUE SEA NECESARIO A LO INDICADO EN ESTE PLANO O EN SU CARTA DE APROBACION, RELACIONADO AL SISTEMA DE ALCANTARILLADO SANITARIO, DEBERA SER CONSULTADO Y EVALUADO CON ESTA OFICINA PARA APROBACION, PREVIO A SU CONSTRUCCION Y/O DESARROLLO.



1 Sanitary Plan
1:75



2 Sanitary saddle Connection Detail
NOT TO SCALE



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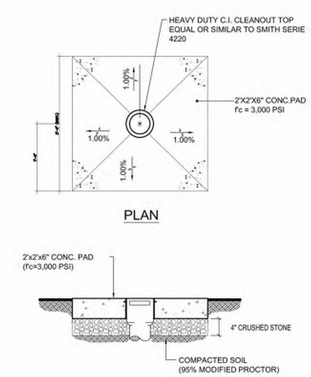
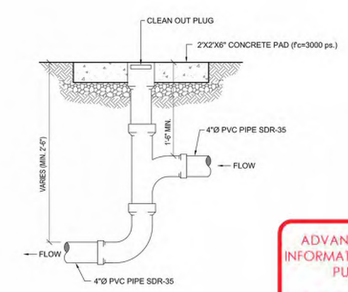
NOT TO SCALE



4 Clean Out Detail
NOT TO SCALE



5 Drop Clean Out Detail
NOT TO SCALE

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Sanitary Plan + Details
Center for Collaboration, Knowledge, Ideas and Innovation

Seal:

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PR-CRP-000774 - Municipality of Manatí

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Project #	2023.01
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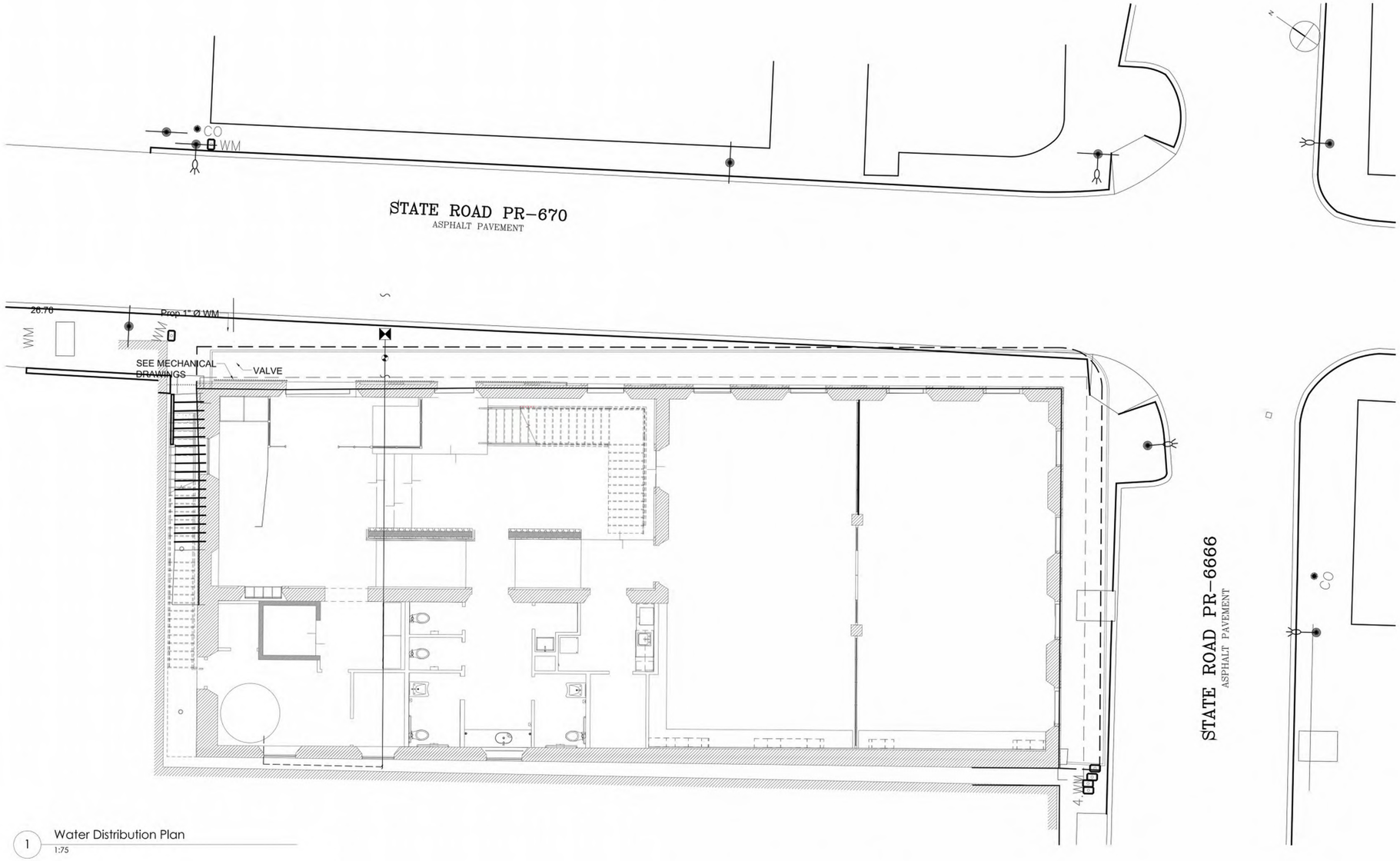
Checked by	ECA



1 Water Distribution Plan
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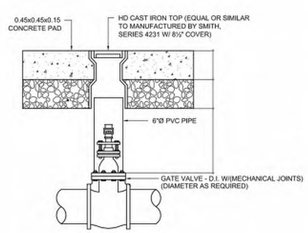

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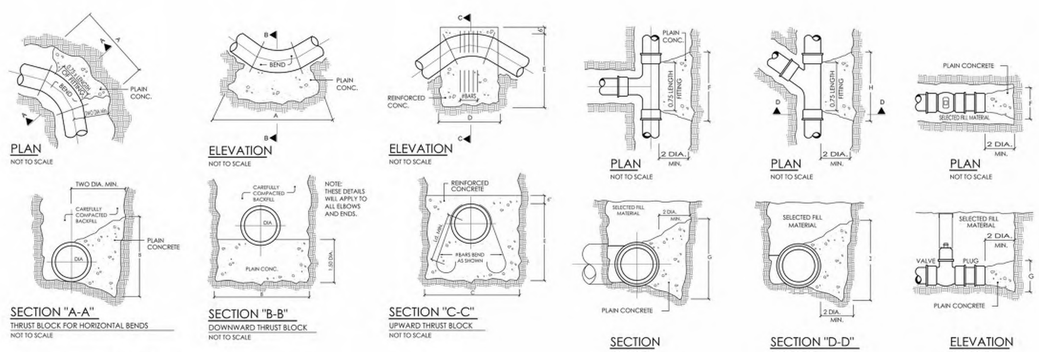

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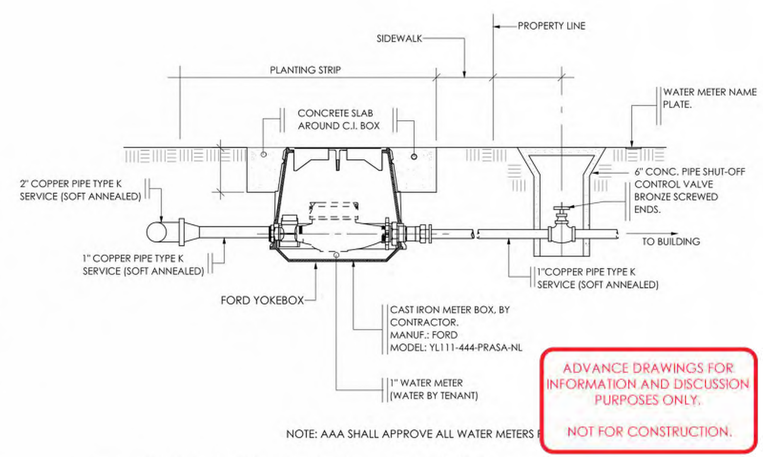

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3 1" Diameter Water Service Connection Detail
NOT TO SCALE

General Notes

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Water Distribution Plan + Details

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CI-600

Project #	2023.01
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Checked by	ECA

AS-BUILT PLAN

FORMER ANTIGUO HOTEL CAFE CENTRAL

STATE ROAD PR-670 INT. WITH STATE ROAD PR-6666, MANATI TOWN, MANATI, PUERTO RICO

DATE	REVISION

TELEPHONE P.O. BOX 194523
(787)273-4733 SAN JUAN, P.R.
00919 - 4523
E - MAIL ALI ANIRA
pjdccsp@pjdccsp.com #894, CALLE
WEB PAGE ALBERAN
www.pjdccsp.com SAN JUAN, P.R.
00920 - 4807

CERTIFY CORRECT

PEDRO J. DAVILA COLON
SURVEYOR, LIC. NO. 6523

FIELD WORK BY: V. COLON, P. J. DAVILA
CALCULATION BY: P. J. DAVILA, J. NIEVES
DRAWING BY: J. NIEVES
CADD DWG NAME: 1532-ALL.dwg
DATE: APRIL 20, 2023

SCALE: 1:150
PLAN. NO.: JOB-1532
SHEET NO.: 01
OF: 01

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General Notes

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Survey

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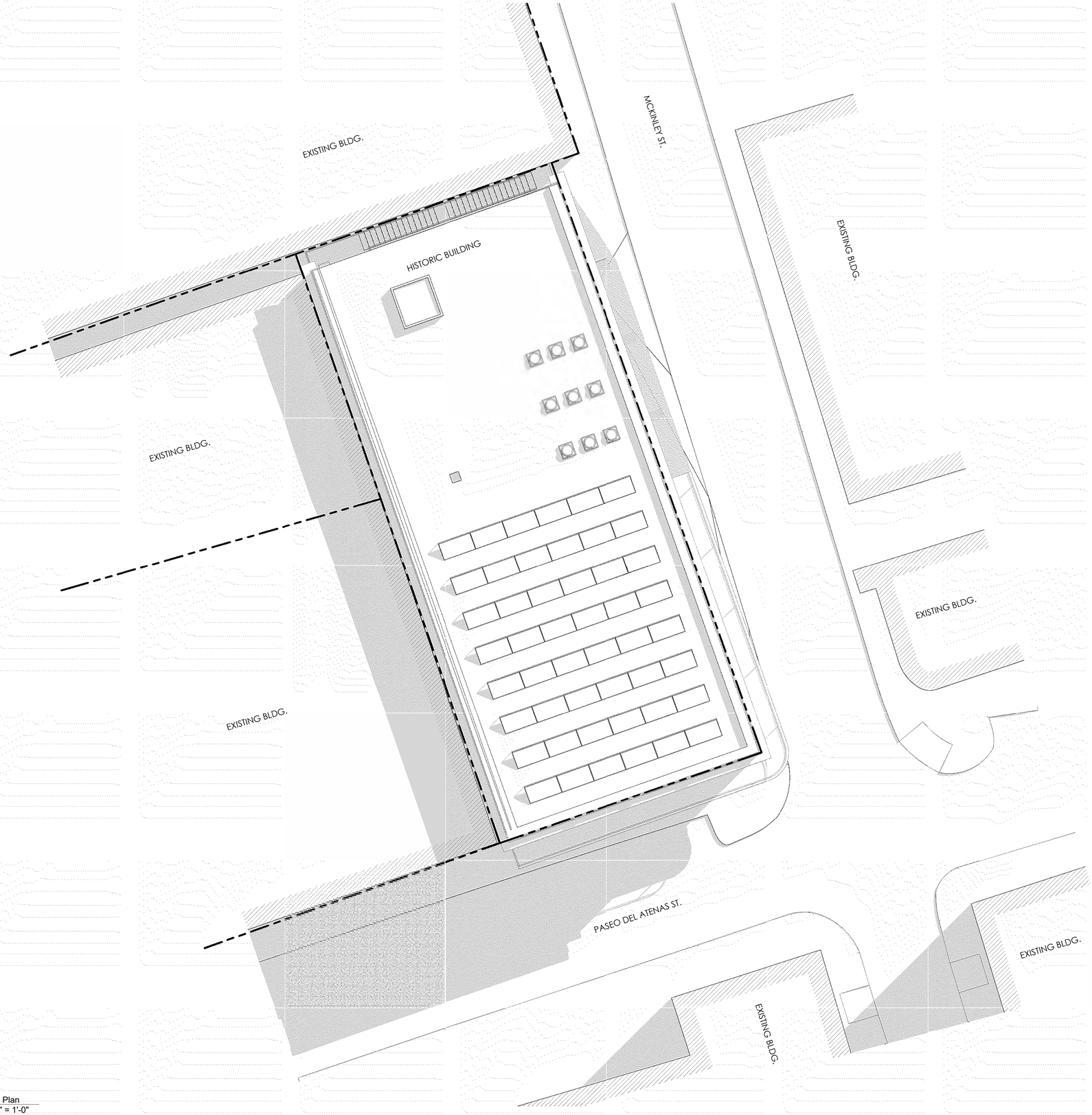
SU-100

Project #	2023.01
Drawn by	JN
Checked by	PJD



1 Site Plan
1/8" = 1'-0"

N.

General Notes

IMPORTANT INFORMATION FOR THE CONTRACTOR:

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Site Plan

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Project #	2023.01
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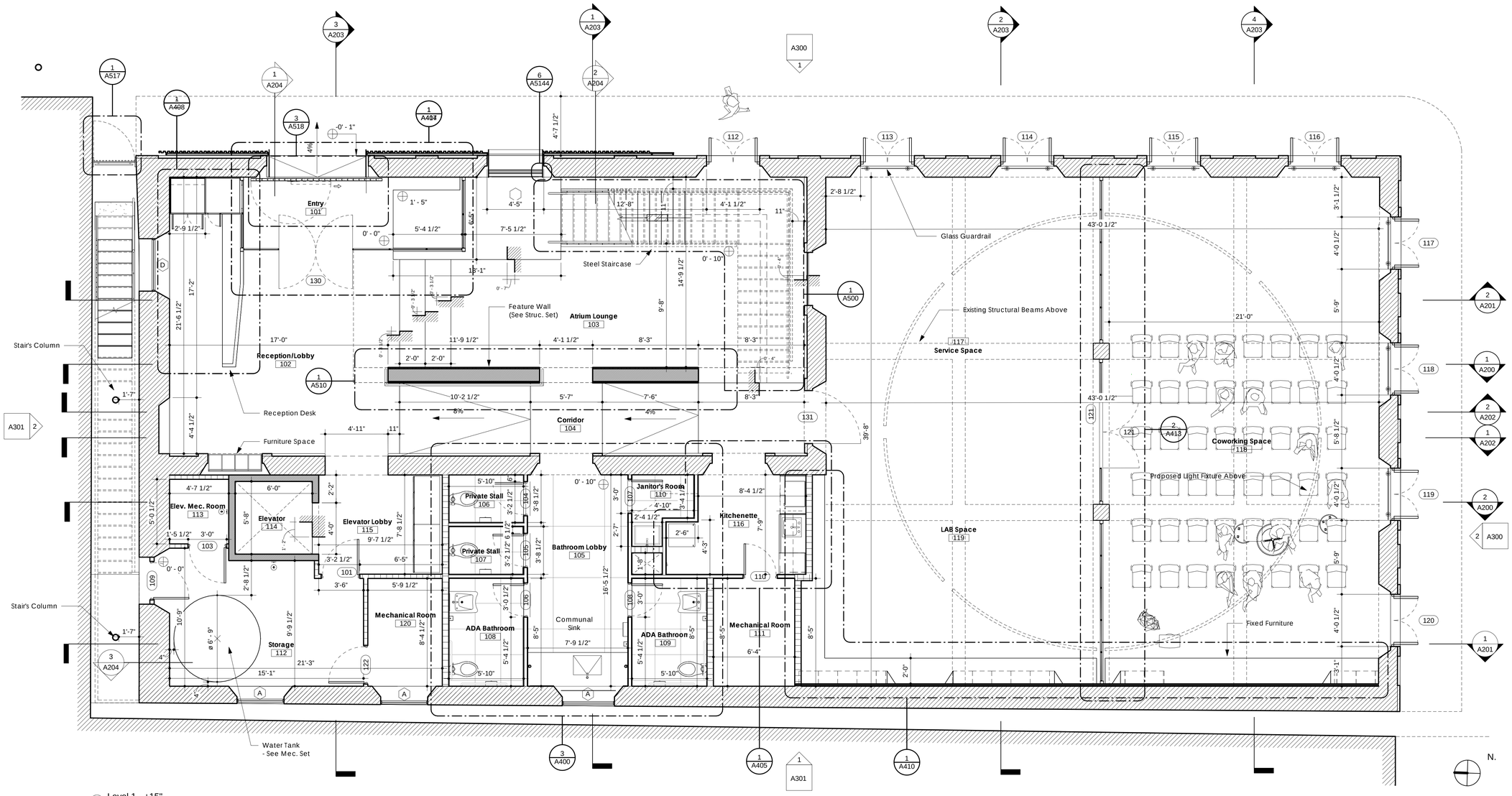
Checked by	ERCI



1 Level 1 - +15"
1/4" = 1'-0"

Room Schedule - Level 1

Name	Number	Area
Entry	101	97 SF
Reception/Lobby	102	302 SF
Atrium Lounge	103	450 SF
Corridor	104	185 SF
Bathroom Lobby	105	128 SF
Private Stall	106	21 SF
Private Stall	107	21 SF
ADA Bathroom	108	48 SF
ADA Bathroom	109	49 SF
Janitor's Room	110	21 SF
Mechanical Room	111	53 SF
Storage	112	147 SF
Elev. Mec. Room	113	23 SF
Elevator	114	34 SF
Elevator Lobby	115	76 SF
Kitchenette	116	75 SF
Service Space	117	407 SF
Coworking Space	118	847 SF
LAB Space	119	461 SF
Mechanical Room	120	49 SF
Service Area	121	37 SF
Grand total: 21		3535 SF

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Level 1 - Architectural Floor Plan

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Project #	2023.01
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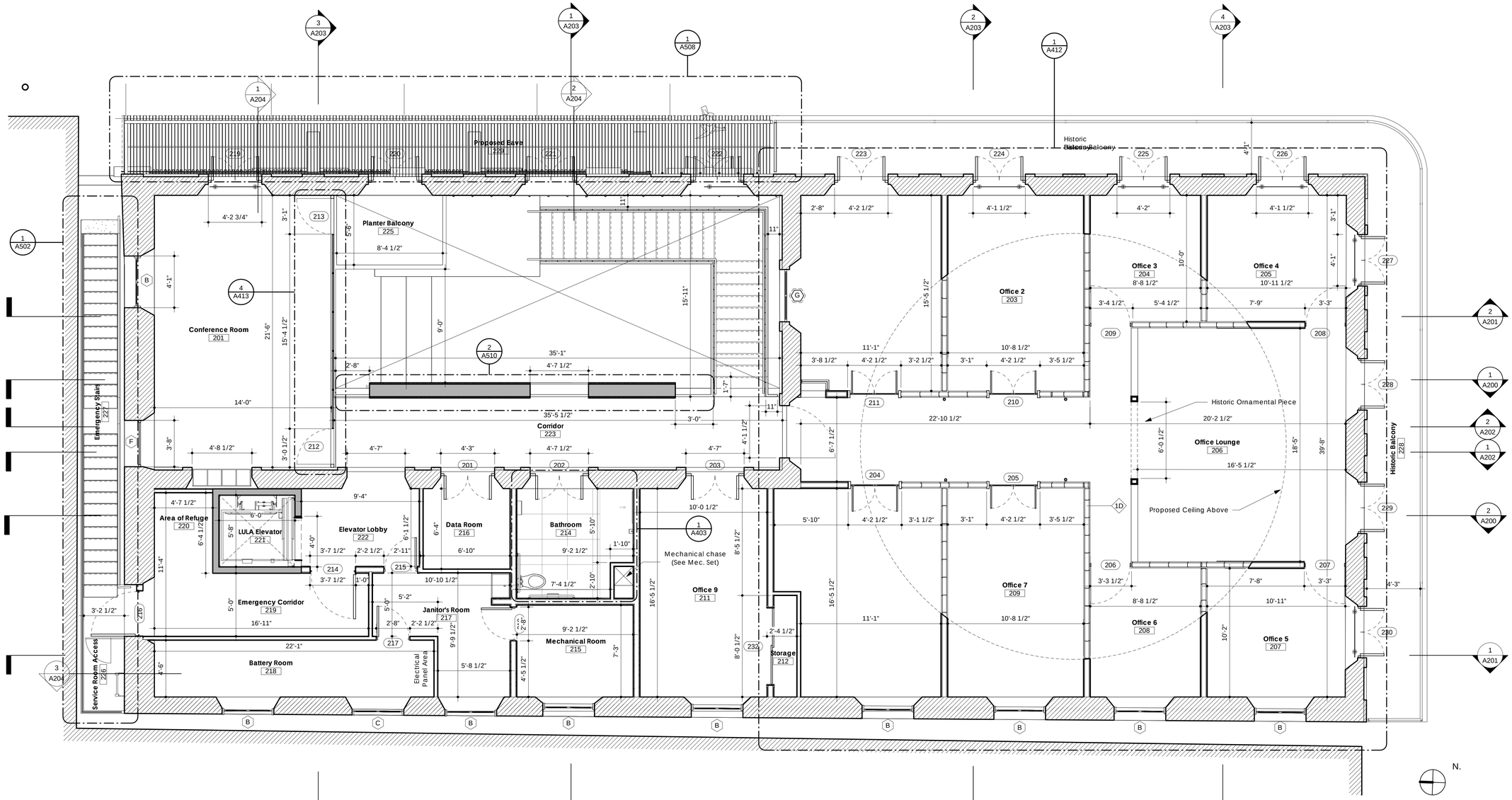

1 Level 2
1/4" = 1'-0"

Room Schedule - Level 2

Name	Number	Area
Conference Room	201	303 SF
Office 1	202	540 SF
Office 2	203	167 SF
Office 3	204	90 SF
Office 4	205	111 SF
Office Lounge	206	386 SF
Office 5	207	112 SF
Office 6	208	92 SF
Office 7	209	178 SF
Office 9	211	165 SF
Storage	212	15 SF
Bathroom	214	74 SF
Mechanical Room	215	67 SF
Data Room	216	44 SF
Janitor's Room	217	81 SF
Battery Room	218	99 SF
Emergency Corridor	219	85 SF
Area of Refuge	220	29 SF
LULA Elevator	221	35 SF
Elevator Lobby	222	58 SF
Corridor	223	188 SF
Atrium	224	Not Enclosed
Planter Balcony	225	50 SF
Service Room Access	226	20 SF
Emergency Stairs	227	134 SF
Historic Balcony	228	516 SF
Proposed Eave	229	254 SF
		3893 SF

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Level 2 - Architectural Floor Plan

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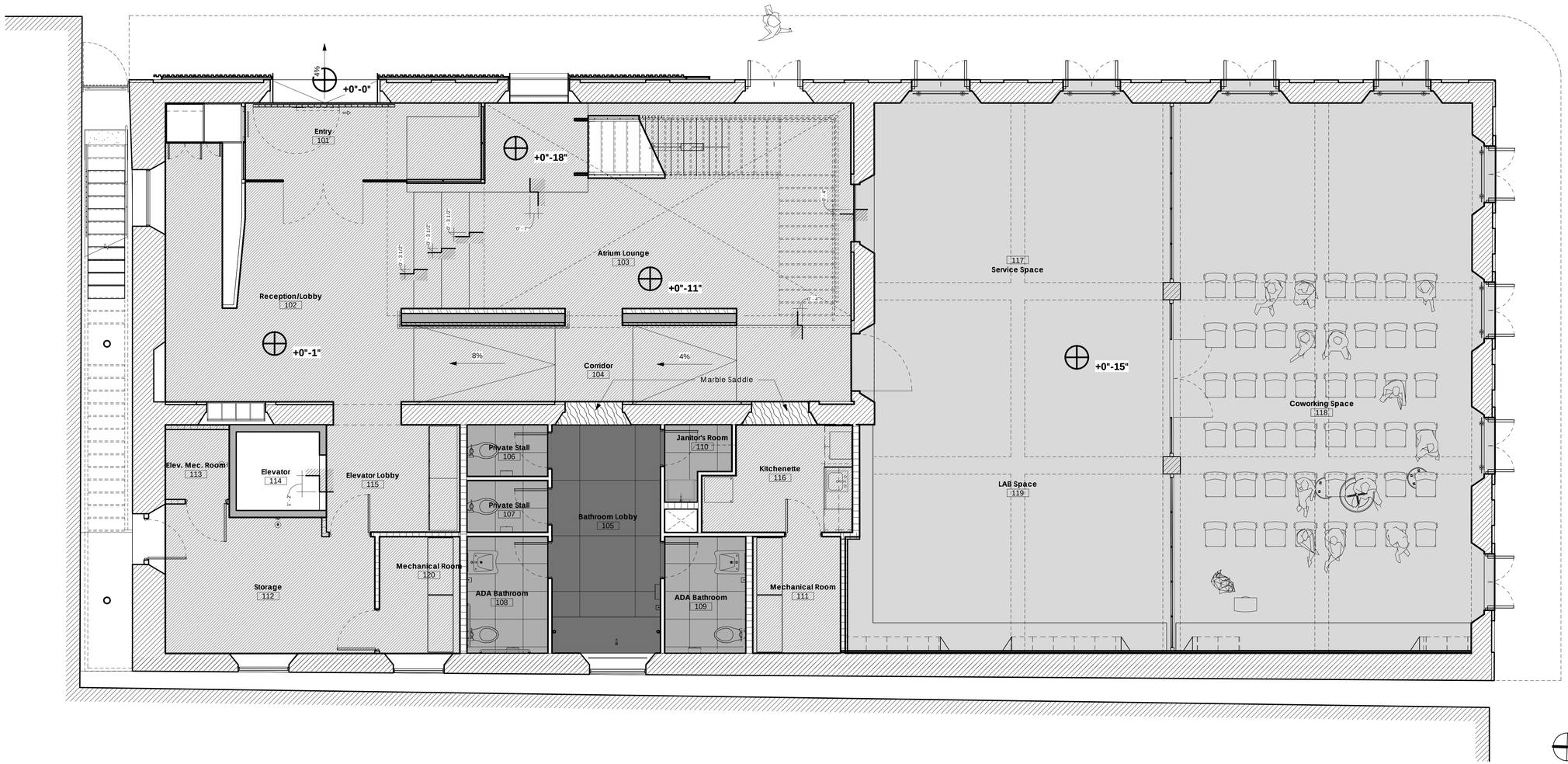
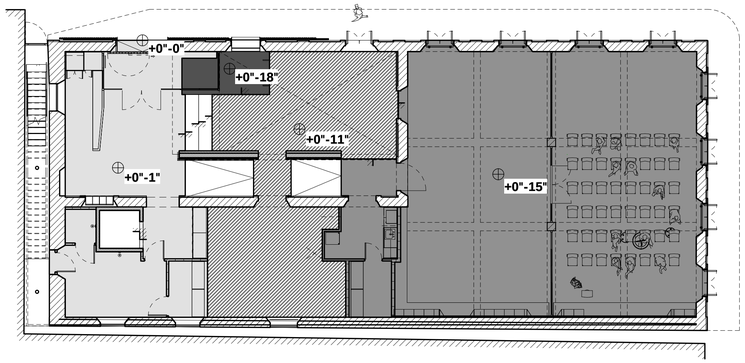


1 Level 1 - Floor Finish Plan/ Plane Difference
1/4" = 1'-0"



2 Level 1 - Key Plan/ Plane Elevation Difference
3/32" = 1'-0"

LEGEND

- +0'-1" F.F.E.
- +0'-11" F.F.E.
- +1'-3" F.F.E.
- +1'-6" F.F.E.

Floor Finish Schedule - Level 1

Name	Number	Area	Floor Finish
Entry	101	97 SF	Polished Concrete
Reception/Lobby	102	302 SF	Polished Concrete
Atrium Lounge	103	450 SF	Polished Concrete
Corridor	104	185 SF	Polished Concrete
Bathroom Lobby	105	128 SF	Porcelain Terrazo 4' x 4' Tile
Private Stall	106	21 SF	Porcelain Terrazo 2' x 2' Tile
Private Stall	107	21 SF	Porcelain Terrazo 2' x 2' Tile
ADA Bathroom	108	48 SF	Porcelain Terrazo 2' x 2' Tile
ADA Bathroom	109	49 SF	Porcelain Terrazo 2' x 2' Tile
Janitor's Room	110	21 SF	Porcelain Terrazo 2' x 2' Tile
Mechanical Room	111	53 SF	Polished Concrete
Storage	112	147 SF	Polished Concrete
Elev. Mec. Room	113	23 SF	Polished Concrete
Elevator Lobby	115	76 SF	Polished Concrete
Kitchenette	116	75 SF	Polished Concrete
Service Space	117	407 SF	Existing Floor Finish
Coworking Space	118	847 SF	Existing Floor Finish
LAB Space	119	461 SF	Existing Floor Finish
Mechanical Room	120	49 SF	Polished Concrete
Service Area	121	37 SF	Polished Concrete
Grand total: 20		3501 SF	

General Notes

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No.	Description	Date

LEGEND

- Polished Concrete
- Existing Floor Finish
- Porcelain Terrazo 2' x 2' Tile
- Porcelain Terrazo 4' x 4' Tile
- Marble

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Level 1 - Floor Finish / Plane Difference

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PR-CRP-000774 - Municipality of Manati

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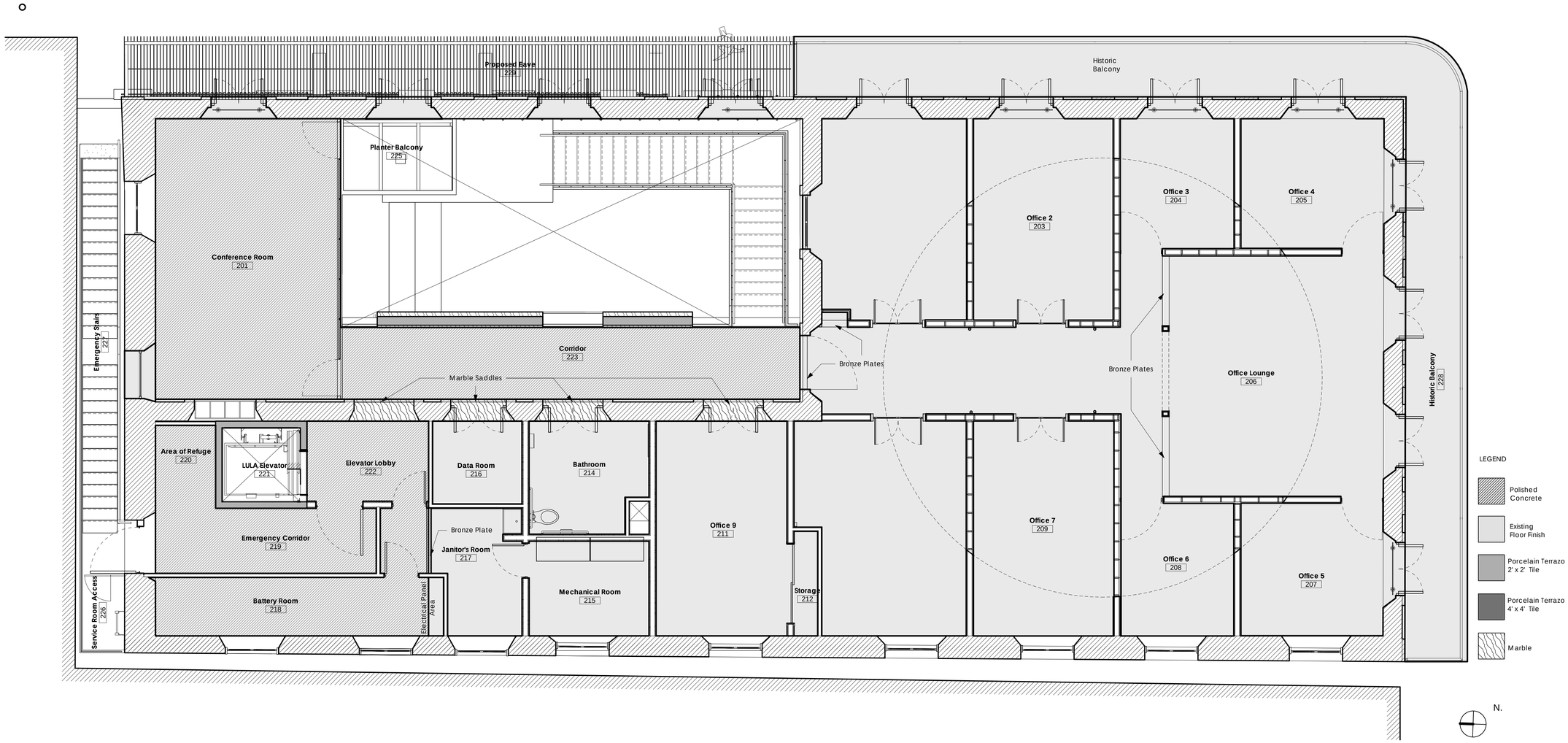

1 Level 2 - Floor Finish Plan
1/4" = 1'-0"

Floor Finish Schedule - Level 2

Name	Number	Area	Floor Finish
Conference Room	201	303 SF	Polished Concrete
Office 1	202	540 SF	Existing Floor Finish
Office 2	203	167 SF	Existing Floor Finish
Office 3	204	90 SF	Existing Floor Finish
Office 4	205	111 SF	Existing Floor Finish
Office Lounge	206	386 SF	Existing Floor Finish
Office 5	207	112 SF	Existing Floor Finish
Office 6	208	92 SF	Existing Floor Finish
Office 7	209	178 SF	Existing Floor Finish
Office 9	211	165 SF	Existing Floor Finish
Storage	212	15 SF	Existing Floor Finish
Bathroom	214	74 SF	Porcelain Terrazo 2' x 2' Tile
Mechanical Room	215	67 SF	Existing Floor Finish
Data Room	216	44 SF	Existing Floor Finish
Janitor's Room	217	81 SF	Existing Floor Finish / Polished Concrete
Battery Room	218	99 SF	Polished Concrete
Emergency Corridor	219	85 SF	Polished Concrete
Area of Refuge	220	29 SF	Polished Concrete
Elevator Lobby	222	58 SF	Polished Concrete
Corridor	223	188 SF	Polished Concrete
Service Room Access	226	20 SF	Polished Concrete
Emergency Stairs	227	134 SF	Steel Grate
Historic Balcony	228	516 SF	Existing Floor Finish
		3554 SF	

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No.	Description	Date

LEGEND

- Polished Concrete
- Existing Floor Finish
- Porcelain Terrazo 2' x 2' Tile
- Porcelain Terrazo 4' x 4' Tile
- Marble

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Level 2 - Floor Finish Plan

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A103

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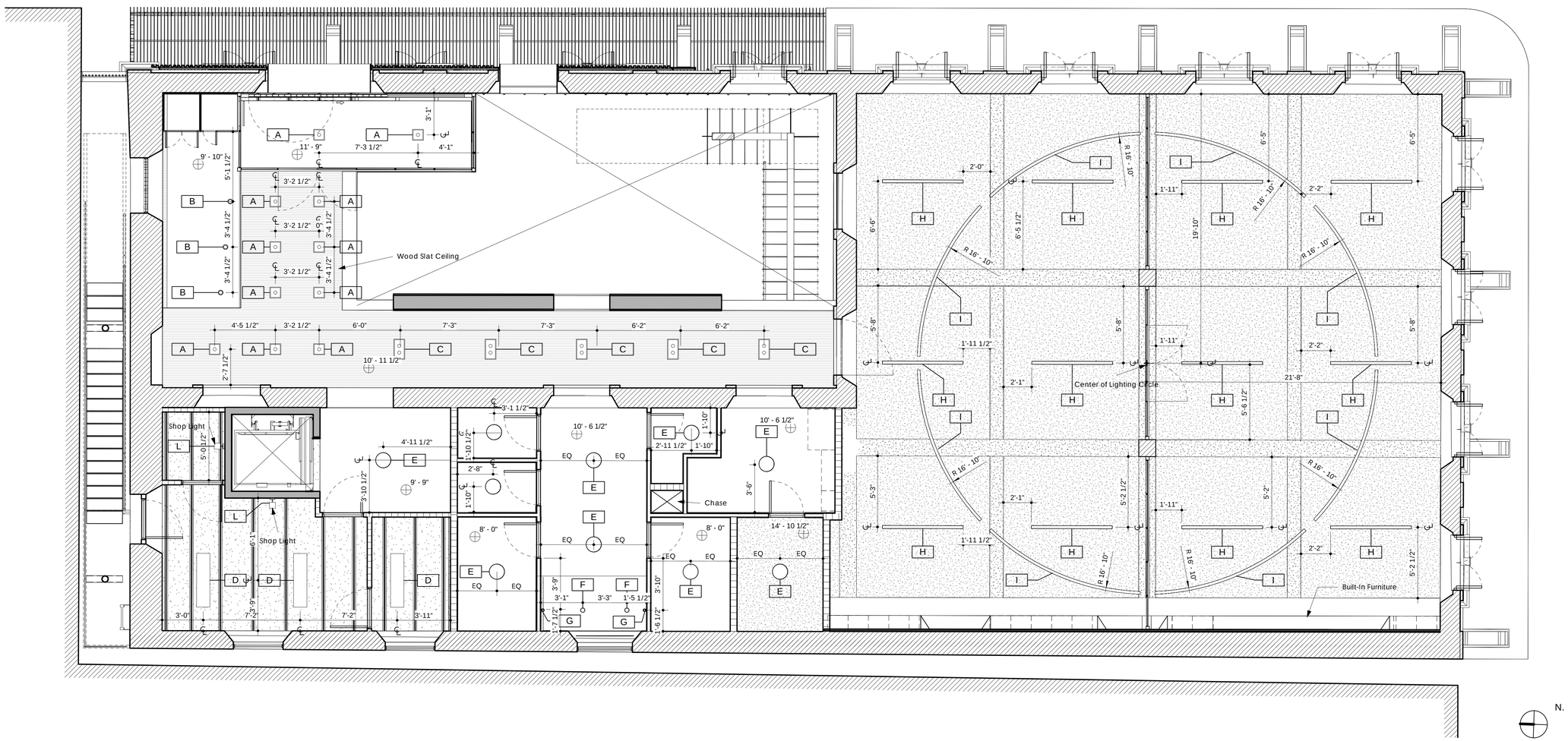

1 Level 1 - +15"
1/4" = 1'-0"

Level 1&2 Lighting Fixture Schedule					
Type Mark	Item Description	Finish	LED	Count	Comments
A	Single Recessed Directional Light	White Aluminum	Yes	17	
B	Pendant Light	Black Aluminum	Yes	3	
C	Double Recessed Directional Light	White Aluminum	Yes	12	
D	Suspended LED Panel	Silver Aluminum	Yes	3	
E	1' Diameter Circular LED Light	White Aluminum	Yes	21	
F	Recessed Point Light	<varies>	<varies>	7	
G	Wall Mounted Indirect Light	<varies>	<varies>	6	
H	Suspended Linear LED Light	Black Aluminum	Yes	15	
I	Custom Suspended Curved LED Light	Black Aluminum	Yes	8	
J	Suspended Rail Track Lighting System	Silver Aluminum	Yes	78	
K	<varies>	<varies>	<varies>	2	
L	Chain Pull Light Bulb	Porcelain	Yes	2	

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Level 1 - Reflected Ceiling Plan & Lighting Fixture Schedule

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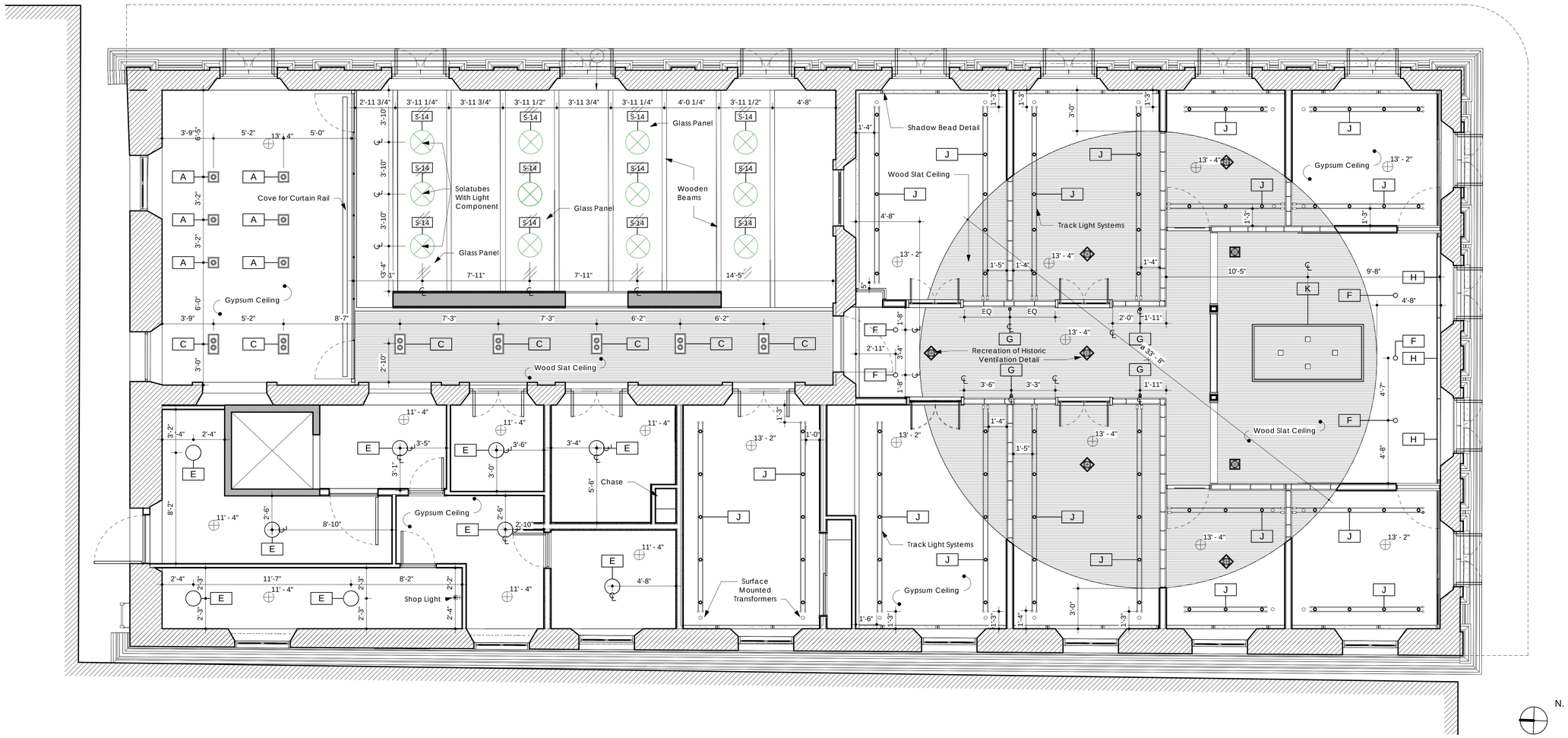

1 Level 2
1/4" = 1'-0"

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Level 2 - Reflected Ceiling Plan

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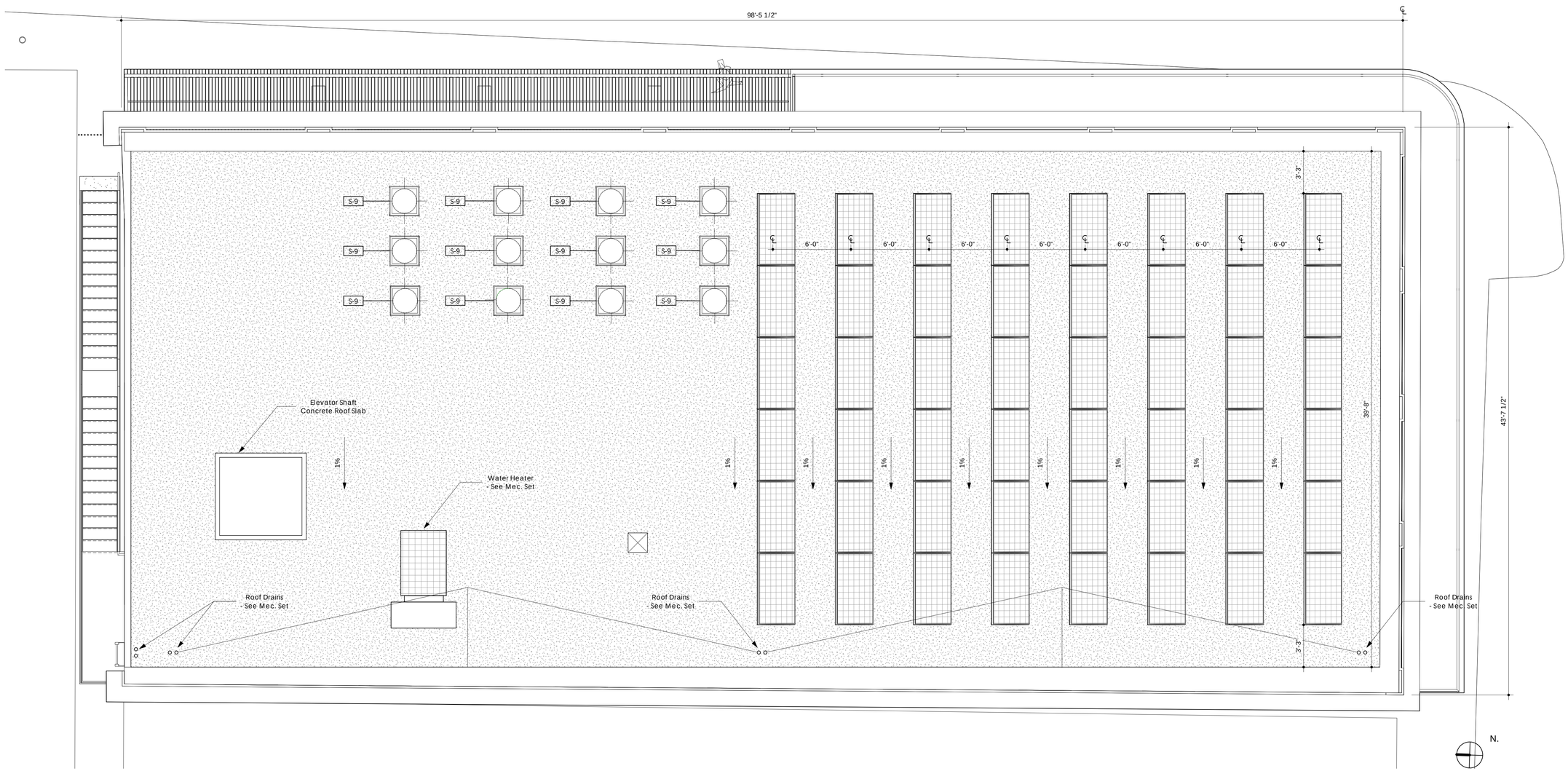

1 Roof Level
1/4" = 1'-0"

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Roof Level

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Project #	2023.01
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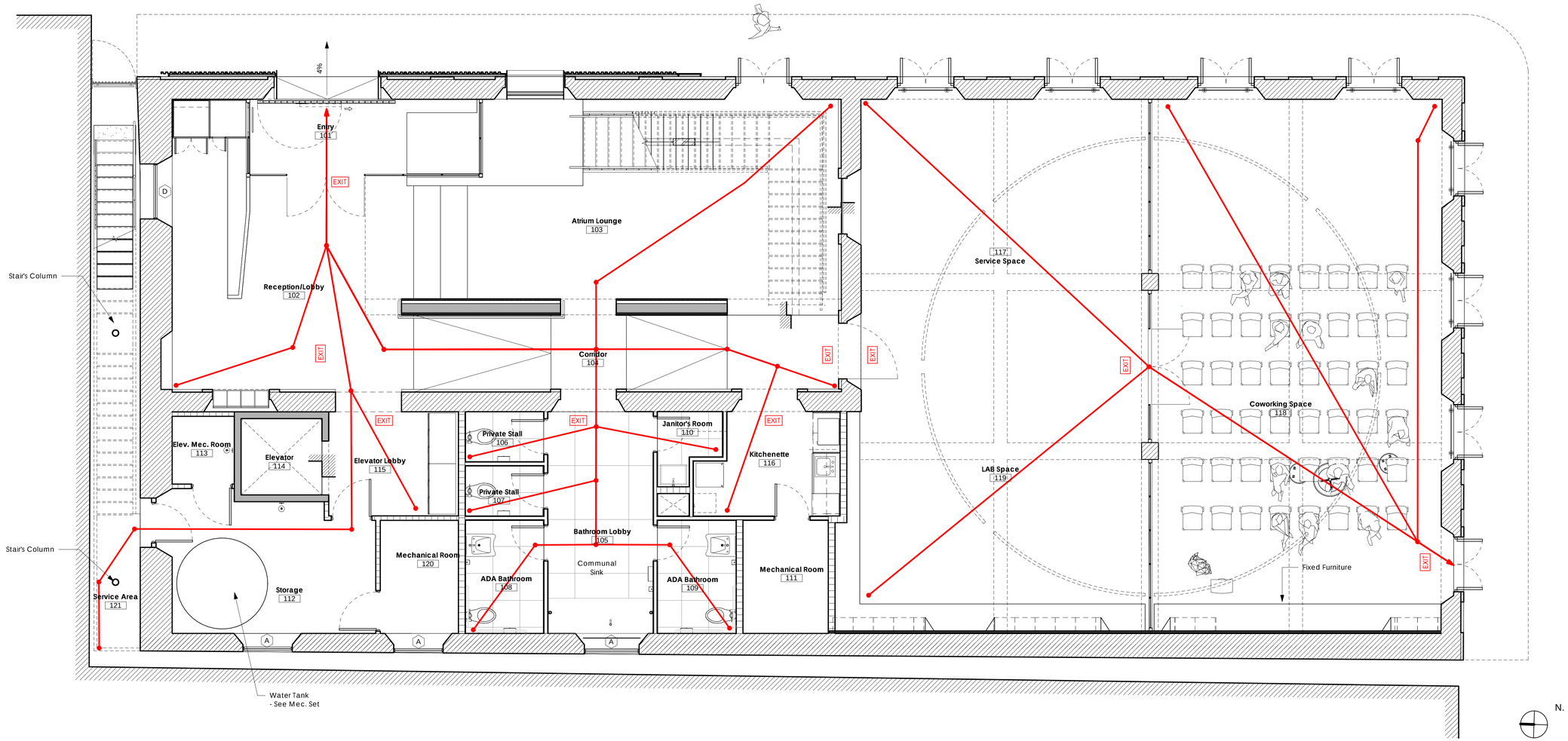

1 Level 1 - Life Safety Plan
1/4" = 1'-0"

Level 1 - Path of Travel Schedule

Level	From Room	Length	Time	Speed
Level 1 - +15"	Reception/Lobby 102	27' - 2 1/2"	6.2 s	3.0 mph
Level 1 - +15"	Elevator Lobby 115	31' - 0 1/2"	7.1 s	3.0 mph
Level 1 - +15"	Coworking Space 118	35' - 9 1/2"	8.1 s	3.0 mph
Level 1 - +15"	Coworking Space 118	40' - 5"	9.2 s	3.0 mph
Level 1 - +15"	Janitor's Room 110	49' - 5 1/2"	11.2 s	3.0 mph
Level 1 - +15"	Private Stall 106	50' - 1"	11.4 s	3.0 mph
Level 1 - +15"	Corridor 104	52' - 10"	12.0 s	3.0 mph
Level 1 - +15"	LAB Space 119	53' - 9 1/2"	12.2 s	3.0 mph
Level 1 - +15"	Private Stall 107	54' - 1"	12.3 s	3.0 mph
Level 1 - +15"	Service Space 117	55' - 8"	12.7 s	3.0 mph
Level 1 - +15"	Service Area 121	57' - 1"	13.0 s	3.0 mph
Level 1 - +15"	Kitchenette 116	59' - 8"	13.6 s	3.0 mph
Level 1 - +15"	ADA Bathroom 108	61' - 6"	14.0 s	3.0 mph
Level 1 - +15"	Atrium Lounge 103	61' - 5 1/2"	14.0 s	3.0 mph
Level 1 - +15"	ADA Bathroom 109	62' - 3"	14.2 s	3.0 mph

Grand total: 15

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Level 1 - Life Safety Plan

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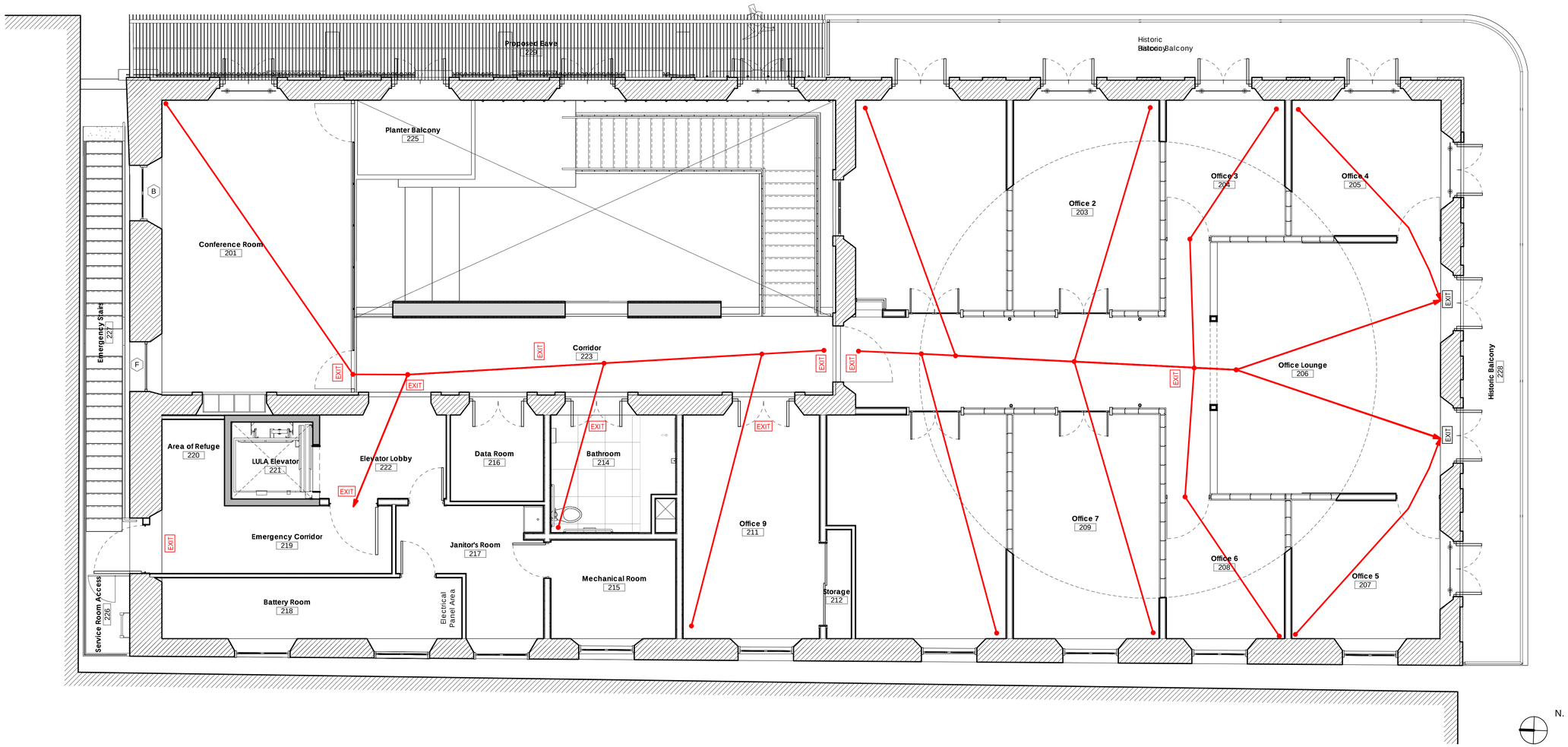

1 Level 2- Life Safety Plan
1/4" = 1'-0"

Level 2 - Path of Travel Schedule

Level	From Room	Length	Time	Speed
Level 2	Conference Room 201	38' - 9 1/2"	8.8 s	3.0 mph
Level 2	Office 9 211	57' - 3 1/2"	13.0 s	3.0 mph
Level 2	Corridor 223	41' - 2 1/2"	9.4 s	3.0 mph
Level 2	Office 1 202	56' - 0"	12.7 s	3.0 mph
Level 2	Office 1 202	60' - 4 1/2"	13.7 s	3.0 mph
Level 2	Office 4 205	17' - 9"	4.0 s	3.0 mph
Level 2	Bathroom 214	37' - 6 1/2"	8.5 s	3.0 mph
Level 2	Office 7 209	48' - 7"	11.0 s	3.0 mph
Level 2	Office 2 203	47' - 4 1/2"	10.8 s	3.0 mph
Level 2	Office 3 204	39' - 11 1/2"	9.1 s	3.0 mph
Level 2	Office 1 202	43' - 9"	9.9 s	3.0 mph
Level 2	Office 6 208	40' - 10"	9.3 s	3.0 mph
Level 2	Office 5 207	18' - 2"	4.1 s	3.0 mph

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Level 2 - Life Safety Plan

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A108

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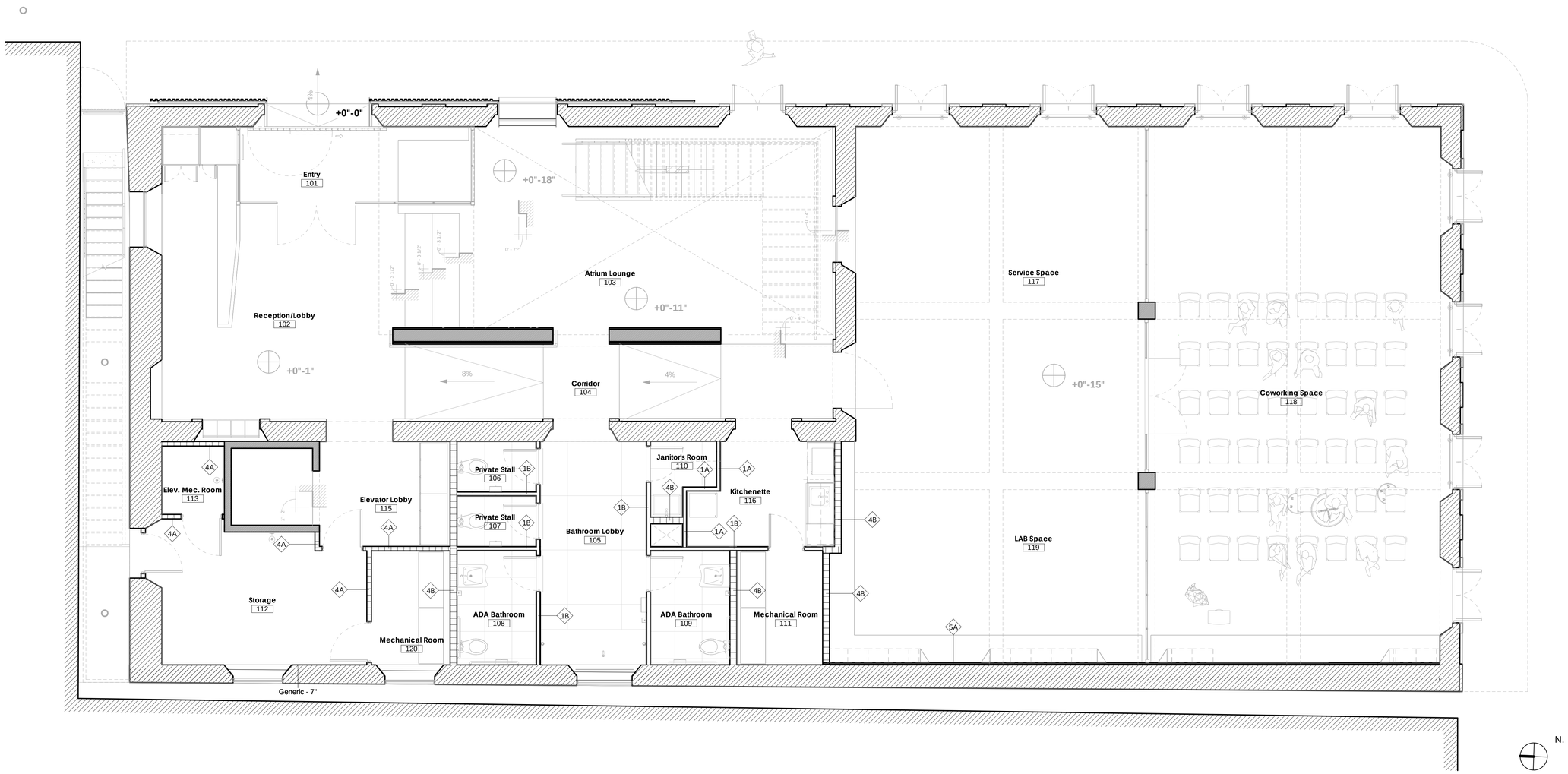

1 Level 1 - Wall Types & Finishes
1/4" = 1'-0"

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Level 1 - Wall Types Floor Plan

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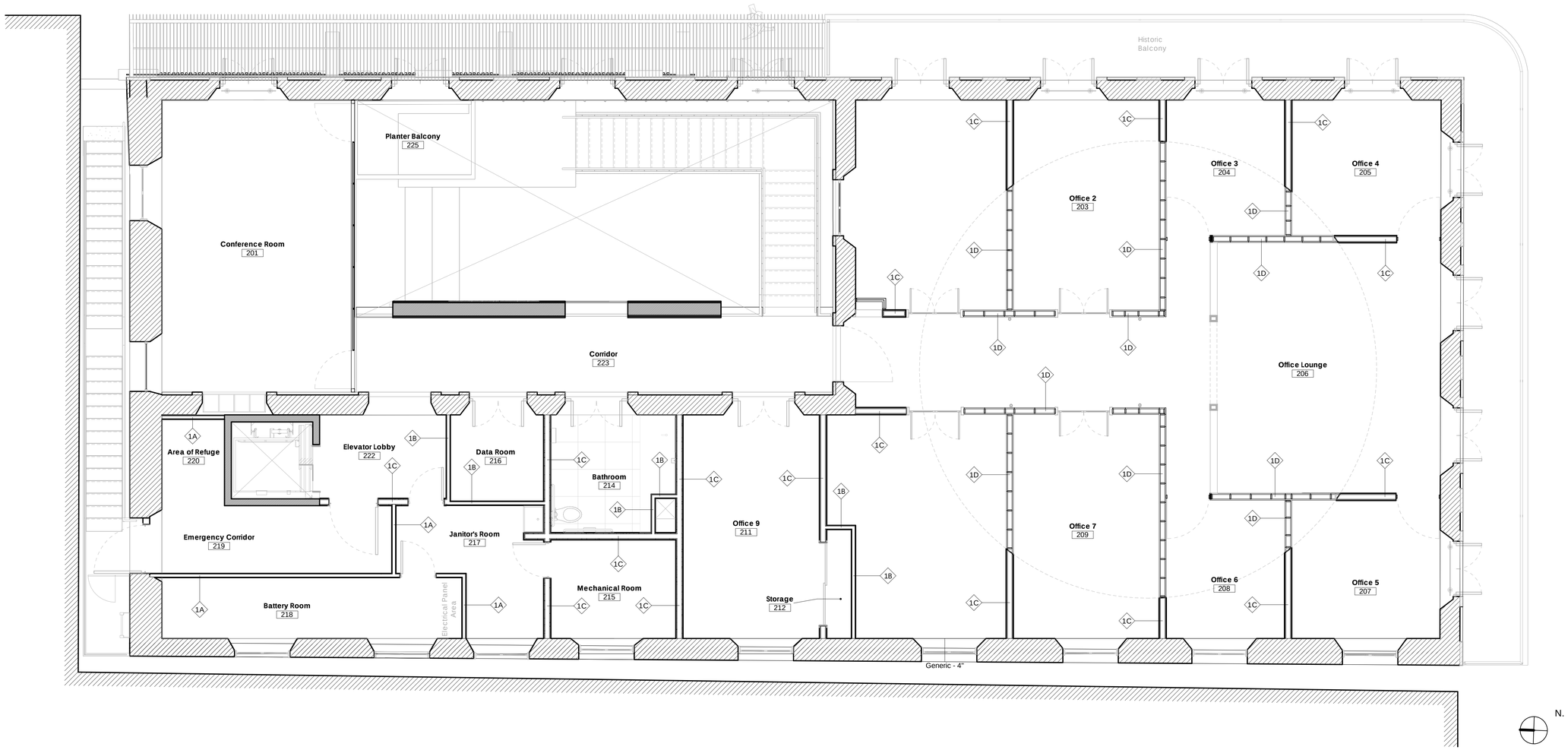

1 Level 2 - Wall Types & Finishes
1/4" = 1'-0"

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Level 2 - Wall Types Floor Plan

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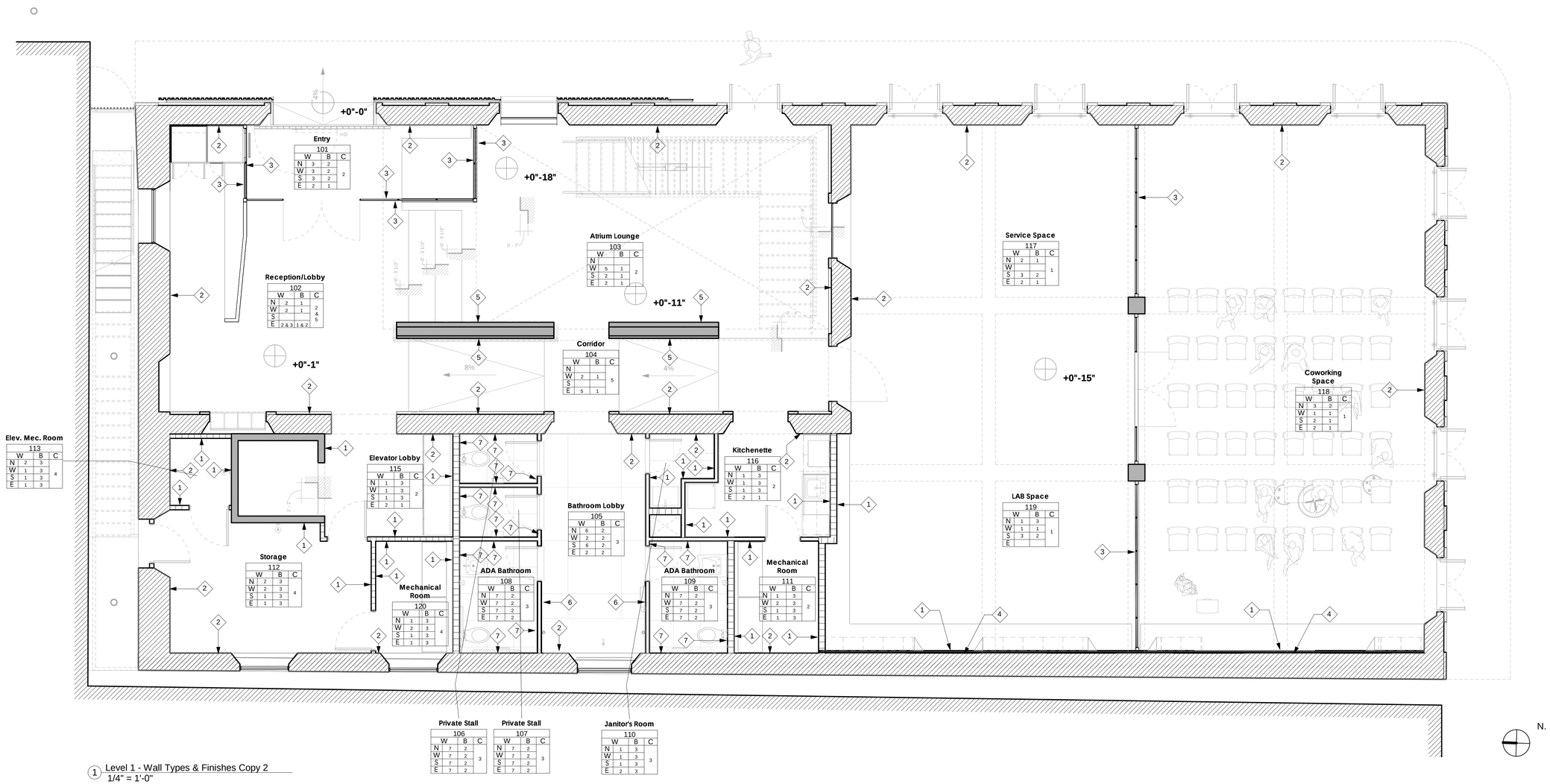

1 Level 1 - Wall Types & Finishes Copy 2
1/4" = 1'-0"

Wall Finish Schedule	
Key Name	Comments
1	Plastered and Sanded, Primed and Painted
2	Cement Plastered and Painted
3	Fixed Glass
4	Waterproofing
5	Wood Primer, Satin Enamel Paint
6	Plastered and Sanded, Primed and Painted, 12"x 48" Porcelain Terrazo Tile (See Bathroom Elevations)
7	Plastered and Sanded, Primed and Painted,12" x 48" Porcelain Terrazo Tile, 4"x 8" Porcelain Terrazo Tile (See Bathroom Elevations)
8	

Ceiling Finish Schedule	
Key Name	Comments
1	Existing Exposed Celing, Primed and Painted
2	Plastered and Sanded, Primed and Painted
3	Moisture Resistant Gypsum, Plastered and Sanded, Primed and Painted
4	Exposed Metal Deck Ceiling
5	Wood Slats, Wood Primer, Satin Paint

Baseboard Schedule	
Key Name	Comments
1	Porcelain Terrazo Tile
2	No Baseboard
3	Vinyl Baseboard
4	Wooden Baseboard

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General Notes

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787-764-0610 / info@eco-designstudio.com

Level 1 - Wall Finishes Floor Plan & Schedules

Center for Collaboration, Knowledge, Ideas and Innovation

Seal:

BO. Pueblo 34 Calle Mckinkley, Manatí PR 00674

PR-CRP-000774 - Municipality of Manatí

File Name: C:\Users\hpp\Documents\2023.01 - Manatí - Construction Documents 100% _SHPO Consult ago2024_ECo-ECoIsn.rvt

Date	Scale
12/22/2024	As indicated

Sheet

A111

Project #	2023.01
Drawn by	HPP
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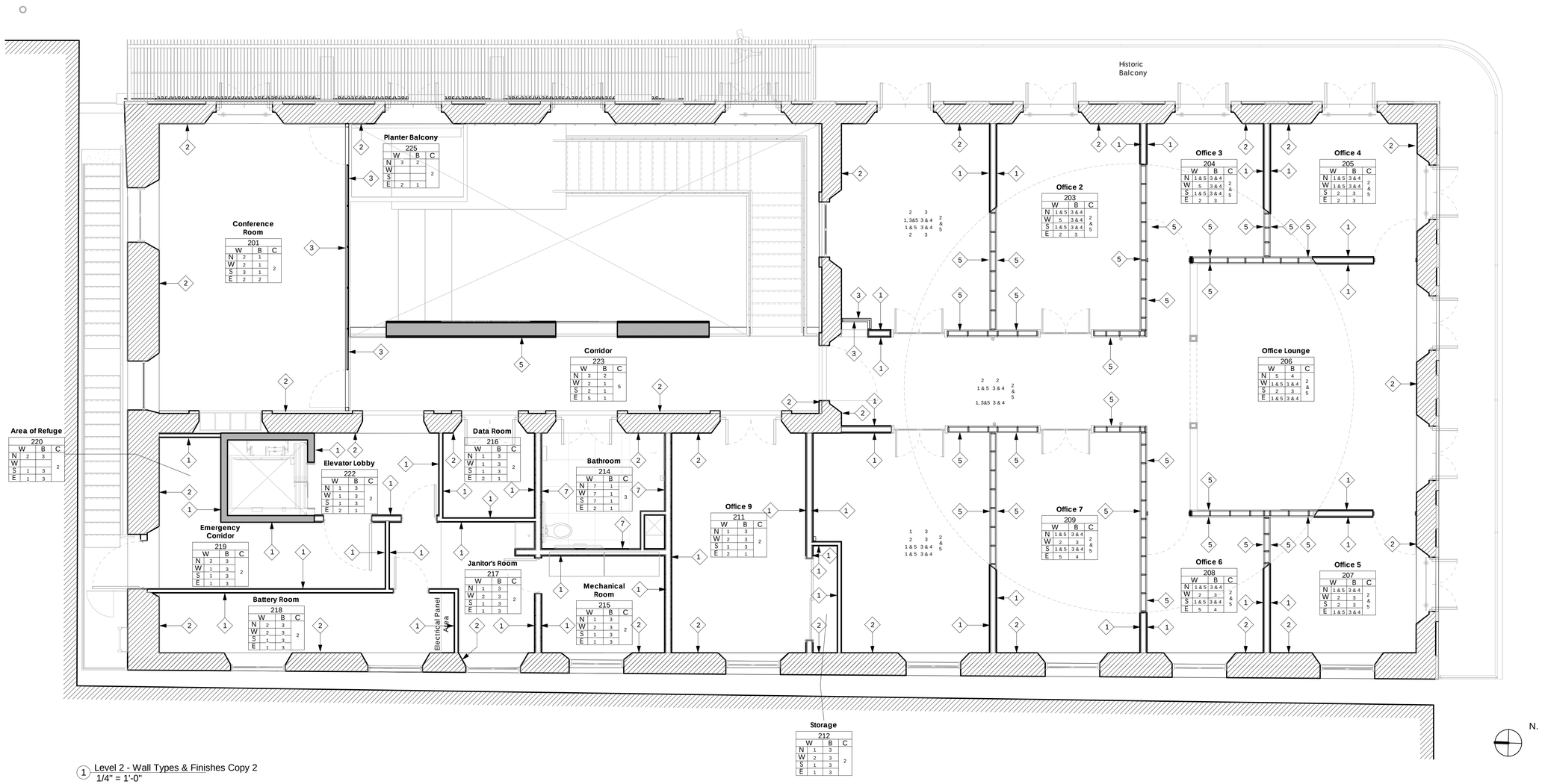

1 Level 2 - Wall Types & Finishes Copy 2
1/4" = 1'-0"

Wall Finish Schedule	
Key Name	Comments
1	Plastered and Sanded, Primed and Painted
2	Cement Plastered and Painted
3	Fixed Glass
4	Waterproofing
5	Wood Primer, Satin Enamel Paint
6	Plastered and Sanded, Primed and Painted, 12"x 48" Porcelain Terrazo Tile (See Bathroom Elevations)
7	Plastered and Sanded, Primed and Painted,12" x 48" Porcelain Terrazo Tile, 4"x 8" Porcelain Terrazo Tile (See Bathroom Elevations)
8	

Ceiling Finish Schedule	
Key Name	Comments
1	Existing Exposed Celing, Primed and Painted
2	Plastered and Sanded, Primed and Painted
3	Moisture Resistant Gypsum, Plastered and Sanded, Primed and Painted
4	Exposed Metal Deck Ceiling
5	Wood Slats, Wood Primer, Satin Paint

Baseboard Schedule	
Key Name	Comments
1	Porcelain Terrazo Tile
2	No Baseboard
3	Vinyl Baseboard
4	Wooden Baseboard

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General Notes

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Level 2 - Wall Finishes Floor Plan & Schedules

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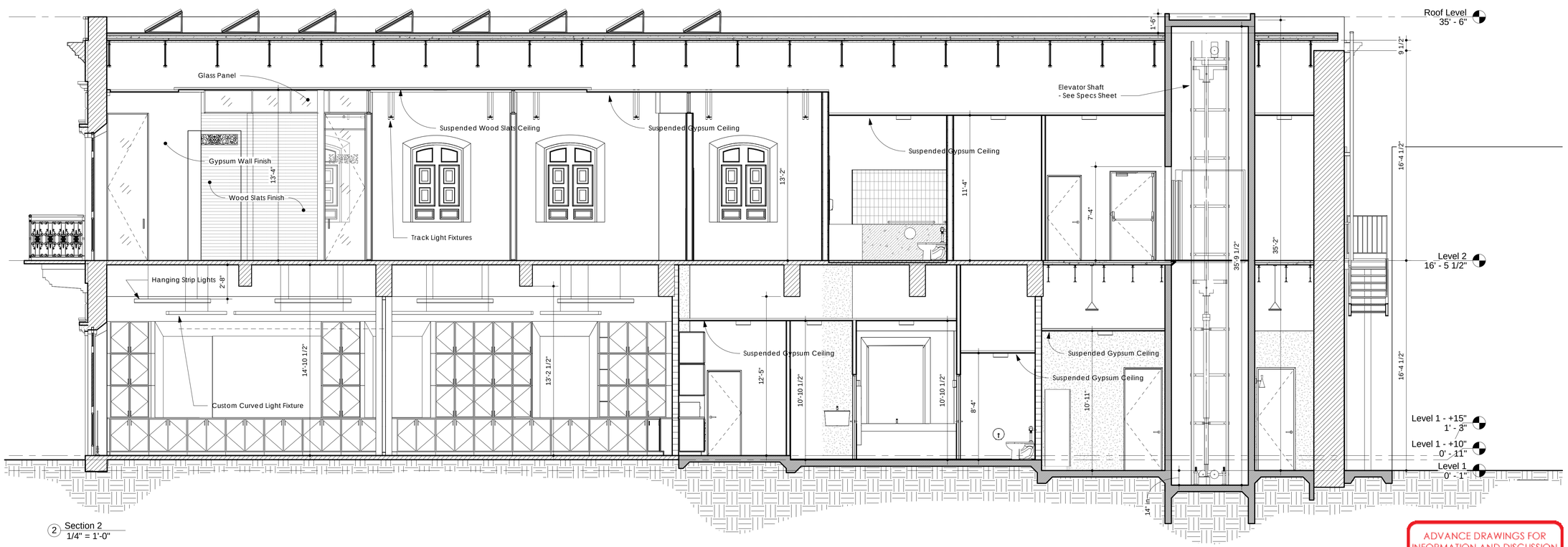
Date	Scale
12/22/2024	As indicated

Sheet

A112

Project #	2023.01
Drawn by	HPP
Checked by	ERCI

1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"

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Longitudinal Sections

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PR-CRP-000774 - Municipality of Manatí

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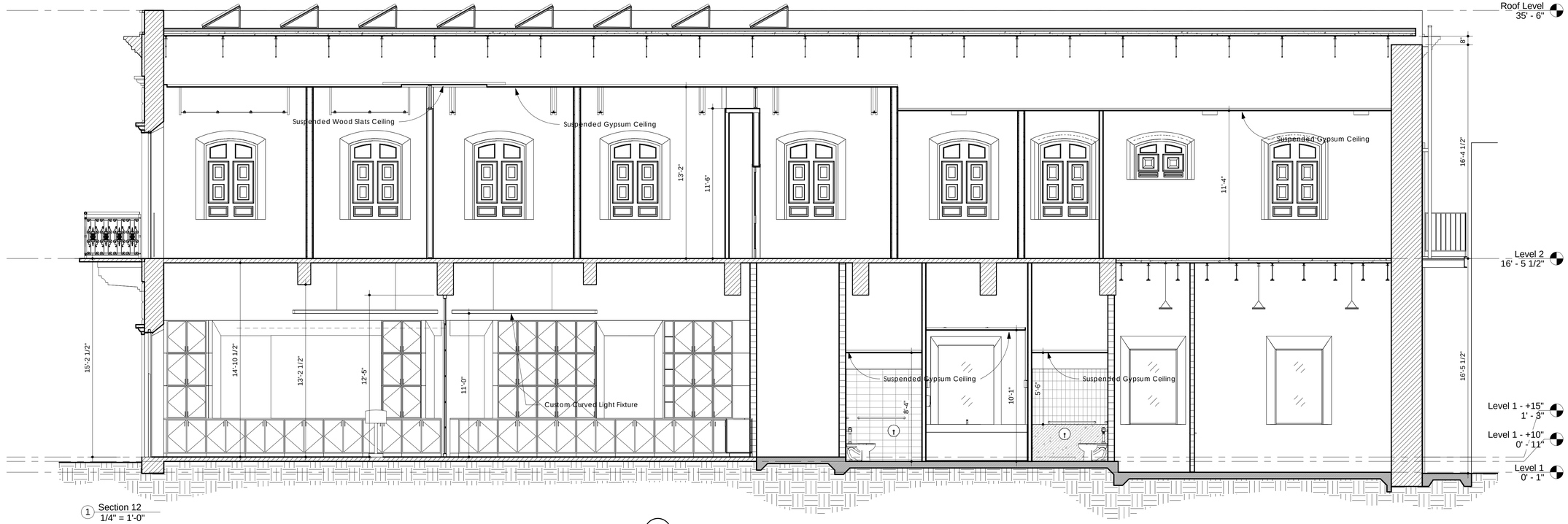
Date	Scale
12/22/2024	1/4" = 1'-0"

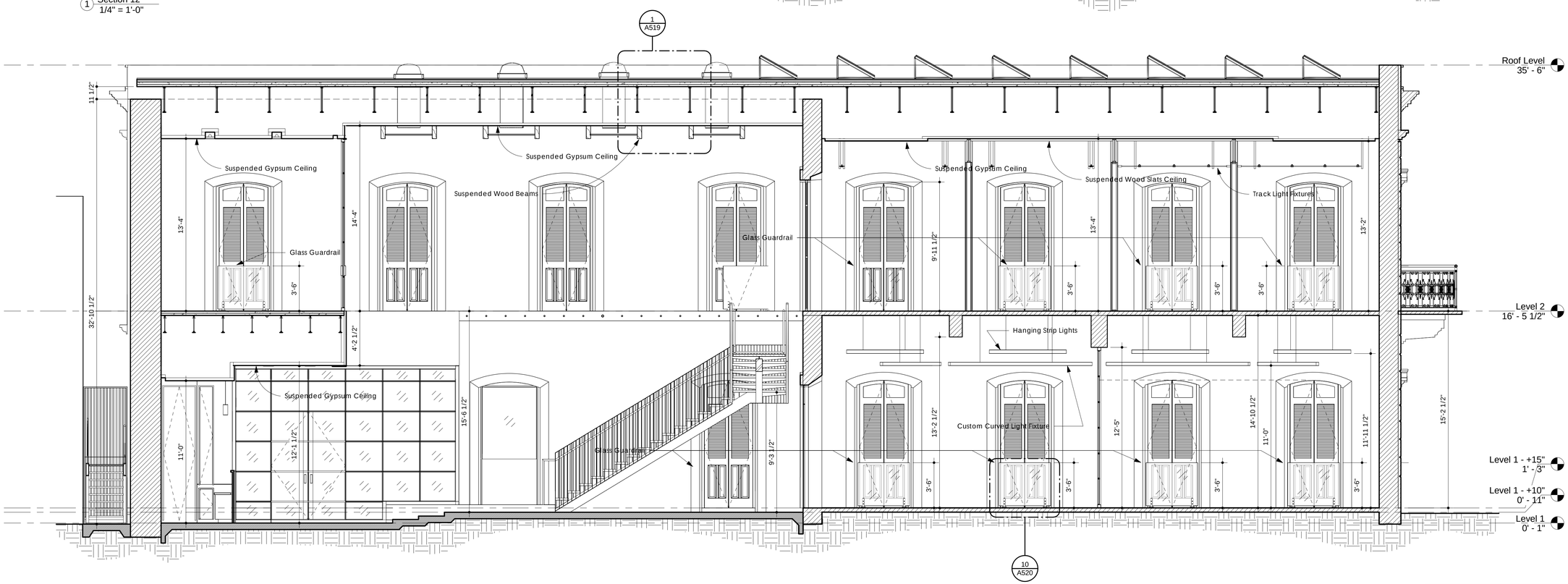
Sheet

A200

Project #	2023.01
Drawn by	JGG/ICG
Checked by	ERCI



1 Section 12
1/4" = 1'-0"



2 Section 8
1/4" = 1'-0"

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General Notes

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Longitudinal Sections

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Date	Scale
12/22/2024	1/4" = 1'-0"

Sheet

A201

Project #	2023.01
Drawn by	JGG/ICG
Checked by	ERCI

1 Section 10
1/4" = 1'-0"

2 Section 11
1/4" = 1'-0"

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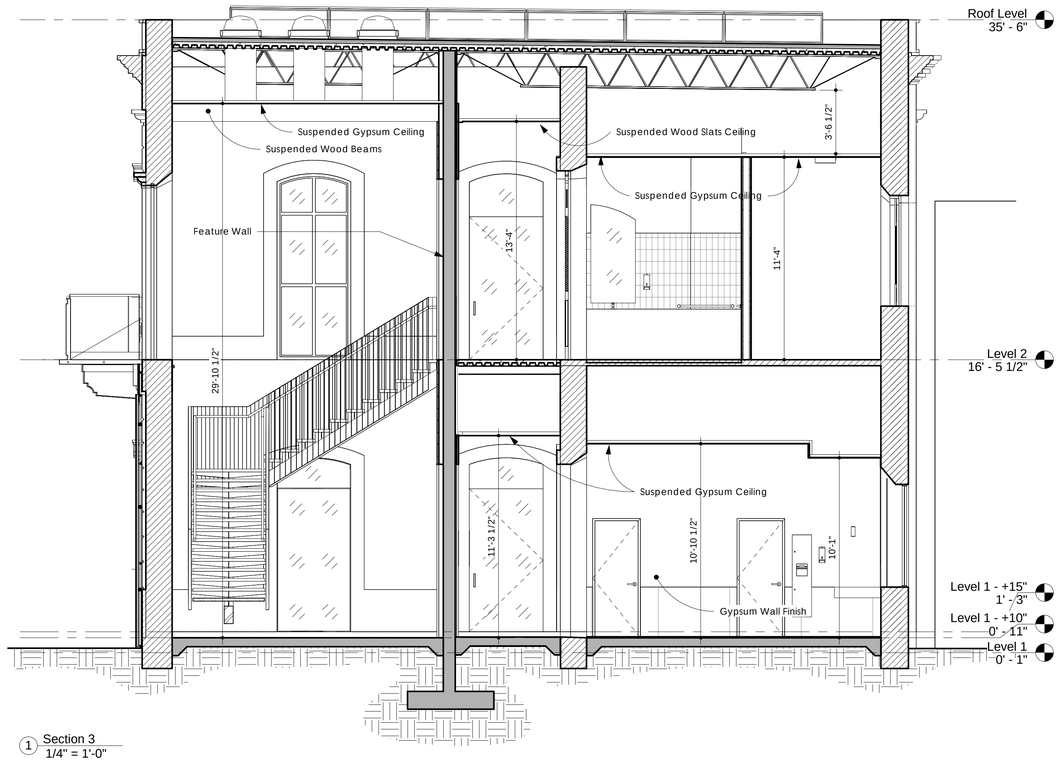
Date	Scale
12/22/2024	1/4" = 1'-0"

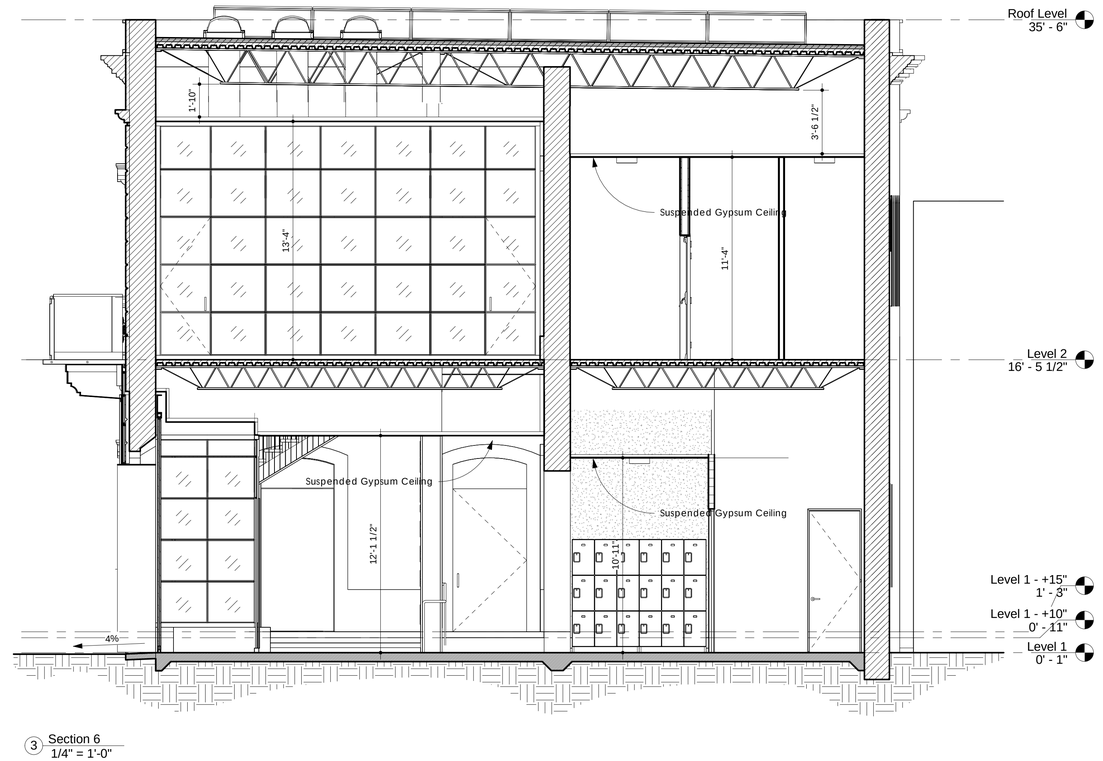
Sheet

A202

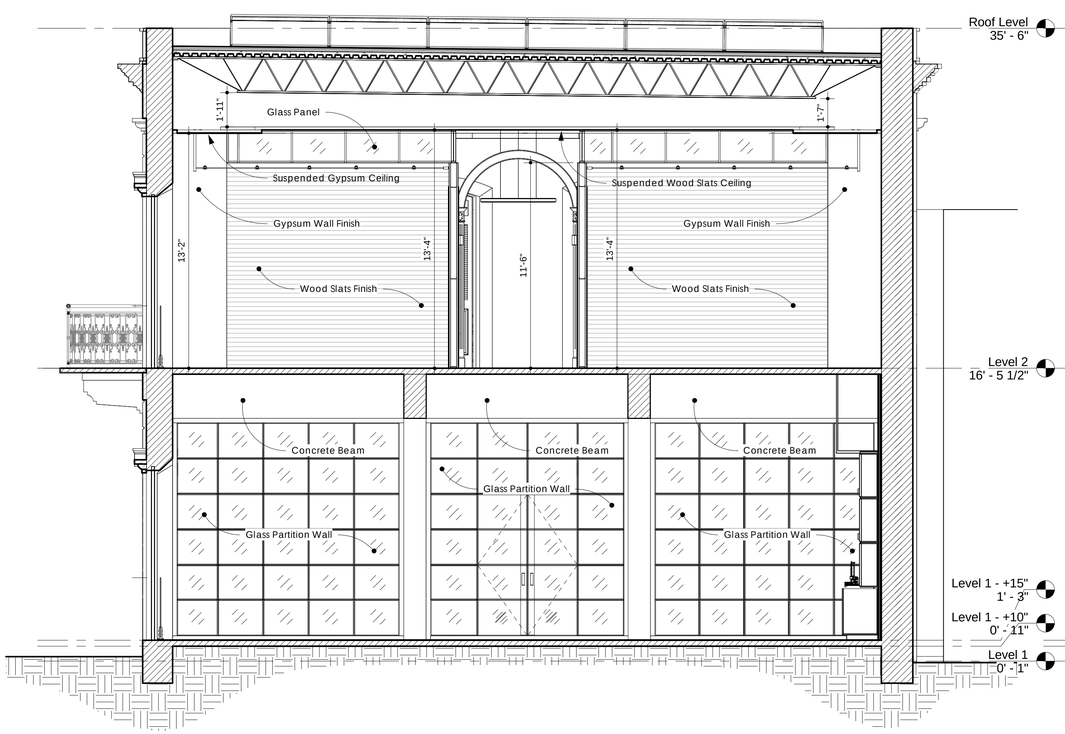
Project #	2023.01
Drawn by	JGG/ICG
Checked by	ERCI



1 Section 3
1/4" = 1'-0"



3 Section 6
1/4" = 1'-0"



2 Section 4
1/4" = 1'-0"

4 Section 5
1/4" = 1'-0"

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Transverse Sections

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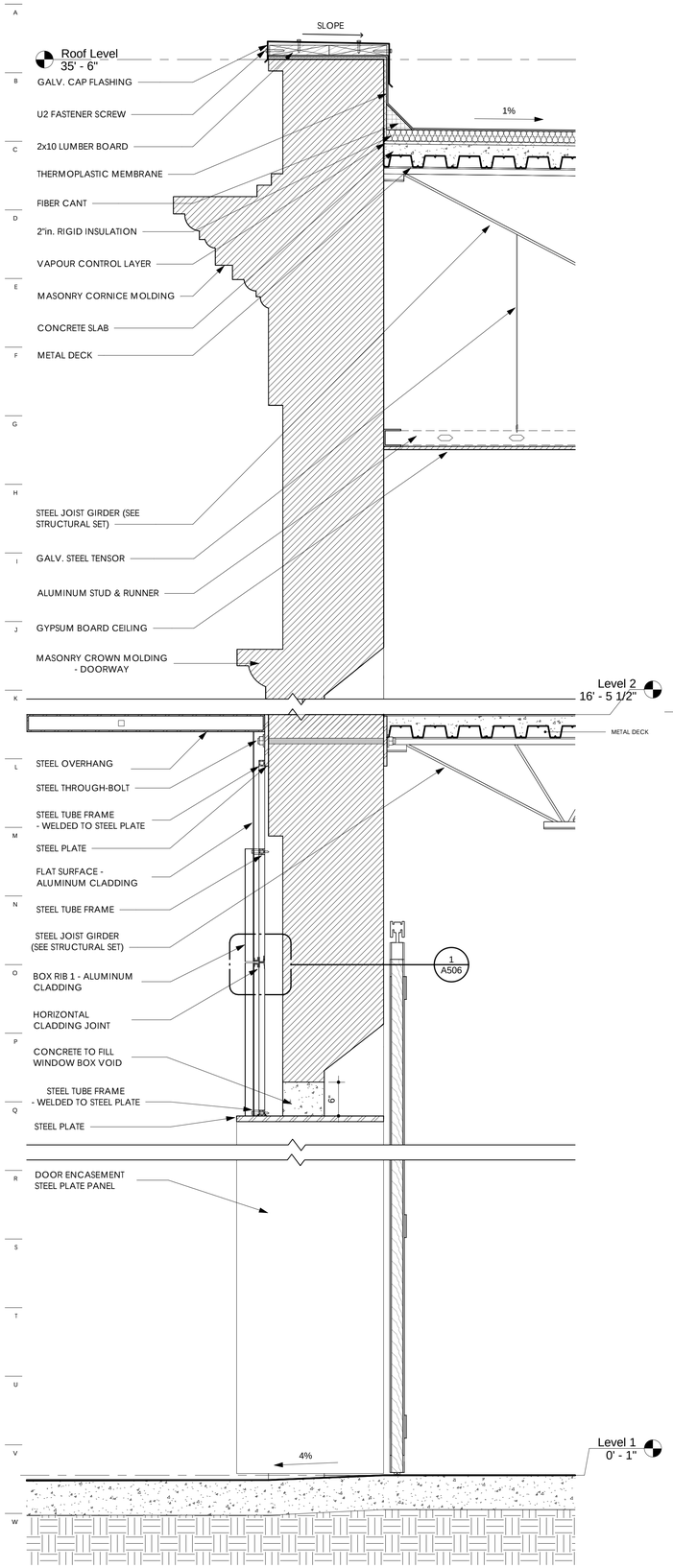
Date	Scale
12/22/2024	1/4" = 1'-0"

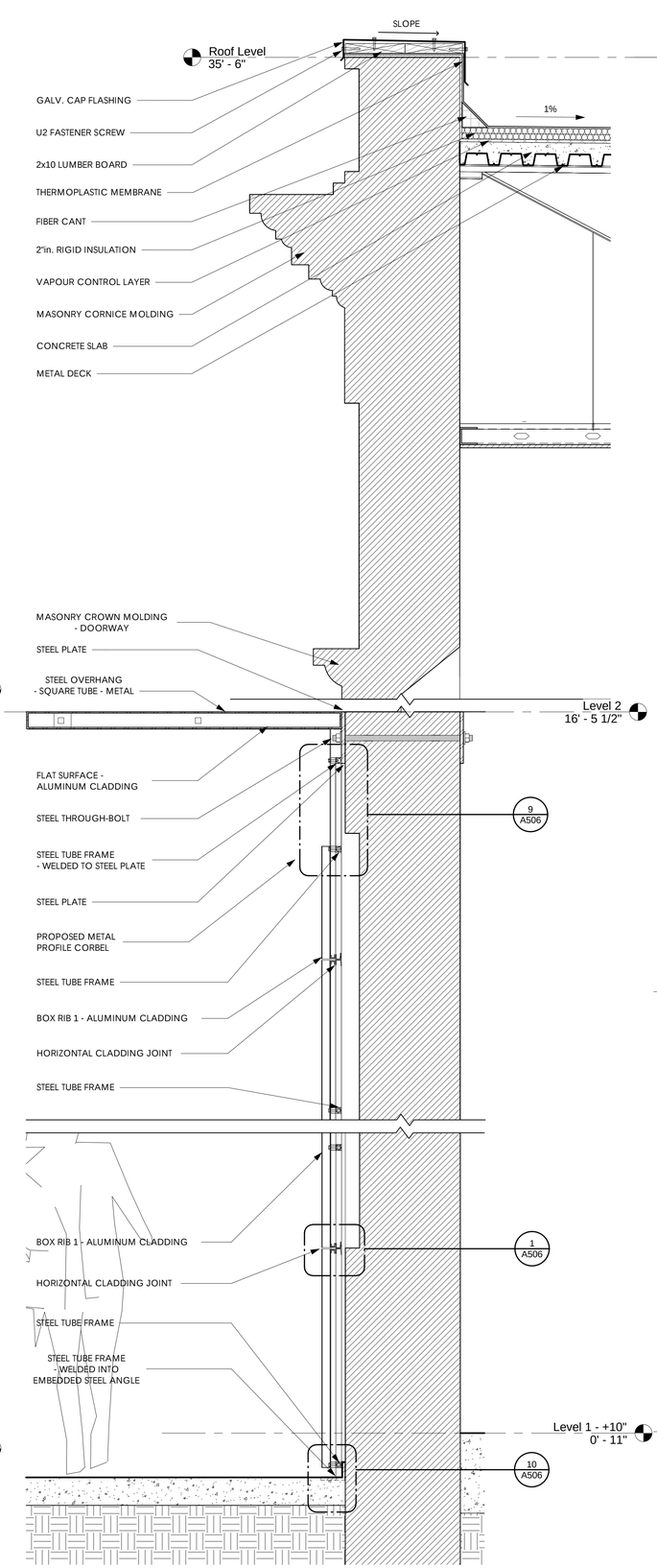
Sheet

A203

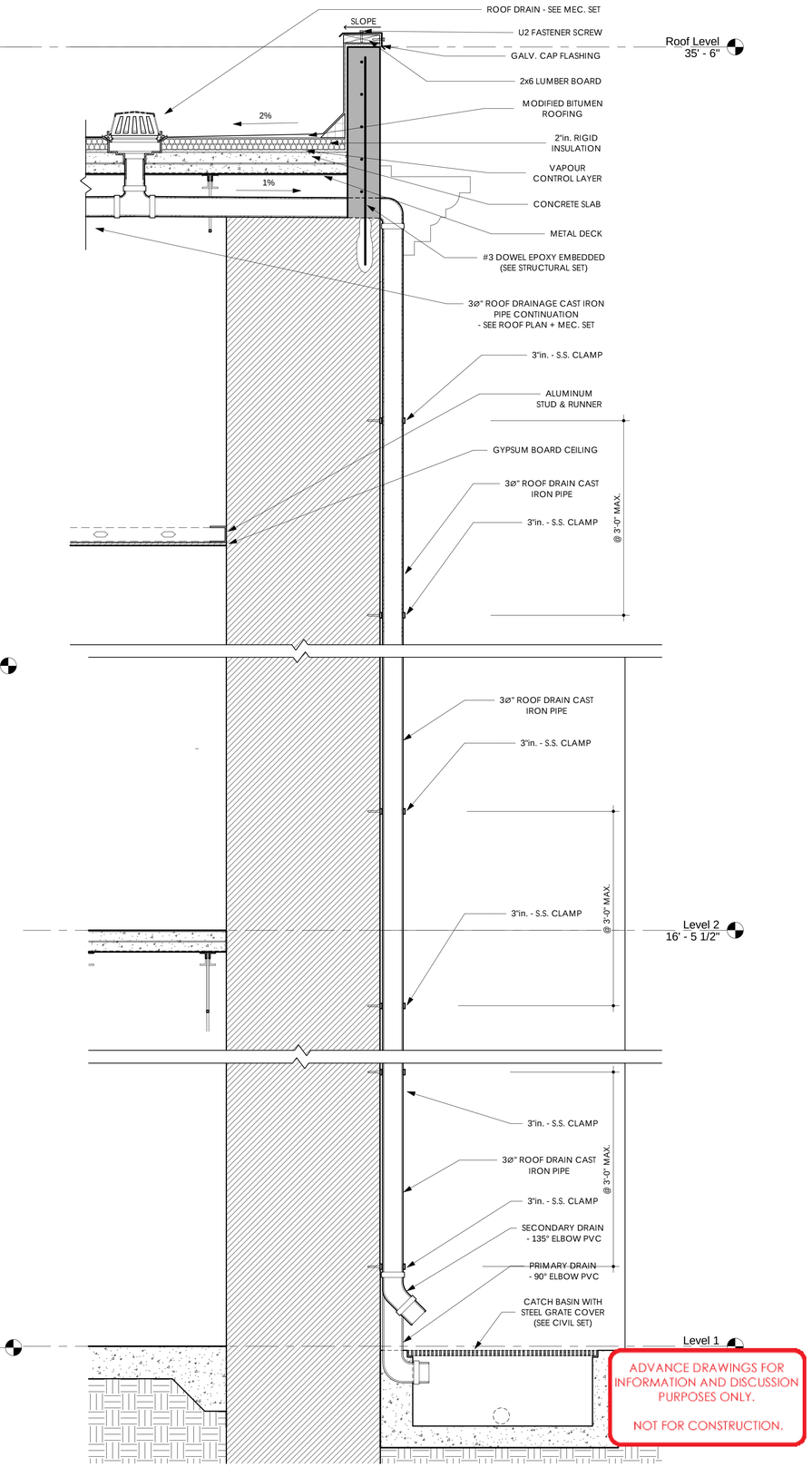
Project #	2023.01
Drawn by	JGG/ICG
Checked by	ERCI



1 Wall Section 1
1" = 1'-0"



2 Wall Section 2
1" = 1'-0"



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3 Wall Section 3
1" = 1'-0"

General Notes

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Wall Sections

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PR-CRP-000774 - Municipality of Manati

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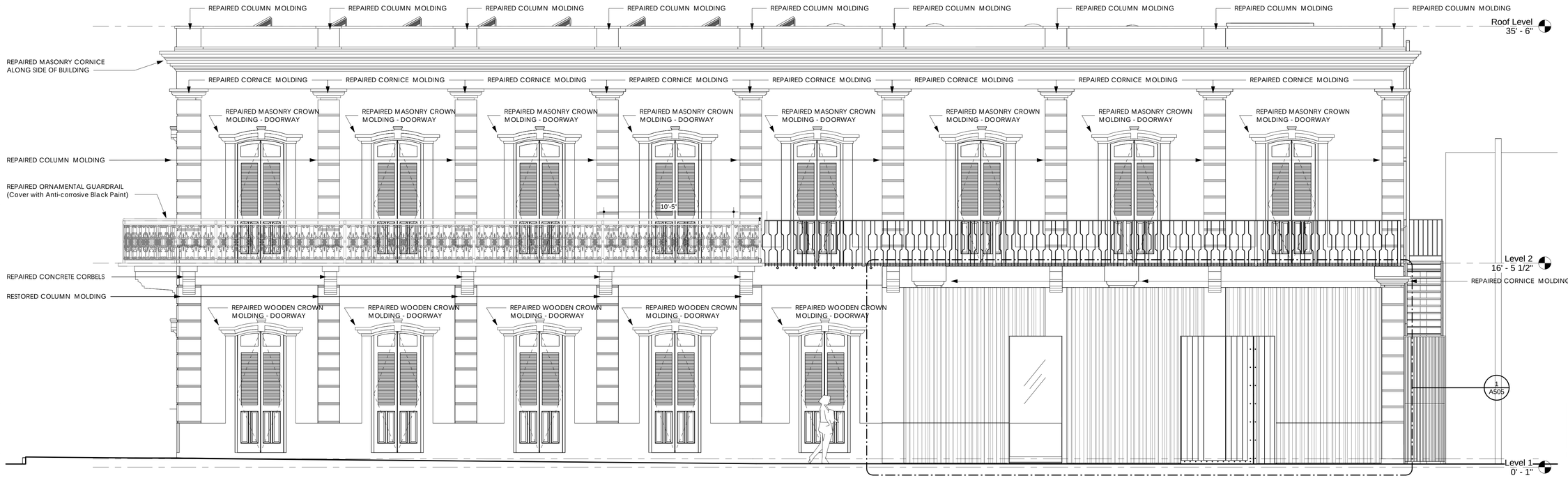
Date	Scale
12/22/2024	1" = 1'-0"

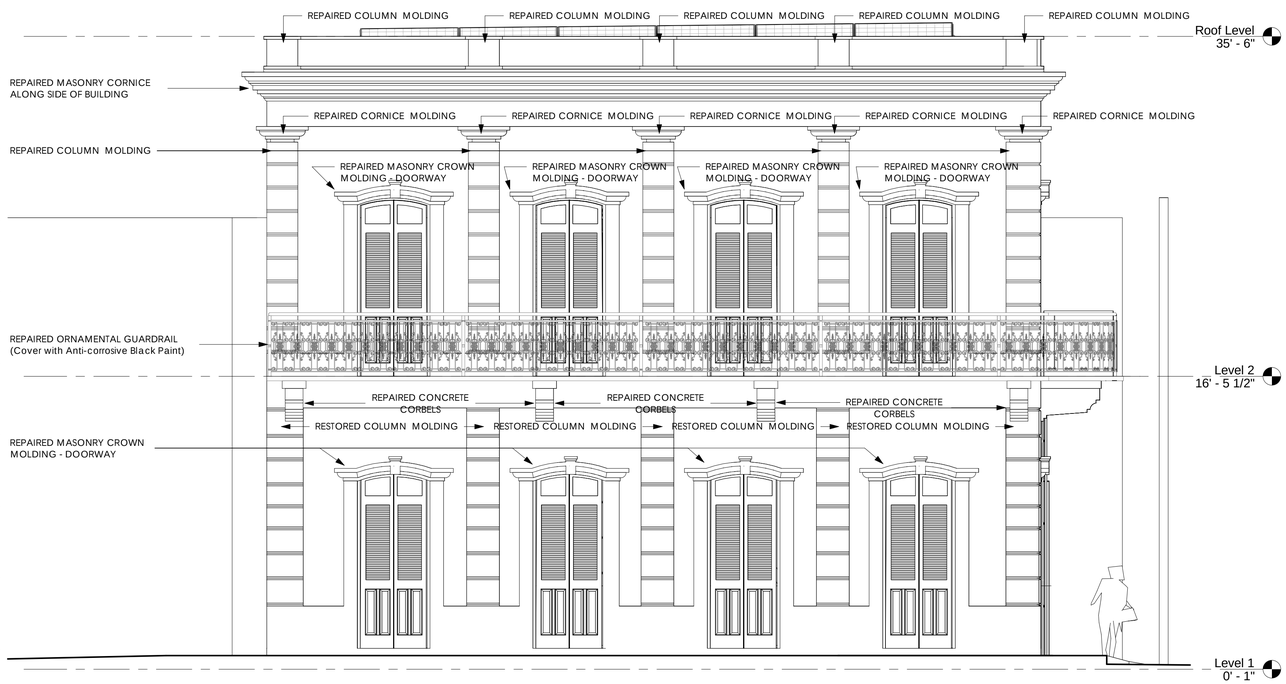
Sheet

A204

Project #	2023.01
Drawn by	JGG/JEV
Checked by	ERCI



1 West Elevation
1/4" = 1'-0"



2 North Elevation
1/4" = 1'-0"

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North & West Elevations

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PR-CRP-000774 - Municipality of Manatí

File Name: Documents\2023.01 - Manatí - Construction Documents 100%_SHPO Consult app2024_ECo-ECoion.rvt

Date	Scale
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A300

Project #	2023.01
Drawn by	JGG/ICG
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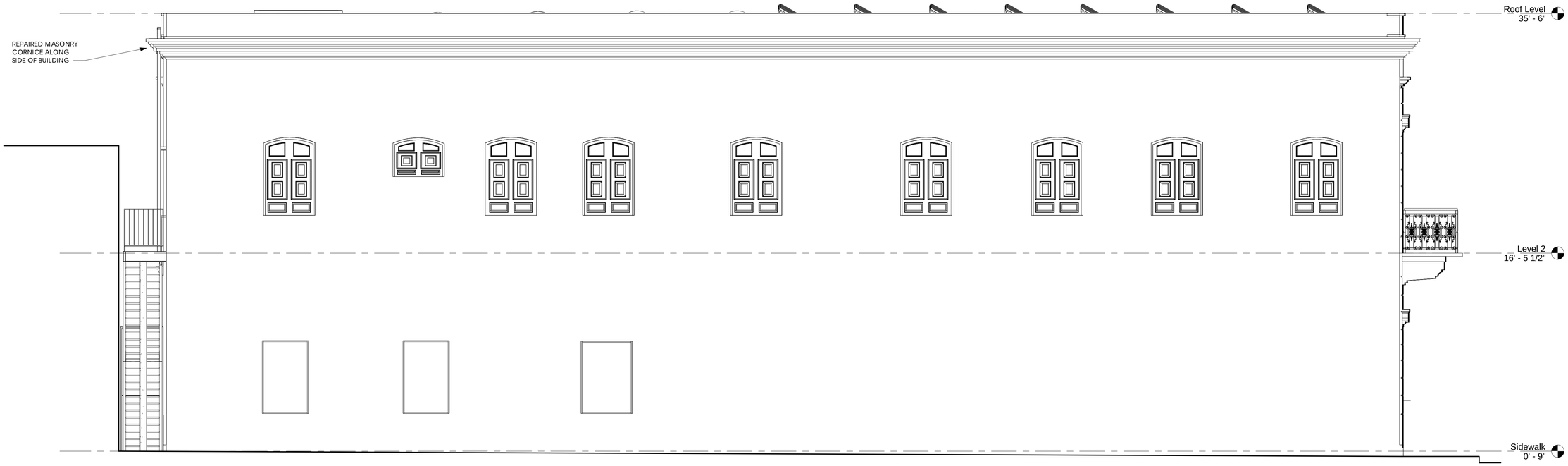
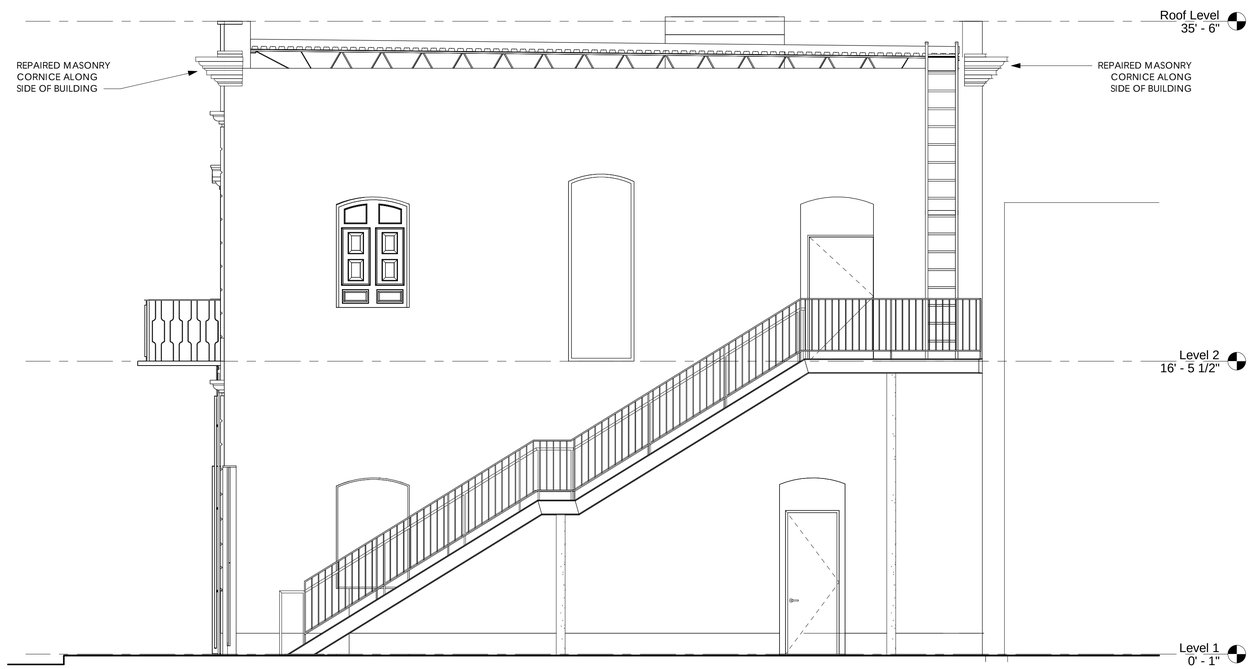


1 East Elevation
1/4" = 1'-0"



2 South Elevation
1/4" = 1'-0"

General Notes

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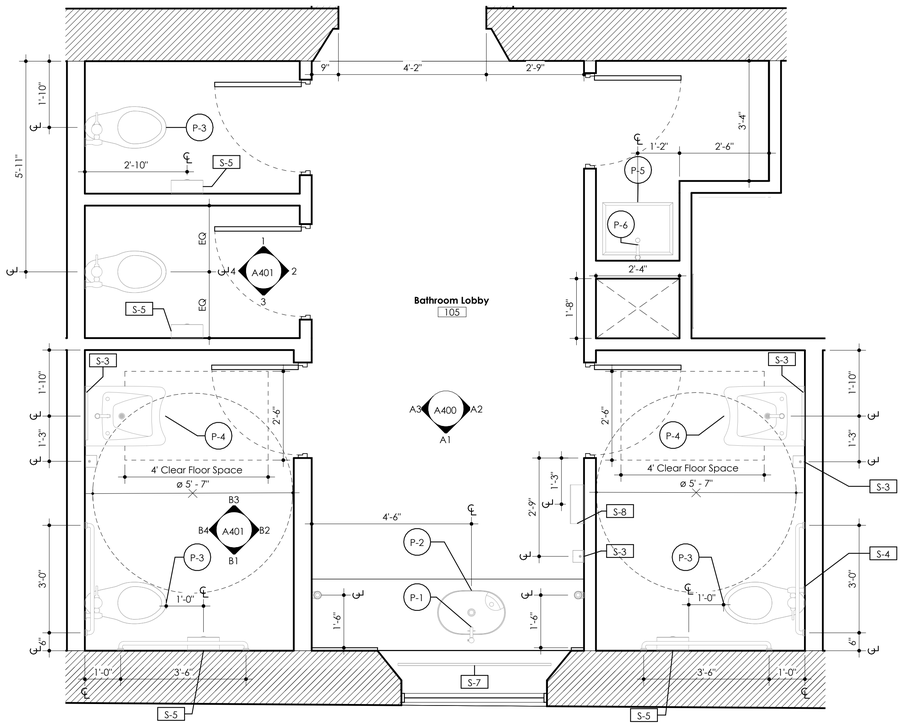
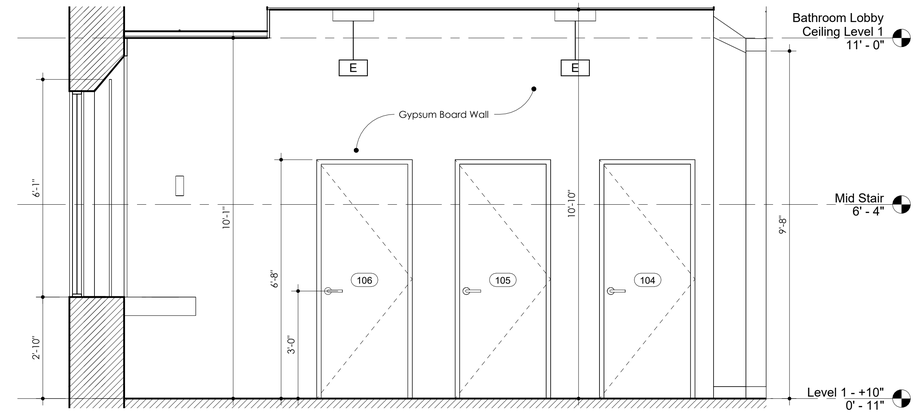
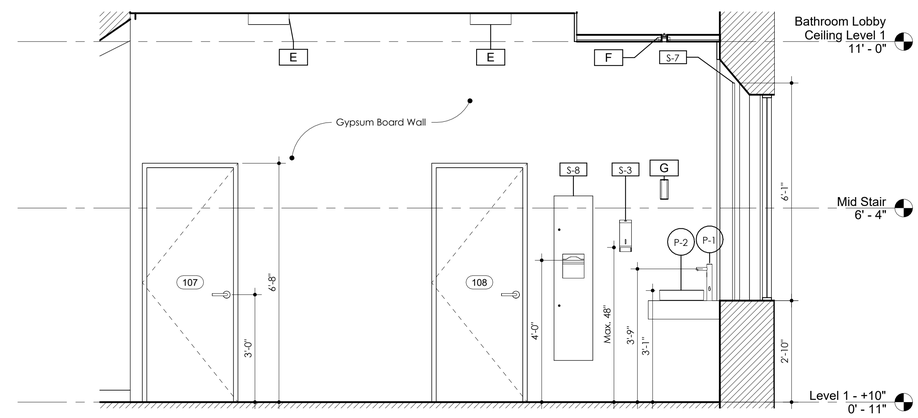


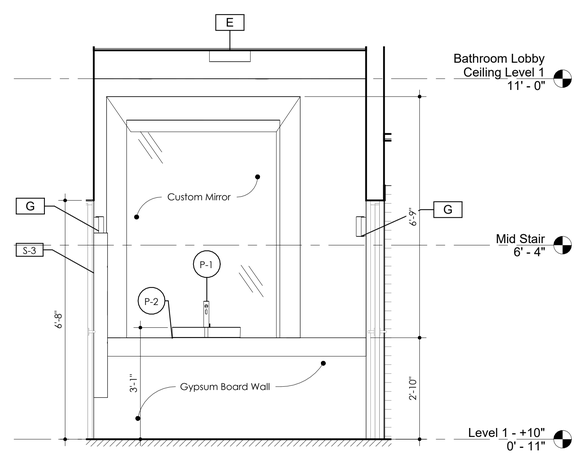
3 Bathroom Enlarged Floor Plan
1/2" = 1'-0"



Level 1 Bathroom Lobby Interior Elevation
A3 A3
1/2" = 1'-0"



Level 1 Bathroom Lobby Interior Elevation
A2 A2
1/2" = 1'-0"



Level 1 Bathroom Lobby Interior Elevation
A1 A1
1/2" = 1'-0"

First Floor Bathroom Plumbing Fixture Schedule

Type Mark	Description	Finish Material	ADA	Comments
P-1	Tall Sink Faucet	Polished Chrome		
P-2	Countertop Sink Basin			
P-3	ADA Toilet		Yes	Floor Mounted + Discharge
P-4	Wall Mounted Sink	White Vitreous China	Yes	
P-5	Wall Mounted Utility Sink			
P-6	Sink Faucet	Polished Chrome	Yes	
P-7	Toilet Flush Valve	Polished Chrome	Yes	

First Floor Bathroom Specialty Equipment Schedule

Type Mark	Description	Finish Material	ADA	Comments
S-3	Wall Mounted Soap Dispenser	Stainless Steel	Yes	.
S-4	ADA Grab Bar	Satin Finish, Slip Resistant	Yes	(1) 18" Vertical Grab Bar, (1) 36" Horizontal Grab Bar, (1) 42" Horizontal Grab Bar
S-5	Surface Mounted Toilet Tissue Dispenser	Stainless Steel	Yes	Single Jumbo Roll
S-6	Wall Mounted Curved Mirror	Stainless Steel		Custom Mirror 24"W x 60"H
S-7	Wall Mounted Mirror	Stainless Steel		Custom Mirror 48"W x 72"H
S-8	Wall Mounted Paper Towel Dispenser with Waste Receptable	Stainless Steel		

General Notes

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Level 1 Bathroom - Enlarged Floor Plan, Bathroom Lobby Interior Elevations & Plumbing Fixture & Specialty Equipment Schedules

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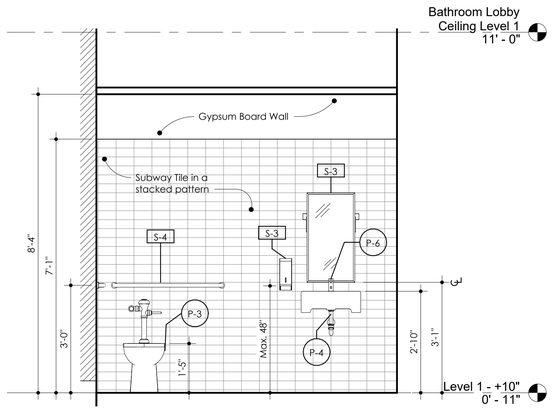
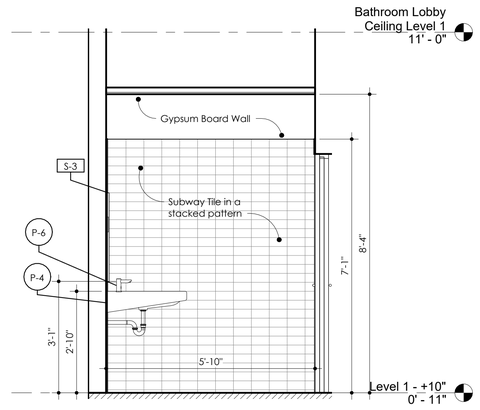
Drawn by	ICG/ELB
Checked by	ERCI



B4 Level 1 ADA Bathroom Interior Elevation B4
1/2" = 1'-0"



B3 Level 1 ADA Bathroom Interior Elevation B3
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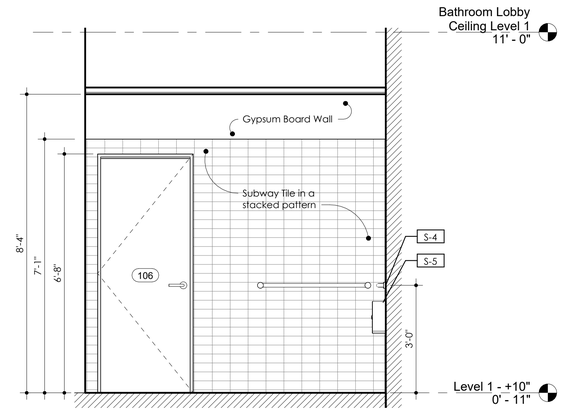
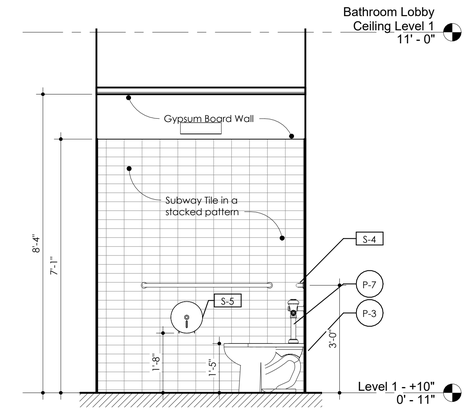
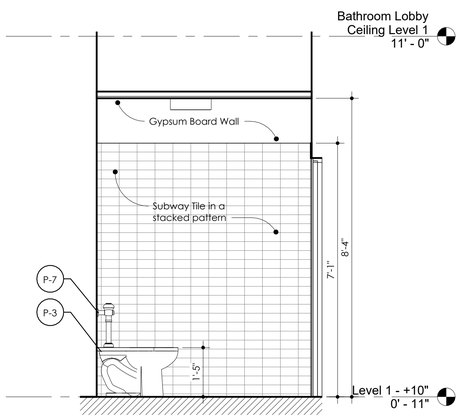


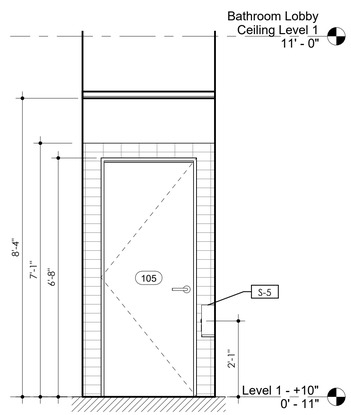
B2 Level 1 ADA Bathroom Interior Elevation B2
1/2" = 1'-0"



B1 Level 1 ADA Bathroom Interior Elevation B1
1/2" = 1'-0"



1 Level 1 Private Stall Interior Elevation C1
1/2" = 1'-0"



2 Level 1 Private Stall Interior Elevation C2
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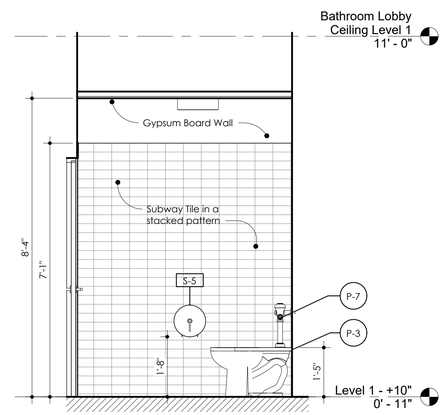
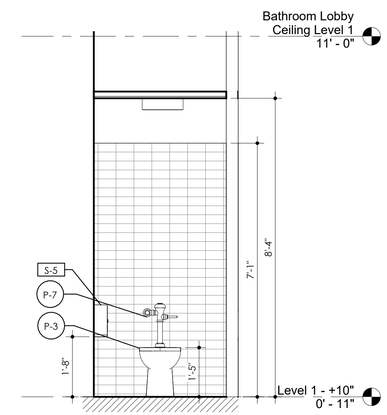


3 Level 1 Private Stall Interior Elevation C3
1/2" = 1'-0"



4 Level 1 Private Stall Interior Elevation C4
1/2" = 1'-0"

First Floor Bathroom Plumbing Fixture Schedule

Type Mark	Description	Finish Material	ADA	Comments
P-1	Tall Sink Faucet	Polished Chrome		
P-2	Countertop Sink Basin			
P-3	ADA Toilet		Yes	Floor Mounted + Discharge
P-4	Wall Mounted Sink	White Vitreous China	Yes	
P-5	Wall Mounted Utility Sink			
P-6	Sink Faucet	Polished Chrome	Yes	
P-7	Toilet Flush Valve	Polished Chrome	Yes	

First Floor Bathroom Specialty Equipment Schedule

Type Mark	Description	Finish Material	ADA	Comments
S-3	Wall Mounted Soap Dispenser	Stainless Steel	Yes	.
S-4	ADA Grab Bar	Satin Finish, Slip Resistant	Yes	(1) 18" Vertical Grab Bar, (1) 36" Horizontal Grab Bar, (1) 42" Horizontal Grab Bar
S-5	Surface Mounted Toilet Tissue Dispenser	Stainless Steel	Yes	Single Jumbo Roll
S-6	Wall Mounted Curved Mirror	Stainless Steel		Custom Mirror 24"W x 60"H
S-7	Wall Mounted Mirror	Stainless Steel		Custom Mirror 48"W x 72"H
S-8	Wall Mounted Paper Towel Dispenser with Waste Receptable	Stainless Steel		

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General Notes

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Level 1 ADA Bathroom & Private Stall - Interior Elevations

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A401

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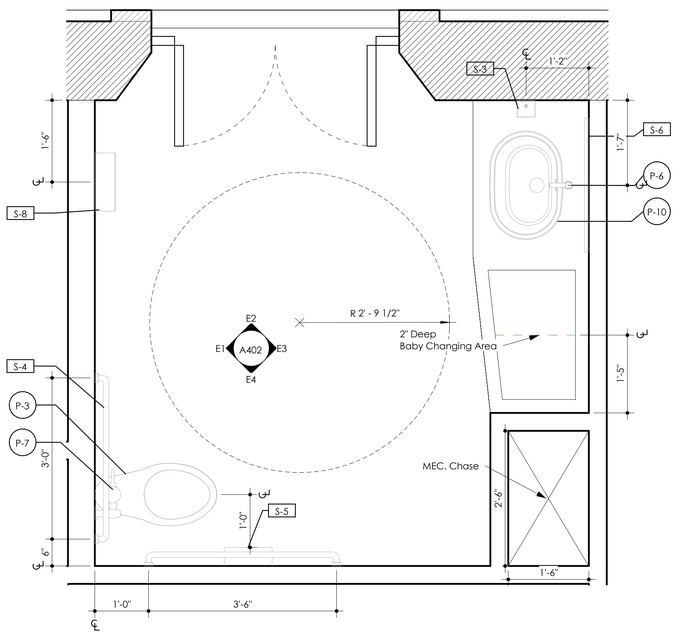


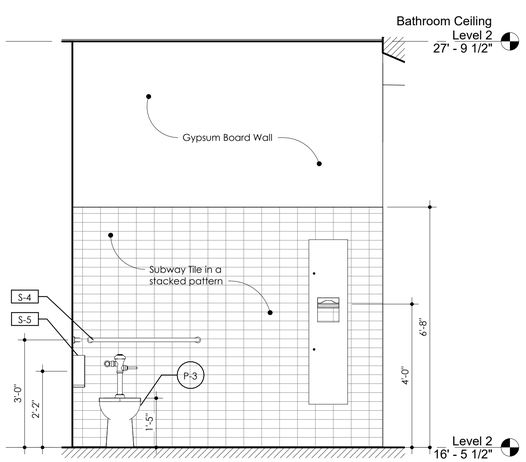
1 Level 2 Bathroom Enlarged Floor Plan
3/4" = 1'-0"

Second Floor Plumbing Fixture Schedule

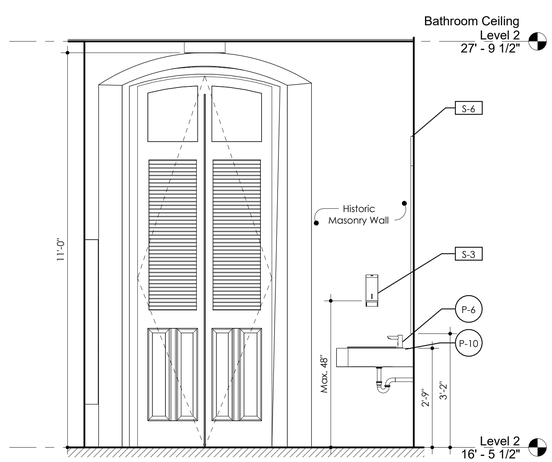
Type Mark	Description	Finish Material	ADA	Comments
P-3	ADA Toilet		Yes	Floor Mounted + Discharge
P-6	Single Faucet	Polished Chrome	Yes	
P-7	Toilet Flush Valve	Polished Chrome	Yes	
P-10	Single Sink Basin			

Second Floor Specialty Equipment Schedule

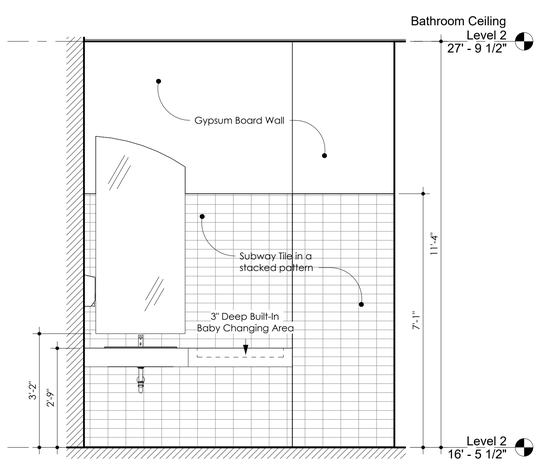
Type Mark	Description	Finish Material	ADA	Comments
S-3	Wall Mounted Soap Dispenser	Stainless Steel	Yes	.
S-4	Grab Bar	Satin Finish, Slip Resistant	Yes	(1) 18" Vertical Grab Bar, (1) 36" Horizontal Grab Bar, (1) 42" Horizontal Grab Bar
S-5	Surface Mounted Toilet Tissue Dispenser	Stainless Steel	Yes	Single Jumbo Roll
S-6	Wall Mounted Mirror	Stainless Steel		Custom Mirror 24"W x 60"H
S-8	Paper Towel Dispenser And Waste Receptacle	Stainless Steel		



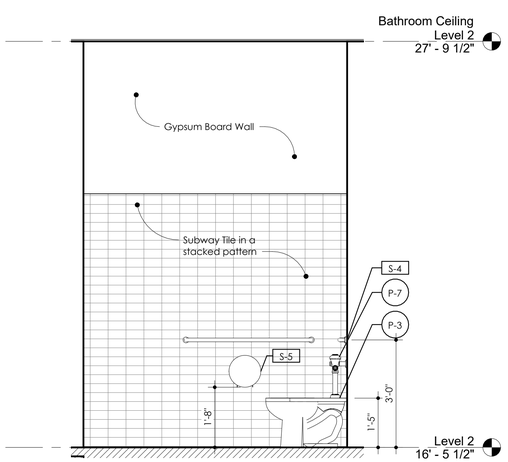
E1 Level 2 Bathroom Interior Elevation E1
1/2" = 1'-0"



E2 Level 2 Bathroom Interior Elevation E2
1/2" = 1'-0"



E3 Level 2 Bathroom Interior Elevation E3
1/2" = 1'-0"



E4 Level 2 Bathroom Interior Elevation E4
1/2" = 1'-0"

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Level 2 Bathroom - Enlarged Floorplan & Interior Elevations

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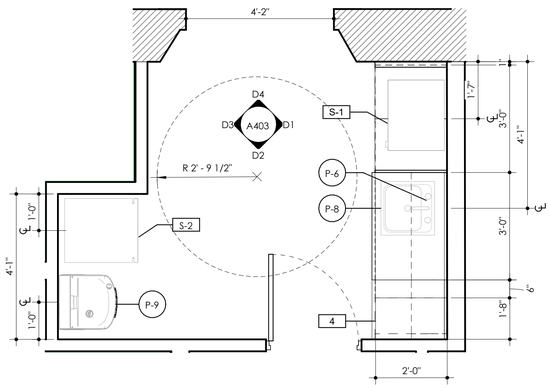


1 Kitchenette Enlarged Floor Plan
1/2" = 1'-0"

Kitchen Specialty Equipment Schedule

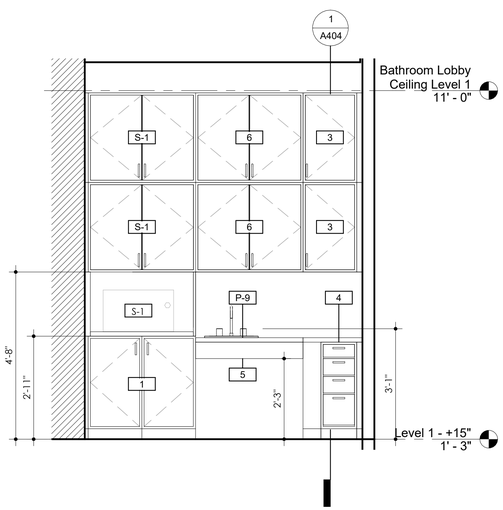
Type Mark	Family	Finish Material	Count	Comments
S-1	Microwave		1	
S-2	Refrigerator Freezer		1	

Kitchen Plumbing Fixture Schedule

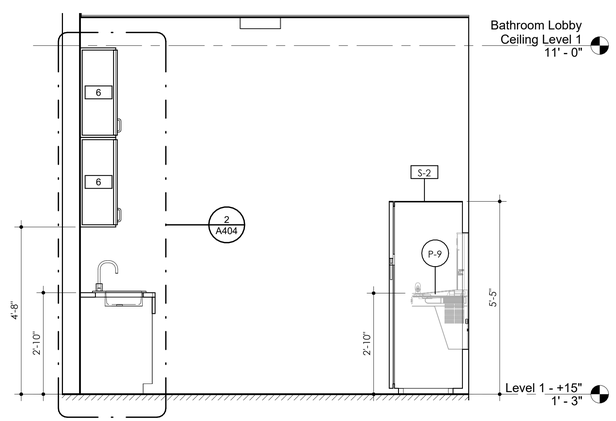
Type Mark	Description	Finish	Count	Water Sense	ADA Compliant	Comments
P-6	Single Faucet		5			
P-7	Toilet Flush Valve		5			
P-8	Single Sink Basin		1			

Kitchenette Casework Schedule

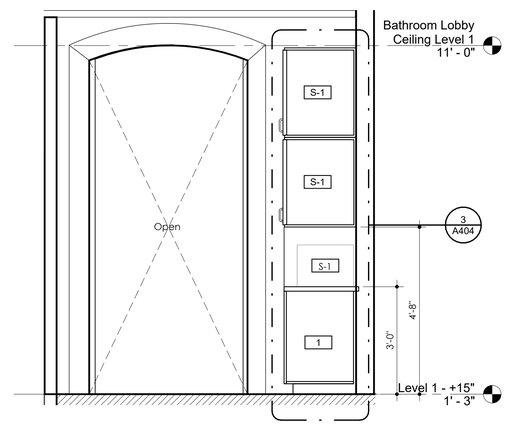
Type Mark	Description	Dimensions			Material	Hardware	Make	Count	Comments
		Width	Height	Depth					
1	Single Door Base Cabinet	1' - 6"	2' - 10 1/2"	2' - 0"		See Specifications	See Specifications	2	
3	Single Door Upper Cabinet	1' - 6"	2' - 6"	1' - 0"		See Specifications	See Specifications	2	
4	Four Drawer Base Cabinet	1' - 0"	2' - 8 1/2"	2' - 0"		See Specifications	See Specifications	1	
5	ADA Counter Top with Sink Opening	3' - 0"	2' - 10"	2' - 1"		See Specifications	See Specifications	1	
6	Double Door Upper Cabinet	3' - 0"	2' - 6"	1' - 0"		See Specifications	See Specifications	2	



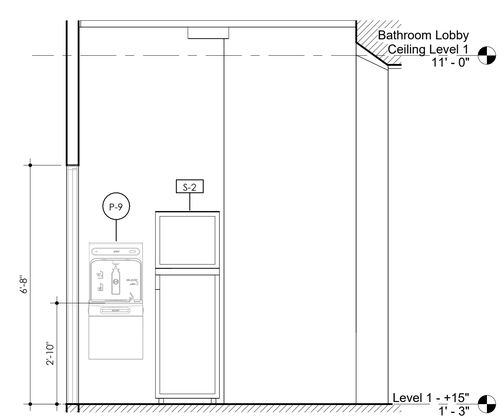
D1 Kitchenette Interior Elevation D1
1/2" = 1'-0"



D2 Kitchenette Interior Elevation D2
1/2" = 1'-0"



D4 Kitchenette Interior Elevation D3
1/2" = 1'-0"



D3 Kitchenette Interior Elevation D4
1/2" = 1'-0"

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Kitchenette - Enlarged Floor Plan, Interior Elevations & Kitchenette Casework Schedule

Center for Collaboration, Knowledge, Ideas and Innovation

BO. Pueblo 34 Calle McKinkley, Manatí PR 00674

PR-CRP-000774 - Municipality of Manatí

Seal:

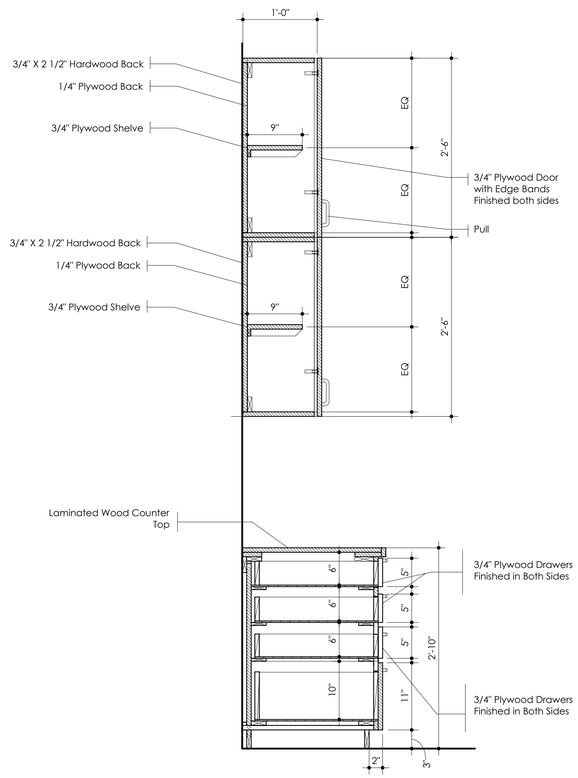
File Name: C:\Users\jgg\Documents\2023.01 - Manatí - Construction Documents_1-16-2024_jggXDMCE.rvt

Date	Scale
01/30/2024	1/2" = 1'-0"

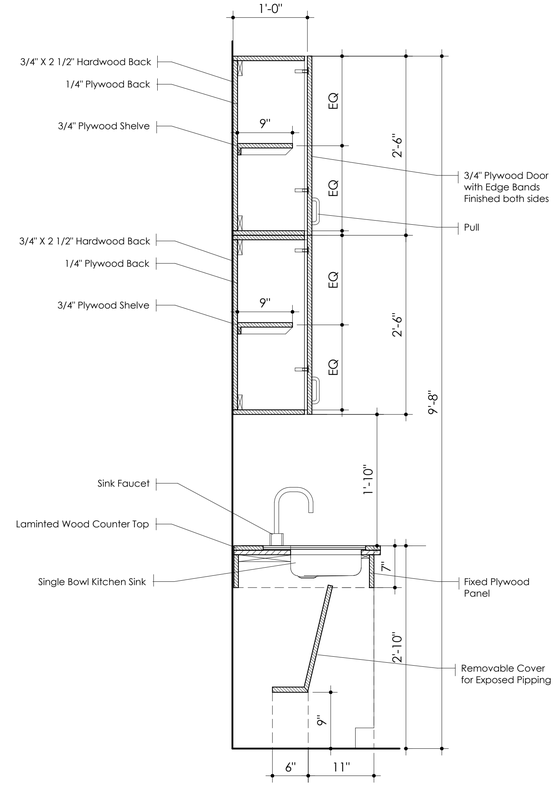
Sheet

A403

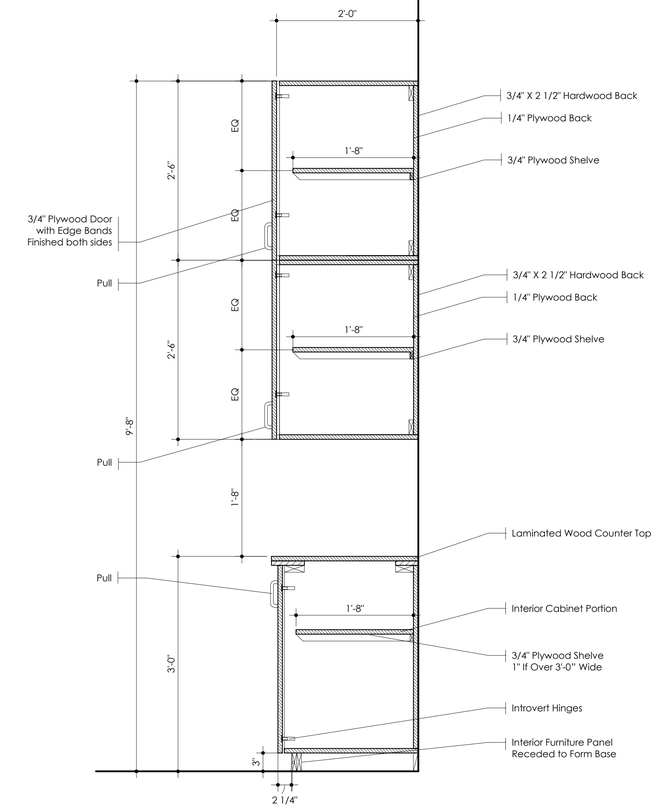
Project #	2023.01
Drawn by	ICG, ELB
Checked by	ERCI



1 Kitchen Cabinet and 3 Cabinet Drawer Detail
1" = 1'-0"



2 Kitchen Sink and Cabinet ADA Detail
1" = 1'-0"



3 Kitchen Cabinet Detail
1" = 1'-0"

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Kitchenette Casework Schedule

Type Mark	Description	Dimensions			Material	Hardware	Make	Count	Comments
		Width	Height	Depth					
1	Single Door Base Cabinet	1' - 6"	2' - 10 1/2"	2' - 0"		See Specifications	See Specifications	2	
3	Single Door Upper Cabinet	1' - 6"	2' - 6"	1' - 0"		See Specifications	See Specifications	2	
4	Four Drawer Base Cabinet	1' - 0"	2' - 8 1/2"	2' - 0"		See Specifications	See Specifications	1	
5	ADA Counter Top with Sink Opening	3' - 0"	2' - 10"	2' - 1"		See Specifications	See Specifications	1	
6	Double Door Upper Cabinet	3' - 0"	2' - 6"	1' - 0"		See Specifications	See Specifications	2	

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Kitchenette - Casework Details

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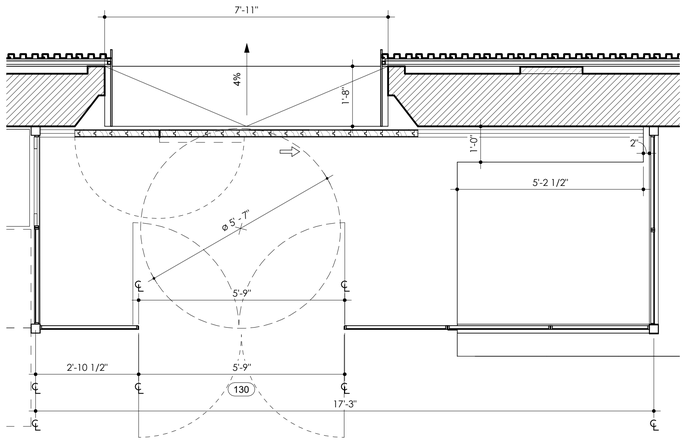
Date	Scale
01/30/2024	1" = 1'-0"

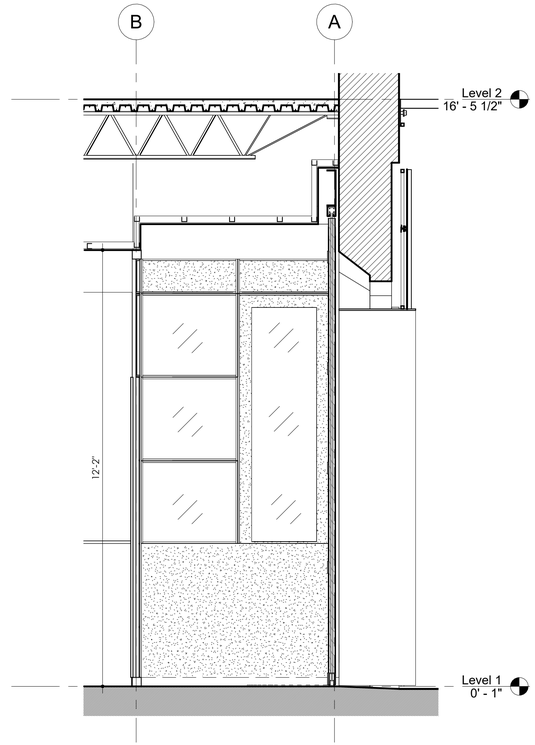
Sheet

A404

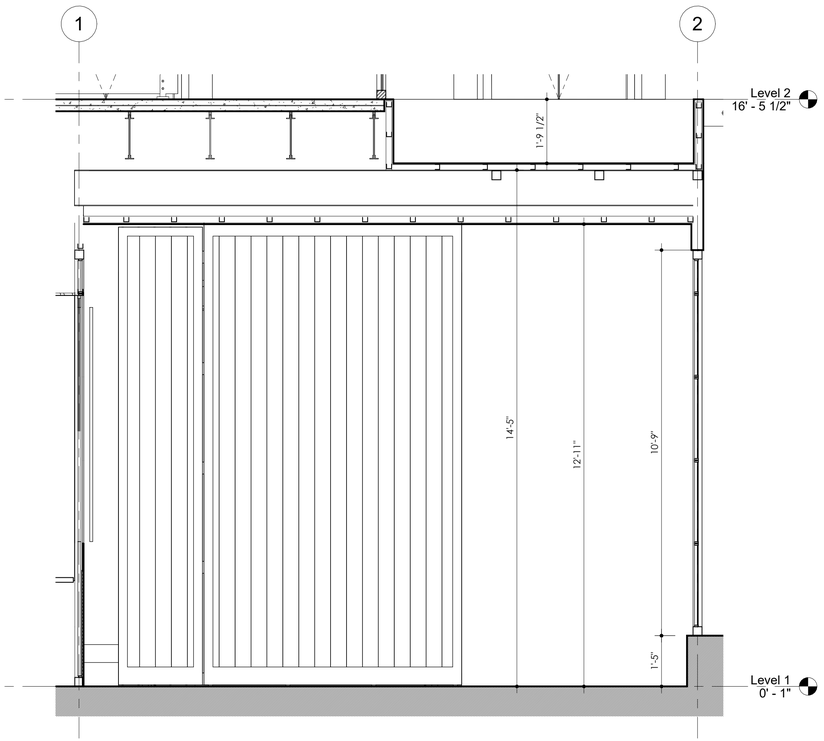
Project #	2023.01
Drawn by	ELB
Checked by	ERCI



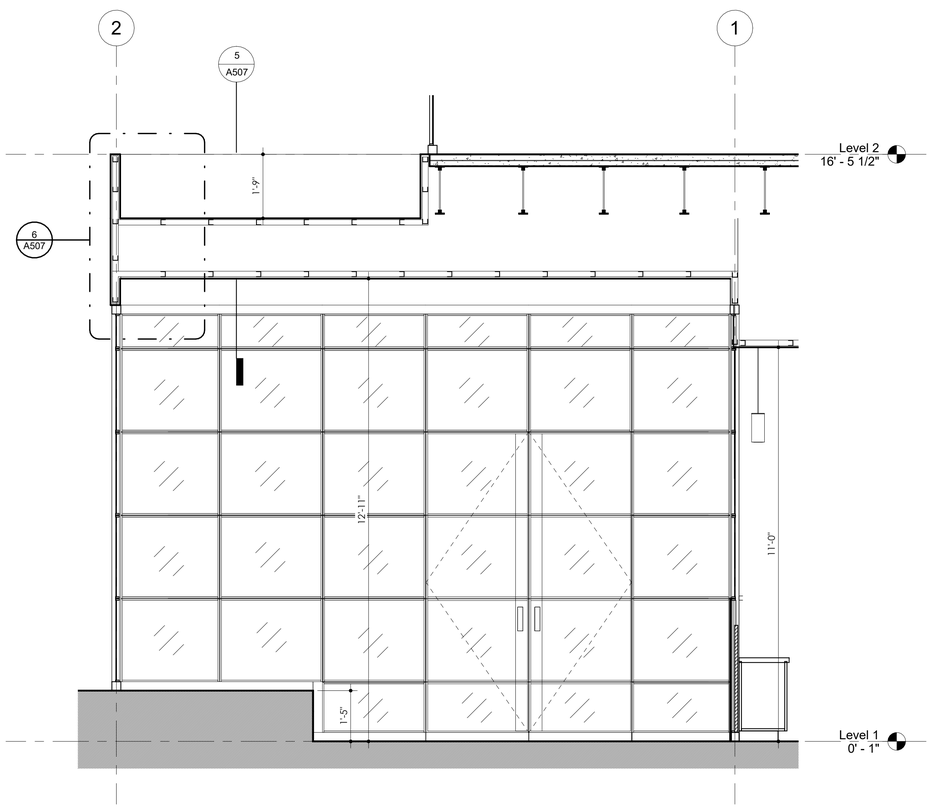
1 Level 1 - Entrance Anteroom Enlarged Floor Plan
1/2" = 1'-0"



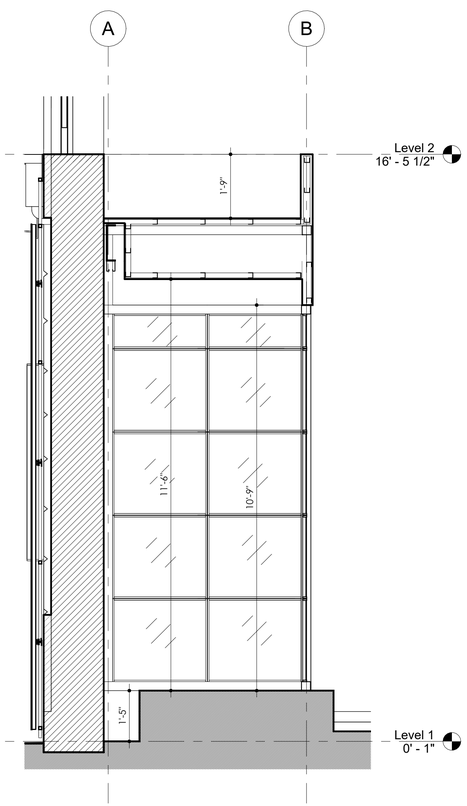
2 Elevation 1 - Entrance Anteroom
1/2" = 1'-0"



3 Elevation 2 - Entrance Anteroom
1/2" = 1'-0"



4 Elevation 3 - Entrance Anteroom
1/2" = 1'-0"



5 Elevation 1 - b
1/2" = 1'-0"

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Entrance Anteroom - Enlarged Floor Plan, Enlarged Elevations

Center for Collaboration, Knowledge, Ideas and Innovation

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PR-CRP-000774 - Municipality of Manatí

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Date	Scale
01/30/2024	1/2" = 1'-0"

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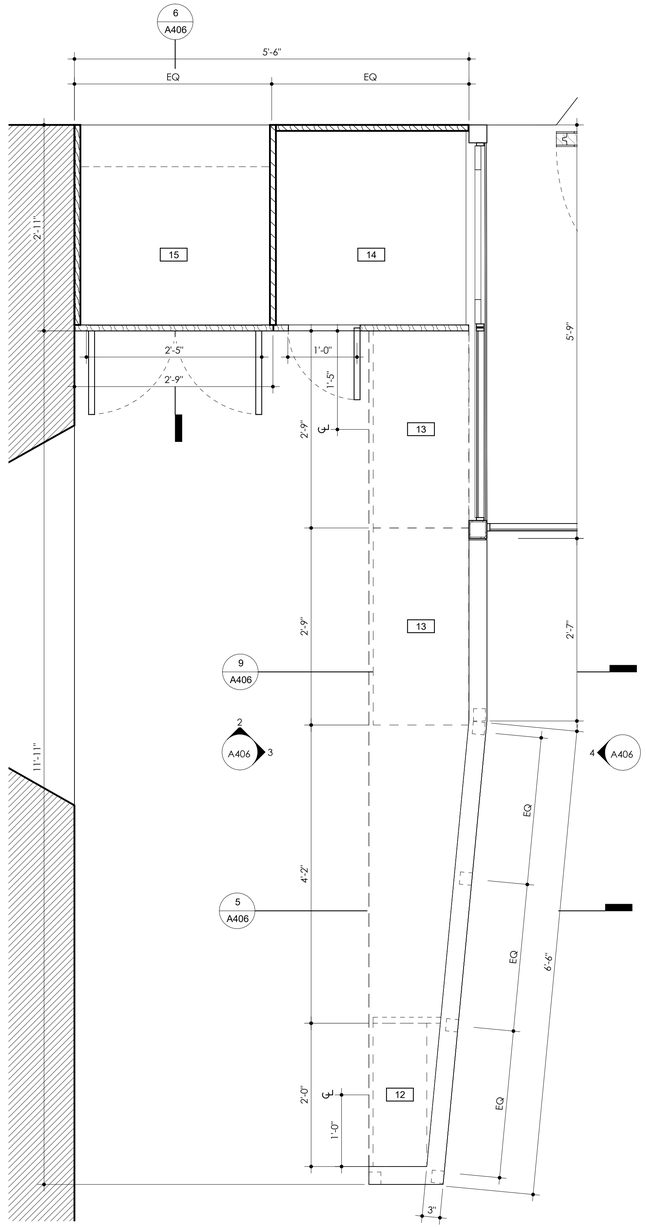
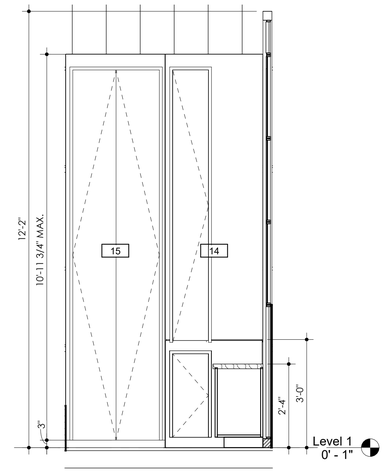
A405

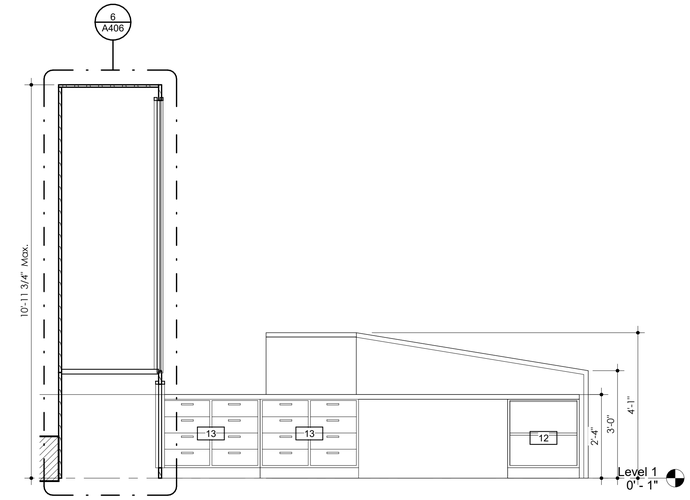
Project #	2023.01
Drawn by	ICG
Checked by	ERCI



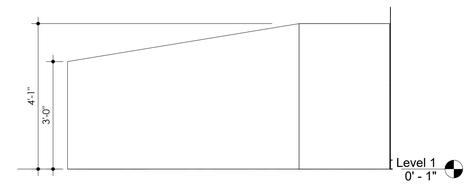
1 Level 1 - Reception Casework
1" = 1'-0"



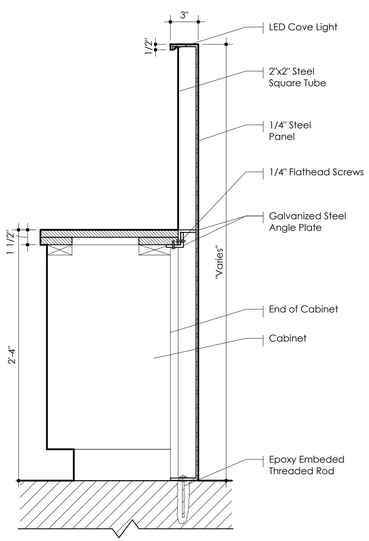
2 Elevation 3 - Reception Casework
1/2" = 1'-0"



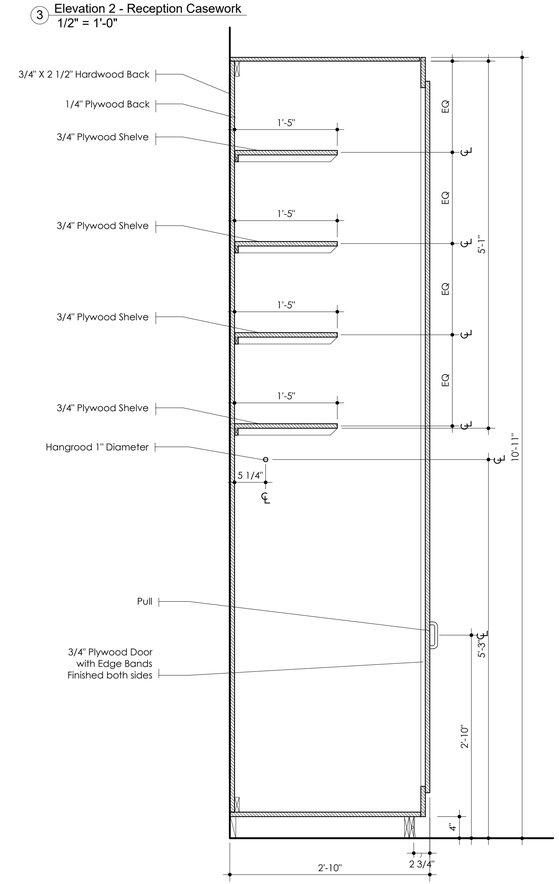
3 Elevation 2 - Reception Casework
1/2" = 1'-0"



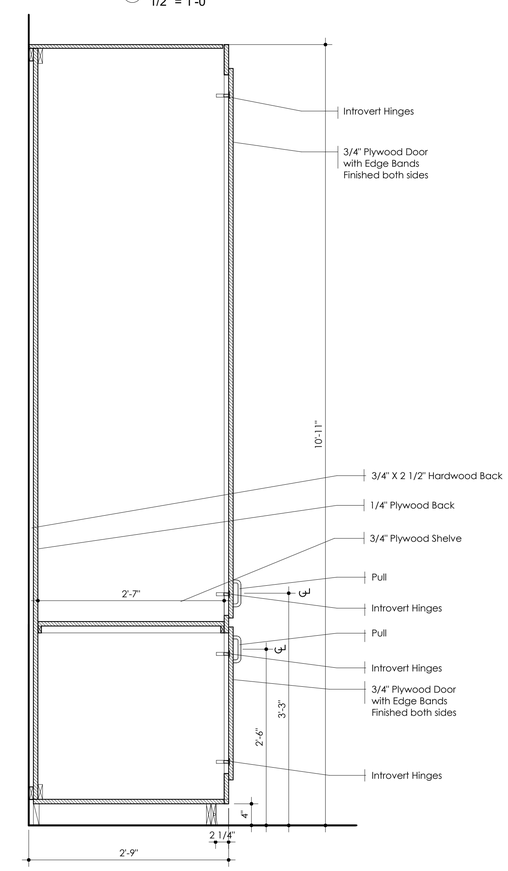
4 Elevation 1 - Reception Casework
1/2" = 1'-0"



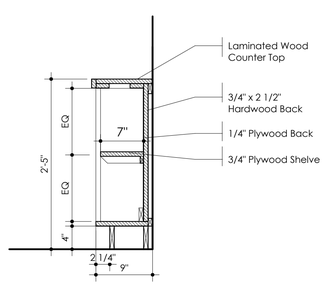
5 Reception Desk Detail
1 1/2" = 1'-0"



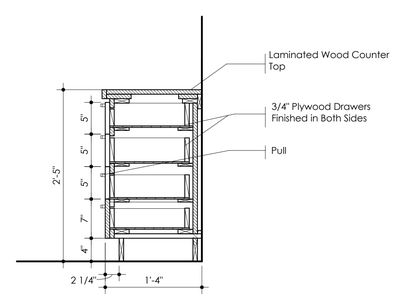
6 Reception Storage Closet Cabinet Detail
1" = 1'-0"



7 Reception Display Cabinet Detail
1" = 1'-0"



8 Reception 3 Drawer Base Cabinet
1" = 1'-0"



9 Reception 4 Drawer Double Base Cabinet
1" = 1'-0"

Reception Casework Schedule

Type Mark	Description	Width	Height	Depth	Material	Hardware	Make	Count	Comments
12	Shelf Base Cabinet	2' - 0"	2' - 3"	0' - 9"		See Specifications	See Specifications	1	
13	4 Drawers Double Base Cabinet	2' - 9"	2' - 3"	1' - 4"		See Specifications	See Specifications	2	
14	Display Cabinet	2' - 9"	10' - 11"	2' - 11"		See Specifications	See Specifications	1	
15	Double Door Closet Cabinet	2' - 9"	10' - 11"	2' - 11"		See Specifications	See Specifications	1	

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Level 1 Reception Casework - Enlarged Floor Plan, Enlarged Elevation & Casework Schedule

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Date	Scale
01/30/2024	As indicated

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Drawn by	ELB
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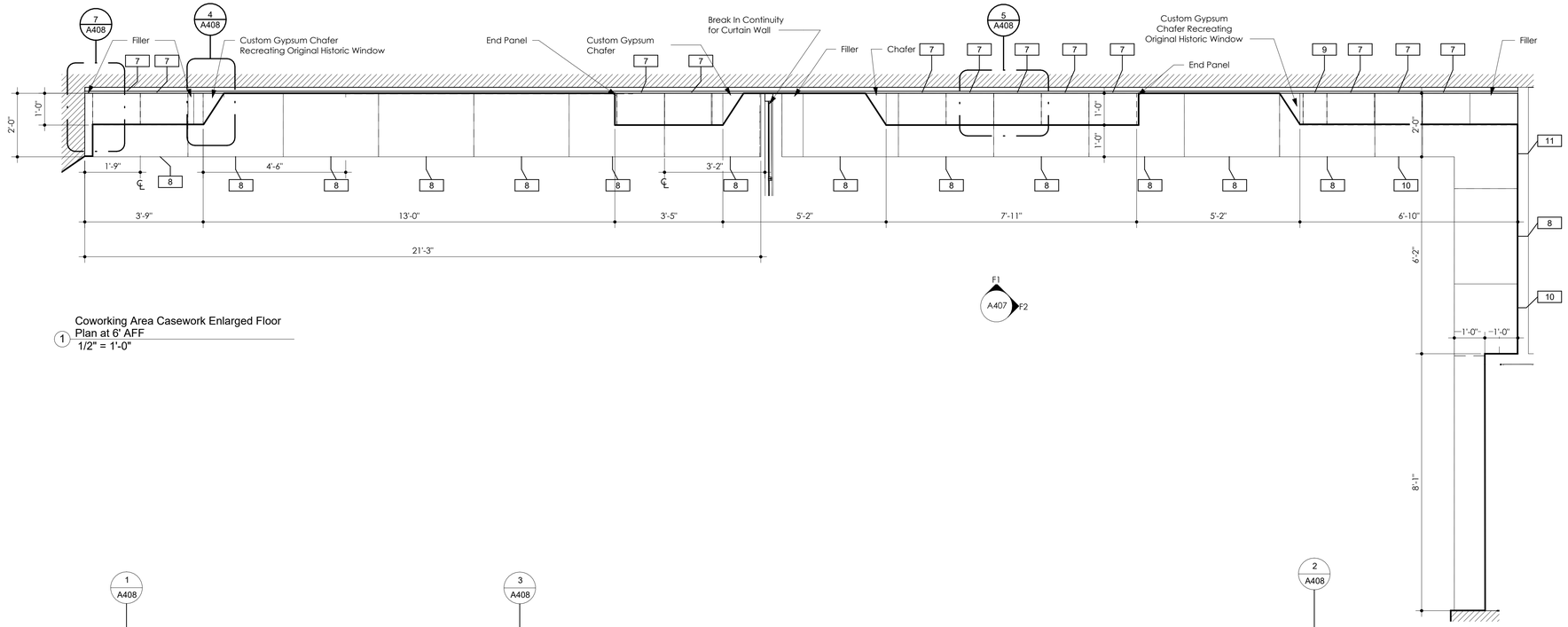
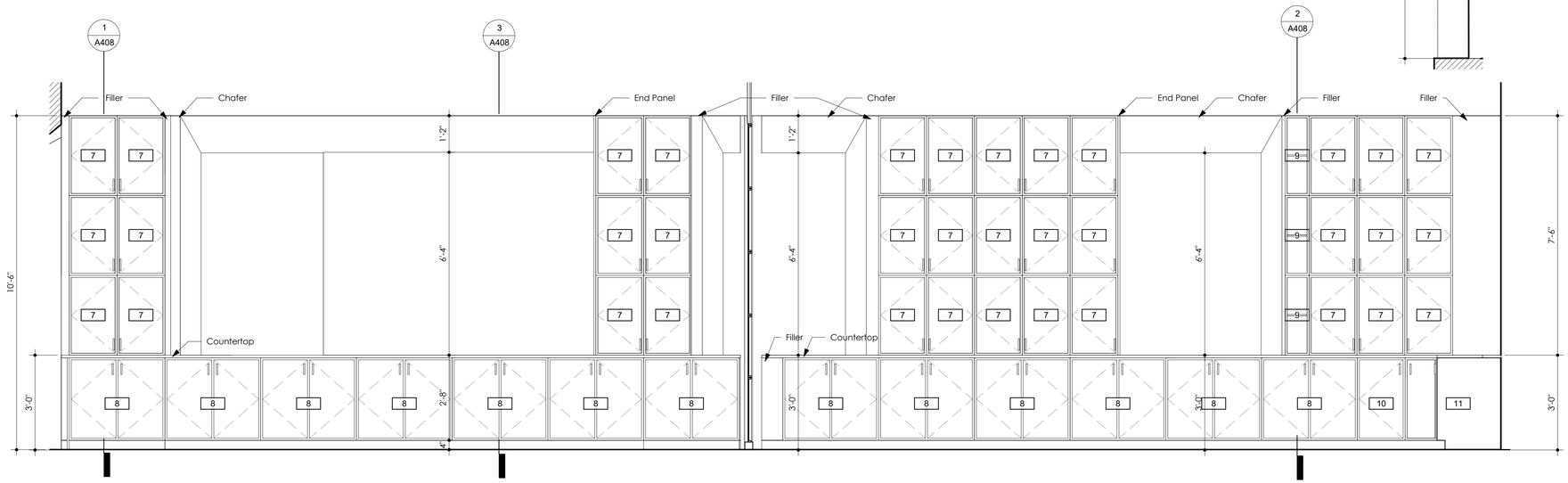
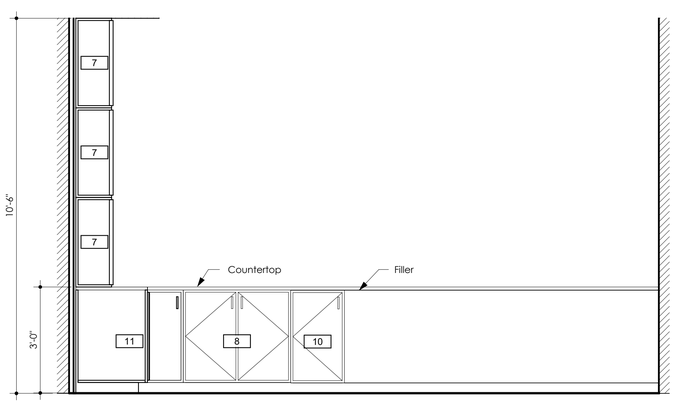


Coworking Area Casework Enlarged Floor Plan at 6' AFF
1 1/2" = 1'-0"



Coworking Area Casework Interior Elevation F1
F1 1/2" = 1'-0"



Coworking Area Casework Interior Elevation F2
F2 1/2" = 1'-0"

Coworking Area Casework Schedule

Type Mark	Description	Dimensions			Material	Hardware	Make	Count	Comments
		Width	Height	Depth					
7	18" Single Door Upper Cabinet	1' - 6"	2' - 6"	1' - 0"		See Specifications	See Specifications	36	
8	36" Double Door Base Cabinet	3' - 0"	2' - 10 1/2"	2' - 0"		See Specifications	See Specifications	14	
9	18" Upper Cabinet Shelving Unit	0' - 9"	2' - 6"	1' - 0"		See Specifications	See Specifications	3	
10	18" Single Door Base Cabinet	1' - 6"	2' - 10 1/2"	2' - 0"		See Specifications	See Specifications	2	
11	Base Corner Cabinet	3' - 0"	2' - 10 1/2"	2' - 0"		See Specifications	See Specifications	1	

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Coworking Area Casework - Enlarged Floor Plan, Enlarged Elevation & Casework Schedule

Center for Collaboration, Knowledge, Ideas and Innovation

Seal:

BO. Pueblo 34 Calle McKinkley, Manatí PR 00674

PR-CRP-000774 - Municipality of Manatí

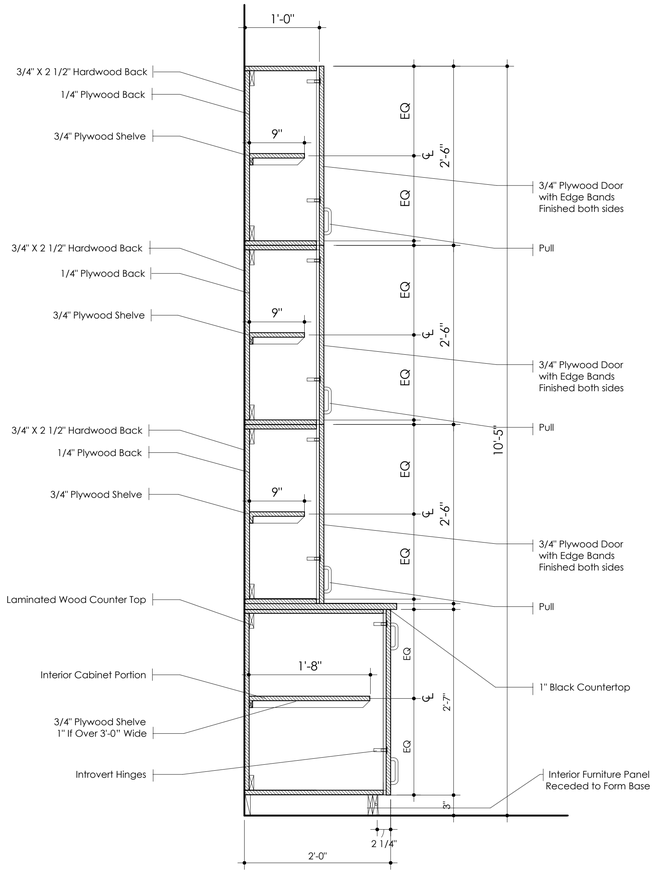
File Name: C:\Users\jgg\Documents\2023.01 - Manatí - Construction Documents_1-16-2024_jgg(DMCE).rvt

Date	Scale
01/30/2024	1/2" = 1'-0"

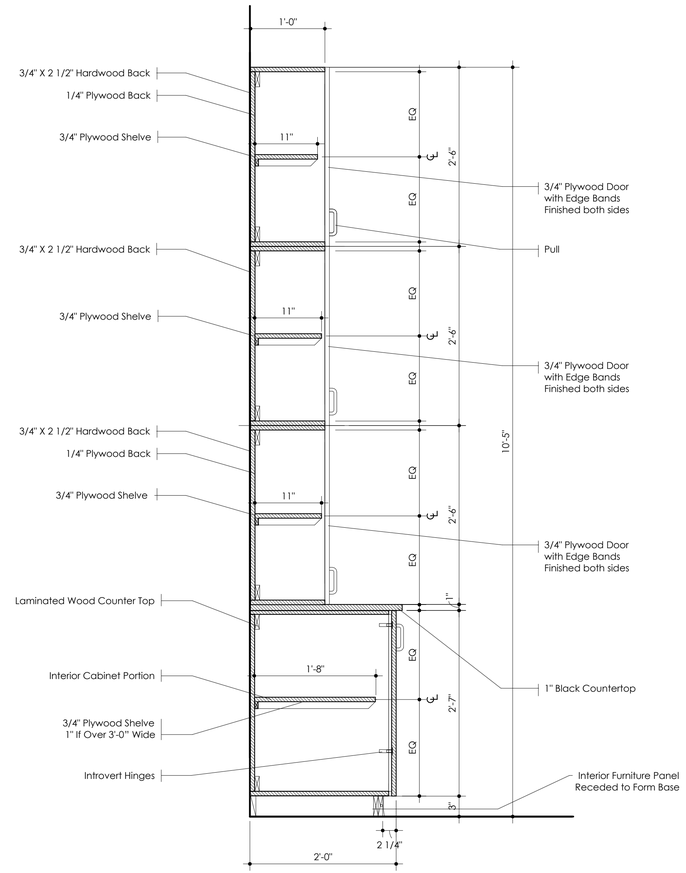
Sheet

A407

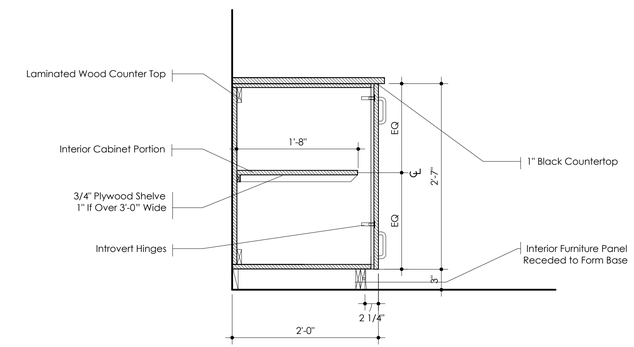
Project #	2023.01
Drawn by	ICG, ELB
Checked by	ERCI



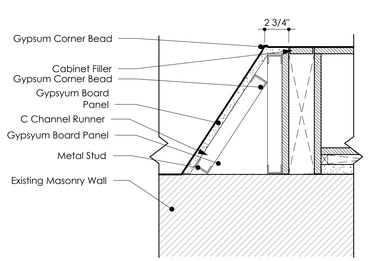
1 Coworking Space Cabinet Detail
1" = 1'-0"



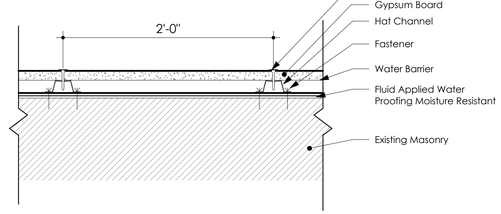
2 Coworking Space Cabinet and Triple Shelve Open Cabinet
1" = 1'-0"



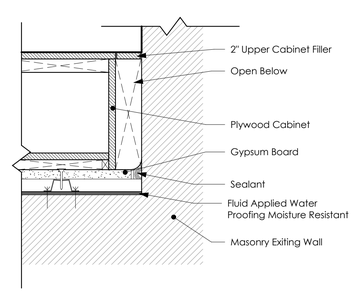
3 Coworking Space Chafer Cabinet Detail
1" = 1'-0"



4 Gypsum Board Chafer Detail
1 1/2" = 1'-0"



5 Gypsum Board and Existing Masonry Wall Detail
1 1/2" = 1'-0"



7 Gypsum Board and Existing Masonry Wall Corner Detail
1 1/2" = 1'-0"

Coworking Area Casework Schedule

Type Mark	Description	Dimensions Width	Height	Depth	Material	Hardware	Make	Count	Comments
7	18" Single Door Upper Cabinet	1' - 6"	2' - 6"	1' - 0"		See Specifications	See Specifications	36	
8	36" Double Door Base Cabinet	3' - 0"	2' - 10 1/2"	2' - 0"		See Specifications	See Specifications	14	
9	18" Upper Cabinet Shelving Unit	0' - 9"	2' - 6"	1' - 0"		See Specifications	See Specifications	3	
10	18" Single Door Base Cabinet	1' - 6"	2' - 10 1/2"	2' - 0"		See Specifications	See Specifications	2	
11	Base Corner Cabinet	3' - 0"	2' - 10 1/2"	2' - 0"		See Specifications	See Specifications	1	

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General Notes

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Coworking Area Casework Details

Center for Collaboration, Knowledge, Ideas and Innovation

BO. Pueblo 34 Calle McKinkley, Manatí PR 00674

PR-CRP-000774 - Municipality of Manatí

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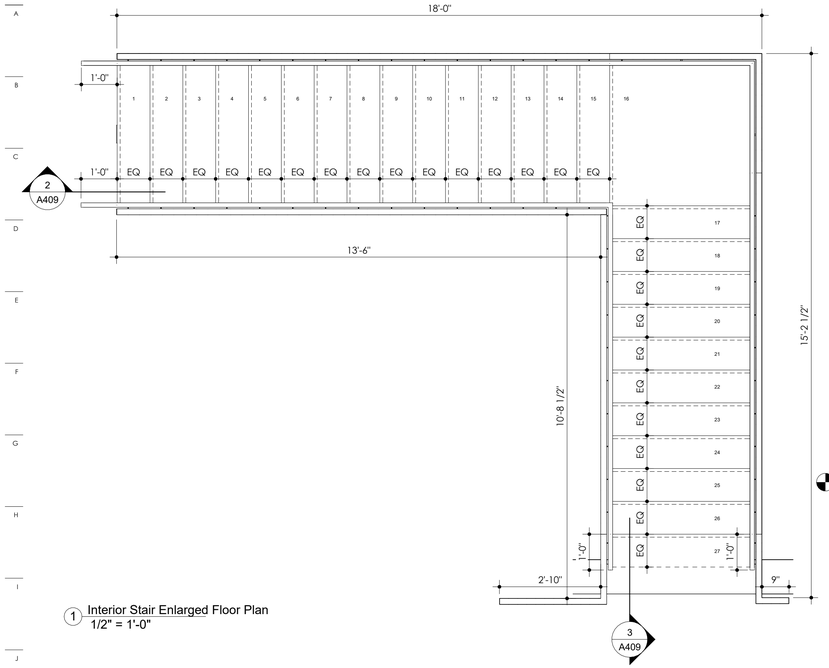
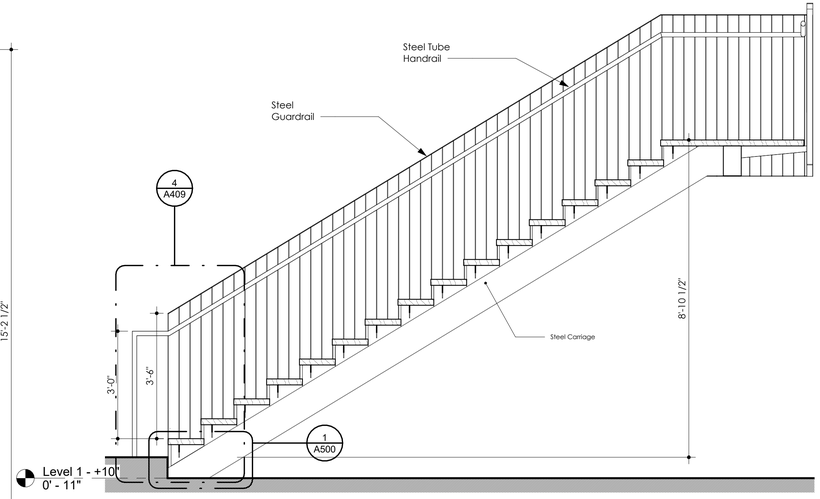
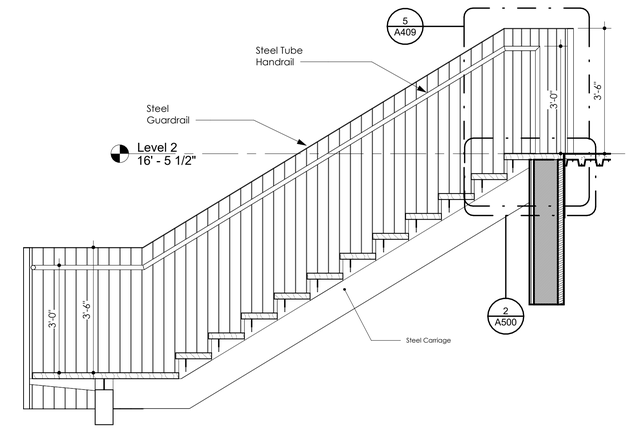
Drawn by	ELB
Checked by	Checker



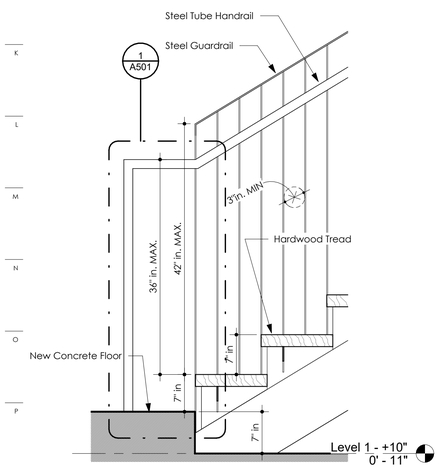
1 Interior Stair Enlarged Floor Plan
1/2" = 1'-0"



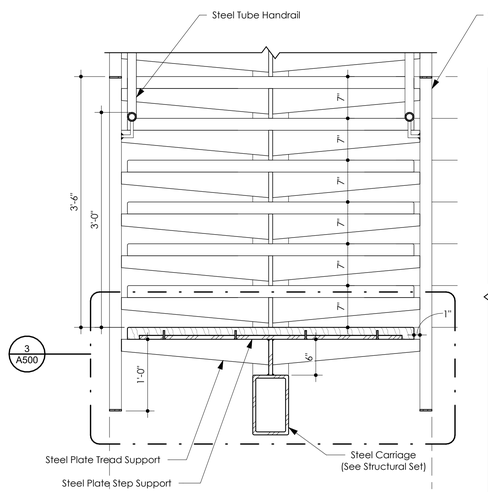
2 Interior Stairs Section 1
1/2" = 1'-0"



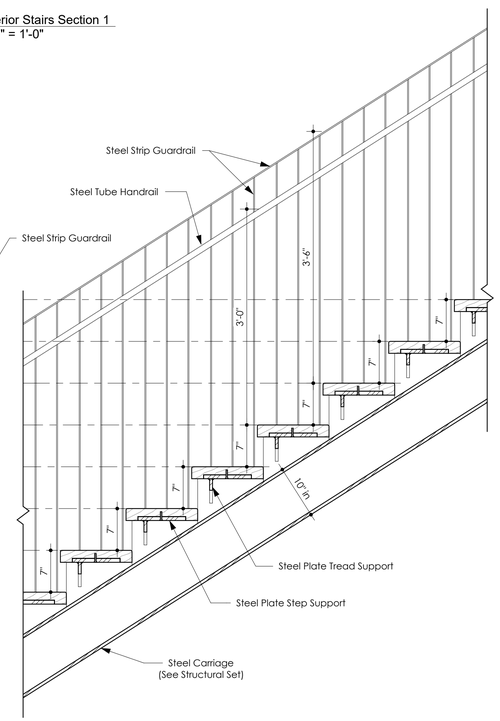
3 Interior Stairs Section 2
1/2" = 1'-0"



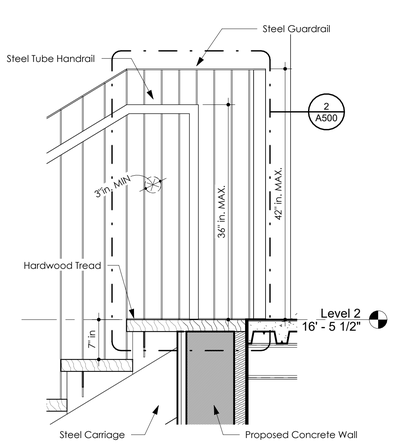
4 Interior Stair Enlarged Section - Start
1" = 1'-0"



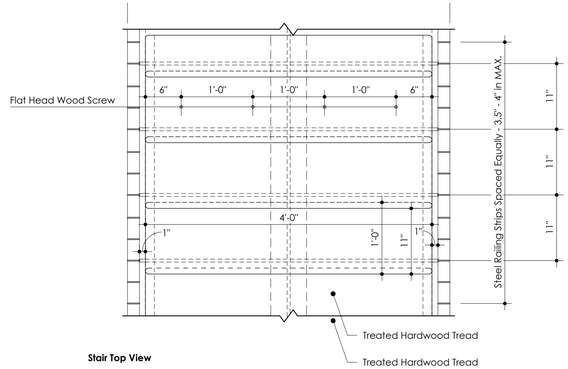
Stair Front View



Stair Side View



5 Interior Stair Enlarged Section - End
1" = 1'-0"



Stair Top View

6 Main Stair Detail Views
1" = 1'-0"

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Interior Stair - Enlarged Floor Plan, Elevations,Sections & Detail Views

Center for Collaboration, Knowledge, Ideas and Innovation

BO. Puebla 34 Calle McKinkley, Manatí PR 00674

PR-CRP-000774 - Municipality of Manatí

Seal:

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Date	Scale
01/30/2024	As indicated

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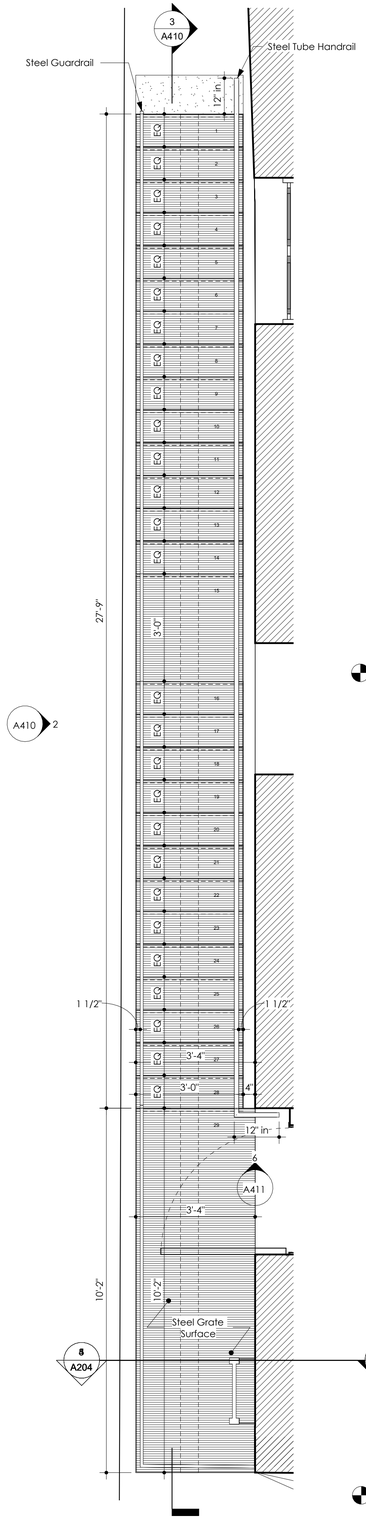
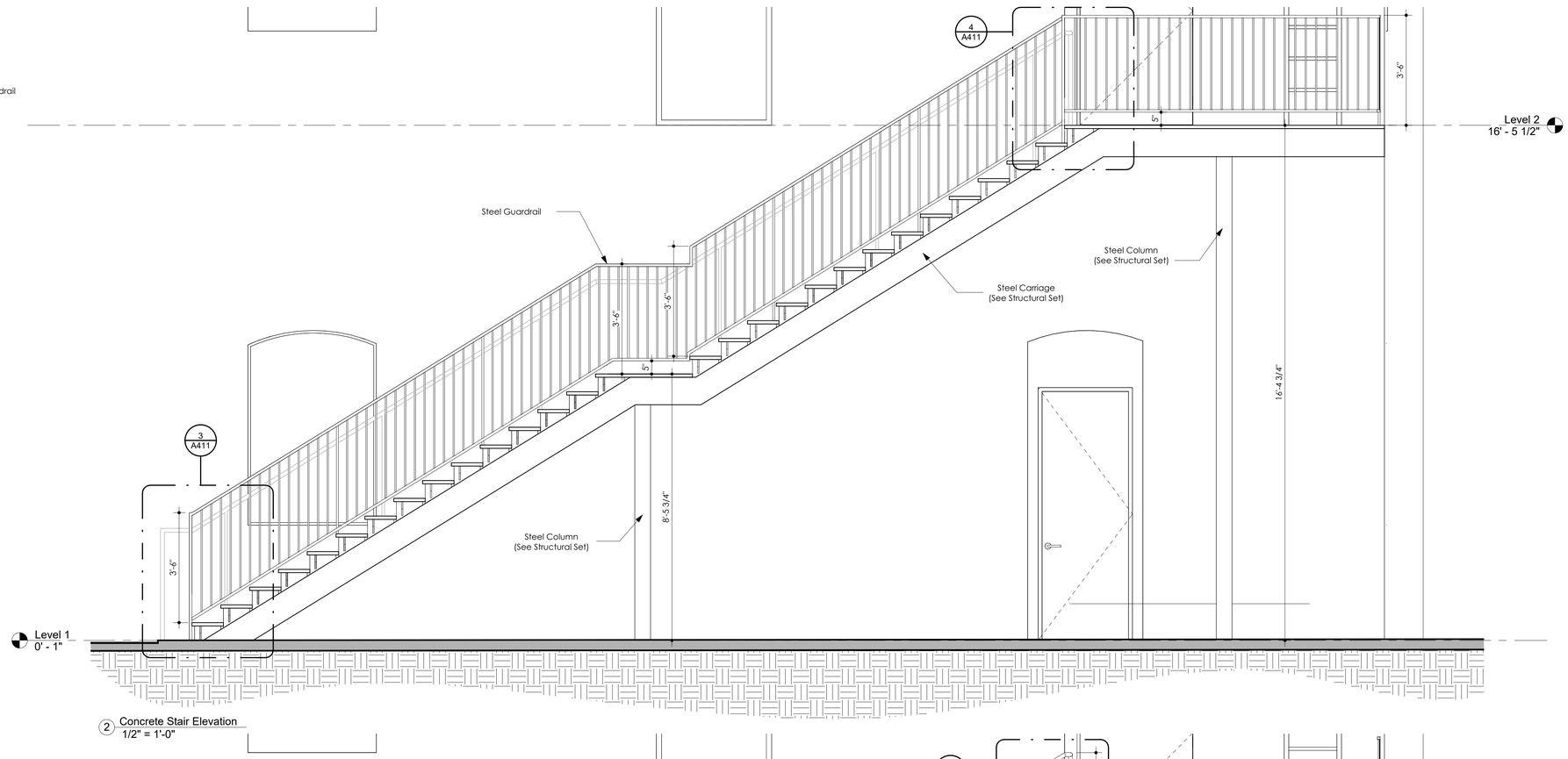
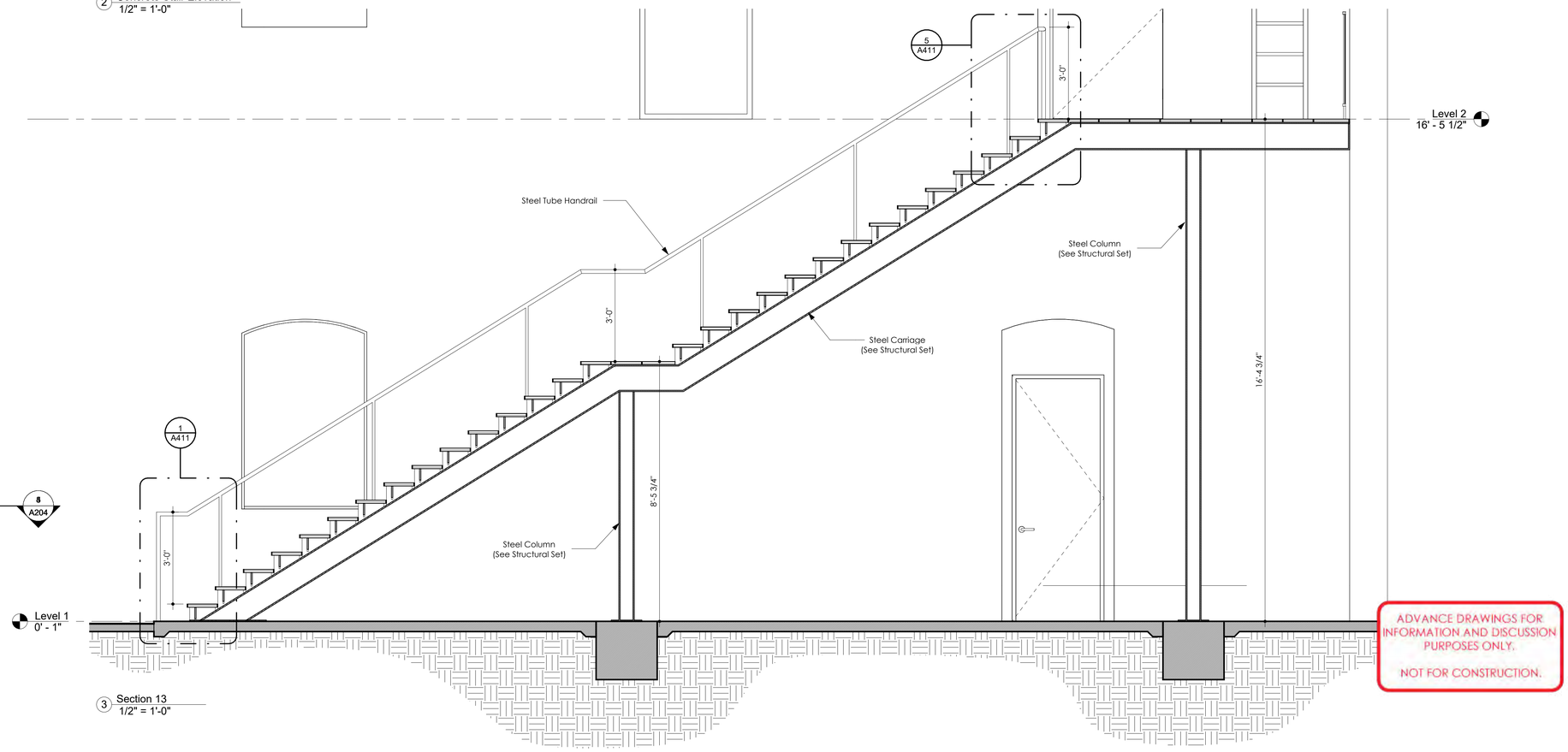
Project #	2023.01
Drawn by	JGG
Checked by	ERCI



1 Concrete Stairs Enlarged Plan
1/2" = 1'-0"



2 Concrete Stair Elevation
1/2" = 1'-0"



3 Section 13
1/2" = 1'-0"

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Exterior Stair - Enlarged Floor Plan, Sections & Elevations

Center for Collaboration, Knowledge, Ideas and Innovation

BO. Pueblo 34 Calle McKinkley, Manatí PR 00674

PR-CRP-000774 - Municipality of Manatí

Seal:

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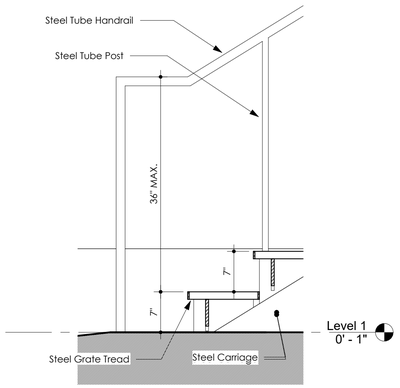
Checked by	ERCI



1 Exterior Stair Enlarged Section - Start
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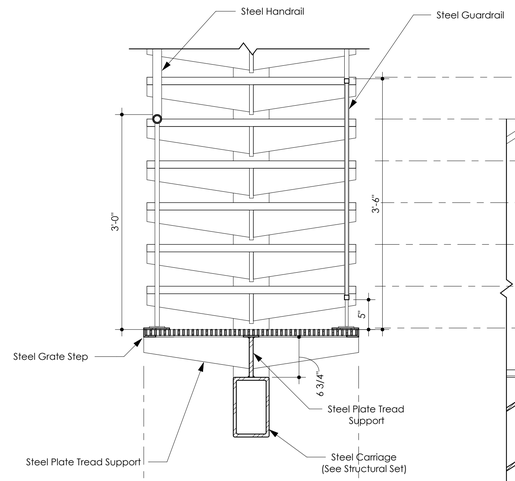
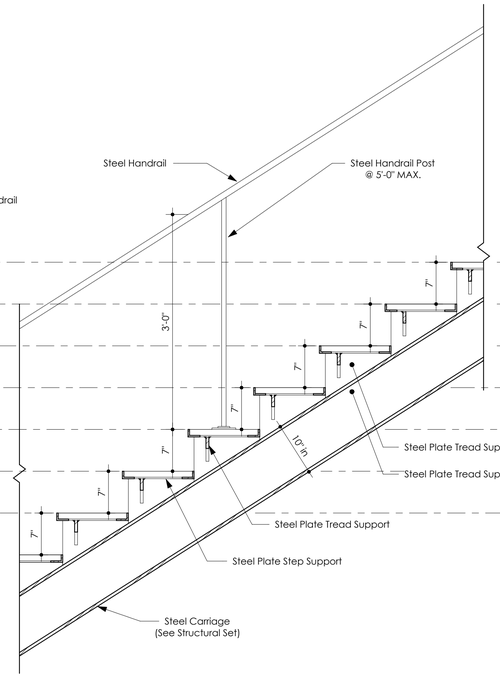
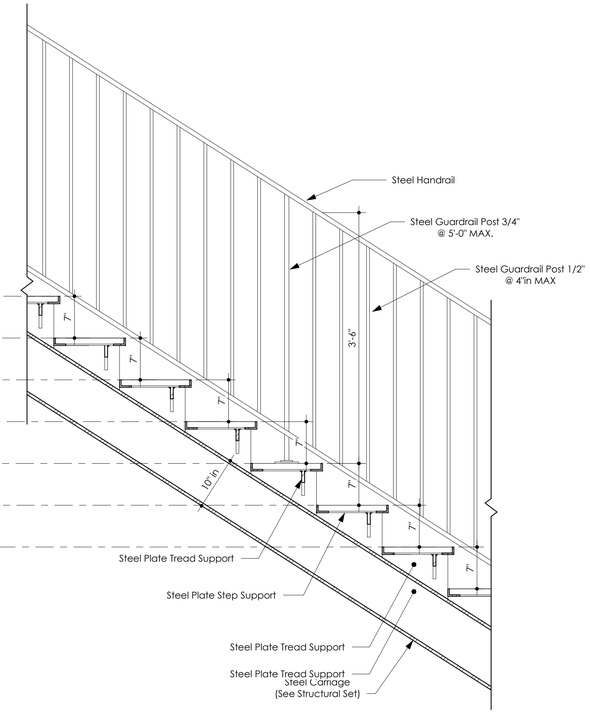


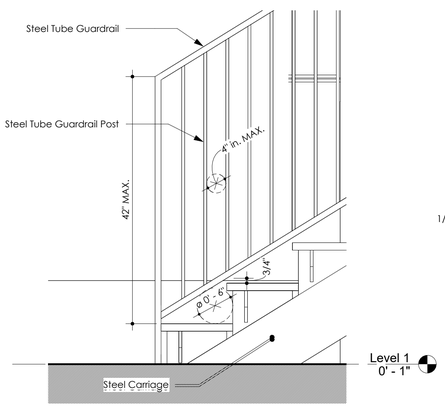
Stair Front View



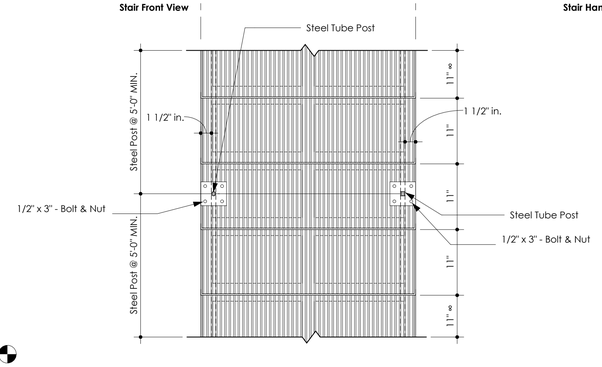
Stair Handrail Side View



Stair Guardrail Side View

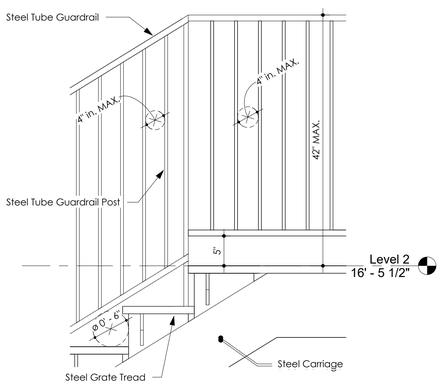


3 Exterior Stair Enlarged Elevation - Start
1" = 1'-0"

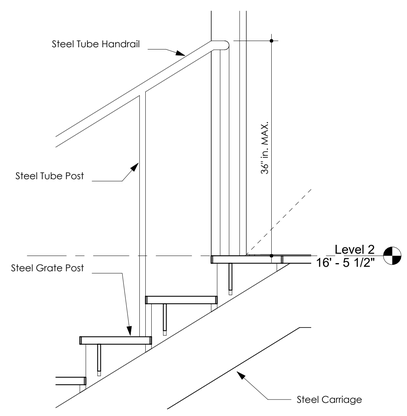


Stair Top View

2 Exterior Stair Detail Views
1" = 1'-0"



4 Exterior Stair Enlarged Elevation - End
1" = 1'-0"



5 Exterior Stair Enlarged Section - End
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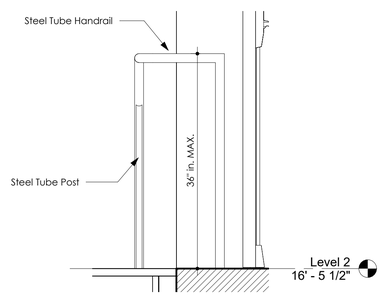

6 Exterior Stair Enlarged Elevation (Handrail Continuation) - End
1" = 1'-0"

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Exterior Stair - Enlarged Elevations, Sections & Detail Views

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PR-CRP-000774 - Municipality of Manatí

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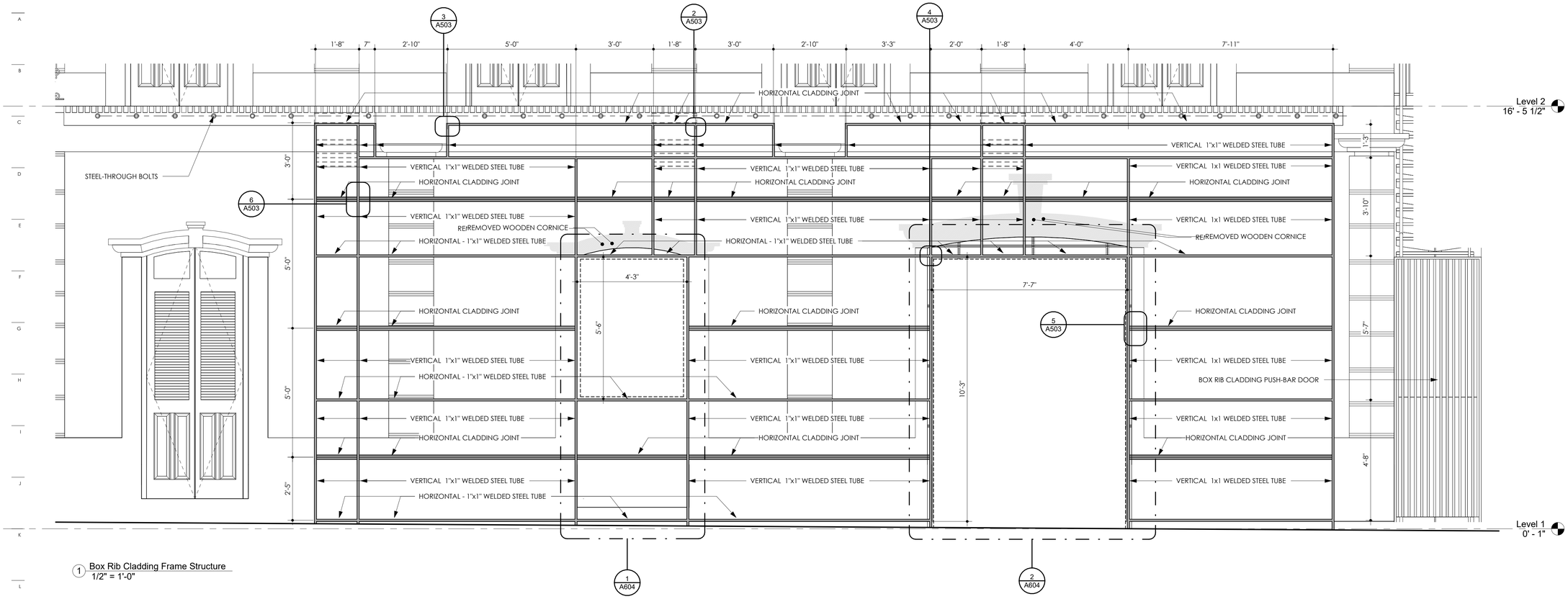
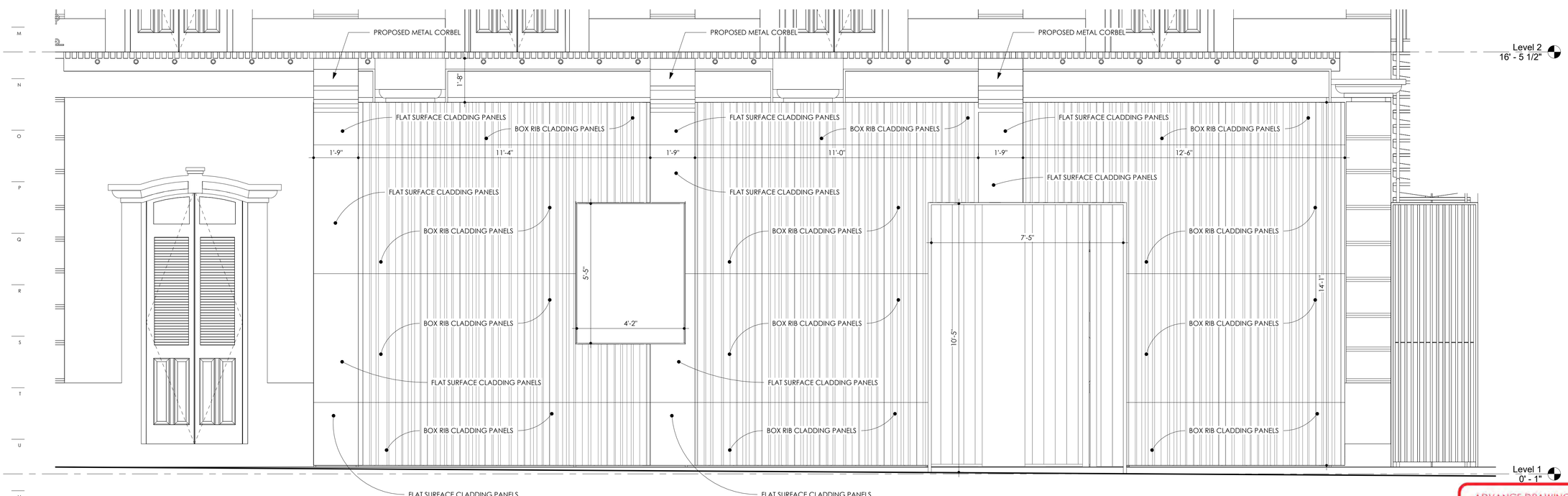


1 Box Rib Cladding Frame Structure
1/2" = 1'-0"



2 Box Rib Cladding Facade Elevation
1/2" = 1'-0"

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Box Rib Cladding Facade - Enlarged Elevation

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PR-CRP-000774 - Municipality of Manatí

Seal:

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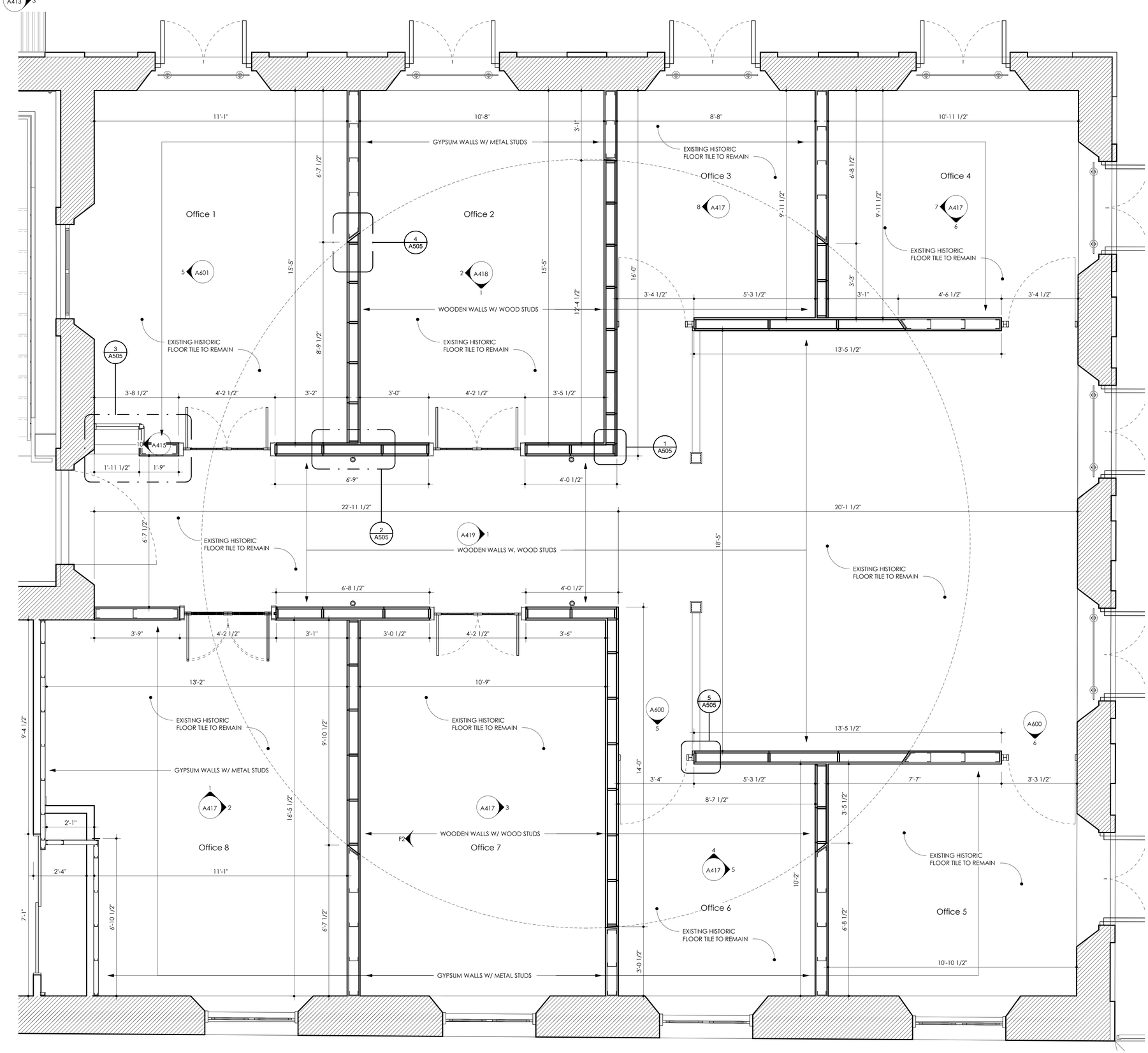
01/30/2024	1/2" = 1'-0"

Sheet

A412

Project #	2023.01
Drawn by	JGG
Checked by	ERCI



1 Offices Enlarged Floor Plan
1/2" = 1'-0"

General Notes

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Offices - Enlarged Floor Plan

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A416

Project #	2023.01
Drawn by	JGG
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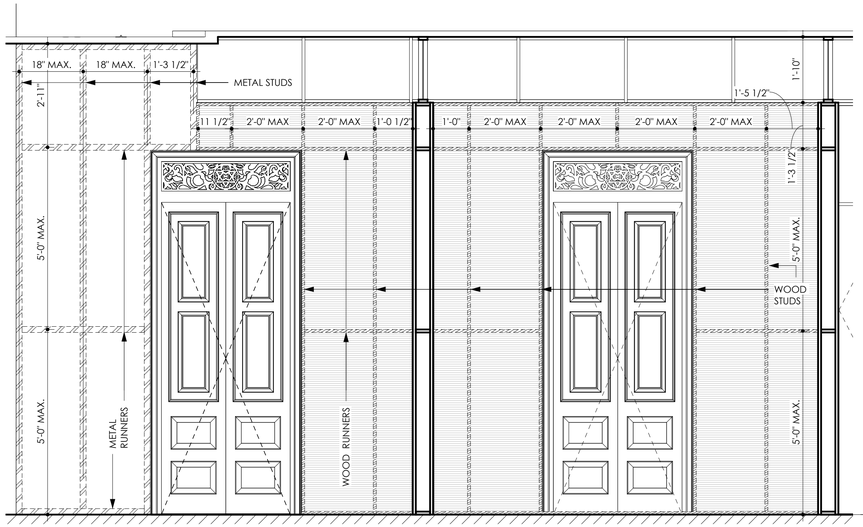
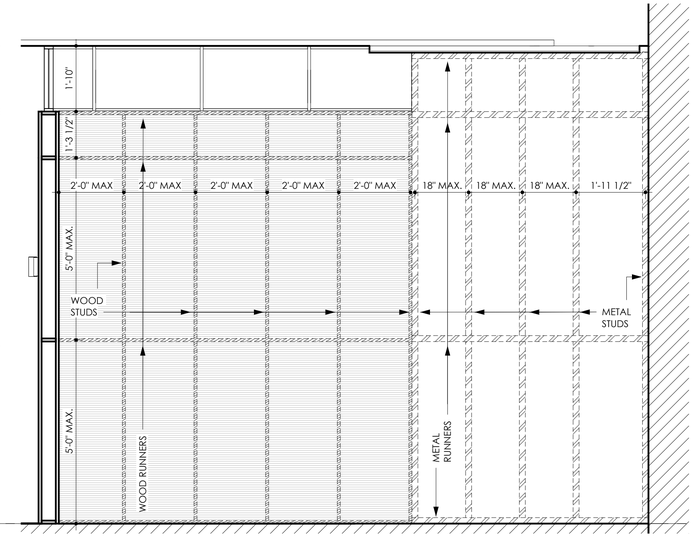
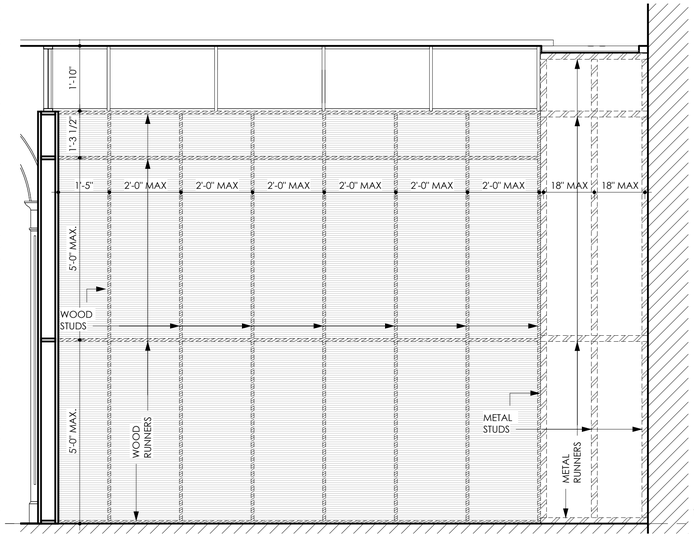


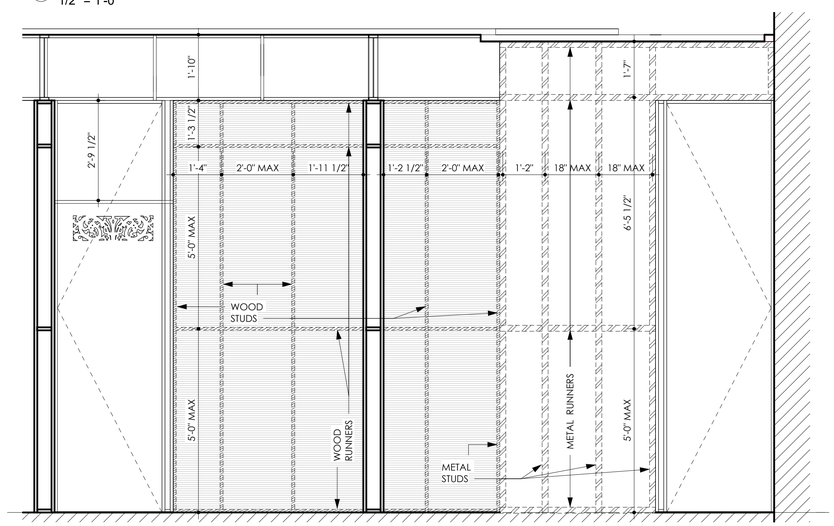
1 Office 7 & 8 - Long Wall Elevation
1/2" = 1'-0"



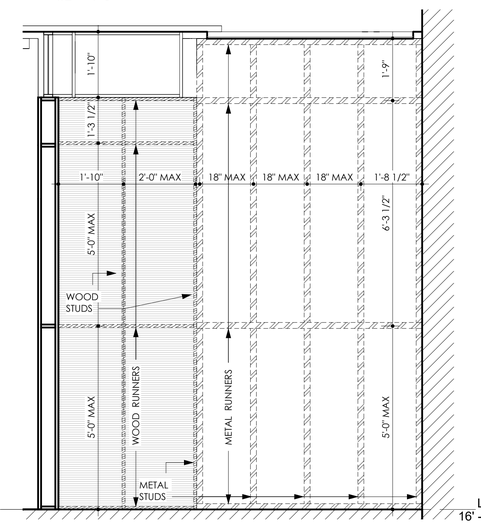
2 Office 7 & 8 - Short Wall Elevation
1/2" = 1'-0"



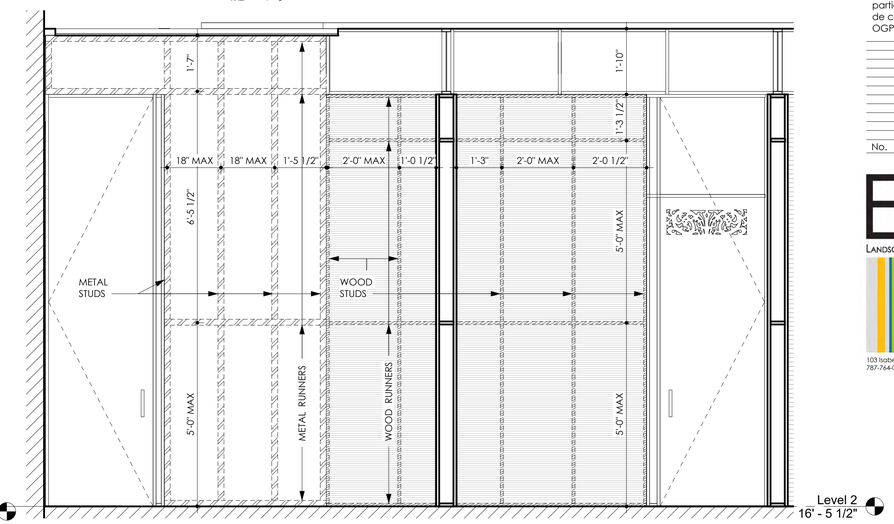
3 Office 6 & 7 - Short Wall Elevation
1/2" = 1'-0"



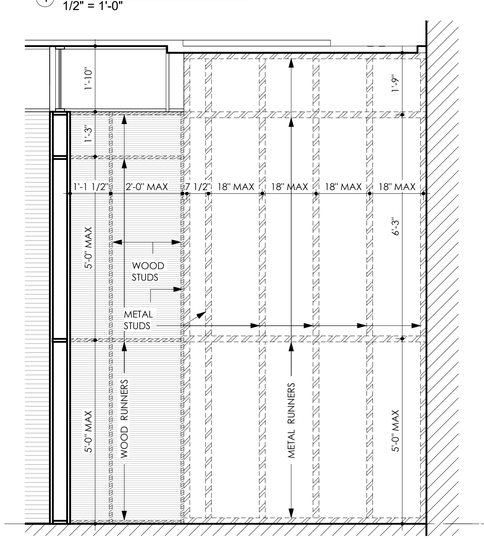
4 Office 5 & 6 - Long Wall Elevation
1/2" = 1'-0"



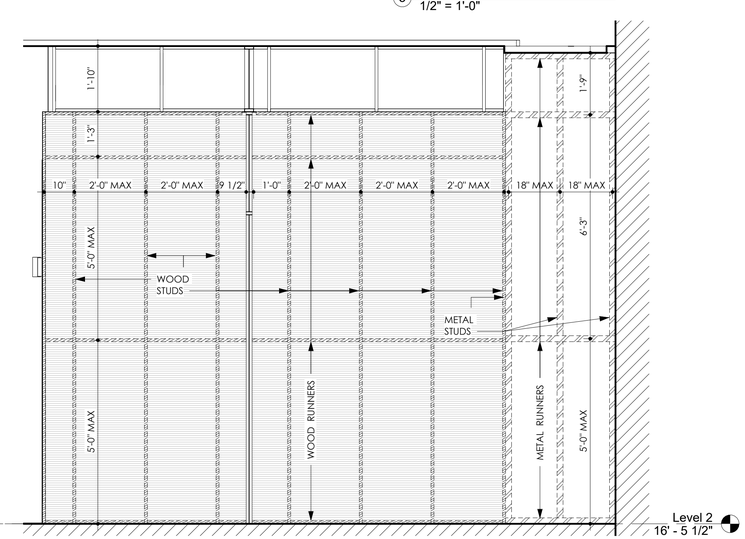
5 Office 5 & 6 - Short Wall Elevation
1/2" = 1'-0"



6 Office 3 & 4 - Long Wall Elevation
1/2" = 1'-0"



7 Office 3 & 4 - Short Wall Elevation
1/2" = 1'-0"



8 Office 2 & 3 - Long Wall Elevation
1/2" = 1'-0"

General Notes

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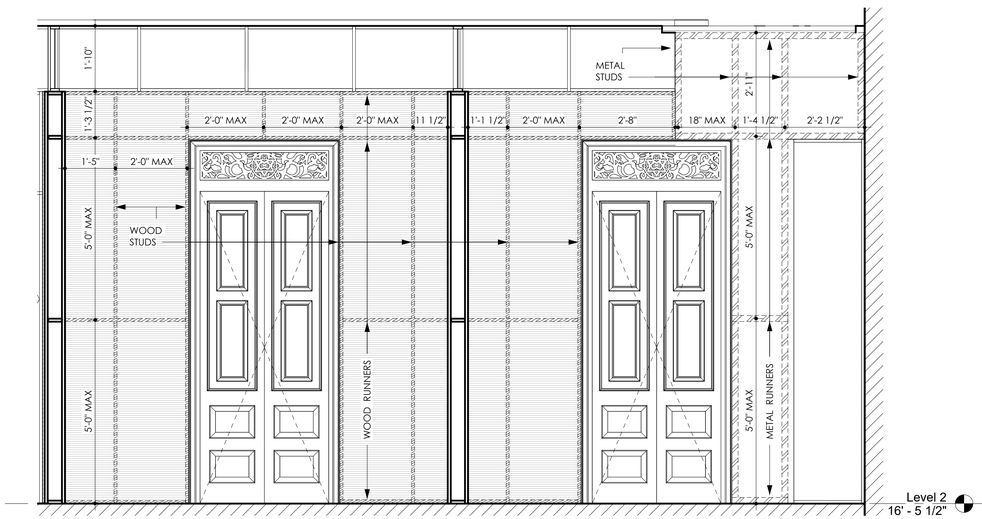
Date	Scale
01/30/2024	1/2" = 1'-0"

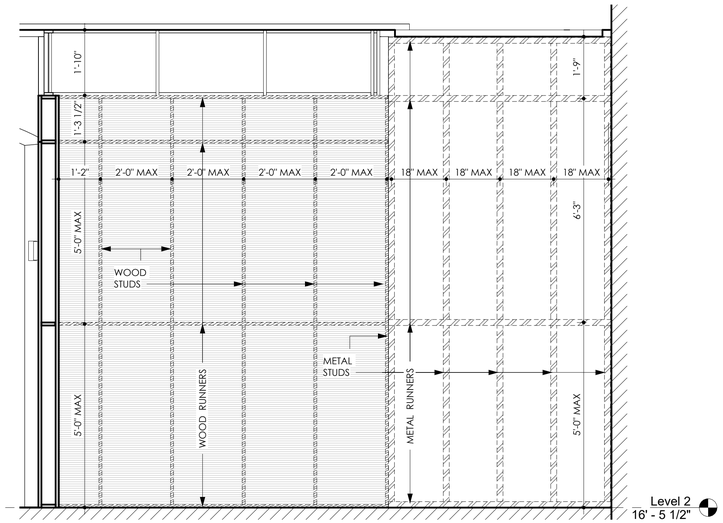
Sheet

A417

Project #	2023.01
Drawn by	JGG
Checked by	ERCI



1 Office 1 & 2 - Long Wall Elevation
1/2" = 1'-0"



2 Office 1 & 2 - Short Wall Elevation
1/2" = 1'-0"

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A418

Project #	2023.01
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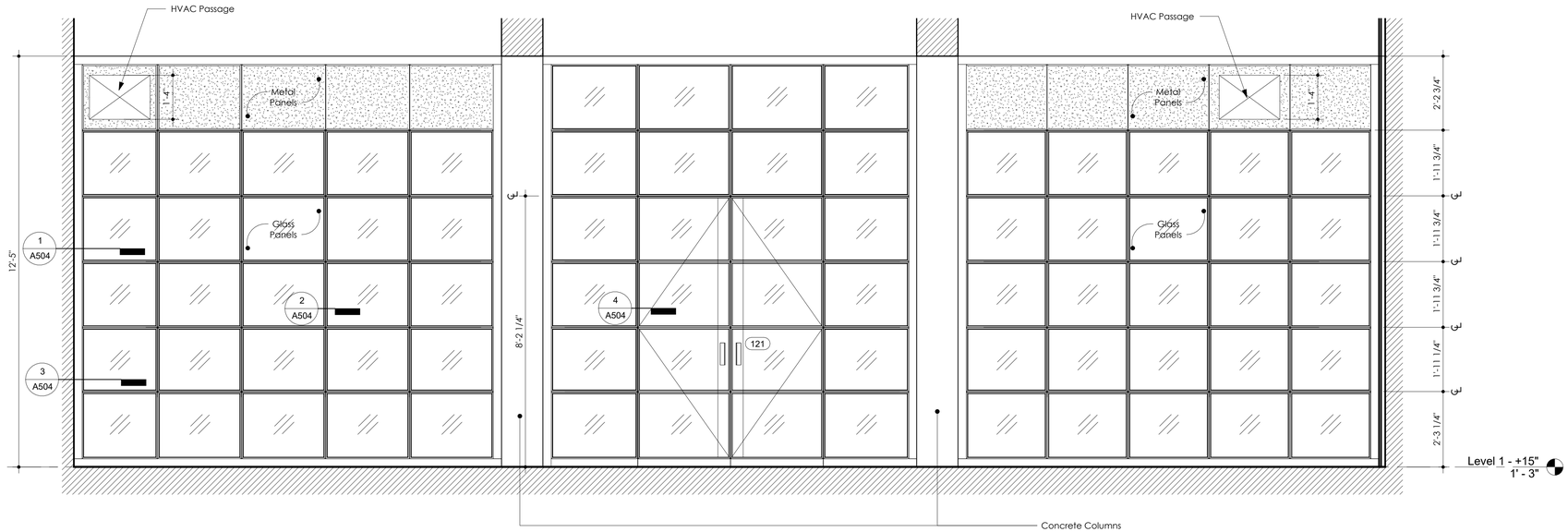
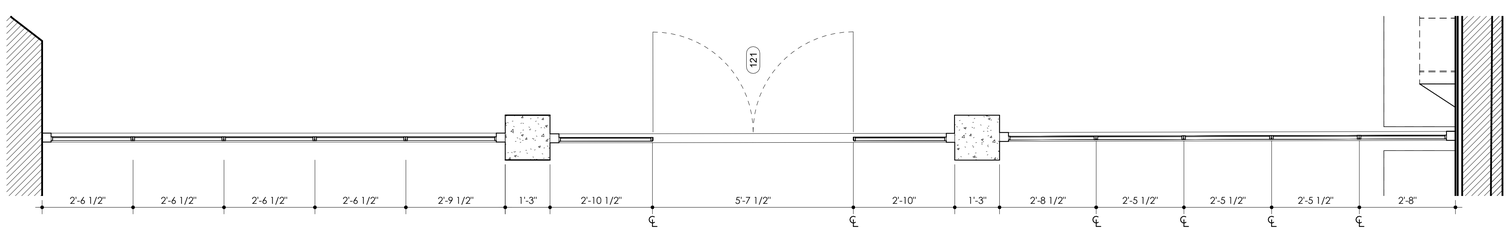
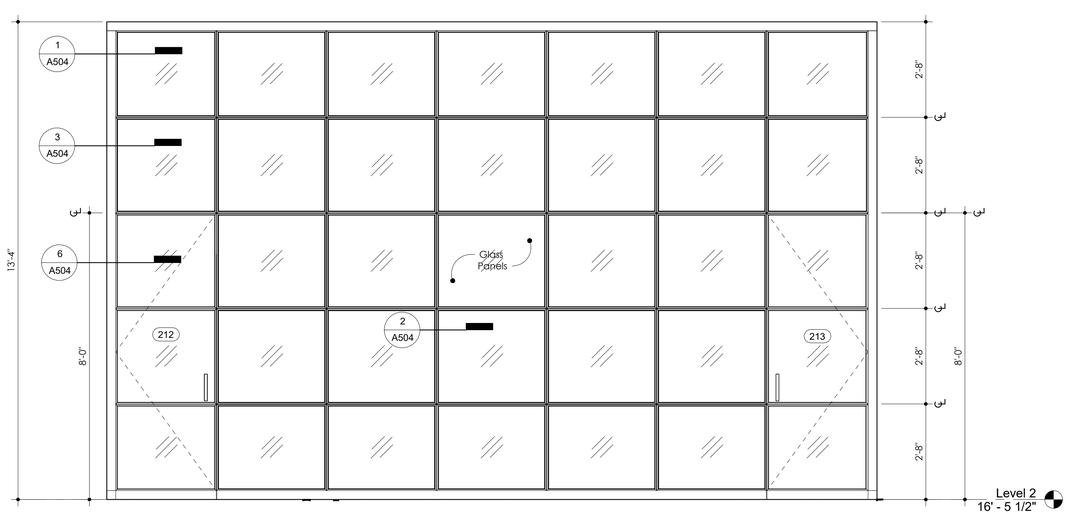


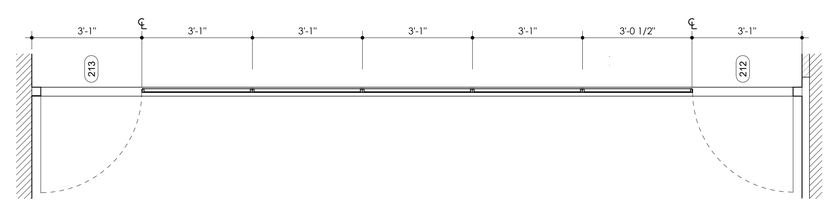
1 Coworking Curtain Wall Enlarged Elevation
1/2" = 1'-0"



2 Coworking Interior Glass Partition Enlarged Floor Plan
1/2" = 1'-0"



3 Conference Room Interior Glass Partition Elevation
1/2" = 1'-0"



4 Conference Room Interior Glass Partition Enlarged Floor Plan
1/2" = 1'-0"

General Notes

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Coworking Area and Conference Room Interior Glass Partitions- Enlarged Floor Plan and Elevation

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A419

Project #	2023.01
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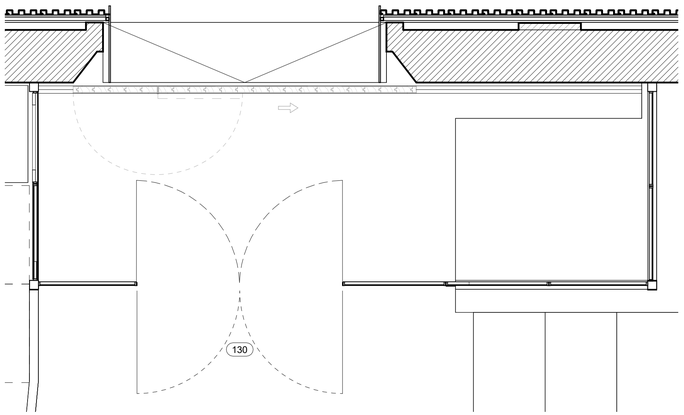

1 Level 1 - Entrance Anteroom Enlarged Floor Plan Copy 1
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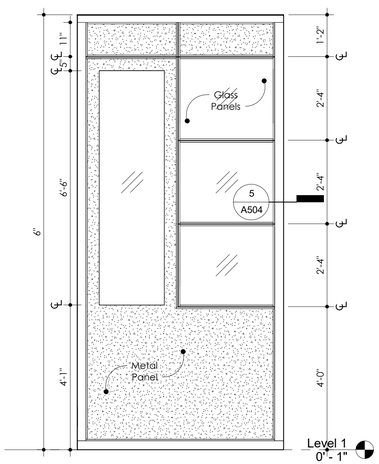
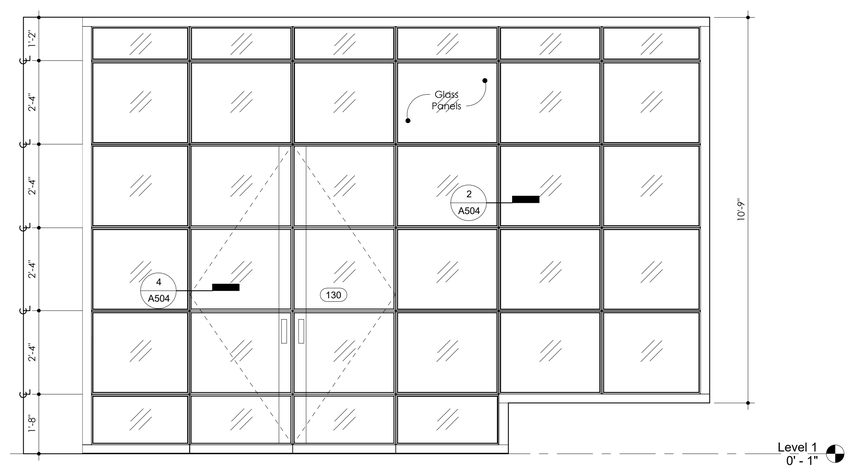


2 Anteroom Interior Glass Partition 1
1/2" = 1'-0"



3 Anteroom Interior Glass Partition 2
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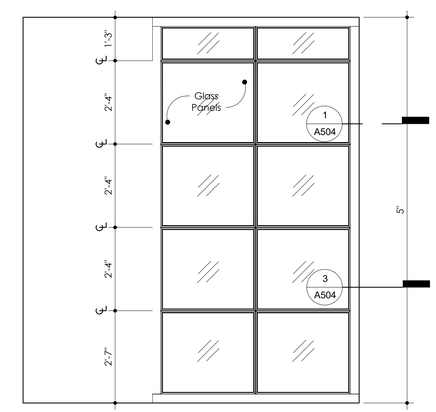

4 Anteroom Interior Glass Partition 3
1/2" = 1'-0"

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Entrance Anteroom Interior Glass Partition - Enlarged Floor Plan & Enlarged Elevations

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A420

Project #	2023.01
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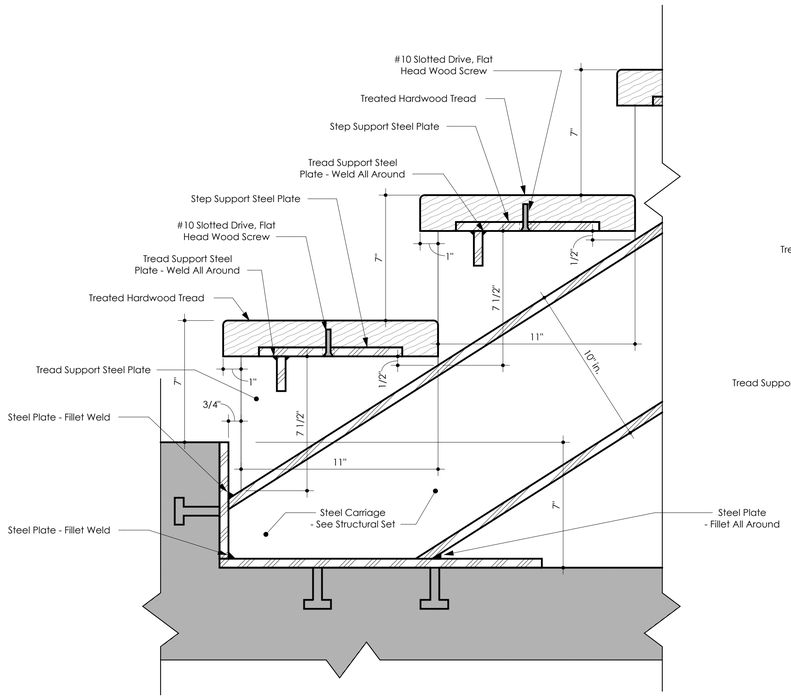
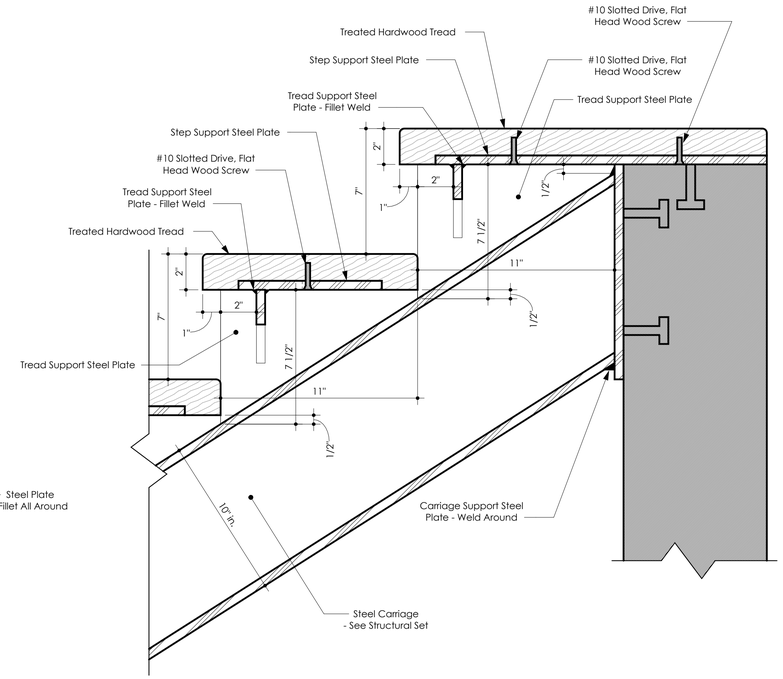


1 Main Stairs - Fist Step Detail
3" = 1'-0"



2 Main Stairs - Last Step Detail
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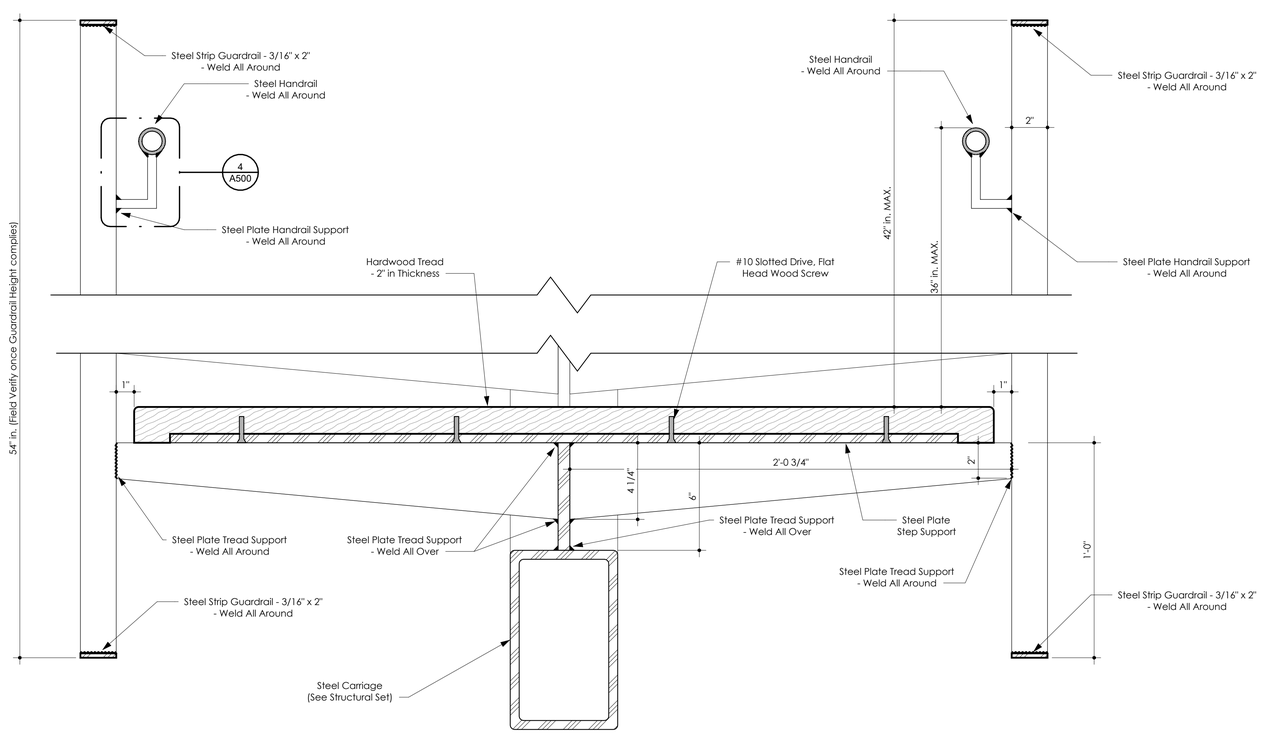
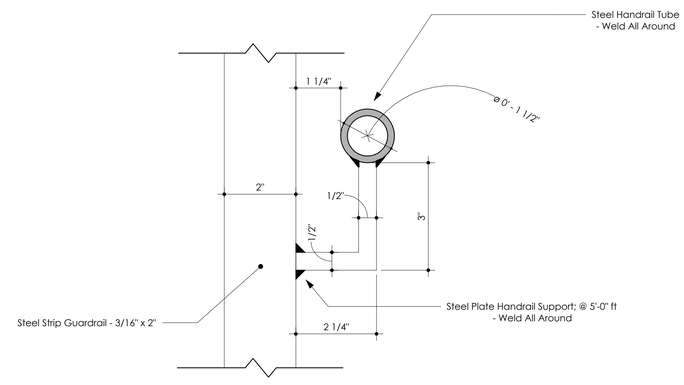


3 Main Stair Front Detail
3" = 1'-0"



4 Main Stair - Handrail Detail
6" = 1'-0"

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787-764-0610 / info@eco-designstudio.com

Interior Stair - Details

Center for Collaboration, Knowledge, Ideas and Innovation

Seal:

BO. Pueblo 34 Calle McKinkley, Manatí PR 00674

PR-CRP-000774 - Municipality of Manatí

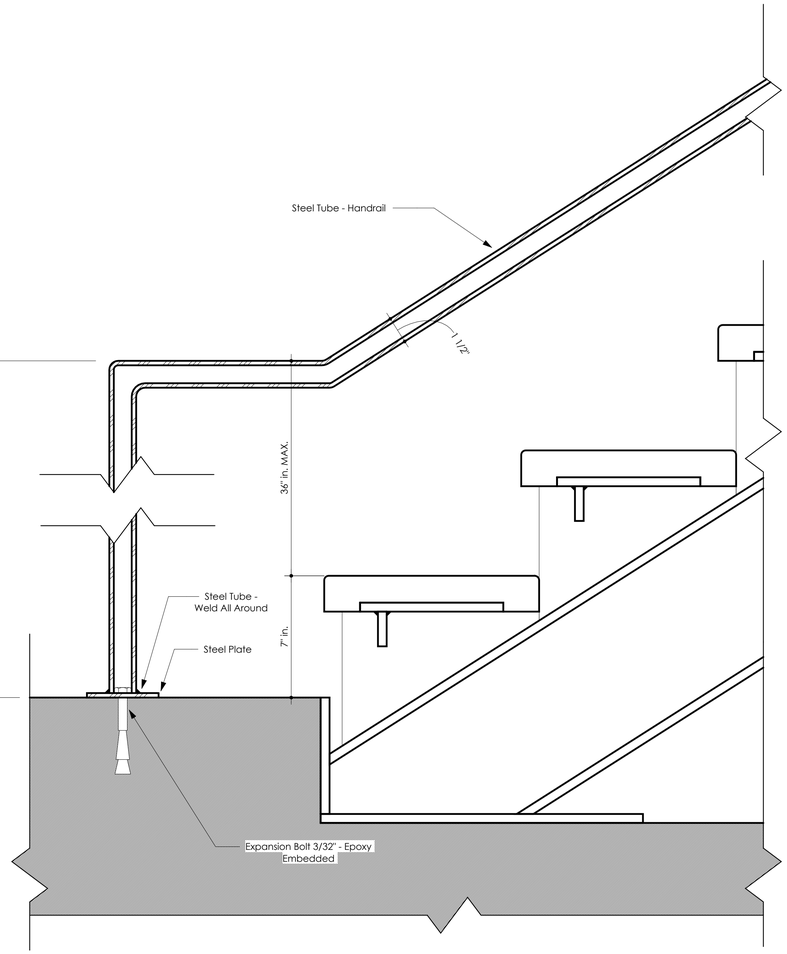
File Name: C:\Users\jgg\Documents\2023.01 - Manatí - Construction Documents_1-16-2024_jggKDMCE.rvt

Date	Scale
01/30/2024	As indicated

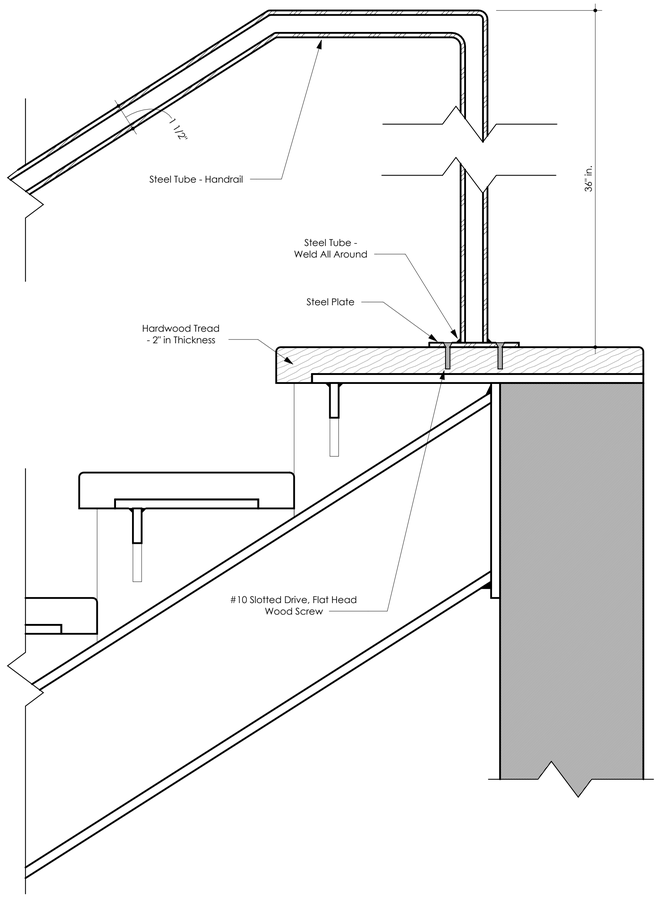
Sheet

A500

Project #	2023.01
Drawn by	JGG
Checked by	ERCI



1 Main Stairs - Handrail Elevation - First Step
3" = 1'-0"



2 Main Stairs - Handrail Elevation - Last Step
3" = 1'-0"

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General Notes

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Interior Stair - Details
Center for Collaboration, Knowledge, Ideas and Innovation

Seal:

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PR-CRP-000774 - Municipality of Manatí

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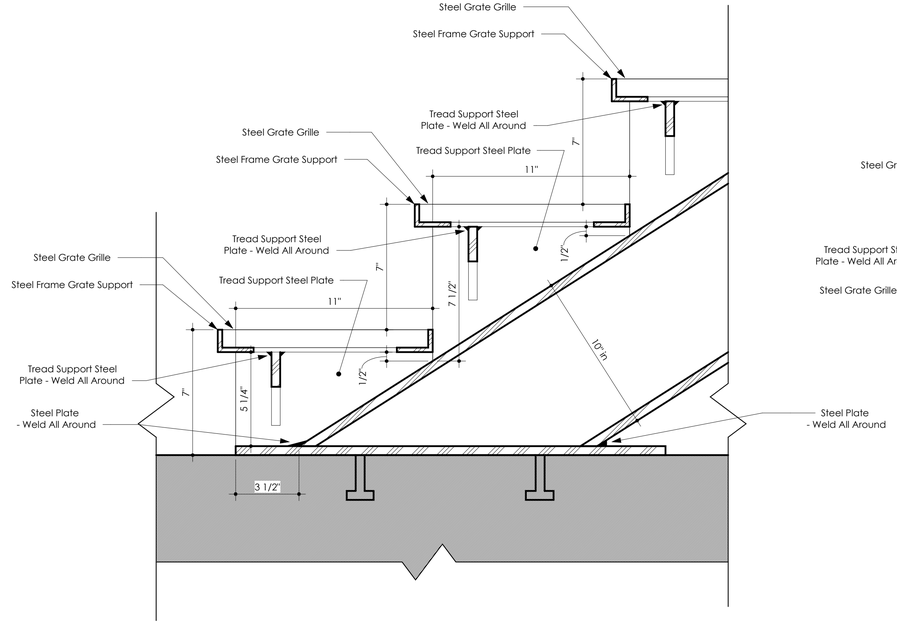
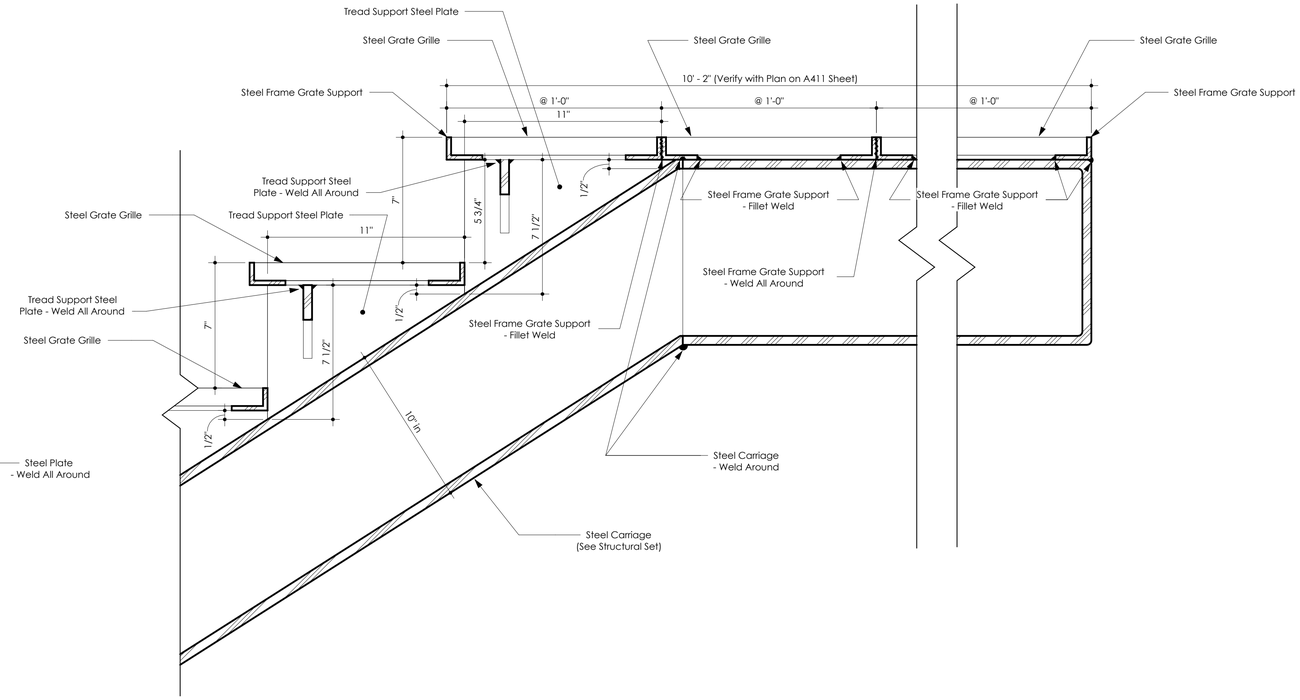
Date	Scale
01/30/2024	3" = 1'-0"

Sheet
A501

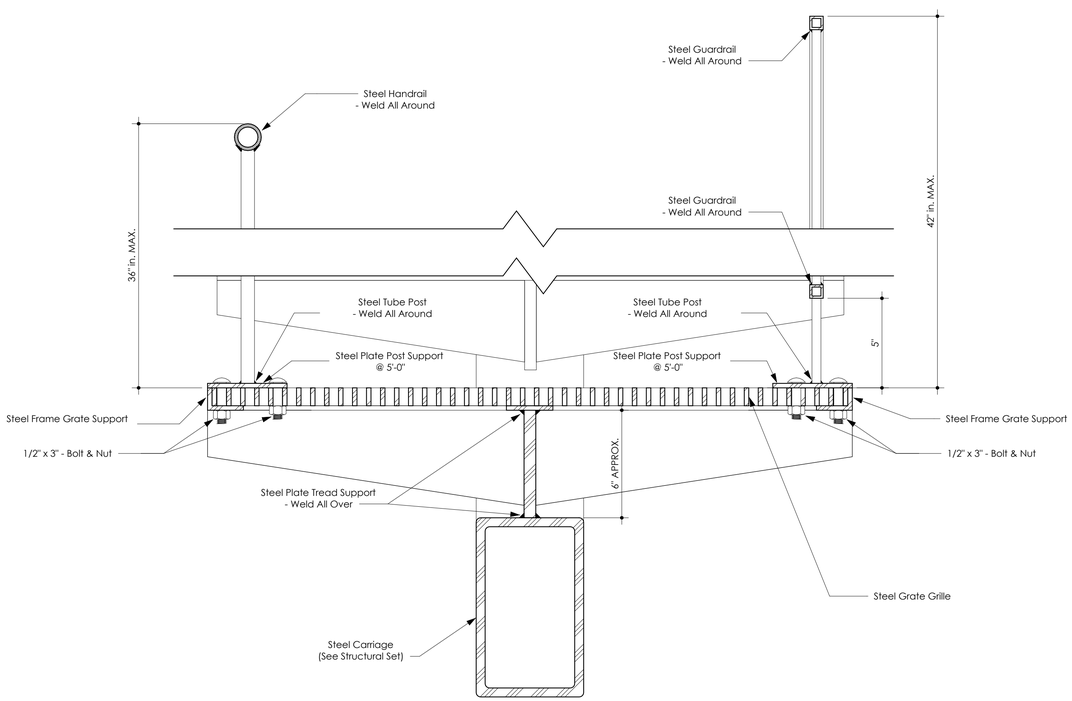
Project #	2023.01
Drawn by	JGG
Checked by	ERCI



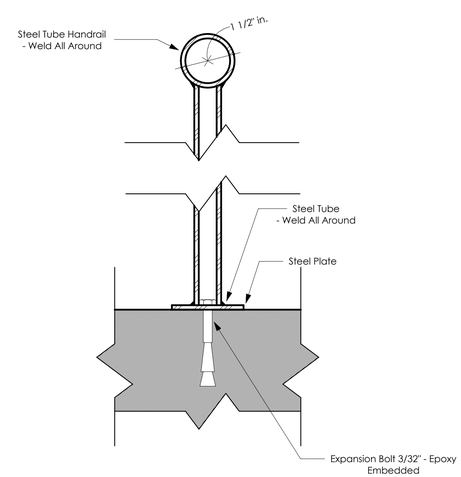
1 Exterior Stairs - Fist Step Detail
3" = 1'-0"



2 Exterior Stairs - Last Step Detail
3" = 1'-0"



3 Exterior Stair Front Detail
3" = 1'-0"



4 Typical Handrail Fastening Detail
3" = 1'-0"

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Exterior Stair - Details

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Seal:

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Date	Scale
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A502

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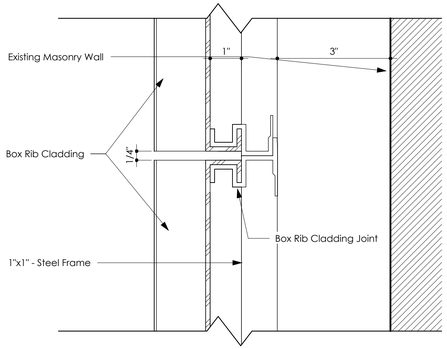
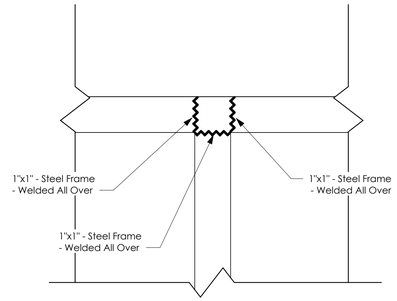
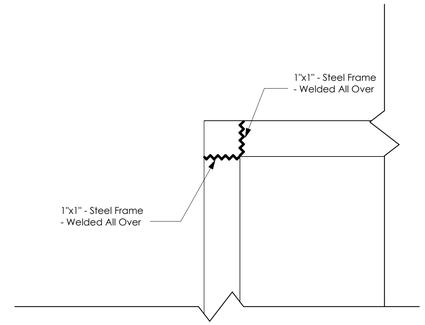


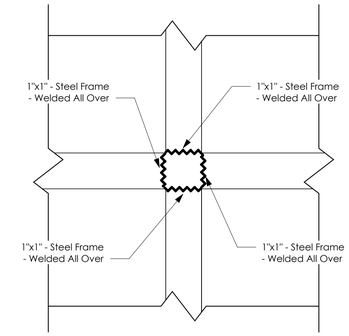
1 Box Rib Cladding Joint Detail
6" = 1'-0"



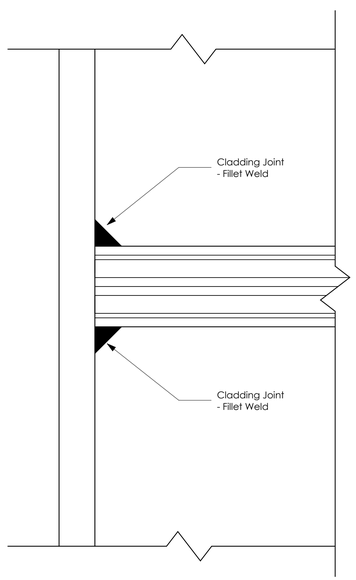
2 Box Rib Cladding Frame Structure - T Corner Detail
6" = 1'-0"



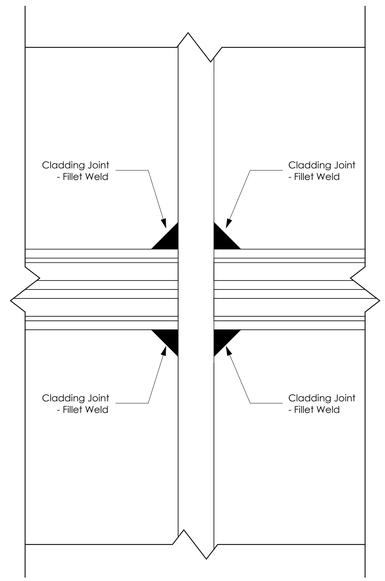
3 Box Rib Cladding Frame Structure - Edge Corner Detail
6" = 1'-0"



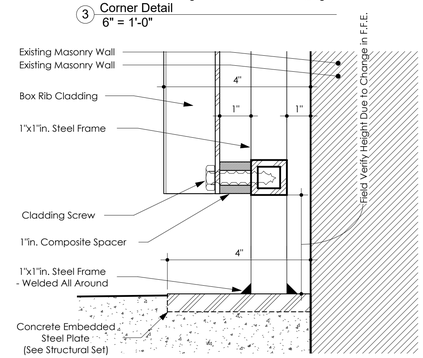
4 Box Rib Cladding Frame Structure - Cross Corner Detail
6" = 1'-0"



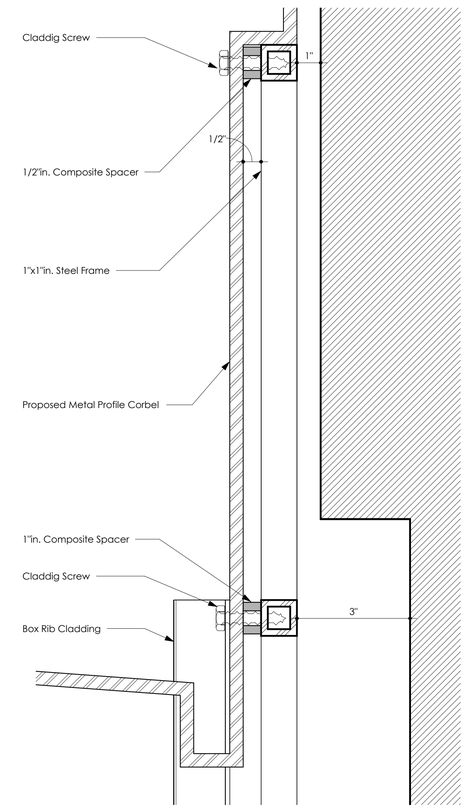
5 Box Rib Cladding Frame Structure - Cladding Joint Front View 1 Detail
6" = 1'-0"



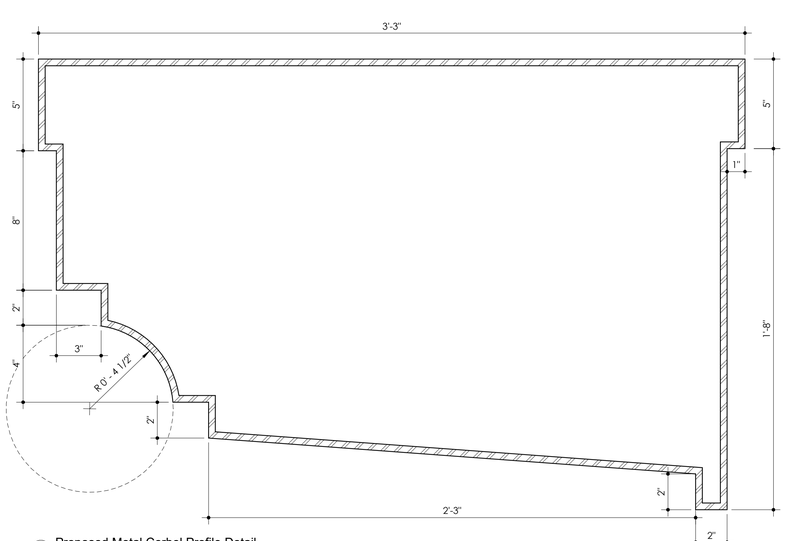
6 Box Rib Cladding Frame Structure - Cladding Joint Front View 2 Detail
6" = 1'-0"



7 Box Rib Cladding - Steel Frame Structure Fastening Detail 1
6" = 1'-0"



8 Box Rib Cladding - Steel Frame Structure Fastening Detail 2
6" = 1'-0"



9 Proposed Metal Corbel Profile Detail
3" = 1'-0"

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Box Rib Cladding Facade - Details
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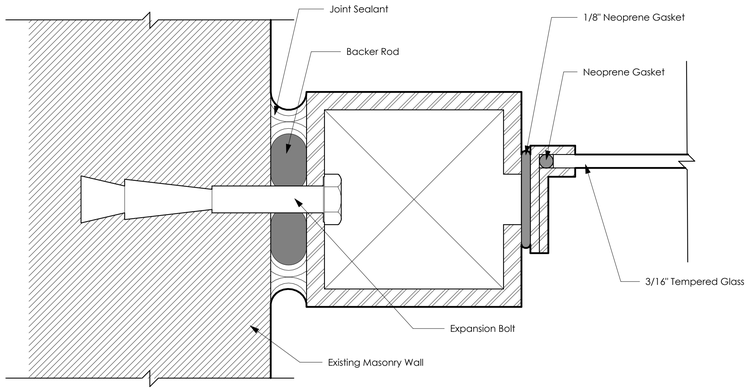
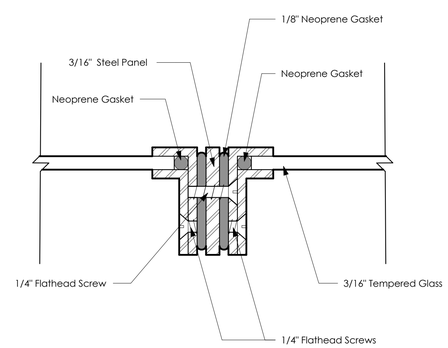
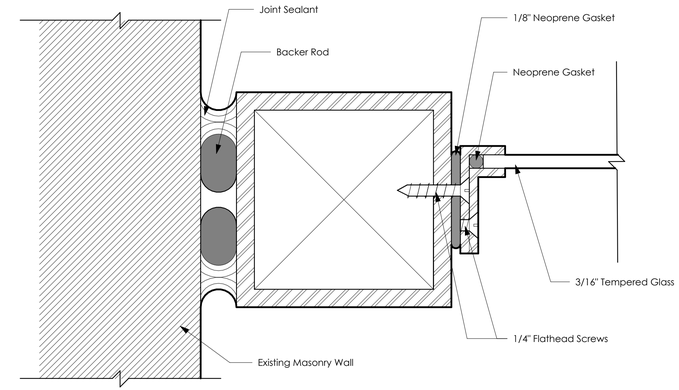


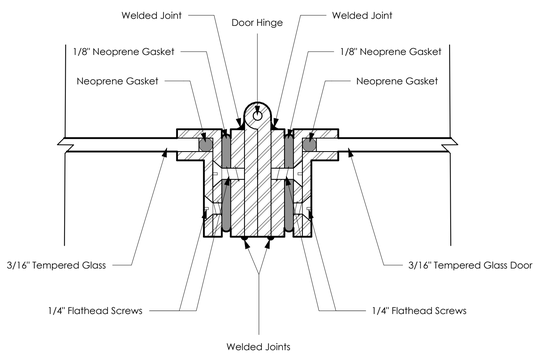
1 Masonry Wall to Interior Glass Partition Frame Joint
12" = 1'-0"



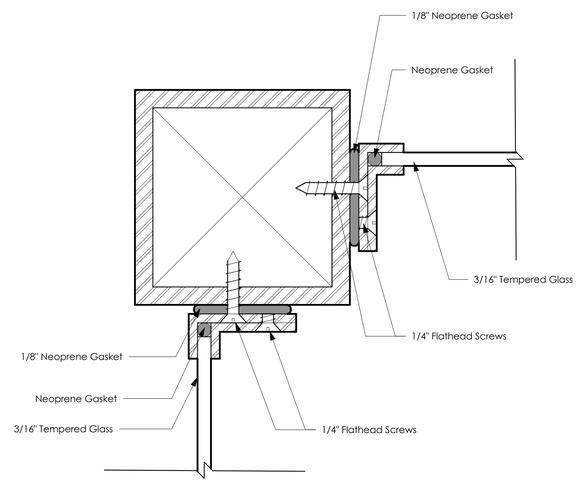
2 Interior Glass Partition Intersection
12" = 1'-0"



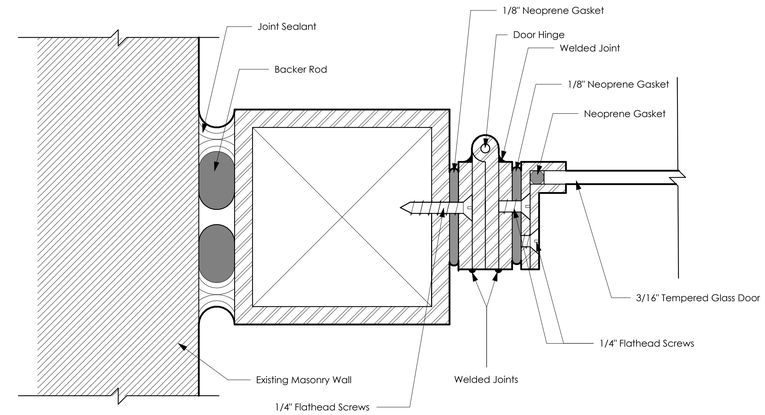
3 Interior Glass Partition Frame to Mullion Joint
12" = 1'-0"



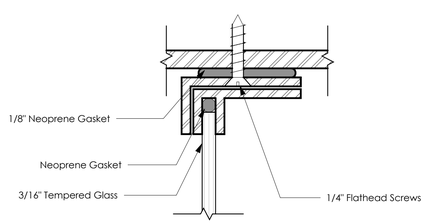
4 Interior Glass Partition Door Hinge
12" = 1'-0"



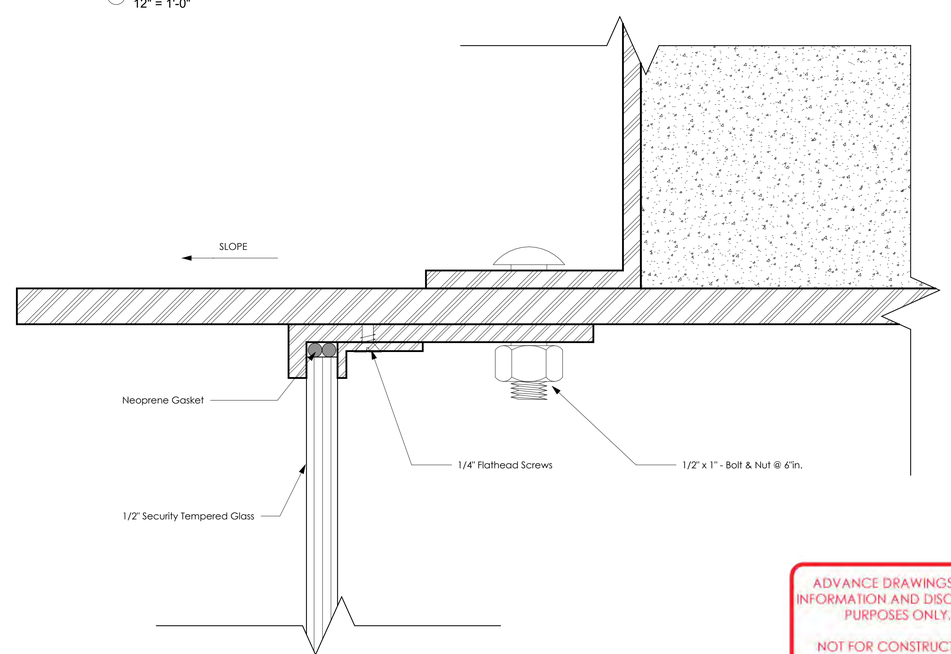
5 Interior Glass Partition Corner Mullion
12" = 1'-0"



6 Interior Glass Partition Frame to Door Hinge
12" = 1'-0"



7 Window Glass Partition Mullion
12" = 1'-0"



8 Exterior Security Glass Partition
12" = 1'-0"

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Typical Glass Partition - Details

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Seal:

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Date	Scale
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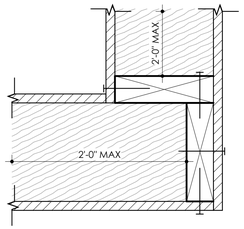
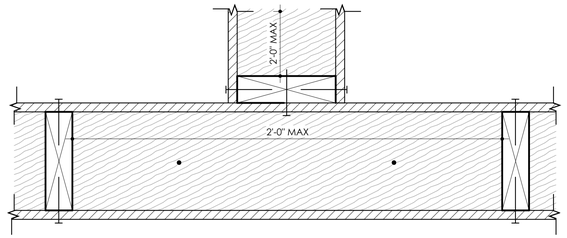
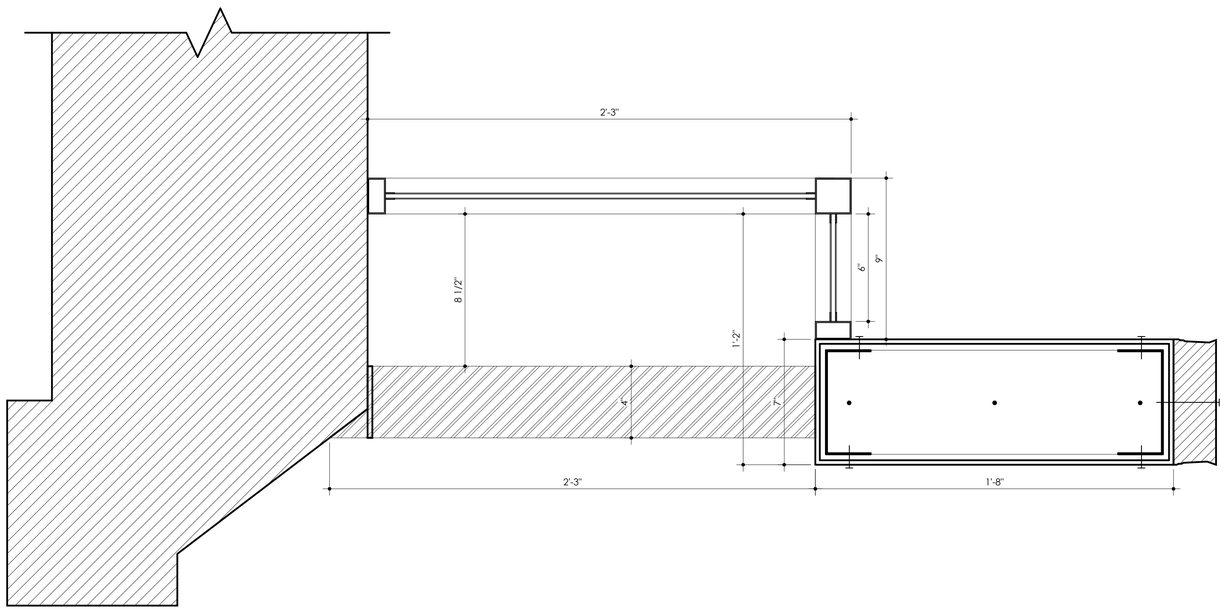
Project #	2023.01
Drawn by	ICG/JGG
Checked by	ERCI



1 Wooden Wall Corner Detail
3" = 1'-0"



2 Wooden Wall Joint Condition Detail
3" = 1'-0"



3 Wooden Wall Special Condition Detail
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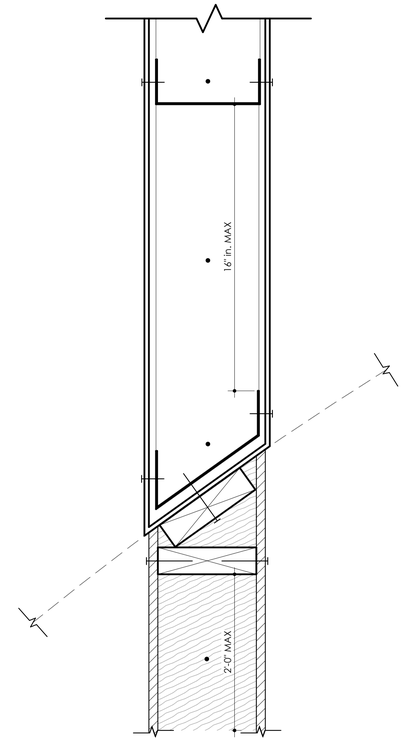

4 Wooden Wall w. Gypsum Wall Detail
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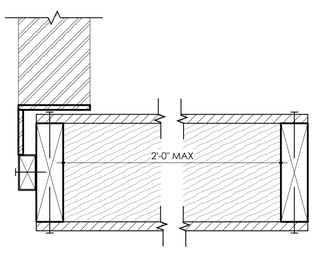

5 Wooden Wall w. Glass Panel & Mullions Detail
3" = 1'-0"

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Offices - Wood/Gypsum Wall Construction Details

Center for Collaboration, Knowledge, Ideas and Innovation

BO. Pueblo 34 Calle McKinkley, Manatí PR 00674

PR-CRP-000774 - Municipality of Manatí

Seal:

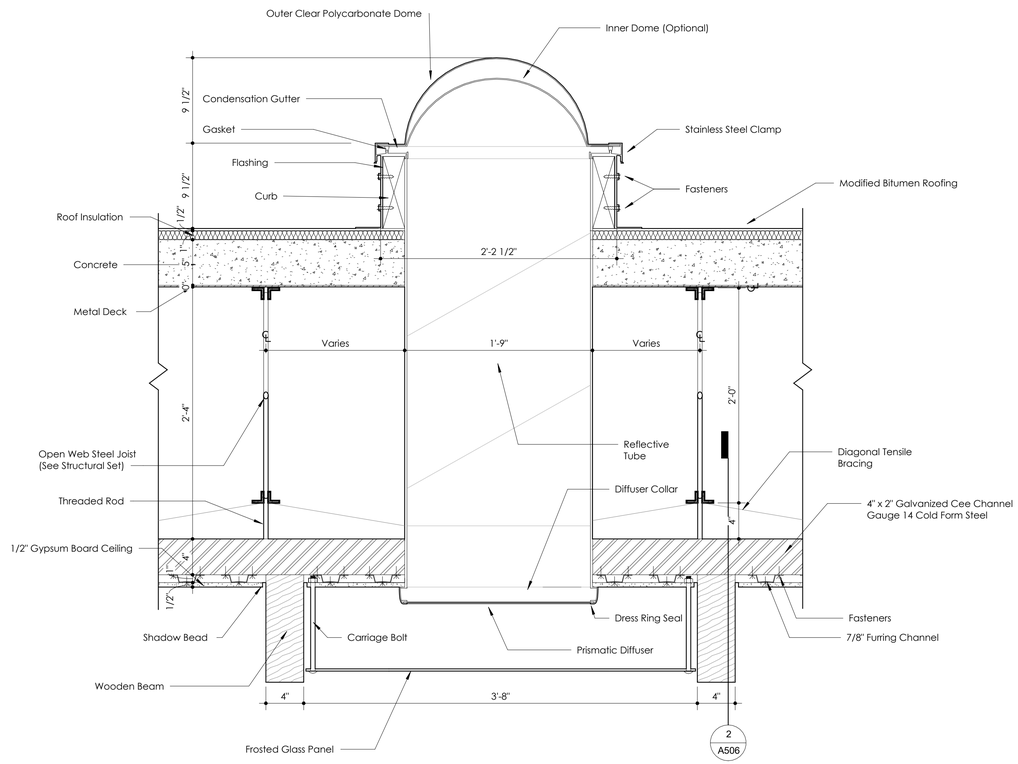
File Name: C:\Users\jgg\Documents\2023.01 - Manatí - Construction Documents_1-16-2024_jgg(DMCE).rvt

Date	Scale
01/30/2024	3" = 1'-0"

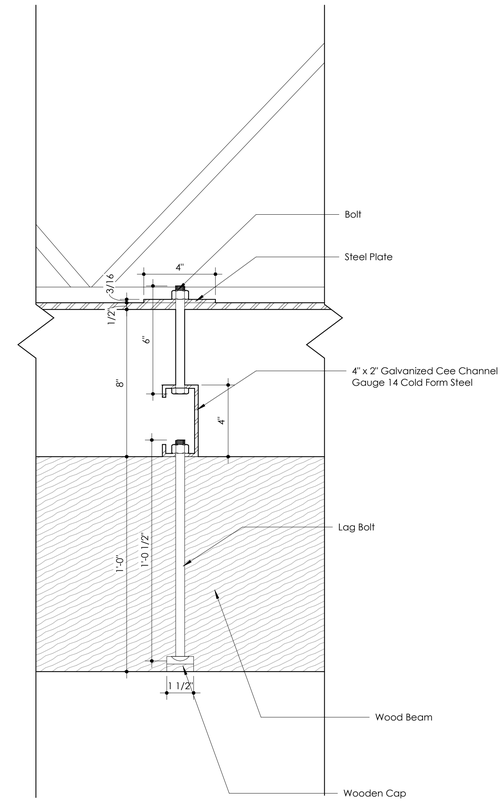
Sheet

A505

Project #	2023.01
Drawn by	JGG
Checked by	ERCI



1 Atrium Tubular Lightwell Detail
1 1/2" = 1'-0"



2 Atrium Ceiling Section
3" = 1'-0"

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General Notes

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Atrium Details
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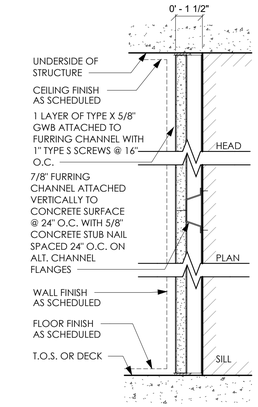
Date	Scale
01/30/2024	As indicated

Sheet
A506

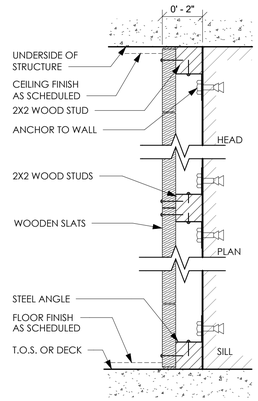
Project #	2023.01
Drawn by	ICG
Checked by	ERCI



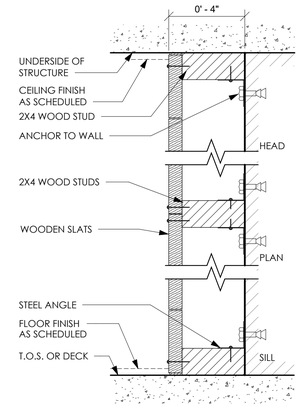
NOTES

- TYPICAL USE: FURRING
- FIRE RATING: N/A
- STC RATING: N/A

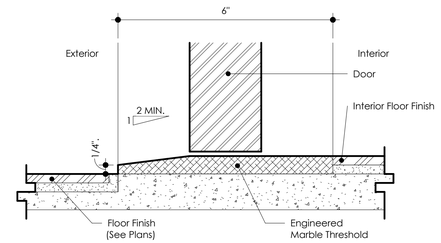
1 GWB Furring Attached To Concrete Surface
3" = 1'-0"



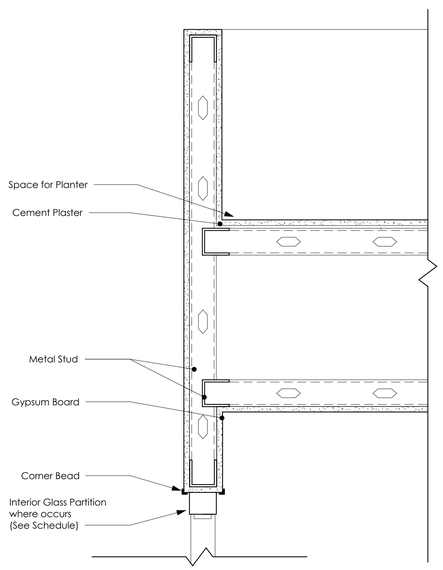
2 Wooden 2" Furring Attached To Concrete Surface
3" = 1'-0"



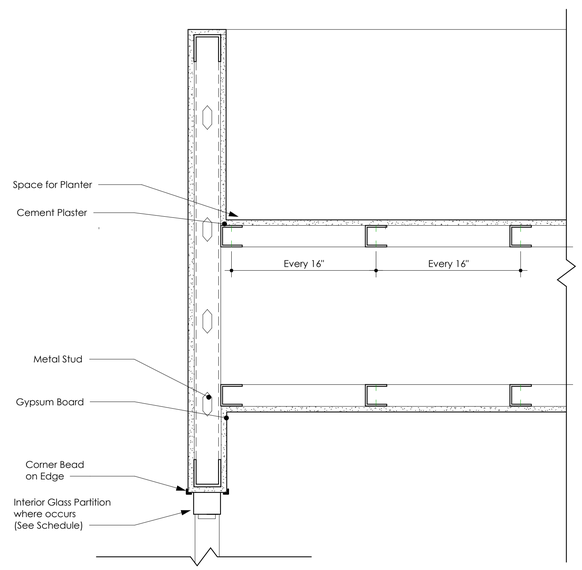
3 Wooden 4" Furring Attatched to Concrete Surface
3" = 1'-0"



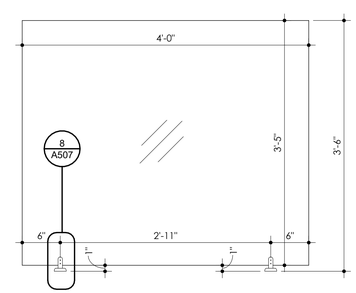
4 Door Saddle Detail
6" = 1'-0"



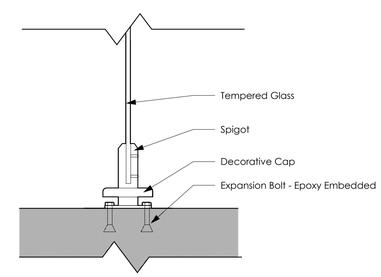
5 Anteroom Ceiling Planter Detail 2
1 1/2" = 1'-0"



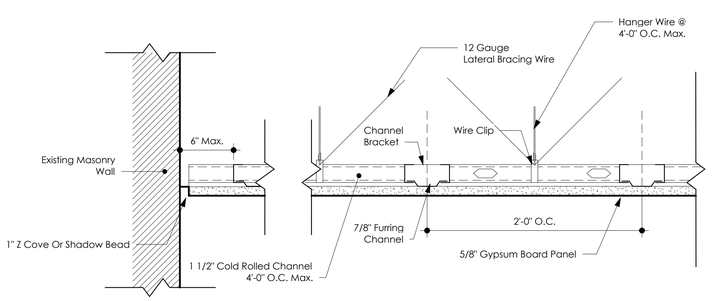
6 Anteroom Ceiling Planter Detail
1 1/2" = 1'-0"



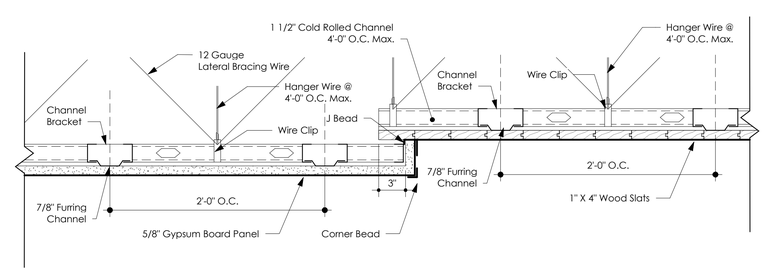
7 Frameless Glass Guardrail Elevation
1" = 1'-0"



8 Frameless Glass Guardrail Spigot Detail
3" = 1'-0"



9 Typical Gypsum Ceiling Installation Detail
1 1/2" = 1'-0"



10 Gypsum Ceiling to Wood Slat Ceiling Transition
1 1/2" = 1'-0"

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General Notes

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Wall, Ceiling, Floor General Details
Center for Collaboration, Knowledge, Ideas and Innovation

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PR-CRP-000774 - Municipality of Manatí

Seal:

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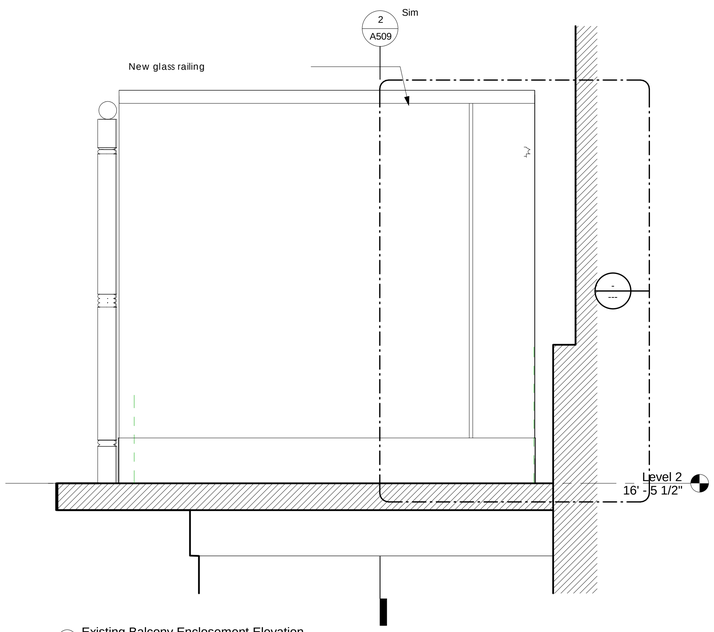
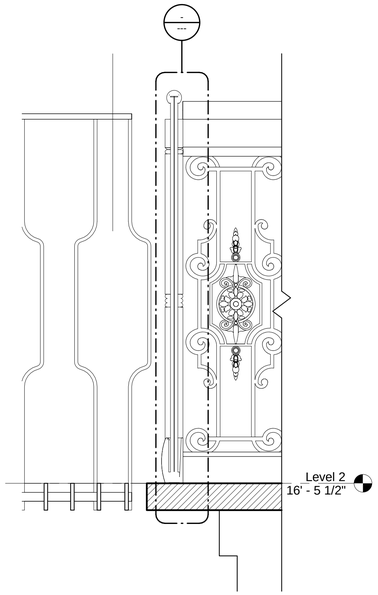
Date	Scale
01/30/2024	As indicated

Sheet
A507

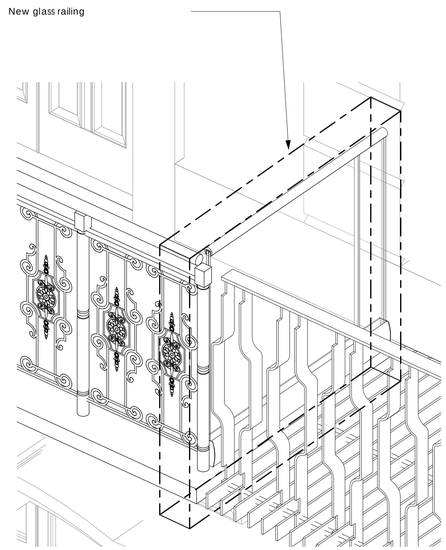
Project #	2023.01
Drawn by	HPP / ICG
Checked by	ERCI



1 Existing Balcony Enclosement Elevation
1 1/2" = 1'-0"



2 Existing Balcony Enclosement Section
1 1/2" = 1'-0"



3 3D Proposed Railing Extension

General Notes

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Existing Balcony Proposed Enclosement

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File Name: C:\Users\Documents\2023.01 - Manatí - Construction Documents 100%_SHPO Consult ago2024_ECo-EColon.rvt

Date	Scale
12/22/2024	1 1/2" = 1'-0"

Sheet

A509

Project #	2023.01
Drawn by	JGG
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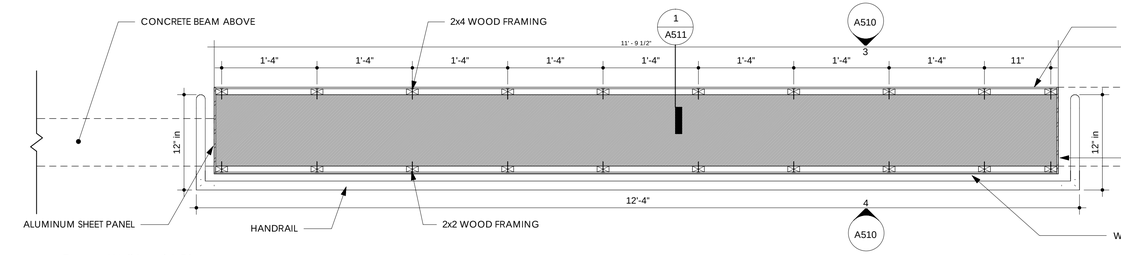
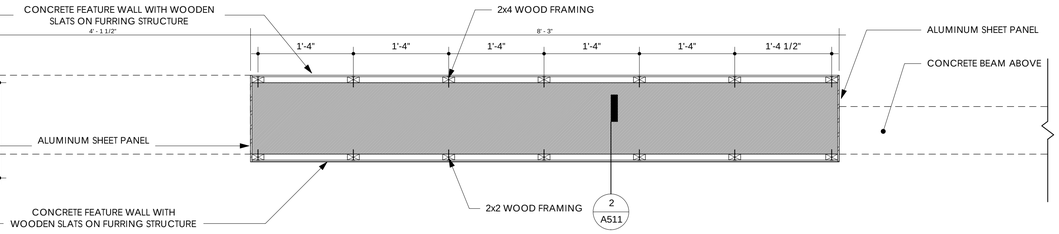
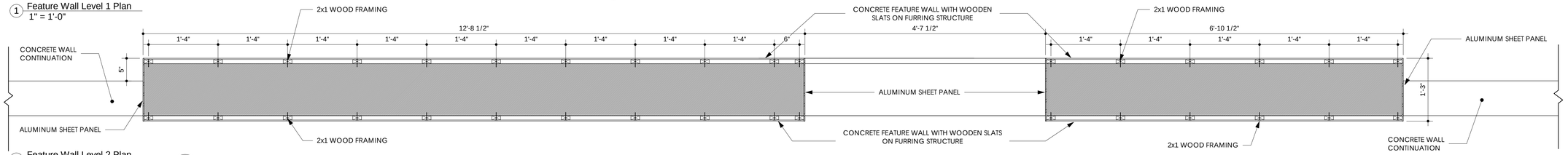
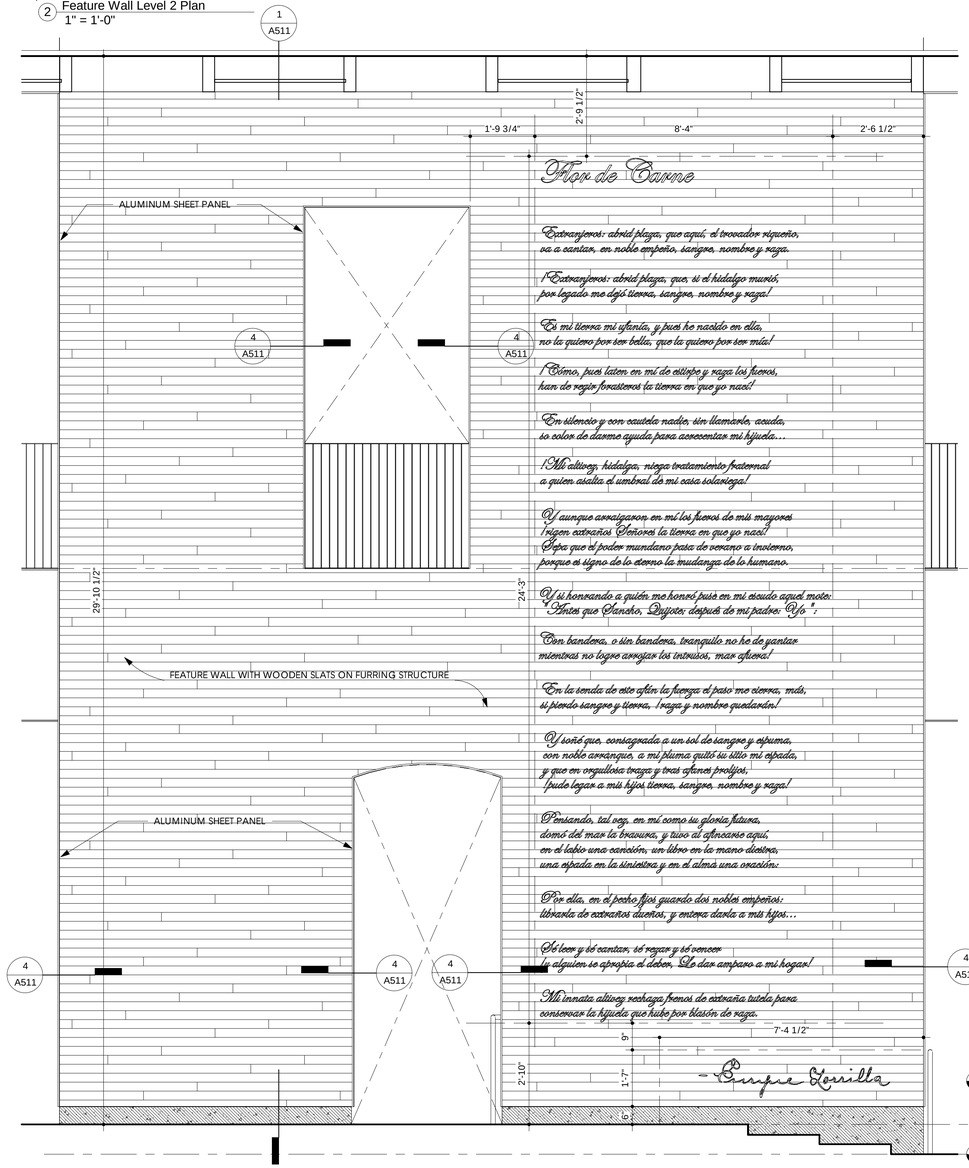


1 Feature Wall Level 1 Plan
1" = 1'-0"





2 Feature Wall Level 2 Plan
1" = 1'-0"



Yo de Carne

Extranjeros: abrid plaza, que aquí, el trovador viajero,
va a cantar, en noble empeño, sangre, nombre y raza.

¡Extranjeros: abrid plaza, que, si el hidalgo murió,
por legado me dejó tierra, sangre, nombre y raza!

En mi tierra mi infancia, y pues he nacido en ella,
no la quiero por ser bella, que la quiero por ser mía!

¿Cómo, pues laten en mí de ecltipe y raza los fuegos,
han de regir forasteros la tierra en que yo nací?

En silencio y con cautela nadie, sin llamarla, acuda,
su color de damno ayuda para ascecentar mi hijuela...

¡Mi altivez, hidalga, niega tratamiento fraternal
a quien asalta el umbral de mi casa solariega!

Y aunque arraigaron en mí los fuegos de mis mayores
¡rigen extraños Señores la tierra en que yo nací!
Sepa que el poder mundano pasa de verano a invierno,
porque es signo de lo eterno la mudanza de lo humano.

Y si honrando a quién me honró puse en mi escudo aquel moto:
"Antes que Sancho, Quijote: después de mi padre: Yo";

Con bandera, o sin bandera, tranquilo no he de yantar
mientras no logre arrojar los intrusos, mar afuera!

En la senda de este afán la fuerza el paso me cierra, más,
si pierdo sangre y tierra, ¡raza y nombre quedarán!

Y soñé que, consagrado a un sol de sangre y espuma,
con noble arranque, a mi pluma quitó su sitio mi espada,
y que en orgullosa traza y tras afanes prolijos,
¡pude legar a mis hijos tierra, sangre, nombre y raza!

Pensando, tal vez, en mí como su gloria futura,
domó del mar la bravura, y tuso al africano aquí,
en el labio una canción, un libro en la mano diestra,
una espada en la siniestra y en el alma una oración:

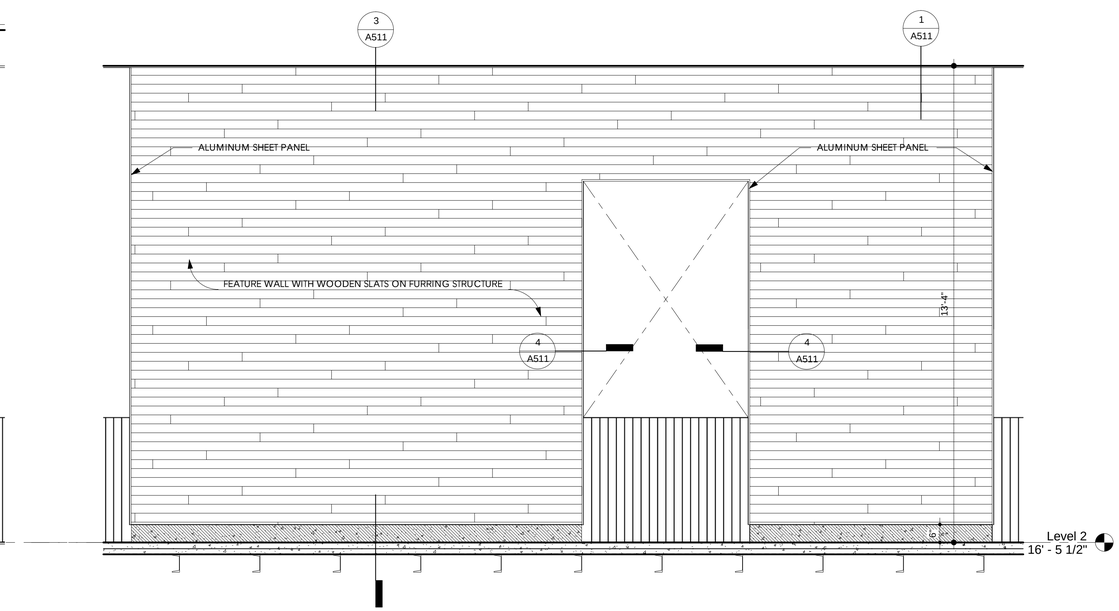
Por ella, en el pecho fijo guardo dos nobles empeños:
libranla de extraños dueños, y entera dejarla a mis hijos...

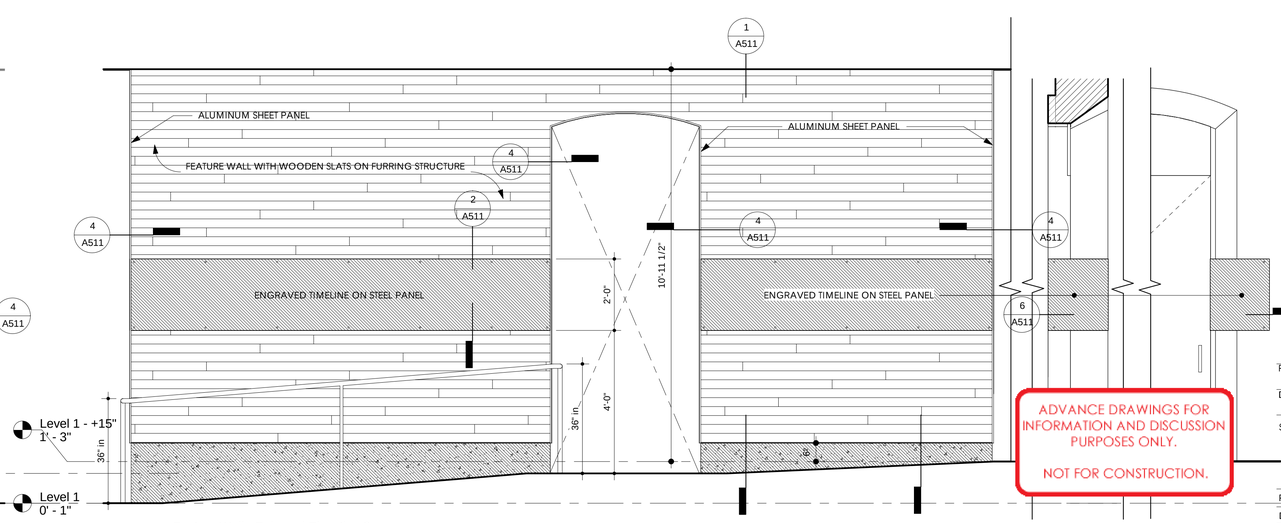
Sé leer y sé cantar, sé regar y sé vencer
y alguien se apropia el deber, De dar amparo a mi hogar!

Mi innata altivez, rechaza frenos de extraña tutela para
conservar la hijuela que hubo por blasón de raza.

– Enrique Larreta

3 Feature Wall - Enlarged Elevation 1
1/2" = 1'-0"





4 Feature Wall - Enlarged Elevation 2
1/2" = 1'-0"

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Feature Wall - Enlarged Plans & Elevations

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PR-CRP-000774 - Municipality of Manatí

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Date	Scale
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Sheet

A510

Project #	2023.01
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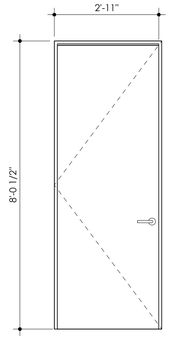
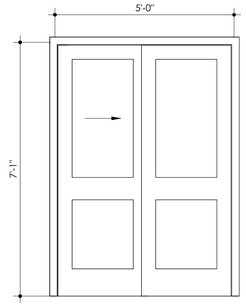


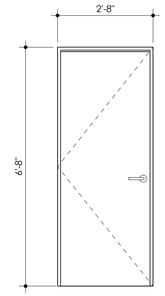
96" Single Flush Swinging Wooden Door

101
103
109
122



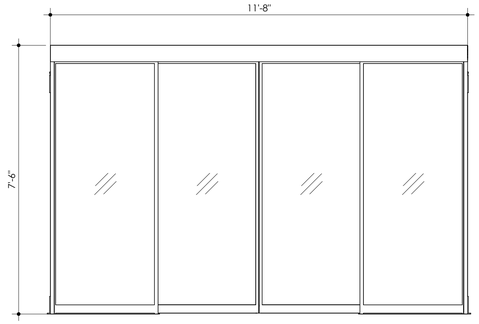
Double Panel Wooden Sliding Door

232



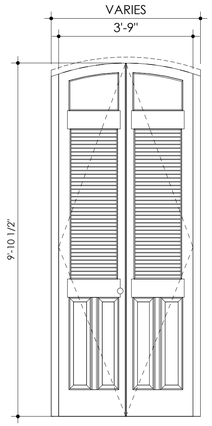
80" Single Flush Swinging Wooden Door

104 108 218
105 110
106 215
107 217



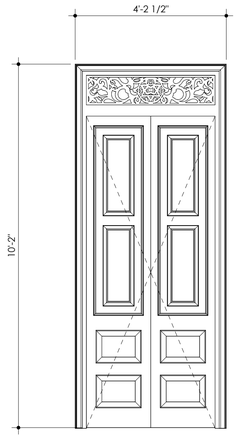
Bi Parting Automatic Door

111



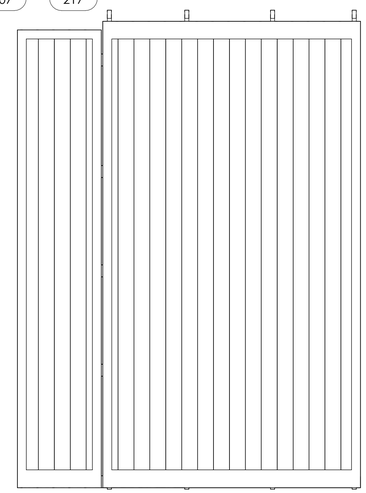
Operable Recreation of Historic Exterior Door

112 118 219 225
113 119 220 226
114 120 221 227
115 201 222 228
116 202 223 229
117 203 224 230



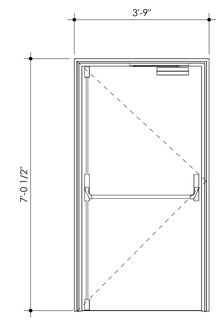
Recreation of Historic Interior Door

204 210
205 211



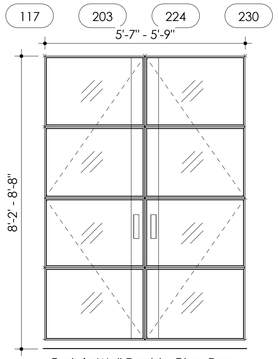
Custom Wooden Sliding Door

102



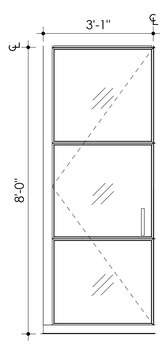
Emergency Exit Door

214
216



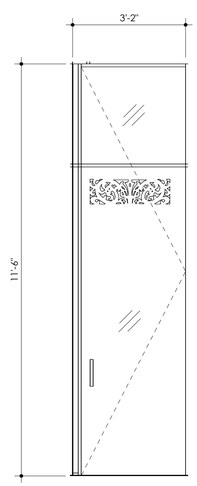
Curtain Wall Double Glass Door

121
130



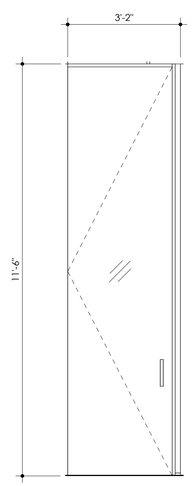
Curtain Wall Single Glass Door

212
213



Glass Door With Historic Etching

206
209



Tall Curtain Wall Single Glass Door

207
208

Door Legend
1/2" = 1'-0"

Door Schedule

Mark	Door Description	Width	Height	Special Item
101	96" Single Flush Swinging Wooden Door	2' - 9"	7' - 11"	
103	96" Single Flush Swinging Wooden Door	2' - 9"	7' - 11"	
104	80" Single Flush Swinging Wooden Door	2' - 5"	6' - 6 1/2"	
105	80" Single Flush Swinging Wooden Door	2' - 5"	6' - 6 1/2"	
106	80" Single Flush Swinging Wooden Door	2' - 5"	6' - 6 1/2"	
107	80" Single Flush Swinging Wooden Door	2' - 5"	6' - 6 1/2"	
108	80" Single Flush Swinging Wooden Door	2' - 5"	6' - 6 1/2"	
109	96" Single Flush Swinging Wooden Door	2' - 9"	7' - 11"	
110	80" Single Flush Swinging Wooden Door	2' - 5"	6' - 6 1/2"	
112	Recreation of Historic Interior Door	3' - 9"	9' - 11"	
113	Recreation of Historic Interior Door	3' - 9"	9' - 11"	
114	Recreation of Historic Interior Door	3' - 9"	9' - 11"	
115	Recreation of Historic Interior Door	3' - 9"	9' - 11"	
116	Recreation of Historic Interior Door	3' - 9"	9' - 11"	
117	Recreation of Historic Interior Door	3' - 9"	9' - 11"	
118	Recreation of Historic Interior Door	3' - 9"	9' - 11"	
119	Recreation of Historic Interior Door	3' - 9"	9' - 11"	
120	Recreation of Historic Interior Door	3' - 9"	9' - 11"	Emergency Push Bar
121	Curtain Wall Double Door	5' - 7"	7' - 11"	
122	96" Single Flush Swinging Wooden Door	2' - 9"	7' - 11"	
130	Curtain Wall Double Door	5' - 9"	8' - 4 1/2"	
131	Glass Door	4' - 1 1/2"	8' - 0"	
138	Double Flush Panel	2' - 5"	10' - 4"	
201	Recreation of Historic Interior Door	3' - 9"	10' - 5"	
202	Recreation of Historic Interior Door	3' - 9"	10' - 5"	
203	Recreation of Historic Interior Door	3' - 9"	10' - 5"	
204	Recreation of Historic Interior Door	4' - 2 1/2"	7' - 0"	
205	Recreation of Historic Interior Door	4' - 2 1/2"	7' - 0"	
206	Glass Door With Historic Etching	2' - 11"	11' - 5"	
207	Tall Curtain Wall Single Glass Door	2' - 11"	11' - 5"	
208	Tall Curtain Wall Single Glass Door	2' - 11"	11' - 5"	
209	Glass Door With Historic Etching	2' - 11"	11' - 5"	
210	Recreation of Historic Interior Door	4' - 2 1/2"	7' - 0"	
211	Recreation of Historic Interior Door	4' - 2 1/2"	7' - 0"	
212	Coworking Curtain Wall Glass Door	2' - 9 1/2"	7' - 9"	
213	Coworking Curtain Wall Glass Door	2' - 10"	7' - 9"	
214	Emergency Exit Door	3' - 6"	6' - 11"	
215	80" Single Flush Swinging Wooden Door	2' - 5"	6' - 6 1/2"	
216	Emergency Exit Door	3' - 6"	6' - 11"	
217	80" Single Flush Swinging Wooden Door	2' - 5"	6' - 6 1/2"	
218	80" Single Flush Swinging Wooden Door	2' - 5"	6' - 6 1/2"	
219	Recreation of Historic Interior Door	3' - 9"	9' - 11"	
220	Recreation of Historic Interior Door	3' - 9"	9' - 11"	
221	Recreation of Historic Interior Door	3' - 9"	9' - 11"	
222	Recreation of Historic Interior Door	3' - 9"	9' - 11"	
223	Recreation of Historic Interior Door	3' - 9"	9' - 11"	
224	Recreation of Historic Interior Door	3' - 9"	9' - 11"	
225	Recreation of Historic Interior Door	3' - 9"	9' - 11"	
226	Recreation of Historic Interior Door	3' - 9"	9' - 11"	
227	Recreation of Historic Interior Door	3' - 9"	9' - 11"	
228	Recreation of Historic Interior Door	3' - 9"	9' - 11"	
229	Recreation of Historic Interior Door	3' - 9"	9' - 11"	
230	Recreation of Historic Interior Door	3' - 9"	9' - 11"	Emergency Push Bar
232	Double Panel Wooden Sliding Door	0' - 0"	0' - 0"	
233	Glass Door	4' - 1 1/2"	8' - 0"	
255	Custom Wooden Sliding Door			

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General Notes

IMPORTANT INFORMATION FOR THE CONTRACTOR:

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No.	Description	Date

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Landscape + Architecture + Engineering
103 Isabel Andreu Aguilar St. 4th Floor, San Juan, PR 00918
787-764-0610 / info@eco-designstudio.com

Door Legend & Schedule

Center for Collaboration, Knowledge, Ideas and Innovation

Seal:

BO. Pueblo 34 Calle McKinkley, Manatí PR 00674
PR-CRP-000774 - Municipality of Manatí

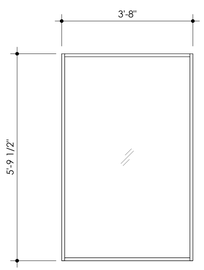
File Name: C:\Users\jgg\Documents\2023.01 - Manatí - Construction Documents_1-16-2024_jggKOMCE.rvt

Date	Scale
01/30/2024	1/2" = 1'-0"

Sheet

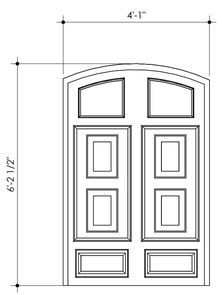
A600

Project #	2023.01
Drawn by	HPP
Checked by	ERCI



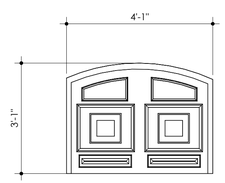
Glass Panel Window

A



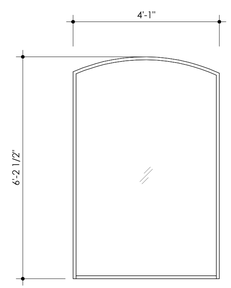
Operable Recreation of Historic Window

B



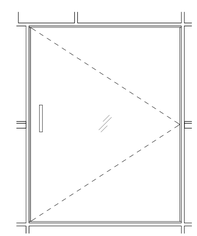
Shortened Operable Recreation of Historic Window

C



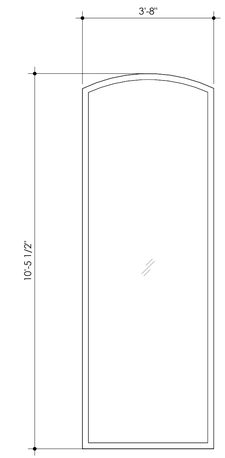
Arched Glass Panel Window

D



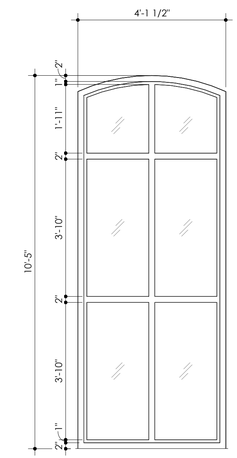
Facade Glass Panel Window

E



Arched Doorway Glass Panel Window

F



Arched Doorway Glass Panel Window

G

Window Legend
1/2" = 1'-0"

Window Schedule		
Type Mark	Count	Window Descriptions
A	3	Glass Panel Window
B	9	Operable Recreation of Historic Window
C	1	Shortened Operable Recreation of Historic Window
D	1	Arched Glass Panel Window
E	1	Facade Glass Panel Window
F	1	Arched Doorway Glass Panel Window
G	1	Arched Doorway Glass Multi Panel Window

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No.	Description	Date

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787-764-0610 / info@eco-designstudio.com

Window Legend & Schedule

Center for Collaboration, Knowledge, Ideas and Innovation

Seal:

BO. Pueblo 34 Calle McKinkley, Manatí PR 00674

PR-CRP-000774 - Municipality of Manatí

File Name: C:\Users\jgg\Documents\2023.01 - Manatí - Construction Documents_1-16-2024_jggXDMCE.rvt

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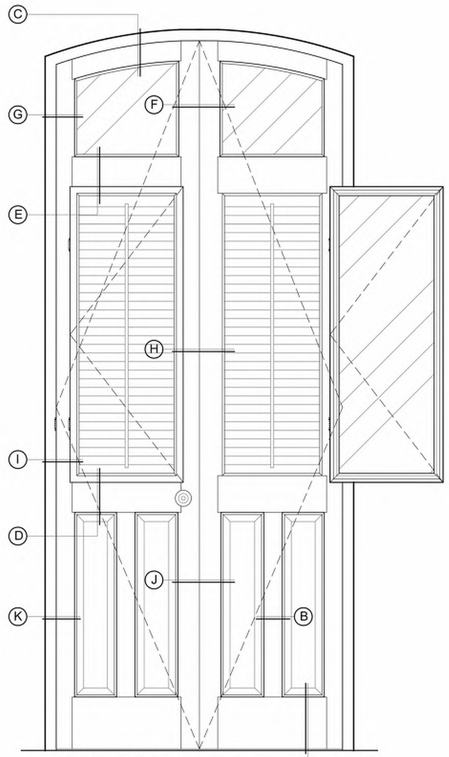
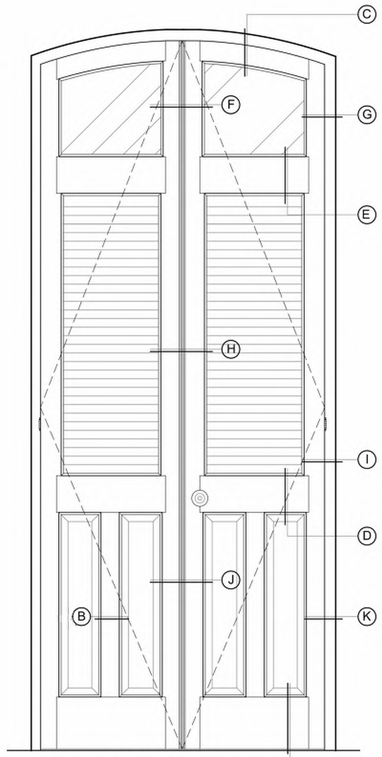
A601

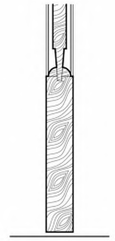
Project #	2023.01
Drawn by	HPP
Checked by	ERCI



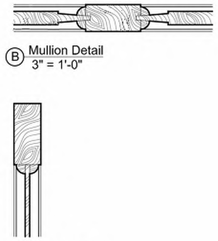
1 Typical Exterior Door Elevation
Inner View 1" = 1'-0"



2 Typical Exterior Door Elevation
Outer View 1" = 1'-0"

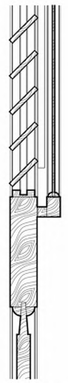


A Bottom Rail Detail
3" = 1'-0"

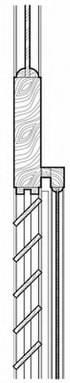


B Mullion Detail
3" = 1'-0"

C Top Rail Detail
3" = 1'-0"

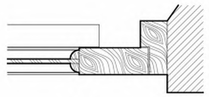


D Lock Rail Detail
3" = 1'-0"

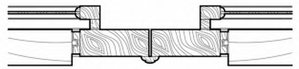


E Cross Rail Detail
3" = 1'-0"

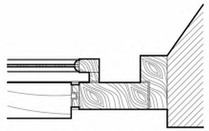
F 1st Mullion & Fixed Glass Detail
Center 3" = 1'-0"



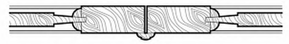
G Lock Style & Fixed Glass Detail
Door Jamb 3" = 1'-0"



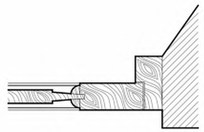
H 2nd Mullion & Jalousie Window Detail
Center 3" = 1'-0"



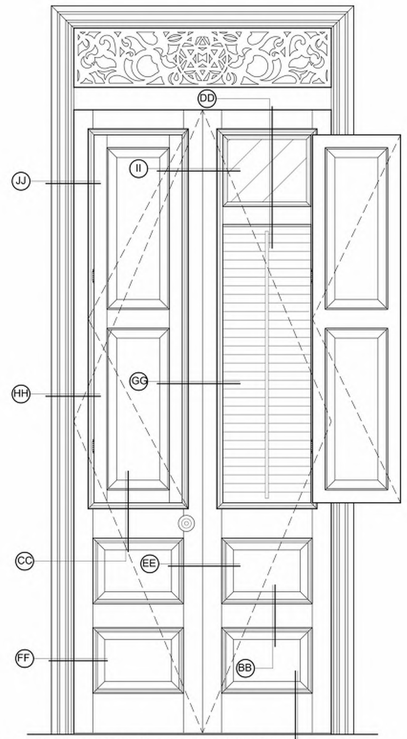
I Lock Style & Jalousie Window Detail
Door Jamb 3" = 1'-0"



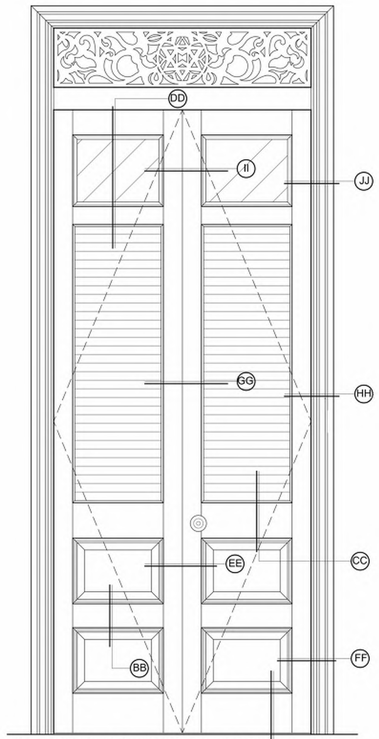
J 3rd Mullion & Raised Panel Detail
Center 3" = 1'-0"



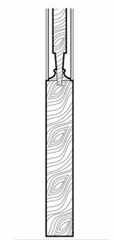
K Lock Style & Raised Panel Detail
Door Jamb 3" = 1'-0"



3 Typical Interior Door Elevation [2nd Floor Offices]
Inner View 1" = 1'-0"

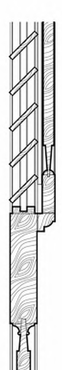


4 Typical Interior Door Elevation [2nd Floor Offices]
Inner View 1" = 1'-0"



AA Bottom Rail Detail
3" = 1'-0"

BB Rail Detail
3" = 1'-0"



CC Lock Rail Detail
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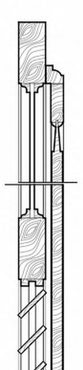

DD Top & Cross Rail Detail
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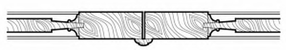
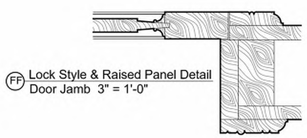
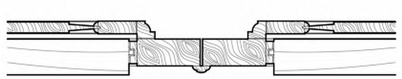


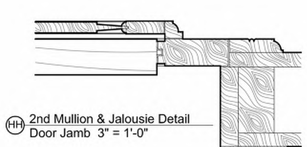
EE 3rd Mullion & Raised Panel Detail
Center 3" = 1'-0"



FF Lock Style & Raised Panel Detail
Door Jamb 3" = 1'-0"

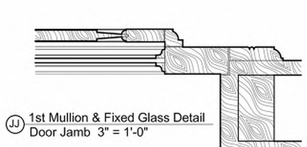


GG 2nd Mullion & Jalousie Detail
Center 3" = 1'-0"



HH 2nd Mullion & Jalousie Detail
Door Jamb 3" = 1'-0"

II 1st Mullion & Fixed Glass Detail
Center 3" = 1'-0"



JJ 1st Mullion & Fixed Glass Detail
Door Jamb 3" = 1'-0"

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Historic Doors Recreation Details

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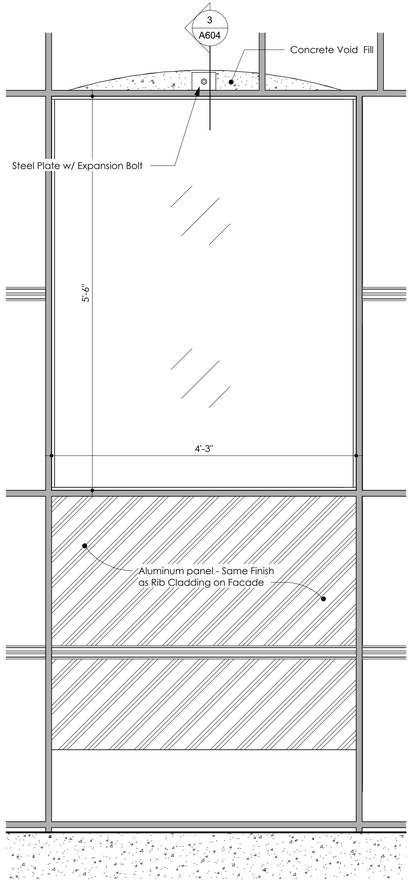
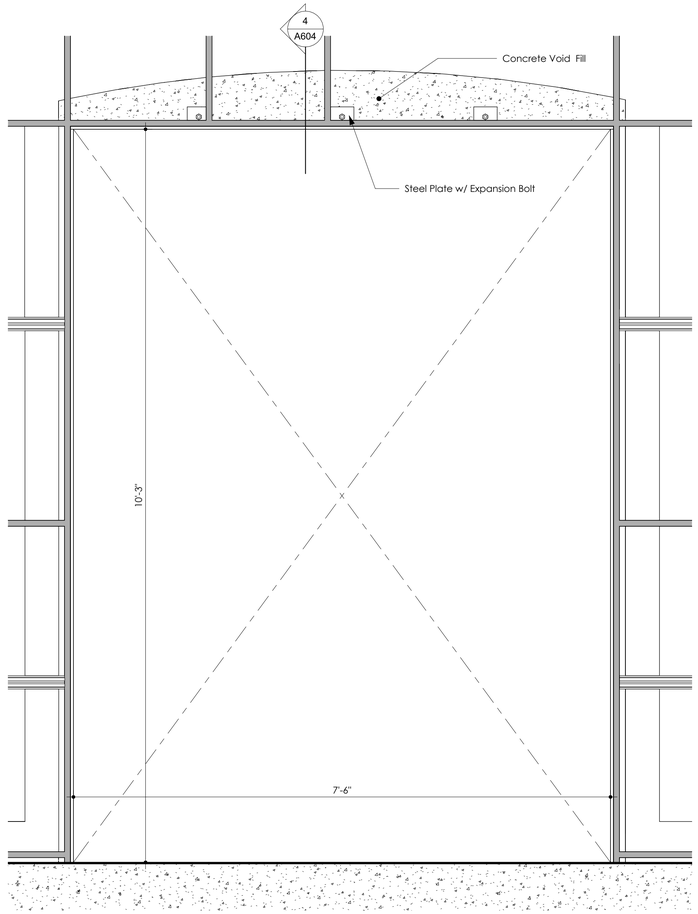
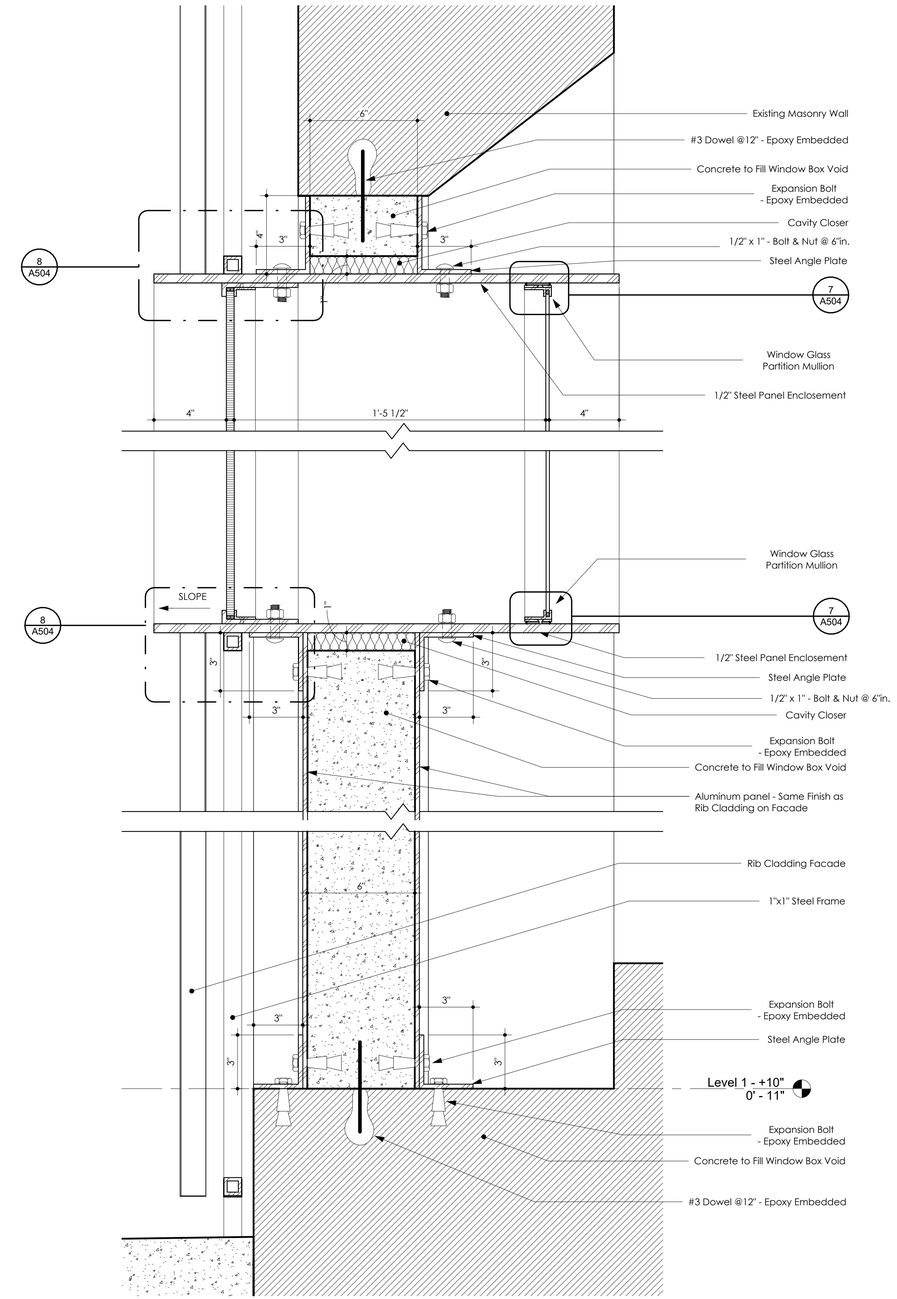


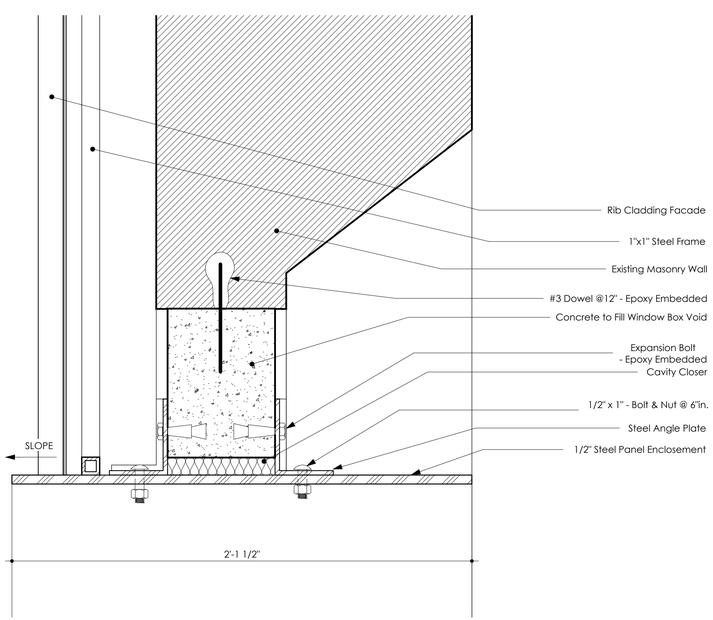
1 Window Box 1 - Enlarged Elevation
1" = 1'-0"



2 Window Box 2 - Enlarged Elevation
1" = 1'-0"



3 Window Box 1 Detail
3" = 1'-0"



4 Window Box 2 Detail
3" = 1'-0"

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Window Box - Details

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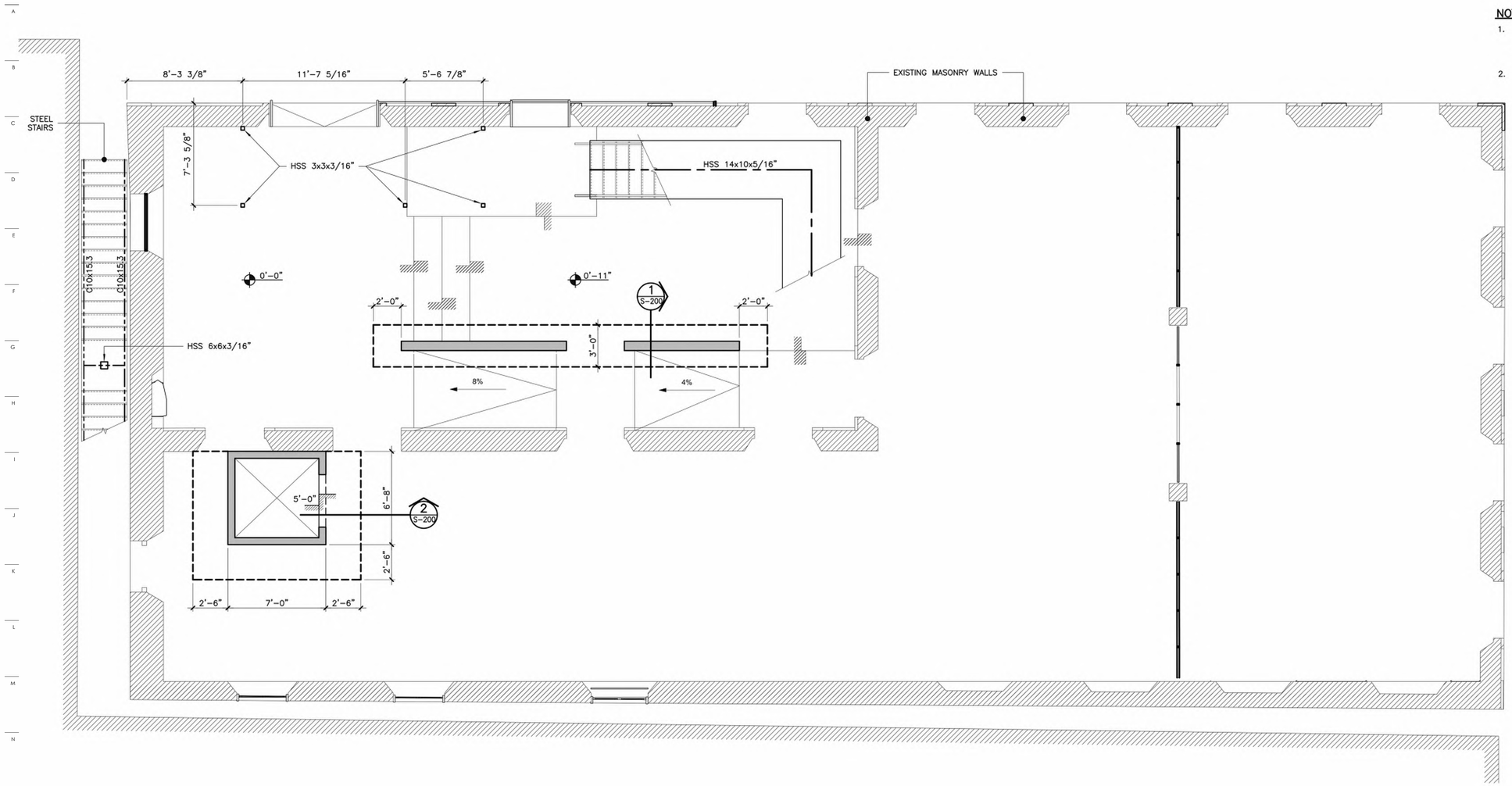

NOTES :

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS, ANY DIFFERENCE SHALL BE NOTIFIED TO STRUCTURAL ENGINEER (J.E.V.A.) PRIOR TO ANY CONSTRUCTION.
2. FOR GENERAL NOTES & TYPICAL DETAILS SEE SHEET SN-1

LEGEND:

- CONCRETE WALL OR COLUMN (ABOVE ONLY)
- CONCRETE BLOCK WALL
- CONC. WALL OR COLUMN BELOW
- CONCRETE PRECAST PANEL
- CONCRETE WALL OR COLUMN (ABOVE & BELOW)
- EXISTING WALL OR COLUMN
- 6'-0" — LENGTH OF REBAR FROM FACE OF SUPPORT
- 5'-0" — VERTICAL STEP

ABBRIVIATIONS:

B.	BOTTOM REINFORCEMENT
B.F.E.	BOTTOM FOOTING ELEVATION
BP-1	BASE PLATE NUMBER
B/W	BLOCK WALL
B.W.	BOTH WAY
C.J.	CONSTRUCTION JOINT
CL.	CLEAR
CONT.	CONTINUOUS
C/W	CONCRETE WALL
C.S.C.J.	CONTROL SAW CUT JOINT
E.B.P.	ELASTOMERIC BEARING PAD
E.F.	EACH FACE
E.J.	EXPANSION JOINT
F-1	FOOTING NUMBER
F.F.E.	FINISH FLOOR ELEVATION
P-1	PIER NUMBER
PC-1	PILE CAP
P.E.M.	PREMOULDED EXPANSION METRIAL
P.V.B.	POLYETHYLENE VAPOR BARRIER
S.O.F.	STEP ON FOOTING
T.	TOP REINFORCEMENT
T=4"	SLAB THICKNESS
(TYP.)	TYPICAL
(TEMP.)	TEMPERATURE REINFORCEMENT
T.O.P.C.	TOP OF PILE CAP
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
W/C	WATER/CEMENT RATIO

General Notes

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Ground & Foundation Plan

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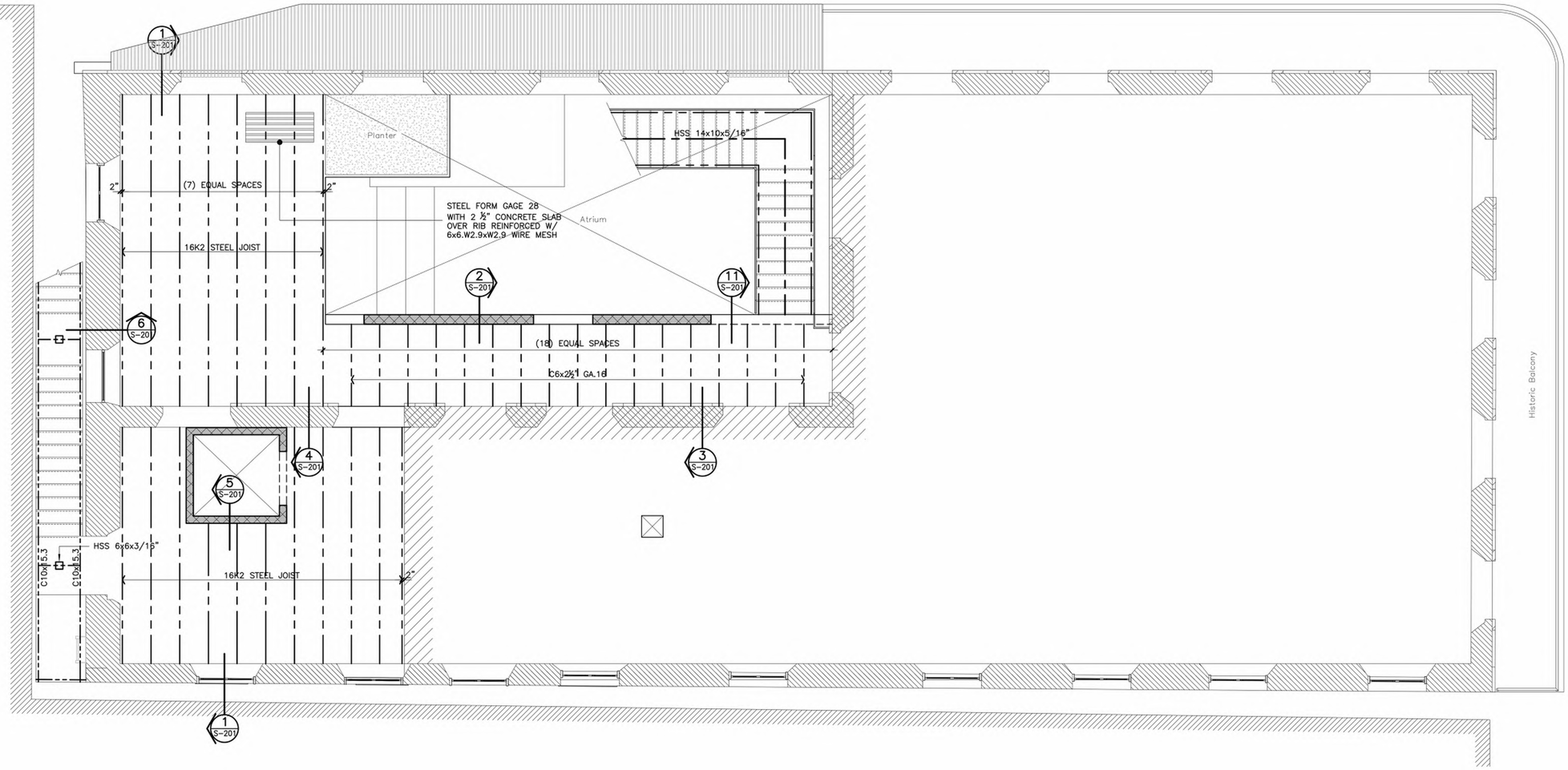

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2nd Level Plan

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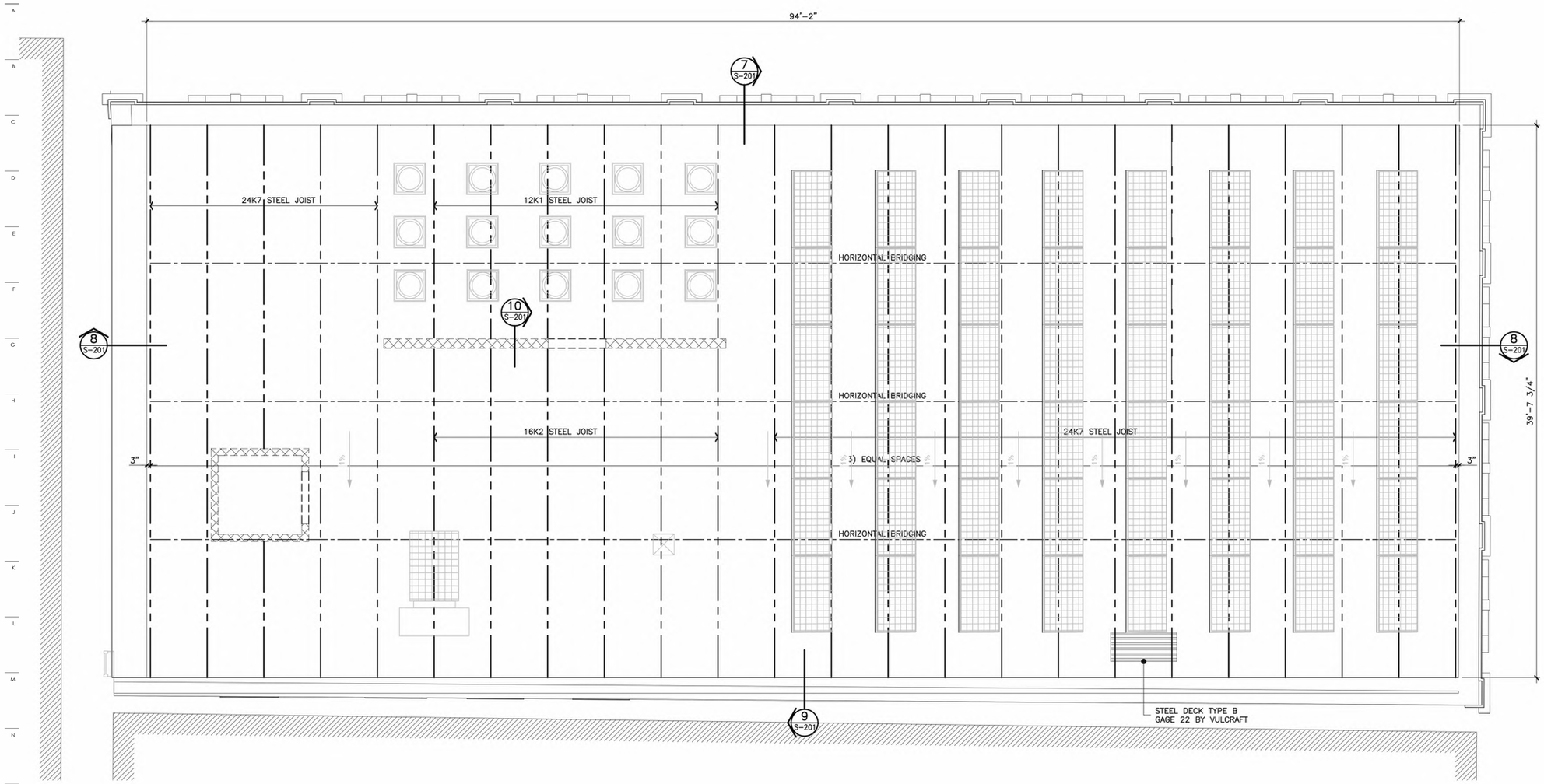

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Roof Plan

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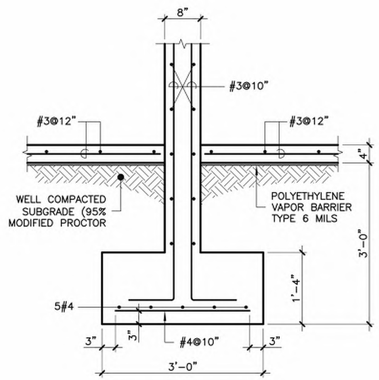

section 1
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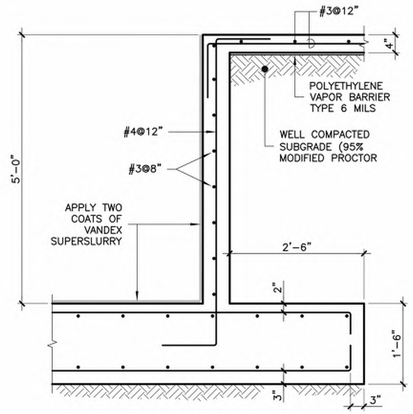
S-200



section 2
SC.:3/4"= 1'-0"
S-200

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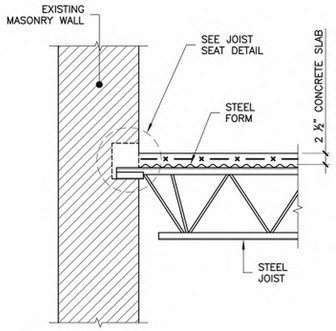

section 1
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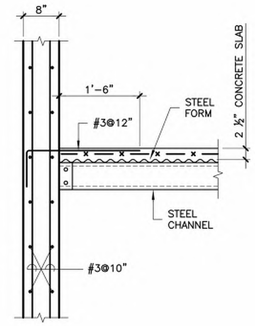

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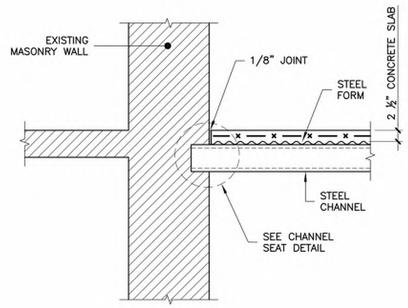

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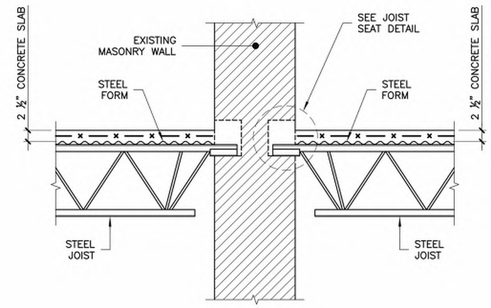

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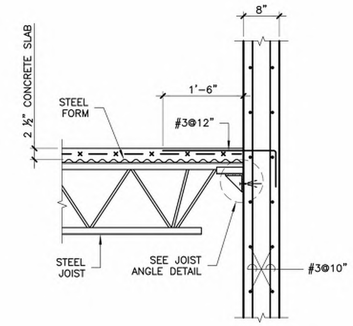

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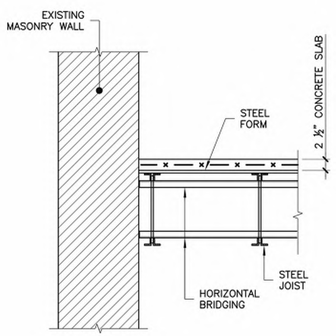

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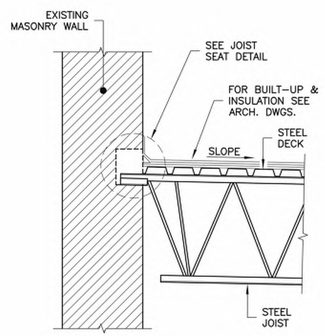

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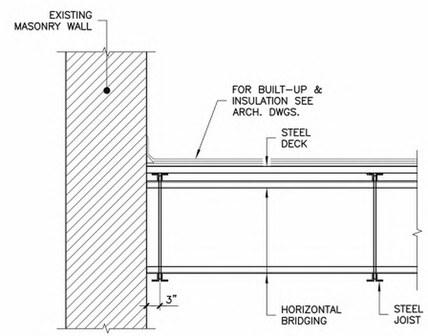

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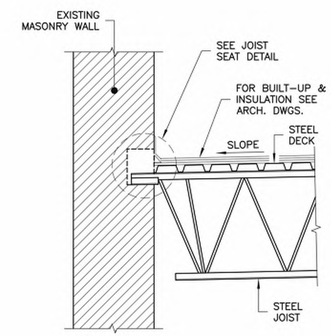

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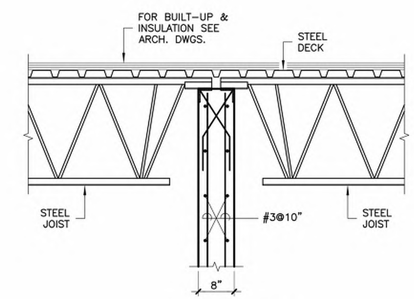

section 10
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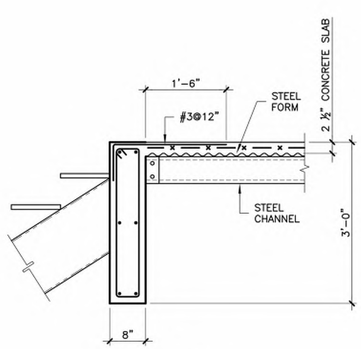

section 11
SC.:3/4"= 1'-0" S-201

General Notes

IMPORTANT INFORMATION FOR THE CONTRACTOR:

Contractor shall verify al dimensions, levels and condition on-site before commencing any and all work. Any discrepancy, error or omission in these plans shall be notified to the Architect, Landscape Architect or Engineer who stamps and signs these drawings so that proper corrections to the documents can be made.

Do not take any measurements from the physical drawings.

All drawings, specifications and other documents are property of ECo and can solely be used as an instrument of the Architect, Landscape Architect or Engineers' service as reference for this project.

ECo, the signing Architect, Landscape Architect or Engineer, and Eco's Consultants shall be deemed the author(s) of these documents and shall retain all common and statutory laws, including reserved and copyright(s). The full and/or partial reproduction of these drawings may only be done with the express written consent of the Architect, Landscape Architect or Engineer.

Only use documents with a "FOR CONSTRUCTION ONLY" stamp and sealed and signed by the designer

Certificación

Yo, Edmundo R. Colón Izquierdo, licencia #19992, certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido sin conocimiento o por negligencia ya sea por mí, mis agentes o empleados o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe y cualquier otra autoridad competente, incluyendo, pero sin limitarse, la terminación de la participación en los procedimientos de certificación profesional en la OGPe.

No.	Description	Date

ECo
Landscape + Architecture + Engineering
103 Isabel Andreu Aguiar St. 4th Floor, San Juan, PR 00918
787-764-0610 / info@eco-designstudio.com

Sections & Details

Center for Collaboration, Knowledge, Ideas and Innovation

BO. Pueblo 34 Calle McKinkley, Manatí PR 00674

PR-CRP-000774 - Municipality of Manatí

Seal:

File Name: C:\Users\jgg\Documents\2023.01 - Manatí - Construction Documents_1-16-2024_jgg2DMCE.rvt

Date	Scale
01/30/2024	

Sheet

S 201

Project #	2023.01
Drawn by	WG
Checked by	JAE

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JANUARY 31, 2024

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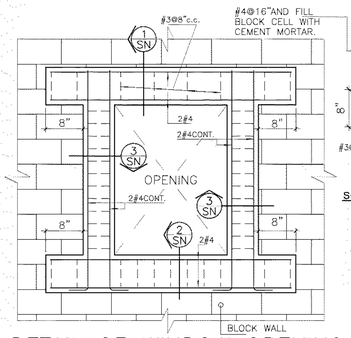
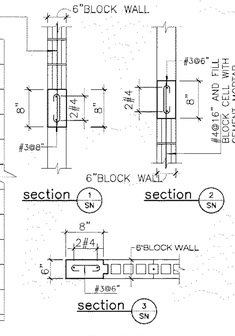
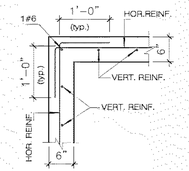
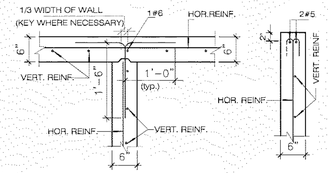




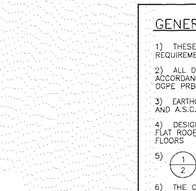
DETAIL OF WINDOW OPENING ON BLOCK WALL



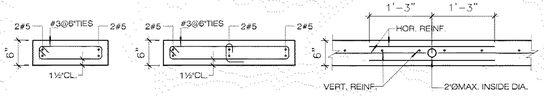
PLAN AT CORNER



PLAN AT INTERSECTION

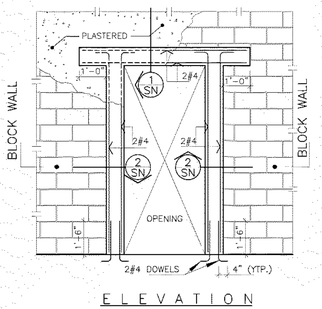


PLAN AT END

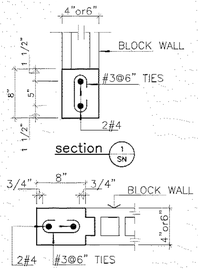


LESS THAN 2'-0" | FROM 2'-0" to 3'-0" | WHERE PIPE EMBEDED IN CONCRETE WALL

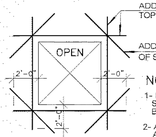
6" CONCRETE WALL & COLUMN DETAILS



ELEVATION



DETAIL OF DOOR OPENING ON BLOCK WALL

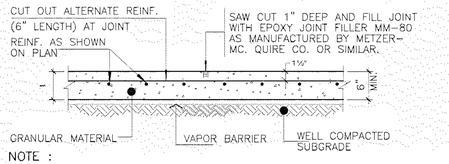


NOTES :

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

2- ADDITIONAL BARS SHALL BE ADDED AT THE SIDES OF THE OPENING EQUIVALENT TO THE INTERRUPTED STEEL ARO.

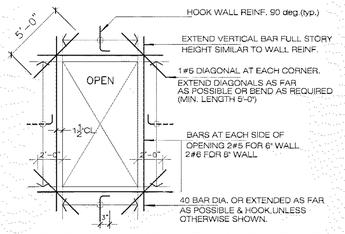
TYPICAL REINFORCEMENT AT SLAB OPENING



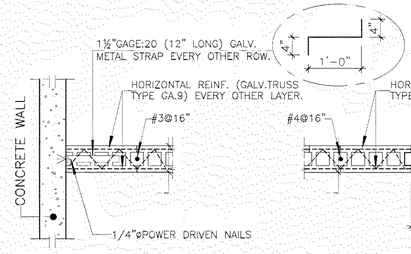
NOTE :

JOINT SHALL BE SAWEN AS SOON AS THE CONCRETE IS HARD ENOUGH NOT TO BE TORN OR DAMAGED BY THE BLADE BUT BEFORE RANDOM CRACKS CAN FORM IN THE CONCRETE SLAB.

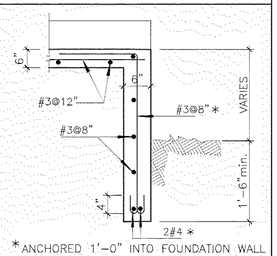
CONTROL SAW CUT JOINT FOR SLAB OR TOPPING



TYPICAL REINFORCEMENT AT WALL OPENING



ANCHORAGE OF BLOCK WALL PARTITIONS TO CONC. WALLS



CONCRETE COLUMN DETAIL (SPACED NO MORE THAN 12'-0')

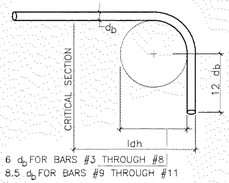
*ANCHORED 1'-0" INTO FOUNDATION BAND

MINIMUM LAP SPLICE LENGTH, ld				
BAR SIZE	COMPRESSION LENGTH-IN f'c ≥ 3,000	TENSION* LENGTH-IN f'c 3,000	LENGTH-IN f'c 4,000	LENGTH-IN f'c 5,000
3	12	22	20	17
4	15	29	25	22
5	19	36	31	29
6	23	43	38	34
7	27	62	55	49
8	30	72	62	56
9	34	81	70	62
10	39	91	79	70
11	43	101	87	78

* ld SHALL BE INCREASED 30% WHEN SPLICING TOP BARS IN TENSION

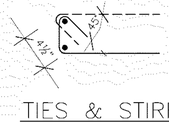
ANCHORAGE LENGTH, ldh			
BAR SIZE	LENGTH-IN f'c 3,000	LENGTH-IN f'c 4,000	LENGTH-IN f'c 5,000
3	9	8	7
4	11	10	9
5	14	12	11
6	17	15	13
7	20	17	15
8	22	19	17
9	25	22	20
10	28	25	22
11	31	27	24

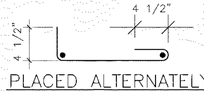
* ldh CAN BE REDUCED 30% IF SIDE COVER OF HOOKED BAR IS NOT LESS THAN 2.5" VERTICAL EXTENSION OF HOOK SHALL BE A MINIMUM OF 12 BAR DIAMETERS AS SHOWN EVEN IF ANCHORAGE LENGTH HAS BEEN SATISFIED.



6 d_b FOR BARS #3 THROUGH #8
8.5 d_b FOR BARS #9 THROUGH #11

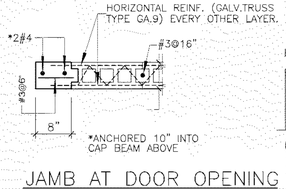
STANDARD HOOK





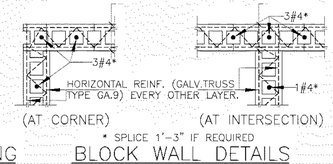
PLACED ALTERNATELY

TIES & STIRRUPS BENDING DTL.



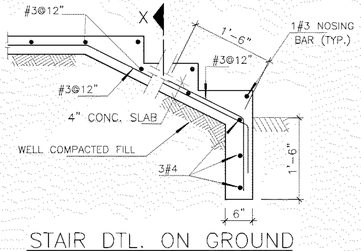
*ANCHORED 10" INTO CAP BEAM ABOVE

JAMB AT DOOR OPENING

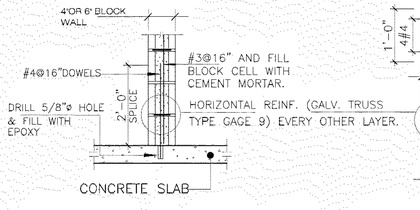


* SPLICE 1'-3" IF REQUIRED

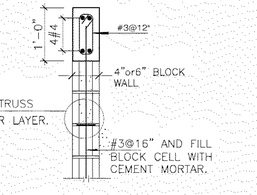
BLOCK WALL DETAILS



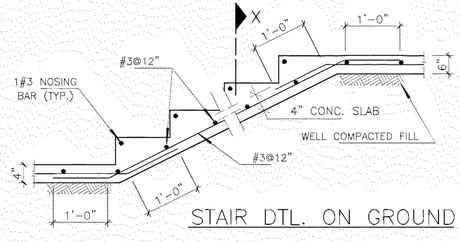
STAIR DTL. ON GROUND



ANCHORAGE OF BLOCK WALL PARTITIONS TO FLOOR SLAB



CONTINUOUS CAP BEAM AT BLOCK WALL



STAIR DTL. ON GROUND

GENERAL NOTES:

1) THESE GENERAL NOTES SUPPLEMENT THE PROJECT SPECIFICATIONS. FOR ADDITIONAL REQUIREMENTS REFER TO THE SPECIFICATIONS.

2) ALL DESIGN, CONSTRUCTION, REPAIR, AND DEMOLITION WORK SHALL BE IN STRICT ACCORDANCE WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE 2018 AS AMENDED BY OGPE PRBC 2018.

3) EARTHQUAKE AND WIND DESIGNS HAVE BEEN PERFORMED AS PER INTERNATIONAL BUILDING CODE 2018 AND A.S.C.E. 7-16, RESPECTIVELY.

4) DESIGN LIVE LOADS ARE AS FOLLOW:
FLAT ROOF _____ 30 P.S.F.
FLOORS _____ 40 P.S.F.

5) 1/2 1- NUMBER OF SECTION.
2- NUMBER OF STRUCTURAL PAGE WHERE SECTION IS DRAWN.

6) THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE CONSTRUCTION LOADS APPLIED TO THE STRUCTURE (HEAVY EQUIPMENT, MATERIAL PILING, ETC.). CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE STRUCTURE OR ITS INDIVIDUAL ELEMENTS AT ANY TIME.

7) ALL THE STRUCTURAL MEMBERS HAVE BEEN DESIGNED FOR A FINAL BEHAVIOR AND CONDITION. DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR SUPPORTING, BRACING, SHORING, AND RESHORING THE STRUCTURAL MEMBERS UNTIL THE FINAL DESIGN CONDITION IS MET. IF THERE IS ANY DOUBT REGARDING THE LOADING CONDITION OF ANY ELEMENT DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY IT IN WRITING TO THE STRUCTURAL DESIGNER PRIOR TO CONSTRUCTION.

8) THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS AS TO PROVIDE APPROPRIATE VERTICAL AND LATERAL SUPPORT TO ALL MEMBERS DURING CONSTRUCTION.

9) MANUFACTURED OR FABRICATED STRUCTURAL STEEL OR CONCRETE ITEMS SHALL BE ERECTED IN STRICT ACCORDANCE WITH OWNER APPROVED SHOP AND ERECTION DRAWINGS FOLLOWING THE DETAILS SHOWN ON PLANS.

10) CONNECTION OF MEMBERS NOT DETAILED IN THESE DRAWINGS SHALL BE SHOWN BY THE CONTRACTOR IN SHOP DRAWINGS FOR FINAL APPROVAL BY THE ENGINEER. CONNECTIONS SHALL SATISFY THE SHEAR, MOMENT, AND AXIAL CAPACITY OF THE MEMBER.

11) CAMBER INDICATED IN PLANS, IF ANY, IS ADDITIONAL TO ANY CONSTRUCTION CAMBER REQUIRED.

12) ALL STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, ELECTRICAL, AND MECHANICAL DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS AND SHALL COORDINATE STRUCTURAL DRAWINGS WITH THE SPECIFICATIONS AND WITH ALL OTHER TRADES IN HIS SHOP DRAWINGS AND IN HIS WORK. ANY SUBSTANTIAL DIFFERENCE OR CONFLICT SHALL BE NOTIFIED TO THE STRUCTURAL ENGINEER IN WRITING PRIOR TO ANY CONSTRUCTION.

13) FOR DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS, CONSULT THE STRUCTURAL ENGINEER. DO NO SCALE DRAWINGS.

14) THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN ENGINEER-APPROVED SOIL AND MATERIAL TESTING LABORATORY. ALL TESTS REQUIRED FOR COMPACTION AND FOR CONCRETE CYLINDERS, AS WELL AS ANY OTHER TESTS CALLED FOR IN THE SPECIFICATIONS, SHALL BE PAID BY THE CONTRACTOR.

STRUCTURAL STEEL:

1-DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE 2009 AND THE SPECIFICATIONS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, LATEST EDITION.

2-UNLESS OTHERWISE SPECIFIED, STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING A.S.T.M. SPECIFICATION:

HOT-ROLLED STRUCTURAL SHAPES (W,M,S)	A992 OR A572 GRADE 50
BEARING PILES (HP)	A36
CHANNELS (C,MC)	A572 GRADE 50
ANGLES	A36
STEEL PIPE	A53 GRADE B
STRUCTURAL TUBING (HSS)	A500 GRADE B
PLATES AND BARS	A36
BOLTS	A325
WASHERS	F436
HEAVY HEX NUTS	A563
ANCHOR RODS	F1554 GRADE 105

3-UNLESS OTHERWISE NOTED, ALL HARDWARE SHALL BE HOT DIP GALVANIZED IN ACCORDANCE WITH A.S.T.M. A123 SPECIFICATION.

4-WELDING SHALL BE DONE IN ACCORDANCE WITH SPECIFICATIONS OF THE AMERICAN WELDING SOCIETY USING E-70XX ELECTRODES.

5-DESIGN, MANUFACTURING, AND INSTALLATION OF STEEL JOISTS SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARD SPECIFICATIONS OF THE STEEL JOIST INSTITUTE, LATEST EDITION.

6-FABRICATOR SHALL CAREFULLY CLEAN ALL STRUCTURAL STEEL OF RUST, LOOSE MILL SCALE, DIRT, AND OTHER FOREIGN MATERIALS BY MEANS OF WIRE BRUSHING. UNLESS OTHERWISE NOTED, ALL STRUCTURAL STEEL SHALL BE SHOP PAINTED USING ONE COAT OF GLIDDEN GLID-GUARD ALKYD TANK AND STRUCTURAL PRIMER RED OXIDE NO. 5859 OR SIMILAR. AFTER TOUCH UP, ALL STRUCTURAL STEEL SHALL BE FIELD PAINTED USING TWO COATS OF GLIDDEN GLID-GUARD ALKYD TANK AND STRUCTURAL ENAMEL NO. 5221 OR SIMILAR (COLOR TO BE SELECTED BY ARCHITECT). ALL SURFACE PREPARATION AND PAINTING SHALL MEET THE STANDARDS OF THE STEEL STRUCTURES PAINTING COUNCIL.

CONCRETE:

1) CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF A.C.I. 301-16 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS EXCEPT AS MODIFIED BY SUPPLEMENTAL REQUIREMENTS IN SPECIFICATIONS.

2) ALL SLEEVES, CONDUITS, INSERTS, AND BOLTS SHALL BE IN PLACE BEFORE CONCRETE IS POURED. FOR OPENINGS AND FEATURES NOT SHOWN ON STRUCTURAL DRAWINGS, SEE ARCHITECTURAL DRAWINGS.

3) THE CONTRACTOR SHALL TAKE PRECAUTION TO PRODUCE CORRECTLY ALIGNED CONCRETE CONSIDERING, AMONG OTHER THINGS, THE ELASTIC DEFORMATION OF THE STRUCTURAL MEMBERS.

4) ALL BENDING, LAPPING, AND PLACING OF REINFORCEMENT SHALL BE DONE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE 2018 AND A.C.I. 318-14 BUILDING CODE AND COMMENTARY.

5) UNLESS OTHERWISE SPECIFIED, ALL REINFORCING BARS SHALL BE NEW, DEFORMED BILLET-STEEL BARS CONFORMING TO A.S.T.M. A615 GRADE 60. WELDED PLAIN WIRE FABRIC SHALL CONFORM TO A.S.T.M. A185.

6) CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS FOLLOWS, UNLESS OTHERWISE SHOWN ON PLANS:

SLABS	3/4" CLEAR
BEAMS	1 1/2" CLEAR
FOUNDATIONS	3" CLEAR
COLUMNS	1 1/2" CLEAR (TO TIES)
6" WALLS	3" (AT CENTER)
8" WALLS AND OVER	3/4" CLEAR MIN.
STRUCTURAL SLABS ON GRADE	1 1/2" CLEAR BOTTOM, 3/4" CLEAR TOP

7) TEMPERATURE REINFORCEMENT SHALL BE PROVIDED IN ALL ONE WAY SLABS NORMAL TO THE PRINCIPAL REINFORCEMENT ACCORDING TO THE A.C.I. 318-14 BUILDING CODE (#3@10"min.).

8) ALL SLABS AND CORRESPONDING BEAMS SHALL BE POURED MONOLITHICALLY, UNLESS OTHERWISE SHOWN ON PLANS WITH THE APPROPRIATE CONSTRUCTION JOINT.

9) CONTRACTOR SHALL SUBMIT LOCATION AND DETAILS OF CONSTRUCTION JOINTS IN SLABS, BEAMS, AND ANY OTHER STRUCTURAL MEMBER FOR APPROVAL BY THE ENGINEER.

10) REINFORCED CONCRETE DESIGN SHALL BE IN ACCORDANCE WITH THE ULTIMATE STRENGTH DESIGN THEORY (A.C.I. BUILDING CODE, 318-14). FOLLOWING THE INTERNATIONAL BUILDING CODE 2009. ALL CONCRETE SHALL BE MANUFACTURED ACCORDINGLY.

11) THE CONCRETE MIX AGGREGATES SHALL NOT EXCEED 3/4" DIAMETER. USE OF A PLASTICIZER IS PERMITTED TO OBTAIN THE NECESSARY WORKABILITY.

12) UNLESS OTHERWISE SPECIFIED, ALL CONCRETE SHALL DEVELOP THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS:

FOUNDATIONS AND SLABS ON GRADE	4,000 P.S.I.	(W/C ≤ 0.60)
BEAMS	4,000 P.S.I.	(W/C ≤ 0.60)
COLUMNS	4,000 P.S.I.	(W/C ≤ 0.60)
WALLS	4,000 P.S.I.	(W/C ≤ 0.60)
ALL OTHERS	4,000 P.S.I.	(W/C ≤ 0.60)

13) ALL CAST IN PLACE CONCRETE SHALL BE CURED IN ACCORDANCE WITH CHAPTER 5 OF THE A.C.I. 318-14 CODE.

14) STRUCTURAL OR ARCHITECTURAL CONCRETE ELEMENTS NOT DETAILED ON THE STRUCTURAL DRAWINGS SHALL BE ASSUMED TO HAVE THE DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS AND THE MINIMUM REINFORCEMENT REQUIRED BY THE A.C.I. 318-14 CODE FOR THAT TYPE OF ELEMENT. THIS IS FOR ESTIMATING PURPOSES ONLY. THE CONTRACTOR SHALL INFORM THE STRUCTURAL DESIGNER OF THIS SITUATION IN WRITING PRIOR TO THE ELEMENT'S CONSTRUCTION IN ORDER FOR THE DESIGNER TO PROVIDE ANY ADDITIONAL DETAIL OR REINFORCEMENT IF REQUIRED.

15) SLABS ON GRADE SHALL BE 4" THICK AND REINFORCED WITH #3@12" BOTH WAYS, UNLESS OTHERWISE NOTED.

16) FILL UNDER FLOOR SLABS SHALL BE A MINIMUM 6-INCH THICK LAYER OF APPROVED SELECT MATERIAL (A-2-4 OR BETTER) COMPACTED TO A MINIMUM 95% MODIFIED PROCTOR MAXIMUM DENSITY OR AS SET FORTH IN THE GEOTECHNICAL REPORT AND SHALL BE PAID BY THE CONTRACTOR.

17) SLABS ON GRADE SHALL BE CAST ON A MINIMUM 6 MIL POLYETHYLENE VAPOR BARRIER, WHICH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

MASONRY:

1) UNIT MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "NATIONAL CONCRETE MASONRY ASSOCIATION" (N.C.M.A.) STANDARDS USING A STACKED BOND PATTERN. CONCRETE MASONRY UNITS SHALL CONFORM TO A.S.T.M. C90 TYPE I GRADE N. CEMENT MORTAR SHALL CONFORM TO A.S.T.M. C270 TYPE S. CONTRACTOR SHALL SUBMIT TESTS OF MATERIALS FOR APPROVAL BY THE ENGINEER.

FOUNDATIONS:

1) FOUNDATIONS HAVE BEEN DESIGNED FOR AN SOIL BEARING CAPACITY OF 3,000 P.S.F SEE SOIL REPORT DATED JUNE 14, 2023 (JOB NO. 23-5217) BY VICTOR E. RIVERA AND ASSOCIATES THE CONTRACTOR SHALL FOLLOW ALL REPORT RECOMMENDATIONS AND SOIL IMPROVEMENT REQUIREMENTS.

2) FOUNDATION EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY A REGISTERED GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF CONCRETE.

3) TEMPORARY EXCAVATION FOR THE INSTALLATION OF FOOTINGS AND PIPES OR FOR OTHER PURPOSES SHALL BE SLOPED OR BRACED IN ACCORDANCE WITH "OSHA" REQUIREMENTS AND ANY ADDITIONAL RECOMMENDATIONS OF THE STRUCTURAL OR GEOTECHNICAL ENGINEER.

DEMOLITION WORK:

1) PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL VISIT THE SITE AND GET WELL-ACQUAINTED WITH ACTUAL CONDITIONS AFFECTING CONSTRUCTION, SINCE THERE ARE MANY SPECIAL CONDITIONS THAT ARE ONLY PROPERLY EVALUATED IN THE FIELD. IF ANY CONDITION IS FOUND TO BE DIFFERENT THAN SHOWN ON PLANS, THE CONTRACTOR SHALL INFORM THE STRUCTURAL ENGINEER IN WRITING AND CORRECTIVE MEASURES SHALL BE TAKEN PRIOR TO ANY CONSTRUCTION.

2) CONTRACTOR SHALL ESTABLISH SAFE PROCEDURES FOR DEMOLITION AND REMOVAL OF EXISTING CONCRETE WITHOUT AFFECTING THE EXISTING ADJACENT STRUCTURES THAT ARE TO REMAIN.

3) THE RESIDENT ENGINEER OR ARCHITECT AND THE CONTRACTOR SHALL BE ALERT TO ALL POSSIBILITIES OF DAMAGE TO ADJACENT STRUCTURES AND SHALL NOT PROCEED WITH DEMOLITION WORK UNTIL A SAFE CONSTRUCTION METHOD IS APPROVED BY THE INSPECTOR.

4) CONTRACTOR SHALL TAKE ALL THE NECESSARY PRECAUTIONS TO CARRY ON THE DEMOLITION OPERATIONS SAFELY AND SHALL INFORM THE STRUCTURAL ENGINEER OF ANY ABNORMAL CONDITIONS FOUND DURING DEMOLITION, BRACING, AND SHORING OF EXISTING STRUCTURE OR ANY SPECIAL CONDITIONS AFFECTING THE STRUCTURAL STABILITY OF THE BUILDING OR ANY OF ITS PARTS THAT HAS NOT BEEN CONTEMPLATED IN THE DRAWINGS.

5) CONTRACTOR SHALL INCLUDE ALL DEMOLITION REQUIRED TO ALLOW THE COMPLETED WORK AS SHOWN ON THE DRAWINGS.

6) DEMOLITION METHODS SHALL BE AT THE CONTRACTOR'S DISCRETION. ALL WORK SHALL BE EXECUTED WITH THE UTMOST REGARD TO SAFETY OF EMPLOYEES AND THE PUBLIC. SUITABLE PRECAUTIONS SHALL BE TAKEN TO KEEP DUST TO A MINIMUM.

7) ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

8) CONTRACTOR SHALL MAINTAIN THE PROJECT AREA IN REASONABLY NEAT CONDITIONS DURING DEMOLITION OPERATIONS AND THROUGHOUT THE CONSTRUCTION PROCESS.

9) DEMOLITION WORK SHALL BE PERFORMED IN A MANNER AS TO PROTECT ADJACENT PROPERTY AGAINST DAMAGE WHICH MIGHT OCCUR FROM FALLING DEBRIS OR OTHER CAUSES. CONTRACTOR SHALL MAINTAIN FREE AND SAFE PASSAGE TO AND FROM ADJACENT BUILDINGS AND SHALL NOT INTERFERE WITH NORMAL USE OF THE FACILITIES.

10) CONTRACTOR SHALL REPAIR DAMAGE DONE TO ANY PROPERTY, ON OR OFF PREMISES, BY REASON OF REQUIRED WORK. DAMAGED PROPERTY SHALL BE RESTORED, IN AN APPROVED MANNER AND AT THE CONTRACTOR'S EXPENSE, TO A CONDITION EQUAL TO THAT EXISTING BEFORE THE DAMAGE WAS DONE.

11) CONTRACTOR SHALL TAKE CARE NOT TO DISTURB ANY UNDERGROUND UTILITIES NOT SHOWN ON PLANS. UTILITIES IN SERVICE SHALL BE LEFT UNDISTURBED OR RELOCATED, AS DIRECTED. COST OF SUCH RELOCATION WILL BE REIMBURSED TO THE CONTRACTOR AS EXTRA WORK.

12) CONTRACTOR SHALL DEMOLISH THE EXISTING STRUCTURE AS SHOWN ON PLANS. THE EXISTING STRUCTURE TO REMAIN SHALL BE SHORED OR BRACED AS REQUIRED TO AVOID ANY DAMAGE.

13) AFTER DEMOLITION WORK IS COMPLETE, ALL EXPOSED SURFACES SHALL BE CLEANED AND PATCHED, FILLING ALL CAVITIES WITH A NON-SHRINK, NON-METALLIC CONCRETE GROUT.

EXTERIOR ARCHITECTURAL ELEMENTS:

1) 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 165 M.P.H. WIND.
2) SKYLIGHTS AND OTHER ARCHITECTURAL ROOF ELEMENTS SHALL BE DESIGNED BY THE CONTRACTOR FOR A MINIMUM LIVE LOAD OF 40 P.S.F.
3) 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.
4) 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.

General Notes

IMPORTANT INFORMATION FOR THE CONTRACTOR:

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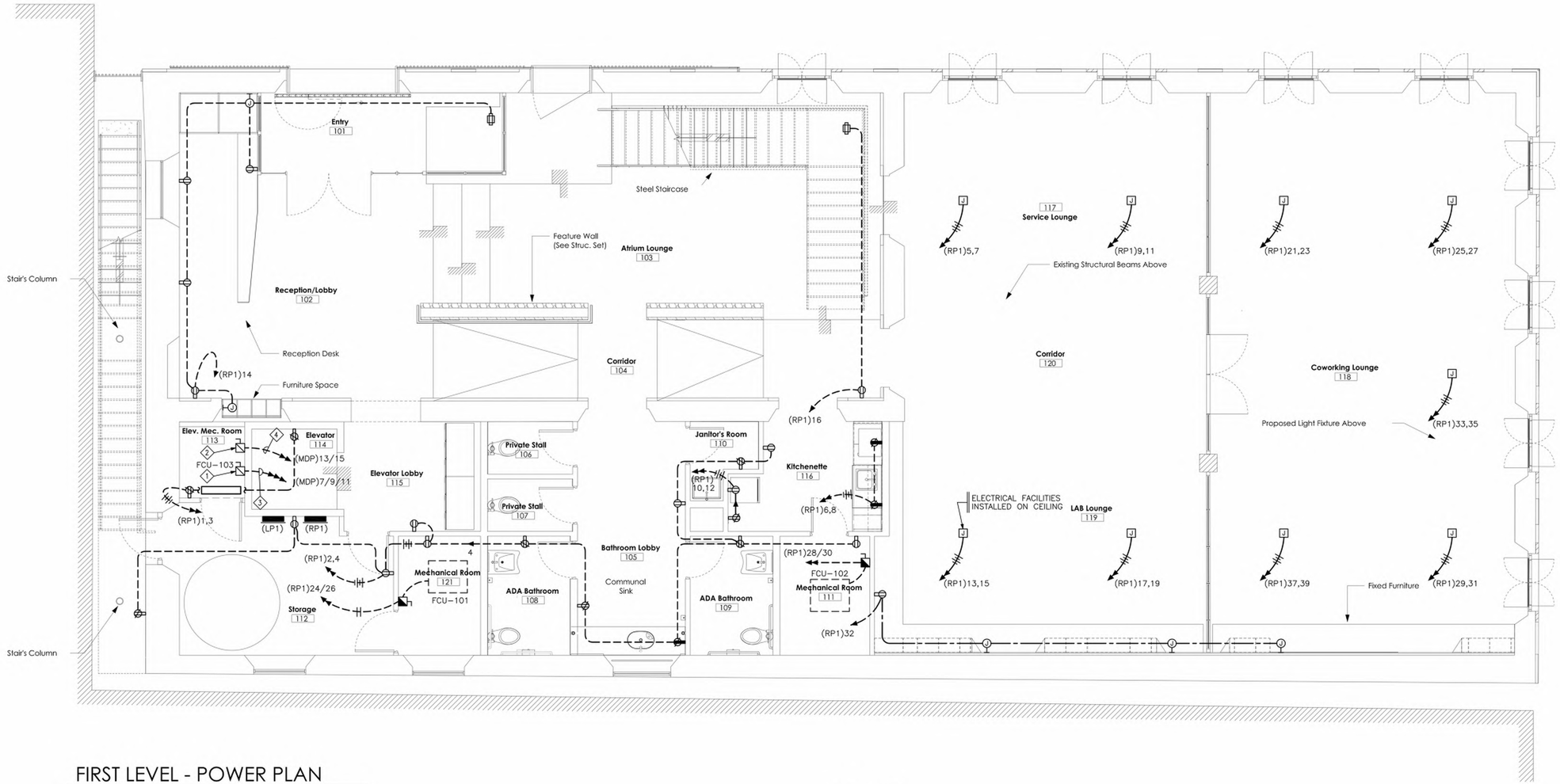

FIRST LEVEL - POWER PLAN

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

KEYED NOTES

1. 250V-3P-100A NEMA 1, H.D. TYPE WITH 70A D.E. FUSE
2. 250V-2P-30A NEMA 1, H.D. TYPE WITH 70A D.E. FUSE
3. 3#4 AWG & 1#8 AWG GND-1½"C
4. 3#12 AWG & 1#12 AWG GND-1"C

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1st Level - Power Plan

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Juan R. Requena & Asociados
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drawn: lic.:
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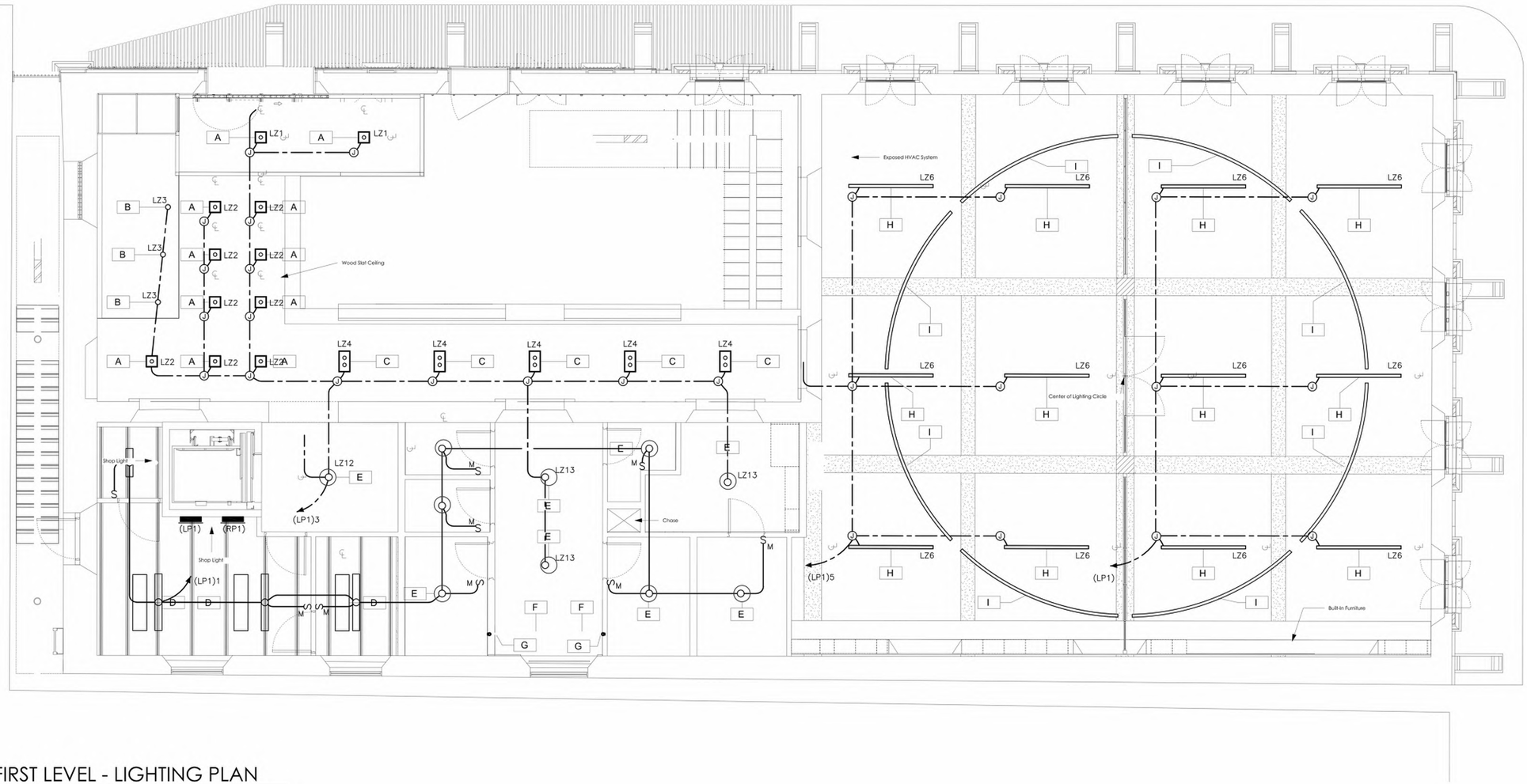

FIRST LEVEL - LIGHTING PLAN

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

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drawn: ----------Sec.: ----------
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1st Level - Lighting Plan
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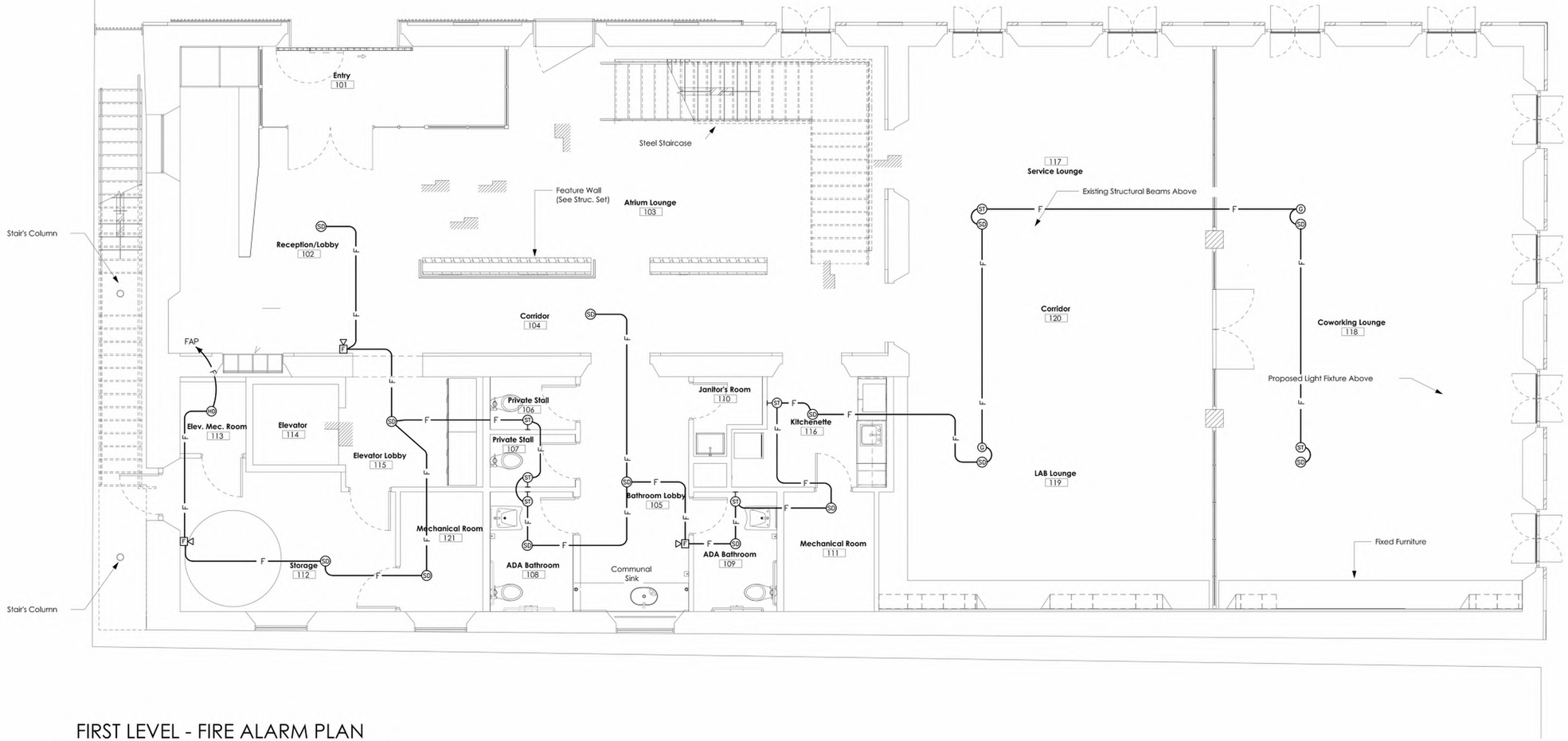

FIRST LEVEL - FIRE ALARM PLAN

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

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drawn: Sc:

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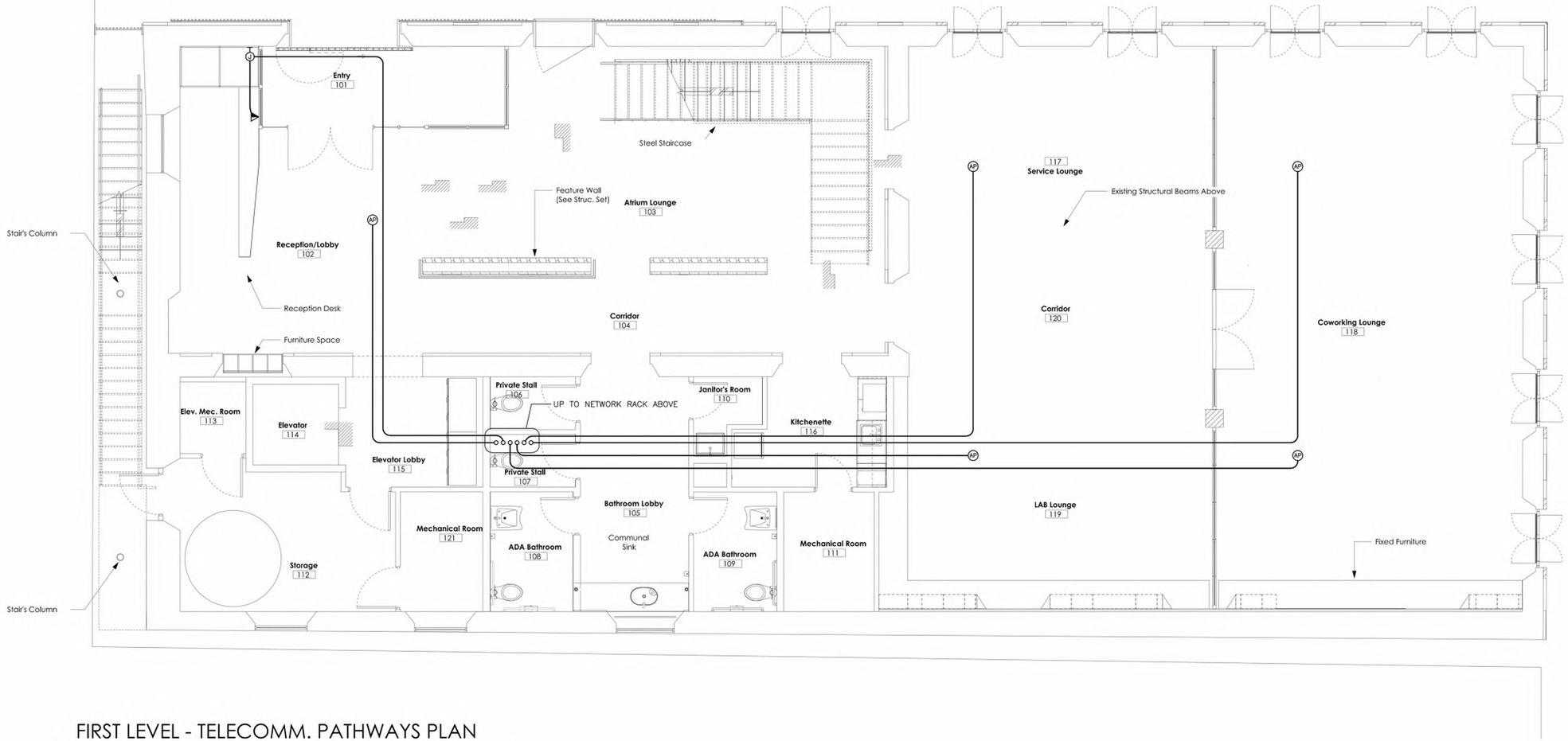

FIRST LEVEL - TELECOMM. PATHWAYS PLAN

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

General Notes

IMPORTANT INFORMATION FOR THE CONTRACTOR:

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787-764-0610 / info@eco-designstudio.com

1st Level - Telecomm. Pathways Plan
Center for Collaboration, Knowledge, Ideas and Innovation

Seal:

BO. Pueblo 34 Calle McKinkley, Manatí PR 00674
PR-CRP-000774 - Municipality of Manatí

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Date	Scale
01/30/2024	

Sheet

E 104

Project #	2023.01
Drawn by	DRW
Checked by	JRR

JRR
Juan R. Requena & Asociados
C.P.S.C. 00-0000 / C.P.S.C. 00-0000
P. O. BOX 00000 SAN JUAN, PUERTO RICO 00000

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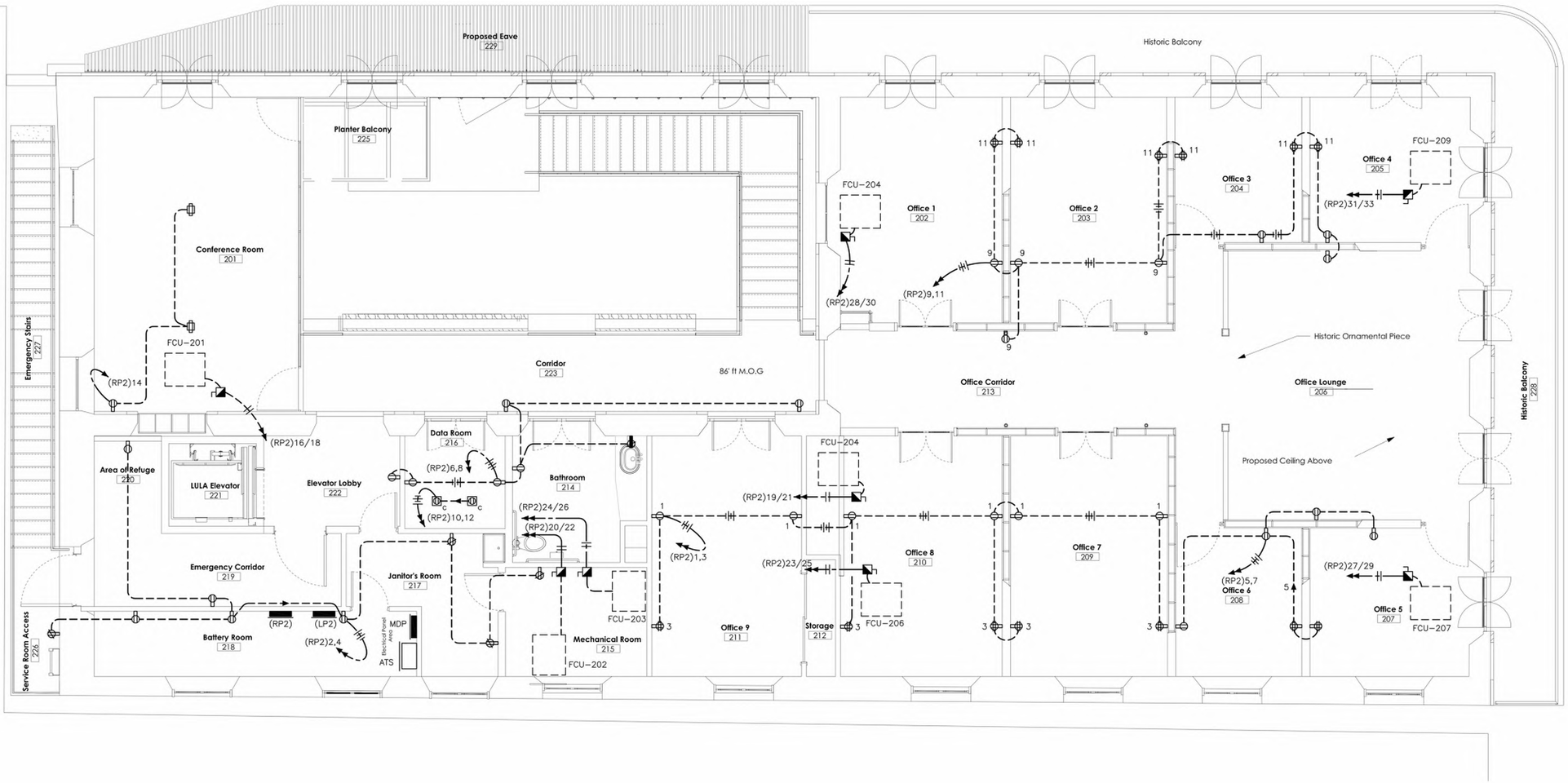

SECOND LEVEL - POWER PLAN

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

General Notes

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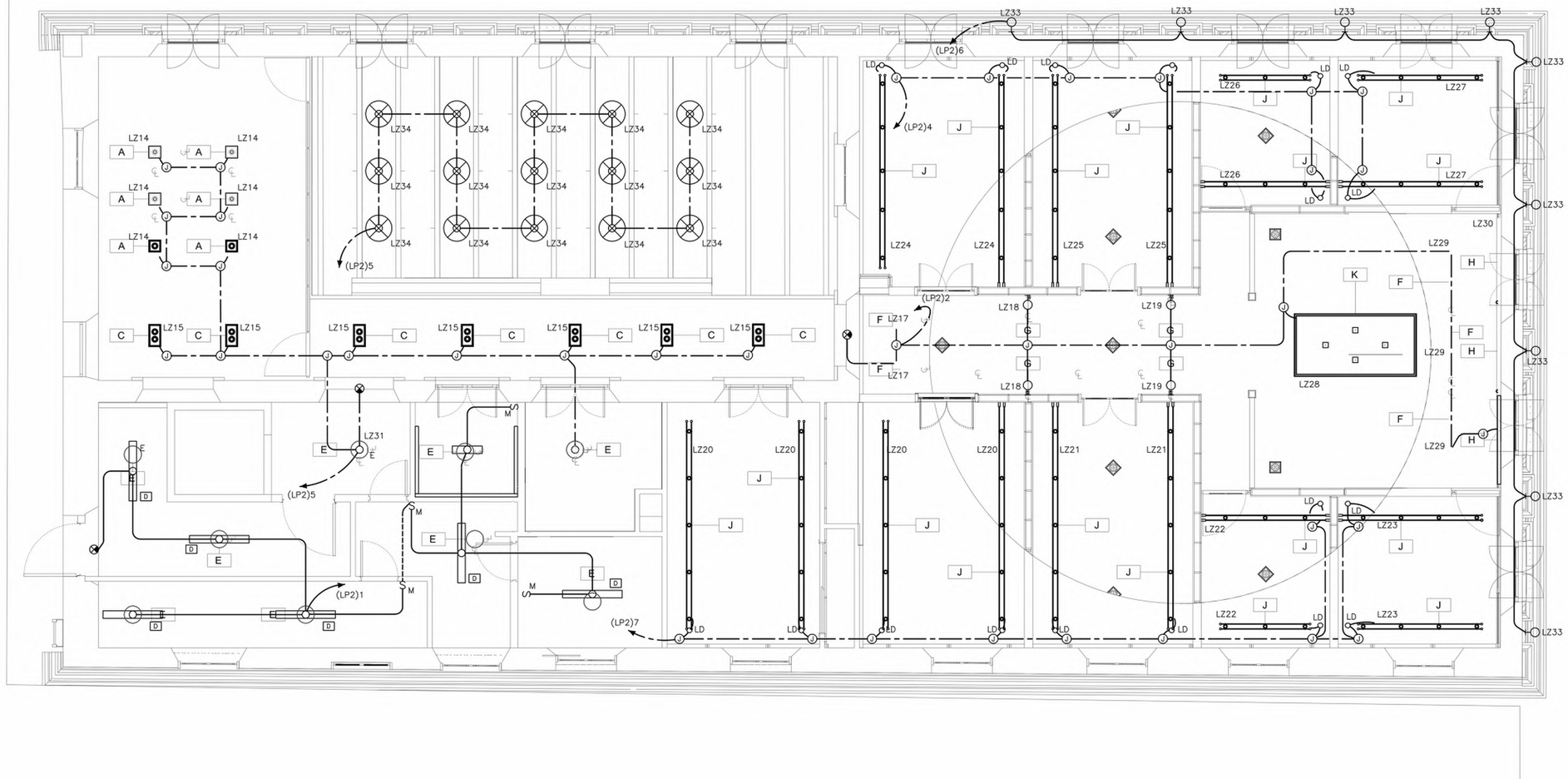
Juan R. Requena & Asociados
C.P.-C.E. 00-1-1-1



SECOND LEVEL - LIGHTING PLAN

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

General Notes

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2nd Level - Lighting Plan

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Seal:

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E 201

Project #	2023.01
Drawn by	DRW
Checked by	JRR

JRR
Juan R. Requena & Asociados
P.O. BOX 1987 CAYEY, P.R. 00737
P. O. BOX 9021897 SAN JUAN, PUERTO RICO 00902

designed: C.J. REQUENA Sc: #19722
drawn: Sc:

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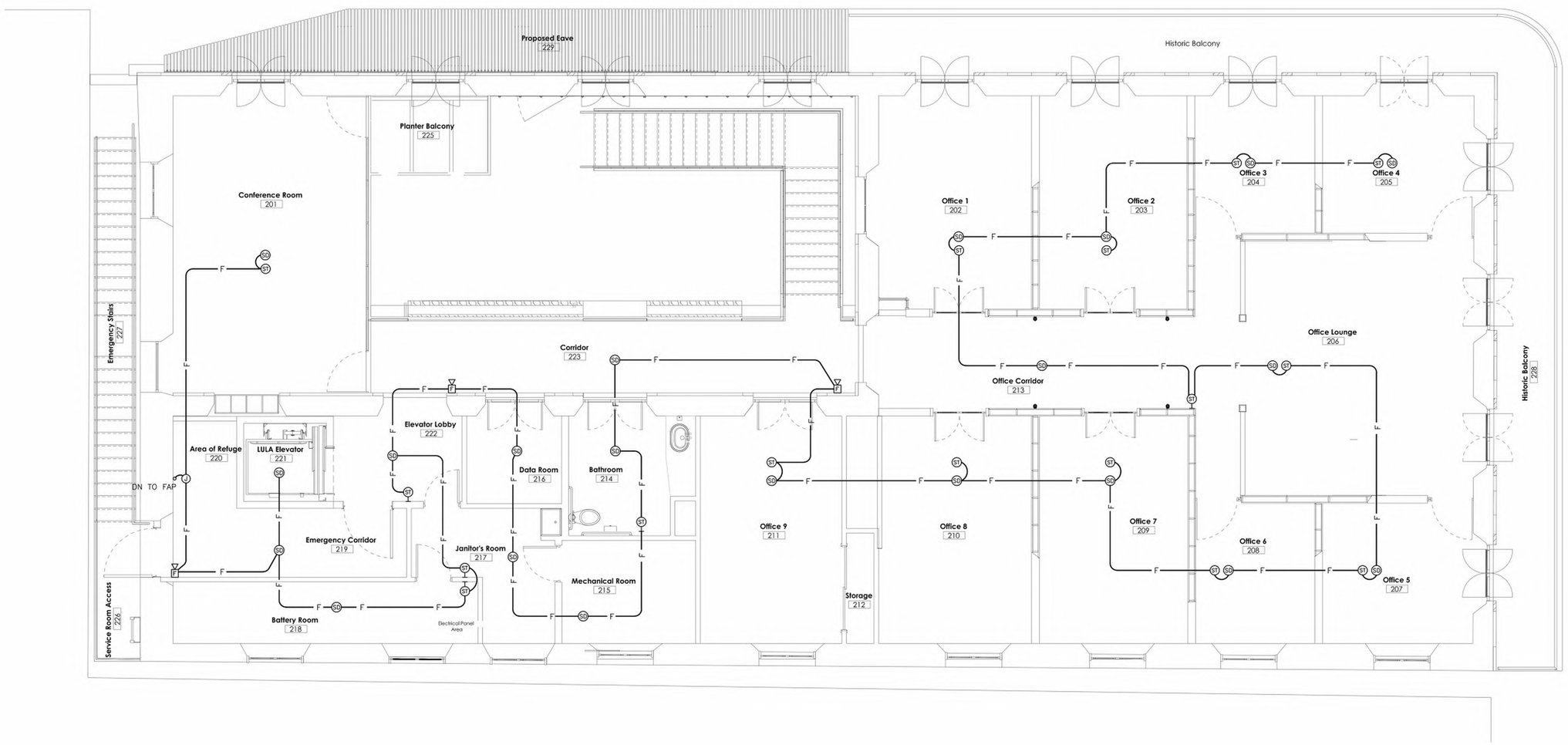

SECOND LEVEL - FIRE ALARM PLAN

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

General Notes

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2nd Level - Fire Alarm Plan

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JRR
Juan R. Requena & Asociados
Ingenieros Consultores
P. O. Box 19900 San Juan, Puerto Rico 00910

designed: C.J. REQUENA, sc: #19722
drawn: ___ sc: ___
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E 202

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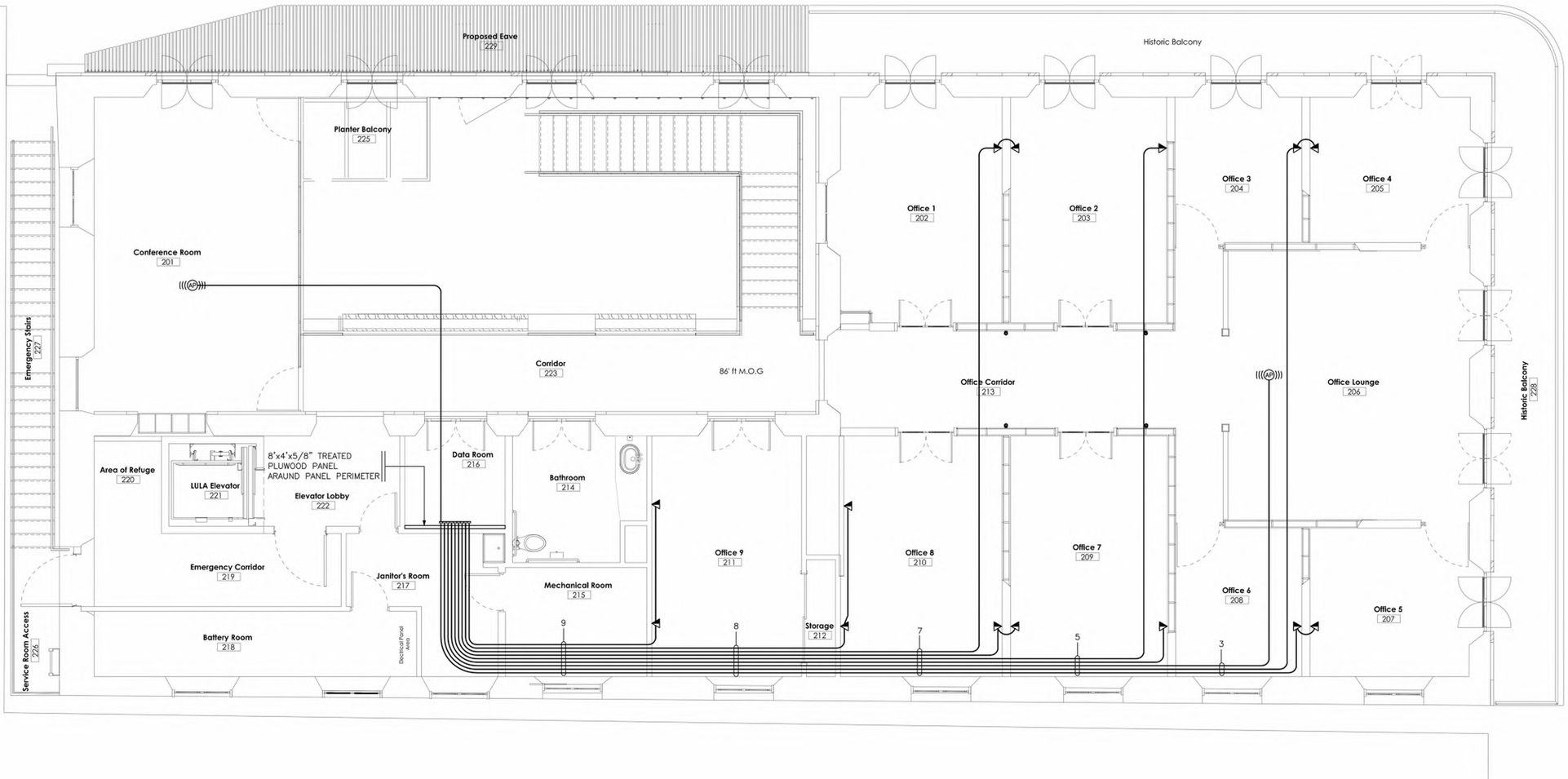
Drawn by	DRW
Checked by	JRR



SECOND LEVEL - TELECOMM. PATHWAYS PLAN

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

General Notes

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No.	Description	Date

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Landscape + Architecture + Engineering
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787-764-0610 / info@eco-designstudio.com

2nd Level - Telecomm. Pathways Plan

Center for Collaboration, Knowledge, Ideas and Innovation

Seal:

BO. Pueblo 34 Calle McKinkley, Manatí PR 00674

PR-CRP-000774 - Municipality of Manatí

JRR
Juan R. Requena & Asociados
C.P. Co 00 PO Box 1467 Cayey PR 00737
P. O. Box 10007 San Juan, Puerto Rico 00908

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drawn: Sc:
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E 203

Project #	2023.01
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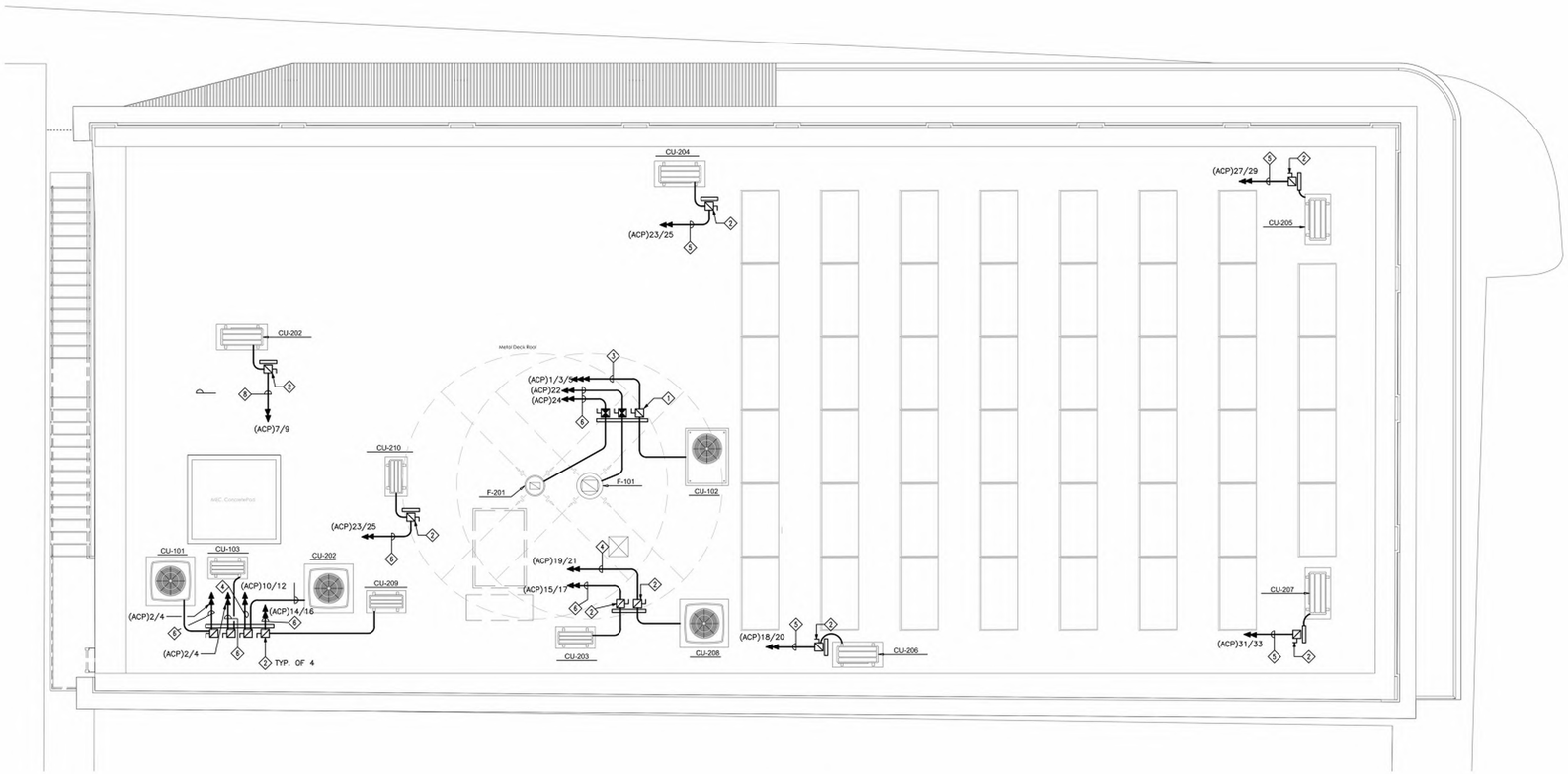
Checked by	JRR



ROOF PLAN

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

KEYED NOTES

1. 250V-3P-60A NEMA 4X, H.D. TYPE
2. 250V-2P-60A NEMA 4X, H.D. TYPE
3. 3#8 AWG & 1#10 AWG GND-1"C
4. 2#8 AWG & 1#10 AWG GND-1"C
5. 2#10 AWG & 1#10 AWG GND-1"C
6. 3#12 AWG & 1#12 AWG GND-3/4"C

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Roof Plan

Center for Collaboration, Knowledge, Ideas and Innovation

BO. Pueblo 34 Calle McKinley, Manatí PR 00674
PR-CRP-000774 - Municipality of Manatí

Seal:

JRR
Juan R. Requena & Asociados
Ingeniería Eléctrica, S.E.
P. O. Box 10000 San José, Puerto Rico 00916

designed: C.J. REQUENA lic.: #18772
drawn: ___ lic.: ___
checked: ___ lic.: ___

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01/30/2024	

Sheet

E 300

Project #	2023.01
Drawn by	DRW
Checked by	JRR

PANEL SCHEDULE

PANEL DESCRIPTION: (RP1)
VOLTS: 120/208V-3ø-4W-S/N
MOUNTING: SURFACE
PANEL TYPE:
LOCATION: AS SHOWN
AMPS: 125A M.L.O.
I.C.: 10,000 AIC
REMARKS: GROUND BUS

LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
ELEVATOR MACHINE ROOM	-	20	1	2	20	-	CONVENIENCE RECEPTACLES
ELEVATOR PIT	-	20	3	4	20	-	CONVENIENCE RECEPTACLES
OPEN OFFICE AREA	-	20	5	6	20	-	SMALL APPLIANCES
OPEN OFFICE AREA	-	20	7	8	20	-	SMALL APPLIANCES
OPEN OFFICE AREA	-	20	9	10	20	-	REFRIGERATOR
OPEN OFFICE AREA	-	20	11	12	20	-	DRINKING FOUNTAIN
OPEN OFFICE AREA	-	20	13	14	20	-	CONVENIENCE RECEPTACLES
OPEN OFFICE AREA	-	20	15	16	20	-	RECEPTION AREA RECEPTACLES
OPEN OFFICE AREA	-	20	17	18			
OPEN OFFICE AREA	-	20	19	20	50	-	LP1
OPEN OFFICE AREA	-	20	21	22			
OPEN OFFICE AREA	-	20	23	24			
OPEN OFFICE AREA	-	20	25	26			
OPEN OFFICE AREA	-	20	27	28			
OPEN OFFICE AREA	-	20	29	30			
OPEN OFFICE AREA	-	20	31	32			
OPEN OFFICE AREA	-	20	33	34			
OPEN OFFICE AREA	-	20	35	36			
OPEN OFFICE AREA	-	20	37	38			
OPEN OFFICE AREA	-	20	39	40			
			41	42			

PANEL DESCRIPTION: (RP2)
VOLTS: 120/208V-3ø-4W-S/N
MOUNTING: SURFACE
PANEL TYPE:
LOCATION: AS SHOWN
AMPS: 125A M.L.O.
I.C.: 10,000 AIC
REMARKS: GROUND BUS

LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
OFFICE RECEPTACLES	-	20	1	2	20	-	CONVENIENCE RECEPTACLES
OFFICE RECEPTACLES	-	20	3	4	20	-	CONVENIENCE RECEPTACLES
OFFICE RECEPTACLES	-	20	5	6	20	-	CONVENIENCE RECEPTACLES
OFFICE RECEPTACLES	-	20	7	8	20	-	CONVENIENCE RECEPTACLES
OFFICE RECEPTACLES	-	20	9	10	20	-	DATA ROOM RECEPTACLES
OFFICE RECEPTACLES	-	20	11	12	20	-	DATA ROOM RECEPTACLES
			13	14	20	-	CONFERENCE ROOM RECEPTACLES
LP2	-	50	15	16			
			17	18			
			19	20			
			21	22			
			23	24			
			25	26			
			27	28			
			29	30			
			31	32			
			33	34			
			35	36			
			37	38			
			39	40			
			41	42			

PANEL DESCRIPTION: (MDP)
VOLTS: 120/208V-3ø-4W-S/N
MOUNTING: SURFACE
PANEL TYPE:
LOCATION: AS SHOWN
AMPS: 225 AMPS M.L.O.
I.C.: 10,000 AIC
REMARKS: GROUND BUS

LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
			1	2			
RP1	-	100	3	4	100	-	RP2
			5	6			
			7	8			
ELEVATOR	-	50	9	10	150	-	ACP
			11	12			
			13	14			
			15	16			
			17	18			
			19	20			
			21	22			
			23	24			
			25	26			
			27	28			
			29	30			
			31	32			
			33	34			
			35	36			
			37	38			
			39	40			
			41	42			

General Notes

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Juan R. Requena & Asociados
C.P. Ave. Ponce de León #1607 Ofic. 201
P. O. Box 19267 San Juan, Puerto Rico 00919

designed: C.J. REQUENA Sc: #19722
drawn: Sc:
This drawing is not authorized to be released for contract until fully approved by Architect, Owner and all corresponding Government Agencies including P.R.E.P.A. and J.R.T.P.R.

Yo, ingeniero C.J. REQUENA, con número de licencia #19722, certifico que soy el profesional que confeccionó y/o diseñó y/o preparó estos planos y las especificaciones complementarias. También certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la ley dispuesto en la Ley 14-2004, según enmendada, conocida como la "Ley para la inversion por la industria puertorriqueña" y con la [Ley Núm. 319 de 15 de mayo de 1938, según enmendada ; Ley Núm. 96 de 6 de julio de 1978, según enmendada; según aplique].
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Panel Schedule

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Date	Scale
01/30/2024	

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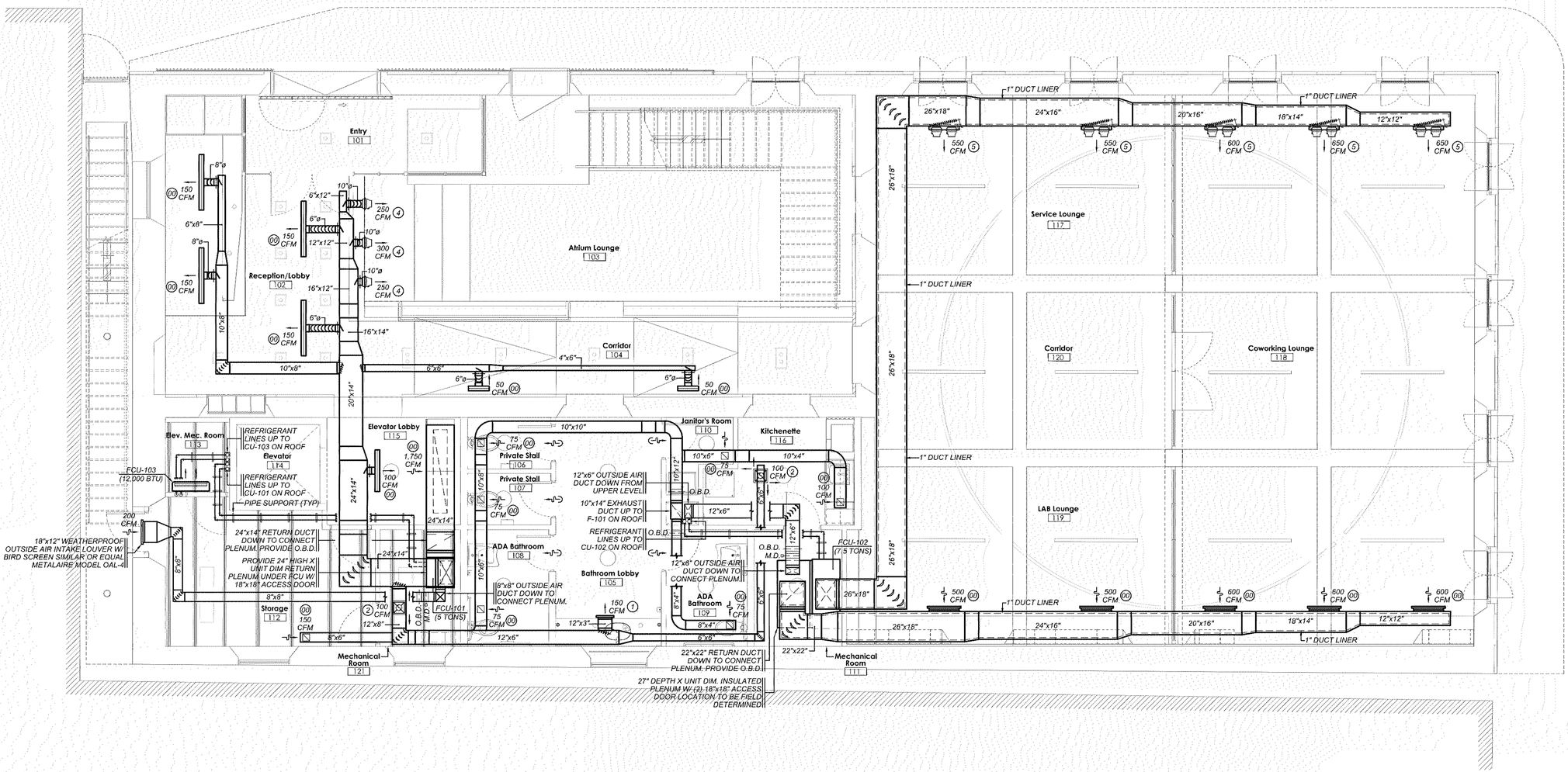
Project #	2023.01
Drawn by	DRW
Checked by	JRR



1	FLOOR PLAN - LEVEL 1, AIR CONDITIONING & VENTILATION LAYOUT
M-100	SCALE: 1/4" = 1'-0"

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Level 1 - Air Conditioning & Ventilation Layout

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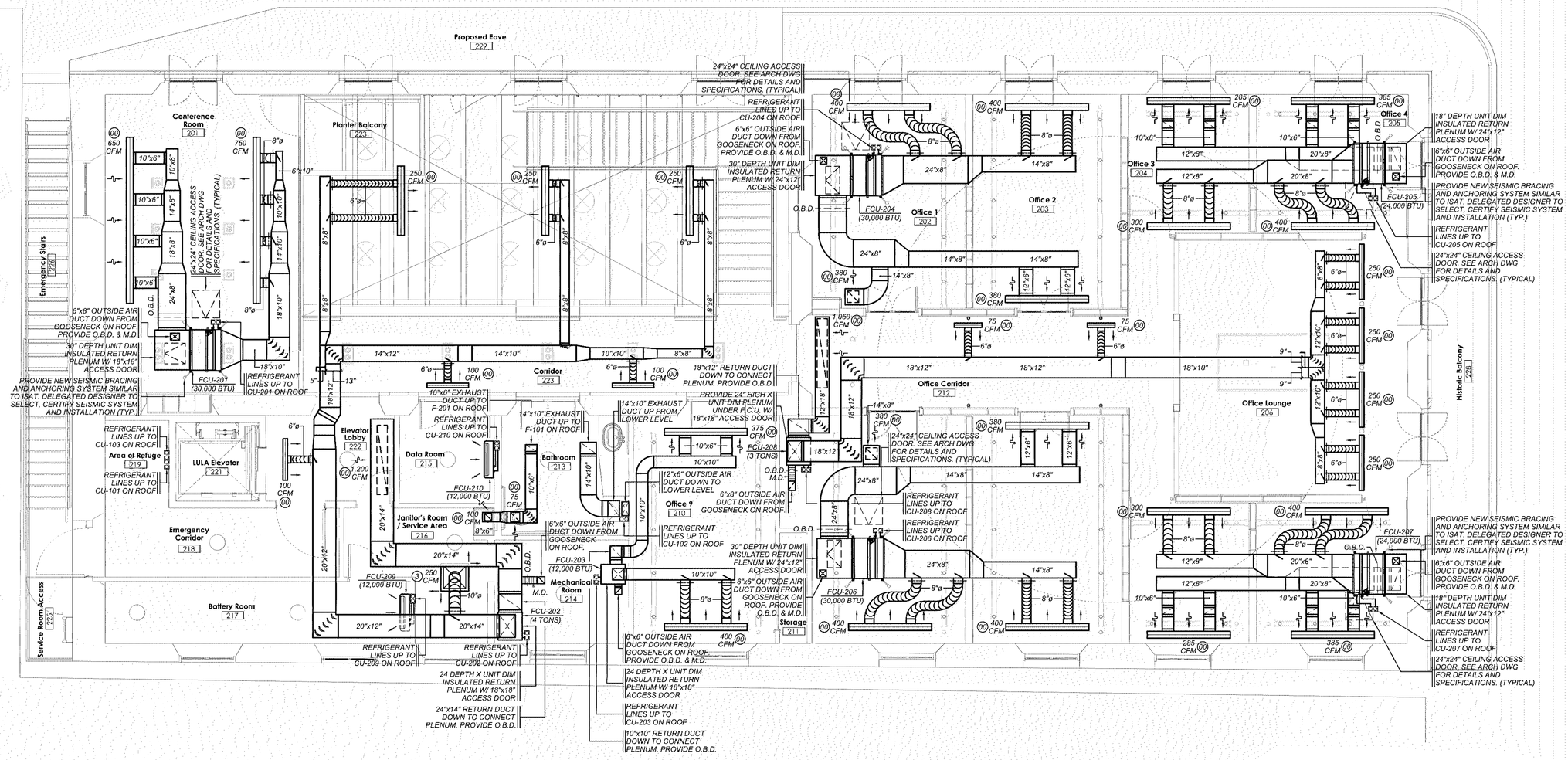
Project #	2023.01
Drawn by	J.A.S.
Checked by	J.A.S.



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1	FLOOR PLAN - LEVEL 2, AIR CONDITIONING & VENTILATION LAYOUT
M-200	SCALE: 1/4" = 1'-0"

Level 2 - Air Conditioning & Ventilation Layout

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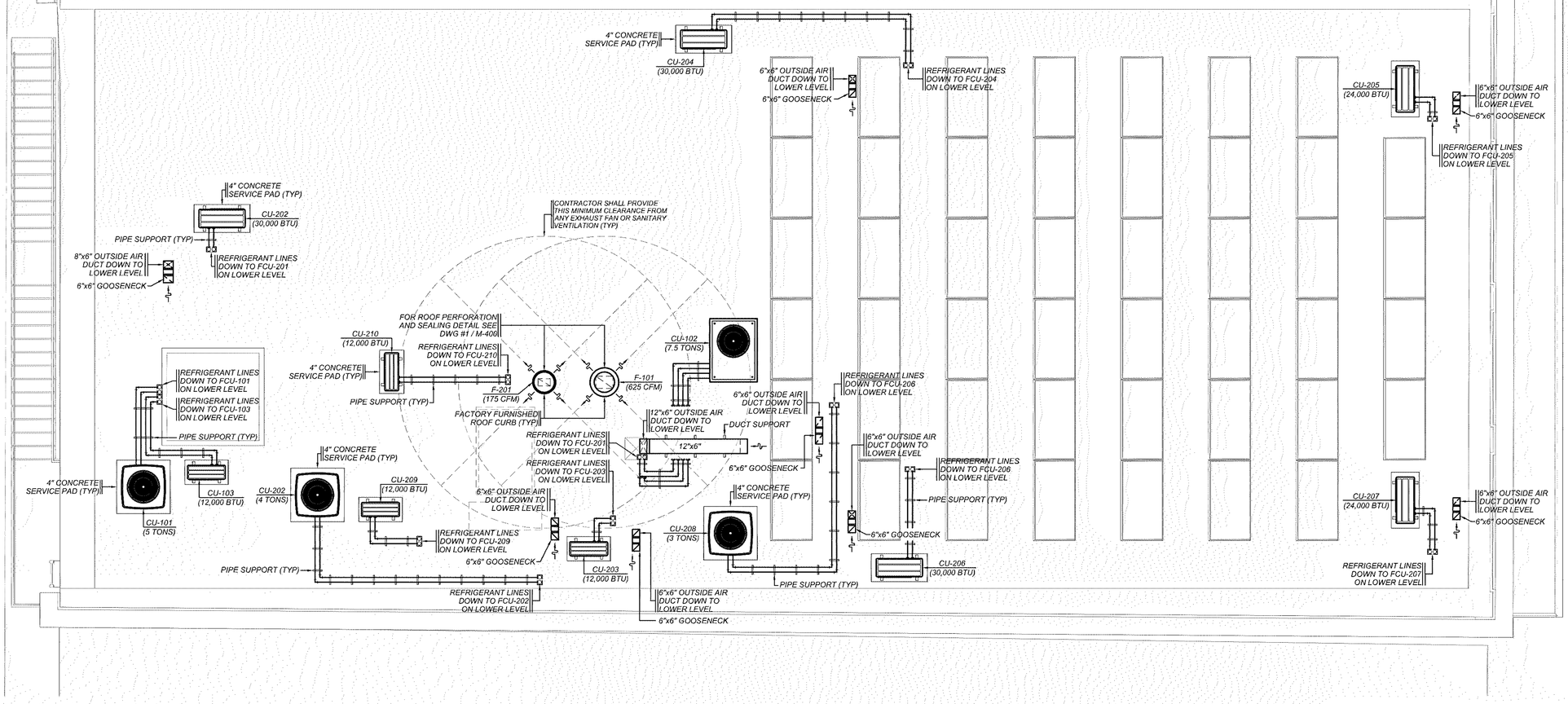
Checked by	J.A.S.



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1	ROOF PLAN, AIR CONDITIONING & VENTILATION LAYOUT
M-300	SCALE: 1/4" = 1'-0"

Roof Plan - Air Conditioning & Ventilation Layout

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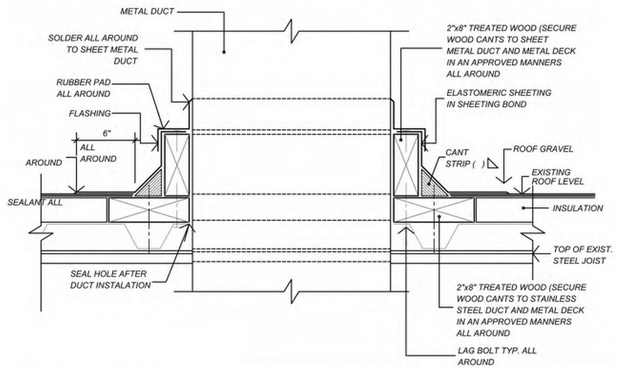
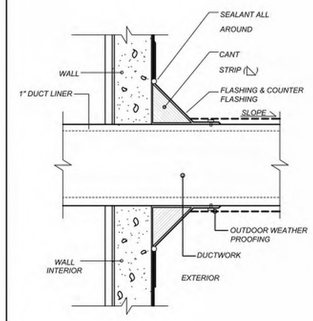
Checked by	J.A.S.



1 ROOF PENETRATION DETAIL
M-400 NOT TO SCALE



2 WALL PENETRATION DETAIL
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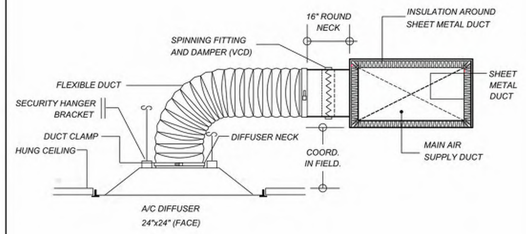
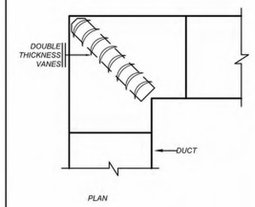


3 CEILING DIFFUSER 7 FLEX DUCT INSTALLATION DETAIL
M-400 NOT TO SCALE



4 SQUARED VANED ELBOW DETAIL
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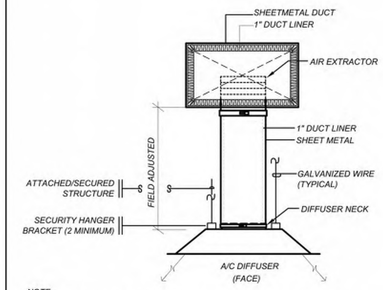
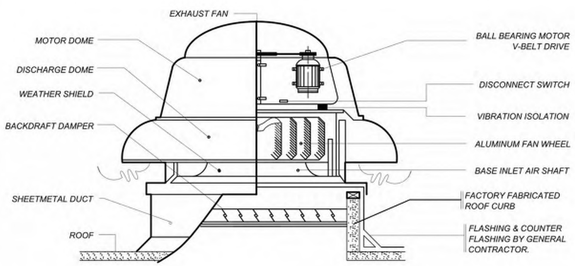


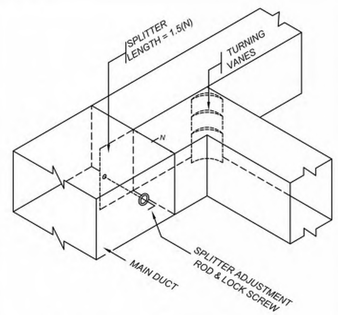
NOTE:
CONTRACTOR SHALL PROPERLY ATTACHED/SECURED DIFFUSER SECURITY GALVANIZED WIRE TO STRUCTURE

5 CEILING DIFFUSER DUCT INSTALLATION DETAIL
M-400 NOT TO SCALE



NOTE:
1) ALL ROOF PERFORATION AND SEALING SHALL BE DONE BY LANDLORD APPROVED ROOFING CONTRACTOR

6 ROOF TOP TYPE EXHAUST FAN DETAIL
M-400 NOT TO SCALE



7 VERTICAL SPLITTER DAMPER
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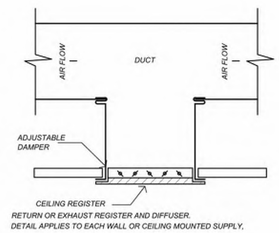
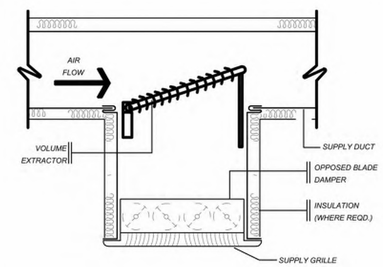


RETURN OR EXHAUST REGISTER AND DIFFUSER.
DETAIL APPLIES TO EACH WALL OR CEILING MOUNTED SUPPLY.

8 SUPPLY DIFFUSER, EXHAUST OR RETURN REGISTER MOUNTING DETAIL NOT TO SCALE
M-400



9 TYPICAL SUPPLY REGISTER INSTALLATION DETAIL
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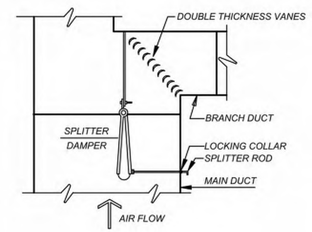

10 RECTANGULAR DUCT BRANCH CONNECTION DETAIL
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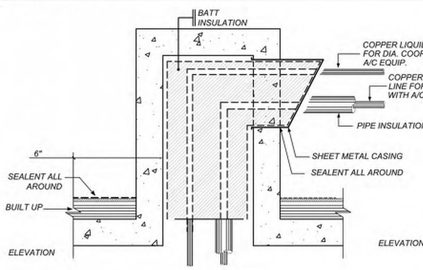
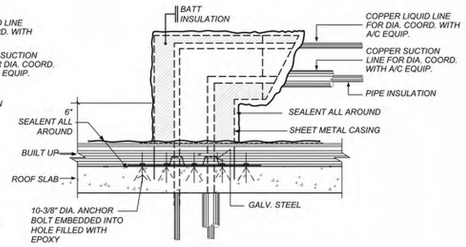
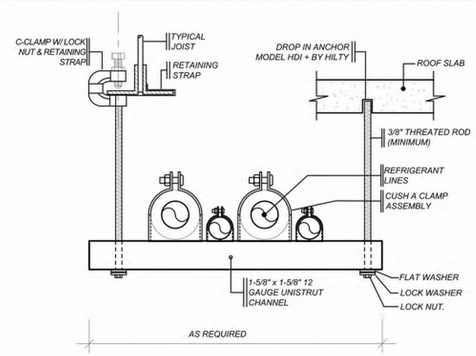


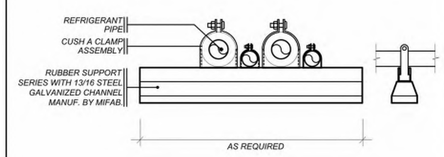


NOTES:
1) THIS DETAIL AND THE ONES IN ARCHITECTURAL DRAWING ARE COMPLEMENTARY ONE TO ANOTHER.
2) CONTRACTOR SHALL REFER TO BOTH DETAILS.
3) SEALING WEATHERPROOFING AND INSTALLATION SHALL BE AS PER FINAL ROOFING SYSTEM SELECTED AND SHALL COMPLY WITH ROOFING SYSTEM MANUFACTURER RECOMMENDATIONS.

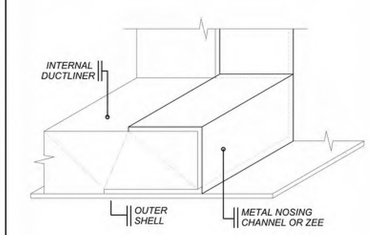
11 REFRIGERANT LINES ENTRANCE DETAIL
M-400 NOT TO SCALE



12 REFRIGERANT PIPING SUPPORT TYPE II
M-400 NOT TO SCALE



13 REFRIGERANT PIPING SUPPORT (P.S.-1)
M-400 NOT TO SCALE



14 INTERIOR INSULATION FINISH
M-400 NOT TO SCALE

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NOTE:
CONTRACTOR CAN PROVIDE AN EQUAL TO ANY MANUFACTURER AND MODEL SPECIFIED WITHIN THIS DRAWINGS.

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Details

Seal:

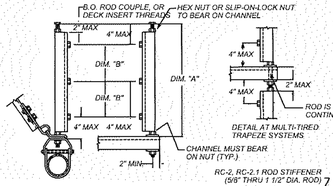
File Name: C:\Users\jgg\Documents\2023.01 - Manatí - Construction Documents_1-16-2024_jgg(DMCE).rvt

Date	Scale
01/30/2024	

Sheet

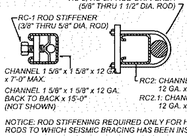
M 400

Project #	2023.01
Drawn by	J.A.S.
Checked by	J.A.S.



ROD STIFFENER CHART		
Threaded Rod Diameter Inch	Dim. A Maximum Rod Lenght Without Siffener Inch	Dim. B Maximum Spacing Between Rod Siffener Inch
3/8	16	20
1/2	18	22
5/8	24	28
3/4	30	30
7/8	40	40
1	46	46
1-1/8	54	54
1-1/4	58	58
1-3/8	66	66
1-1/2	72	72

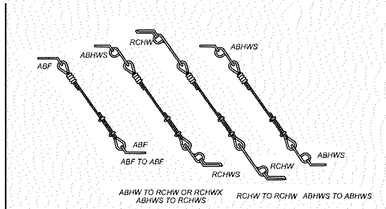
Note:
Cable bracing to be installed in a symetrical pattern per B-Series Installation Details.

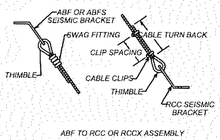


NOTICE: ROD STIFFENING REQUIRED ONLY FOR HANGER RODS TO WHICH SEISMIC BRACING HAS BEEN INSTALLED.

TIGHTEN STIFFENER NUT TO FINGER TIGHT PLUS 2 FULL TURNS OF THE NUT

1 ROD STIFFENING REQUIREMENTS DETAIL
M-401 NOT TO SCALE

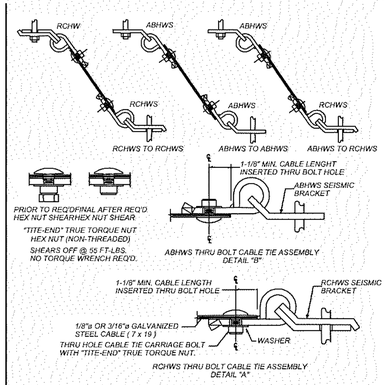




Cable Diameter Inch	Minimum Turn Back Inch	Nominal Clip Spacing Inch	Cable Clip Nut Torque Ft - Lbs
1/16	3	2	4
1/8	3-1/4	2-1/4	4.5
3/16	3-1/4	2-3/4	7.5
1/4	4-3/4	3-1/2	15
5/16	5-1/4	3-7/8	30
3/8	6-1/2	4-7/8	45

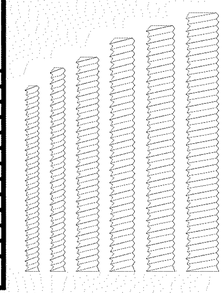
Note:
Cable bracing to be installed in a symetrical pattern per B-Series Installation Details.

2 LOOP CABLE TIE ASSEMBLY DETAIL
M-401 NOT TO SCALE

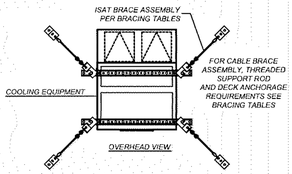


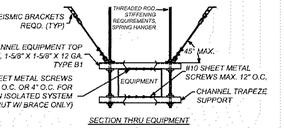
3 THRU BOLT CABLE TIE ASSEMBLY DETAIL
M-401 NOT TO SCALE

Rod Diameter Inch	Min. ASTM A36 Steel: High Temperature Applications Maximun Tension Design Value Lbs.	Min. ASTM A36 Steel: Building Services Piping Maximun Tension Design Value Lbs.
3/8	610	790
1/2	1,130	1,460
5/8	1,810	2,340
3/4	2,710	3,500
7/8	3,770	4,860
1	4,960	6,400
1-1/8	6,230	8,000
1-1/4	8,000	10,300
1-3/8	--	12,180
1-1/2	--	14,960
1-3/8	--	20,180
2	--	26,680
	ASME B31.3 Rod Temp of 650 Deg.	ASME B31.9



4 ALL - THREAD ROD FOR VERTICAL SUPPORTS
M-401 NOT TO SCALE





5 4-ROD SEISMIC BRACE SUSPENDED EQUIPMENT 4-WAY
M-301 SPLAYED LONGITUDINAL CABLE BRACING NOT TO SCALE

General Notes

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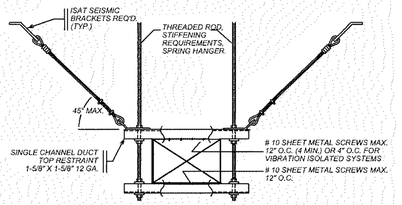
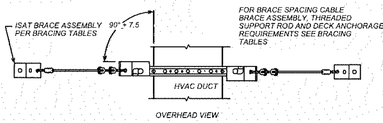
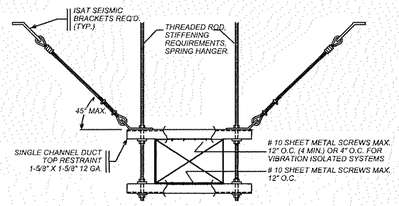
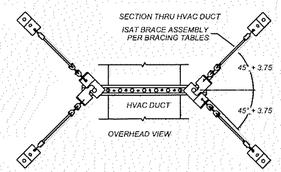
No.	Description	Date



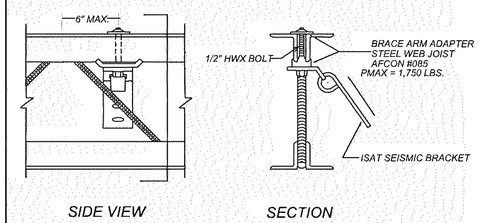


6 HVAC DUCT 2-WAY TRANSVERSE CABLE BRACING DETAIL
M-401 NOT TO SCALE





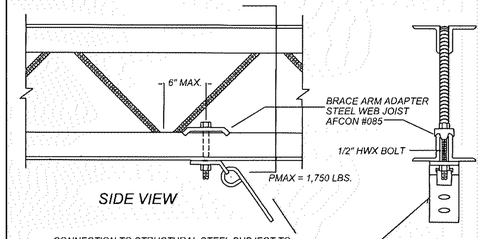
7 LOOP HVAC DUCT 4-WAY SPLAYED TRANSVERSE-LONGITUDINAL CABLE BRACING DETAIL
M-401 NOT TO SCALE



CONNECTION TO STRUCTURAL STEEL SUBJECT TO PRIOR APPROVAL FROM ENGINEER OF RECORD.

JOIST BRIDGING, CHORD BENDING AND TRANSFER OF LOADS INTO THE STRUCTURAL DIAPHRAGM ARE TO BE DESIGNED BY THE ENGINNER OF RECORD.

8 PERPENDICULAR SEISMIC BRACE CONNECTION TO TOP CHORD OF OPEN WEB STEEL JOIST DETAIL NOT TO SCALE
M-401



CONNECTION TO STRUCTURAL STEEL SUBJECT TO PRIOR APPROVAL FROM ENGINEER OF RECORD.

JOIST BRIDGING, CHORD BENDING AND TRANSFER OF LOADS INTO THE STRUCTURAL DIAPHRAGM ARE TO BE DESIGNED BY THE ENGINNER OF RECORD.

9 IN-LINE SEISMIC BRACE CONNECTION TO BOTTOM OF CHORD OF OPEN WEB STEEL JOIST DETAIL NOT TO SCALE
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TRAPEZE		Angles A	B	C	D	E	F	G	H	I	J	K	L	M	Channels N	O	P
Lenght, in.		1" x 1" x 16 ga	1" x 1" x 18"	1-1/2" x 1-1/2" x 16 ga	1-1/2" x 1-1/2" x 1/8"	1-1/2" x 1-1/2" x 3/16"	1-1/2" x 1-1/2" x 1/4"	2" x 2" x 1/8"	2" x 2" x 3/16"	2" x 2" x 1/4"	2-1/2" x 2-1/2" x 3/16"	2-1/2" x 2-1/2" x 1/4"	3" x 3" x 1/4"	4" x 4" x 1/4"	3" x 1.7" lb/ft	3" x 6.07" lb/ft	4" x 5.4" lb/ft
18		80	150	180	350	510	650	650	940	1230	1500	1960	-	-	-	-	-
24		75	150	180	350	510	650	650	940	1230	1500	1960	-	-	-	-	-
30		70	150	180	350	510	650	650	940	1230	1500	1960	-	-	-	-	-
36		60	130	160	340	500	620	620	920	1200	1480	1940	-	-	-	-	-
42		40	110	140	320	480	610	610	900	1190	1470	1930	-	-	-	-	-
48		-	80	110	290	450	580	580	870	1160	1440	1900	-	-	-	-	-
54		-	-	-	250	400	540	540	840	1120	1400	1860	-	-	-	-	-
60		-	-	-	190	350	490	490	780	1060	1340	1800	-	-	-	-	-
66		-	-	-	100	270	400	400	700	980	1260	1720	-	-	-	-	-
72		-	-	-	-	190	320	320	620	900	1180	1640	-	-	-	-	-
78		-	-	-	-	-	210	210	500	790	1070	1530	-	-	-	-	-
84		-	-	-	-	-	-	-	380	660	940	1400	2310	4680	4650	5980	9080
96		-	-	-	-	-	-	-	-	320	600	1060	1970	4340	3870	4950	8740
108		-	-	-	-	-	-	-	-	-	-	-	2510	7240	5760	7780	15680
120		-	-	-	-	-	-	-	-	-	-	-	1220	9950	4120	5930	13200
132		-	-	-	-	-	-	-	-	-	-	-	-	4350	2640	3920	10820
144		-	-	-	-	-	-	-	-	-	-	-	-	2420	-	2000	8330
Section Properties	Ix	0.012	0.022	0.041	0.078	0.110	0.139	0.190	0.272	0.348	0.547	0.703	1.240	3.040	1.660	2.070	3.850
	Z	0.016	0.031	0.037	0.072	0.104	0.13	0.130	0.190	0.247	0.303	0.394	0.577	1.050	1.100	1.390	1.930
	A	0.120	0.234	0.180	0.359	0.527	0.688	0.464	0.715	0.938	0.902	1.190	1.440	1.940	1.210	1.760	1.590
	lb/ft	0.440	0.800	0.660	1.230	1.800	2.340	1.650	2.440	3.190	3.070	4.100	4.900	6.600	4.100	6.000	5.400

Table 5-3 Allowable Loads in Pounds for Trapeze Bars

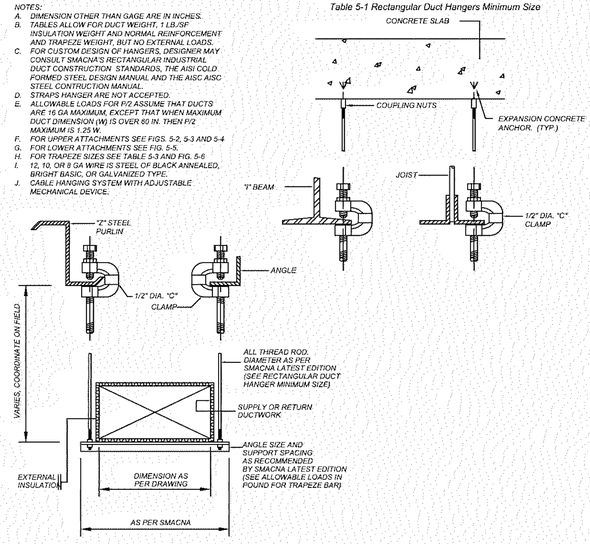
NOTES:
A. IT IS ASSUMED THAT STEEL WITH A YIELD STRENGTH OF 30,000 PSI OR GREATER IS USED
B. LOADS ABOVE ASSUME THAT A HANGER ROD IS 6 IN. MAX DISTANCE FROM THE DUCT SIDE FOR LENGHTS OF 96 IN. OR LESS, AND 3 IN. FOR GREATER LENGHTS.
C. FRAMING STRUTS, SEE TABLE 5-4 AND OTHER STEEL SHAPES HAVING EQUAL OR GREATER (1X AND Z) PROPERTIES MAY BE USED IN PLACE OF LISTED SHAPES.
Ix US IN. in.4, Z IS IN. in.3, AND A IS IN in.2
D. SEE FIG. 5-6 FOR LOADS CALCULATION METHOD AND TABLE 5-1 FOR ROD AND STRAP LOAD LIMITS.

MAXIMUM HALF OF DUCT PERIMETER	PAIR AT 10 FT. SPACING: STRAP	PAIR AT 10 FT. SPACING: WIRE / ROD	PAIR AT 8 FT. SPACING: STRAP	PAIR AT 8 FT. SPACING: WIRE / ROD	PAIR AT 5 FT. SPACING: STRAP	PAIR AT 5 FT. SPACING: WIRE / ROD	PAIR AT 4 FT. SPACING: STRAP	PAIR AT 4 FT. SPACING: WIRE / ROD
P/2 = 30"	1" x 22 GA	10 GA (.135")	1" x 22 GA	10 GA (.135")	1" x 22 GA	12 GA (.106")	1" x 22 GA	12 GA (.106")
P/2 = 72"	1" x 18 GA	3/8"	1" x 20 GA	1/4"	1" x 22 GA	1/4"	1" x 22 GA	1/4"
P/2 = 96"	1" x 16 GA	3/8"	1" x 18 GA	3/8"	1" x 20 GA	3/8"	1" x 22 GA	1/4"
P/2 = 120"	1-1/2" x 16 GA	1/2"	1" x 16 GA	3/8"	1" x 18 GA	3/8"	1" x 20 GA	1/4"
P/2 = 168"	1-1/2" x 16 GA	1/2"	1-1/2" x 16 GA	1/2"	1" x 16 GA	3/8"	1" x 18 GA	3/8"
P/2 = 192"	NOT GIVEN	1/2"	1-1/2" x 16 GA	1/2"	1" x 16 GA	3/8"	1" x 16 GA	3/8"
P/2 = 193" UP	SPECIAL ANALYSIS REQUIRED							

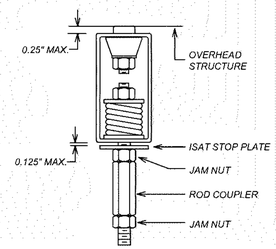
WHEN STRAPS ARE LAP JOINED USE THESE MINIMUM FASTENERS:	SINGLE HANGER MAXIMUM ALLOWABLE LOAD: STRAP	SINGLE HANGER MAXIMUM ALLOWABLE LOAD: WIRE OR ROD (DIA.)
1" x 18, 20, 22 GA - TWO #10 OR ONE 1/4" BOLT 1" x 16 GA - TWO 1/4" DIA. 1-1/2" x 16 GA - TWO 3/8" DIA. PLACE FASTENERS IN SERIES, NOT SIDE BY SIDE.	1" x 22 GA - 260 LBS. 1" x 20 GA - 320 LBS. 1" x 18 GA - 420 LBS. 1" x 16 GA - 700 LBS. 1-1/2" x 16 GA - 1100 LBS.	0.106" - 80 LBS. 0.135" - 120 LBS. 0.162" - 160 LBS. 1/4" - 270 LBS. 3/8" - 690 LBS. 1/2" - 1250 LBS. 5/8" - 2000 LBS. 3/4" - 3000 LBS.

NOTES:
A. DIMENSION OTHER THAN GAGE ARE IN INCHES.
B. TABLES ALLOW FOR DUCT WEIGHT, 1 LB./SF INSULATION WEIGHT AND NORMAL REINFORCEMENT AND TRAPEZE WEIGHT, BUT NO EXTERNAL LOADS.
C. FOR CUSTOM DESIGN OF HANGERS, DESIGNER MAY CONSULT SMACNA'S RECTANGULAR INDUSTRIAL DUCT CONSTRUCTION STANDARDS, THE AISI COLD FORMED STEEL DESIGN MANUAL AND THE AISC AISC STEEL CONTRUCTION MANUAL.
D. STRAPS HANGER ARE NOT ACCEPTED.
E. ALLOWABLE LOADS FOR P/2 ASSUME THAT DUCTS ARE 16 GA MAXIMUM, EXCEPT THAT WHEN MAXIMUM DUCT DIMENSION (W) IS OVER 60 IN. THEN P/2 MAXIMUM IS 1.25 W.
F. FOR UPPER ATTACHMENTS SEE FIGS. 5-2, 5-3 AND 5-4
G. FOR LOWER ATTACHMENTS SEE FIG. 5-5.
H. FOR TRAPEZE SIZES SEE TABLE 5-3 AND FIG. 5-6
I. 12, 10, OR 8 GA WIRE IS STEEL OF BLACK ANNEALED, BRIGHT BASIC, OR GALVANIZED TYPE.
J. CABLE HANGING SYSTEM WITH ADJUSTABLE MECHANICAL DEVICE.

Table 5-1 Rectangular Duct Hangers Minimum Size



10 DUCT HANGER DETAIL (NON SEISMIC)
M-401 NOT TO SCALE



11 SPRING HANGER INSTALLATION GUIDELINES
M-401 NOT TO SCALE

ADVANCE PRINT
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NOT FOR PERMIT
FOR COORDINATION ONLY

NOTE:
CONTRACTOR CAN PROVIDE AN EQUAL TO ANY MANUFACTURER AND MODEL SPECIFIED WITHIN THIS DRAWINGS.

Yo, *Jose A. Sanchez Guadalupe*, ingeniero mecanico, licencia *19503*, certifico que soy el profesional que diseñó la fase mecanica en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley Num. 14-2004, según enmendada, conocida como la "*Ley para la Inversión por la Industria Puertorriqueña*" y con la Ley Num. 319 de 15 de mayo de 1938, según enmendada; Ley Núm 96 de 6 de julio de 1978, según enmendada; según aplique. Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

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PR-CRP-000774 - Municipality of Manatí

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Details

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M 401

Project #	2023.01
Drawn by	J.A.S.
Checked by	J.A.S.

HILTI KWIK BOLTZ SCHEDULE

ISAT ANCHOR DESIGNATION	INSTALLATION DETAIL	ANCHOR QUANTITY	ANCHOR DIAMETER INCH	MAXIMUM LOAD! (P) Lbs.	MINIMUM HOLES DEPTH INCH	MINIMUM EFFECTIVE[2] EMBEDMENT INCH	MINIMUM CONCRETE THICKNESS INCH	MINIMUM ANCHORS SPACING INCH	EDGE DISTANCE INCH	ANCHOR CONNECTION HARDWARE
N5TZ	D1.1TZ	1	3/8	535	2-5/8	2	4	6	6	
N9TZ	D1.2TZ	2	3/8	980 [3]	2-5/8	2	4	6	6	12 Ga. STRUT
N6TZ	D1.1TZ	1	1/2	620	2-5/8	2	4	6	8	
N11TZ	D1.2TZ	2	1/2	1,125[3]	2-5/8	2	4	6	8	12 Ga. STRUT
N13TZ	D1.1TZ	1	1/2	1,330	4	3 1/4	6	9-3/4	12	
N21TZ	D1.2TZ	2	1/2	2,100[3]	4	3 1/4	6	9-3/4	12	12 Ga. STRUT
N14TZ	D1.1TZ	1	5/8	1,490	3-7/8	3 1/8	5	9-3/8	24	
N19TZ	D1.1TZ	1	5/8	1,960	4-3/4	4	6	12	18	

NOTES:
1- MAXIMUM LOADS ARE WORKING LOADS BASED ON COMBINED TENSION AND SHEAR. ANCHOR ULTIMATE STRENGH VALUES HAVE BEEN CONVERTED TO WORKING LOADS IN ACCORDANCE WITH THE MANUFACTRURER'S ICC REPORT. BRACE LOADS ARE CALCULATED AT A NOMINAL 45 DEGREE ANGLE.
2- 12 GAGE STRUT = 1-5/8" x 1-5/8" x 12 GA., SOLID.
3- UTILIZE MINIMUM 1/2" DIAMETER HEX BOLT FOR BRACKET ATTACHMENT TO INTERCONNECTING ANCHORAGE STRUT.
4- 2005 IBC, 2009 IBC OR 2007 CBC AND ASCE 7-05 COMPLIANT INCLUDING ANCHORAGE IN CRACKED CONCRETE.
5- MINIMUM HOLE DEPTH IS TO BE VERIFIED BY THE INSPECTOR.
6- MINIMUM EFECTIVE EMBEDMENT IS AFTER THE ANCHOR HAS BEEN SET.
7- SEISMICALLY QUALIFIED FOR ANCHORAGE IN CRACKED CONCRETE
8- ENGINEERED SEISMIC RESTRAINT BRACE ANCHOR CONNECTIONS
9- FORM POUR SLAB NORMAL WEIGHT CONCRETE (3,000 PSI MINIMUM)
10- FOR MORE DETAILS REFER TO ISAT APPLICATION MANUAL VOLUME 1 AND 2

CABLE BRACING REQUIREMENTS SCHEDULE

ROD HUNG HVAC DUCT (RECTANGULAR AND 2-ROD ROUND)
Requires Use Of ISAT Seismic Brackets. Use of Any Non-ISAT Bracket Voids Engineering.
MAXIMUM SEISMIC DESIGN FORCE = 0.60 G's
2006 IBC, 2009 IBC, 2007 CBC (Non-OSHPD) Compliant

MAXIMUM TRAPEZE LOAD	MAX. VERTICAL SUPPORT SPACING	ROD[1] TOTAL VERTICAL LOAD	MIN.[2] VERTICAL SUPPORT ROD DIA.	TRANSVERSE BRACING REQUIREMENTS: MAX.[3] BRACE SPACING	BRACE[4] REACTION P	MINIMUM[5] BRACE ASSEMBLY	MIN. BRACE ANCHORAGE[6] FROM POUR DECK	MIN. BRACE ANCHORAGE[7] METAL DECK	LONGITUDINAL BRACING REQUIREMENTS: MAX.[3] BRACE SPACING	BRACE[4] REACTION P	MINIMUM[5] BRACE ASSEMBLY	MIN. BRACE ANCHORAGE[6] FROM POUR DECK	MIN. BRACE ANCHORAGE[7] METAL DECK
(lbs / ft)	(ft.)	(ft.)	(ft.)	(ft.)	(lbs.)	Page E3	Page D1	Page D2	(ft.)	(lbs.)	Page E3	Page D1	Page D2
2-WAY TRANSVERSE BRACE PATTERN (B31.0, B34.0); 6-WAY TRANSVERSE, LONGITUDINAL BRACE PATTERN (B31.1, B34.1)													
11.0	10	86	3/8	40	373	CB2	N4	L4	80	373	CB2	N4	L4
25.0	10	195	1/2	40	849	CB11	N9	L9	80	849	CB11	N9	L9
35.0	10	273	1/2	40	1,188	CB12	N12	L12	80	1,188	CB12	N12	L12
50.0	10	390	5/8	40	1,697	CB21	N17	L17	80	1,697	CB21	N17	L17
65.0	10	507	5/8	36	1,986	CB22	N20	L20	72	1,986	CB22	N20	L20
75.0	10	585	5/8	30	1,909	CB22	N20	L20	64	1,909	CB22	N20	L20
100.0	10	780	5/8	24	2,035	CB22	N21	L21	48	2,035	CB22	N21	L21
125.0	10	975	5/8	20	2,121	CB22	N22	L22	40	2,121	CB22	N22	L22
150.0	10	1,170	5/8	18	2,035	CB22	N21	L21	32	2,035	CB22	N21	L21

NOTES:
1- TVL=DL+P+(0.2Sds/1.4XWp); ALL TERMS ARE WORKING LOADS. BASED ON ECCENTRIC LOADING. 65% LOAD ALLOCATED PER ROD.
2- REDUCTION IN ACTUAL INSTALLED BRACE SPACING WILL RESULT IN AN EQUAL PERCENTAGE REDUCTION IN BRACE REACTION. AS AN OPTION WHEN THIS OCCURS ISAT MAY SUBSTITUTE AN ALTERNATE ANCHORAGE FROM TABLES D-1 OR D-2 WHICH MEETS OR EXCEEDS THE LOWERED BRACE REACTION.
3- AT MAXIMUM 45 DEGREE BRACE INCLINATION. WHERE BRACE INCLINATION EXCEEDS 47.5 DEGREES, REDUCE BRACE SPACING PER ISAT INSTRUCTIONS. MAXIMUM ALLOWED INCLINATION = 60 DEGREES.
4- MINIMUM 3,000psi NWC. ANY "N SERIES" CONNECTION MAY BE UTILIZED HAVING A NUMERIC DESIGNATION EQUAL TO OR HIGHER THAN THAH SHOWN.
5- MINIMUM 3,000psi NWC OR LWC. ANY "L SERIES" CONNECTION MAY BE UTILIZED HAVING A NUMERIC DESIGNATION EQUAL TO OR HIGHER THAN THAT SHOWN.
6- AS AN ALTERNATE BRACE ANCHORAGE CONNECTIONS TO STRUCTURE MAY BE EMPLOYED USING ANY DETAIL FROM STRUCTURAL CONNECTIONS SECTION "D" SERIES DETAIL WHERE ASSEMBLY DESIGN VALUE MEETS OR EXCEED BRACE REACTION.
7- FOR TRADE SPECIFIC BRACING INSTALLATION NOTES REFER TO PAGE 9.1.
8- VERTICAL SUPPORT CONNECTIONS MAY BE SELECTED FROM THE "G" SERIES DETAILS.
9- FOR MORE DETAILS AND REFERENCE REFER TO VOLUME 1 AND 2 OF THE ISAT APPLICATION MANUAL.

4 WAY SPLAYED CABLE BRACING REQUIREMENTS SCHEDULE

ROD HUNG HVAC DUCT (RECTANGULAR AND 2 ROD ROUND)
MAXIMUM SEISMIC DESIGN FORCE = 0.60

MAXIMUM TRAPEZE LOAD (LBS/FT)	MAXIMUM VERTICAL SUPPORT SPACING (FT)	ROD TOTAL[1] VERTICAL LOAD (LBS)	MINIMUM[8] VERTICAL SUPPORT ROD DIAMETER (INCH)	4 WAY SPLAYED CABLE BRACING REQUIREMENTS: MAXIMUM BRACE SPACING (FT)	BRACE[2] REACTION P (LBS)	MINIMUM BRACE ASSEMBLY PAGE E3	MIN. BRACE ANCHORAGE[6] FORM POUR DECK PAGE D1	MIN. BRACE ANCHORAGE[7] METAL DECK PAGE D2
4 WAY SPLAYED BRACE PATTERN (B31.2, B34.2)								
11.0	10	86	3/8	40	264	CB1.1	N3	L3
25.0	10	195	1/2	40	600	CB10	N5	L6
35.0	10	273	1/2	40	840	CB11	N9	L9
50	10	390	5/8	40	1,200	CB20	N12	L12
65	10	507	5/8	36	1,404	CB21	N15	L15
75	10	585	3/4	32	1,440	CB31	N15	L15
100	10	780	3/4	26	1,560	CB31	N16	L16
125	10	975	3/4	26	1,950	CB32	N20	L20
150	10	1,170	3/4	20	1,800	CB31	N18	L18

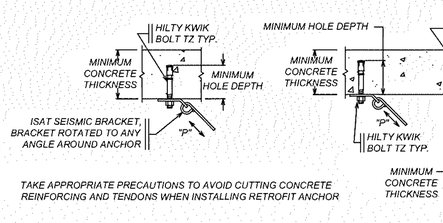
NOTES:
1- TVL=DL+P+(0.2Sds/1.4XWp). ALL TERMS ARE WORKING LOADS. BASED ON ECCENTRIC LOADING. 65% LOAD ALLOCATED PER ROD.
2- REDUCTION IN ACTUAL INSTALLED BRACE SPACING WILL RESULT IN AN EQUAL PERCENTAGE REDUCTION IN BRACE REACTION. AS AN OPTION WHEN THIS OCCURS ISAT MAY SUBSTITUTE AN ALTERNATE ANCHORAGE FROM TABLES D-1 OR D-2 WHICH MEETS OR EXCEEDS THE LOWERED BRACE REACTION.
3- AT MAXIMUM 45 DEGREE BRACE INCLINATION. WHERE BRACE INCLINATION EXCEEDS 47.5 DEGREES, REDUCE BRACE SPACING PER ISAT INSTRUCTIONS. MAXIMUM ALLOWED INCLINATION = 60 DEGREES.
4- MINIMUM 3,000psi NWC. ANY "N SERIES" CONNECTION MAY BE UTILIZED HAVING A NUMERIC DESIGNATION EQUAL TO OR HIGHER THAN THAH SHOWN.
5- MINIMUM 3,000psi NWC OR LWC. ANY "L SERIES" CONNECTION MAY BE UTILIZED HAVING A NUMERIC DESIGNATION EQUAL TO OR HIGHER THAN THAT SHOWN.
6- AS AN ALTERNATE BRACE ANCHORAGE CONNECTIONS TO STRUCTURE MAY BE EMPLOYED USING ANY DETAIL FROM STRUCTURAL CONNECTIONS SECTION "D" SERIES DETAIL WHERE ASSEMBLY DESIGN VALUE MEETS OR EXCEED BRACE REACTION.
7- FOR TRADE SPECIFIC BRACING INSTALLATION NOTES REFER TO PAGE 9.1.
8- VERTICAL SUPPORT CONNECTIONS MAY BE SELECTED FROM THE "G" SERIES DETAILS.
9- FOR MORE DETAILS AND REFERENCE REFER TO VOLUME 1 AND 2 OF THE ISAT APPLICATION MANUAL.

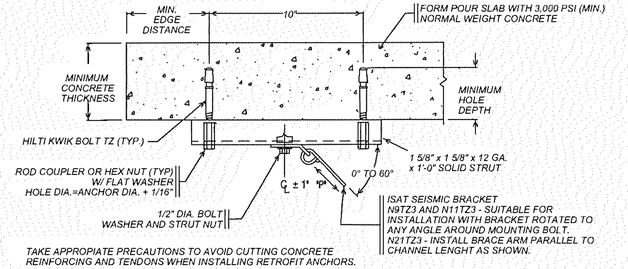
ISAT CABLE BRACE ASSEMBLIES SCHEDULE

ISAT[1] BRACE ASSEMBLY	ROD DIAMETER (INCH)	ISAT SEISMIC BRACKETS[2]: LOWER BRACKET PAGE F___	UPPER BRACKET PAGE F___	CABLE BRACE ARM DIAMETER (INCH)	CABLE BRACE ASSEMBLY DESIGN VALUE (P)[3]: TO ROD (LBS)	NOT TO ROD (LBS)	BRACE ASSEMBLY DETAIL PAGE
CB1	3/8	S250R	S250R	1/16	160	160	E4.3
CB1.1	3/8	S250R	S250R	1/8	300	300	E4.3
CB2	3/8	RCHWS38	ABHWS	1/8	667	667	E4.1
CB3	3/8	RCHWS38	ABHWS	3/16	950	950	E4.1
CB4	RESERVED FOR FUTURE USE			RESERVED FOR FUTURE USE			
CB5	3/8	RCCX38	ABF12	3/16	1,115	1,400	E4.2
CB6	3/8	RCCX38	ABF12	1/4	1,115	1,955	E4.2
CB10	1/2	RCHWS12	ABHWS	1/8	667	667	E4.1
CB11	1/2	RCHWS12	ABHWS	3/16	950	950	E4.1
CB12	1/2	RCHWX12	ABHWS	1/4	1,860	1,860	E4.2
CB13	1/2	RCHWX12	RCHWX12	1/4	2,060	2,185	E4.2
CB14	1/2	RCCX12	ABF34	3/16	1,400	1,400	E4.2
CB15	1/2	RCCX12	ABF34	1/4	1,960	1,960	E4.2
CB20	5/8	RCHW58	ABHWS	3/16	1,400	1,400	E4.2
CB21	5/8	RCHW58	ABHWS	1/4	1,860	1,860	E4.2
CB22	5/8	RCHW58	RCHW58	1/4	2,185	2,185	E4.2
CB23	5/8	RCC58	ABF12	3/16	1,400	1,400	E4.2
CB24	5/8	RCC58	ABF12	1/4	1,865	1,865	E4.2
CB25	5/8	RCC58	ABF34	1/4	1,960	1,960	E4.2
CB30	3/4	RCHW34	ABHWS	3/16	1,400	1,400	E4.2
CB31	3/4	RCHW34	ABHWS	1/4	1,860	1,860	E4.2
CB32	3/4	RCHW34	RCHW58	1/4	2,185	2,185	E4.2
CB33	3/4	RCC34	ABF12	3/16	1,400	1,400	E4.2
CB34	3/4	RCC34	ABF12	1/4	1,865	1,865	E4.2
CB35	3/4	RCC34	ABF34	1/4	1,960	1,960	E4.2
CB40	7/8	RCHW78	ABHWS	3/16	1,400	1,400	E4.2
CB41	7/8	RCHW78	ABHWS	1/4	1,860	1,860	E4.2
CB42	7/8	RCHW78	RCHW58	1/4	2,185	2,185	E4.2
CB50	1	RCHW100	ABHWS	3/16	1,400	1,400	E4.2
CB51	1	RCHW100	ABHWS	1/4	1,860	1,860	E4.2
CB52	1	RCHW100	RCHW58	1/4	2,185	2,185	E4.2
CB60	N/A	ABHWS	ABHWS	3/16	N/A	950	E4.1
CB60	N/A	ABHWS	ABHWS	3/16	N/A	1,400	E4.2
CB61	N/A	ABHWS	ABHWS	1/4	N/A	1,860	E4.2
CB60	N/A	ABF34	ABF34	5/16	N/A	3,267	E4.2

NOTES:
1- USE OF ANY NON ISAT BRACKET VOIDS ENGINEERING
2- AT NOMINAL 45 DEGREE BRACE ANGLE
3- FOR MORE DETAILS REFER TO ISAT APPLICATION MANUAL VOLUME 1 AND 2

1	HILTI KWIK BOLTZ SCHEDULE	2	CABLE BRACING REQUIREMENT SCHEDULE
M-402	NOT TO SCALE	M-402	NOT TO SCALE





SINGLE ANCHOR HILTI KWIK BOLTZ TZ SCHEDULE

BRACE ANCHORAGE DESIGNATION	ANCHOR DIAMETER INCH	MINIMUM HOLE[1] DEPTH INCH	MINIMUM EFFECTIVE[2] EMBEDMENT INCH	MINIMUM CONCRETE THICKNESS INCH	INSTALLATION TORQUE FT-LBS.	MINIMUM ANCHORS SPACING INCH	EDGE DISTANCE FOR PMAX INCH	MAXIMUM BRACE LOAD PMAX LBS.	MINIMUM EDGE DISTANCE INCH	BRACE LOAD (P) AT MINIMUM EDGE DISTANCE LBS.
N5TZ3	3/8	2-5/8	2	4	25	6	6	535	3	410
N6TZ3	1/2	2-5/8	2	4	40	6	8	620	3	440
N13TZ3	1/2	4	3-1/4	6	40	9-3/4	12	1,330	5	950
N14TZ3	5/8	3-7/8	3-1/8	5	60	9-3/8	24	1,490	4-3/4	900
N19TZ3	5/8	4-3/4	4	6	60	12	18	1,960	6	1,280

NOTES:
1- MINIMUM HOLE DEPTH IS TO BE VERIFIED BY THE INSPECTOR.
2- MINIMUM EFECTIVE EMBEDMENT IS AFTER THE ANCHOR HAS BEEN
3- ANCHOR SPACING IS THE CENTER - TO - CENTER DISTANCE BETWEEN TWO ANCHORS. THE DISTANCE TO AN ADJACENT ANCHOR IS THREE TIMES THE TABULATED EDGE DISTANCE.
4- AT CONCRETE CORNERS USE THE TABULATED VALUE FOR "EDGE DISTANCE FOR PMAX" FOR ONE EDGE WHERE THE "MIN. EDGE DISTANCE "IS USED FOR THE PERPENDICULAR CONCRETE FACE.
5- FORM POUR SLAB NORMAL WEIGHT CONCRETE (3,000 PSI MINIMUM)
6- FOR MORE DETAILS REFER TO ISAT APPLICATION MANUAL. VOLUME 1 AND 2

DUAL ANCHOR HILTI KWIK BOLTZ TZ SCHEDULE

BRACE ANCHORAGE DESIGNATION	ANCHOR DIAMETER INCH	MAXIMUN BRACE LOAD (P) LBS.	MINIMUM HOLE DEPTH[1] INCH	MINIMUM EFFECTICE EMBEDMENT[2] INCH	MINIMUM CONCRETE THICKNESS INCH	INSTALLATION TORQUE FT-LBS.	MINIMUM EDGE DISTANCE INCH
N9TZ3	3/8	980	2-5/8	2	4	25	6
N11TZ3	1/2	1,125	2-5/8	2	4	40	8
N21TZ3	1/2	2,100	4	3-1/4	6	40	12

NOTES:
1- MINIMUM HOLE DEPTH IS TO BE VERIFIED BY THE INSPECTOR.
2- MINIMUM EFECTIVE DEPTH IA AFTER THE ANCHOR HAS BEEN SET
3- THE DISTANCE TO AN ADJACENT ANCHOR SHALL BE 3 TIMES THE TABULATED EDGE DISTANCE.
4- SEISMICALLY OUALIFIED FOR ANCHORAGE IN CRACKED CONCRETE
5- FORM POUR SLAB NORMAL WEIGHT CONCRETE (3,000 PSI MINIMUM)

3	SINGLE ANCHOR HILTI KWIK BOLTZ TZ WITH STRUT SEISMIC BRACE CONNECTION FORM POUR SLAB	4	DUAL ANCHOR HILTI KWIK BOLTZ TZ WITH STRUT SEISMIC BRACE CONNECTION FORM POUR SLAB	5	DUAL ANCHOR HILTI KWIK BOLZT TZ WITH STRUT SEISMIC BRACE
M-402	NOT TO SCALE	M-402	NOT TO SCALE	M-402	CONNECTION FROM POUR SLAB

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NOTE:
CONTRACTOR CAN PROVIDE AN EQUAL TO ANY MANUFACTURER AND MODEL SPECIFIED WITHIN THIS DRAWINGS.

Yo, *Jose A. Sanchez Guadalupe*, ingeniero mecanico, licencia *19503*, certifico que soy el profesional que diseñó la fase mecanica en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley Num. 14-2004, según enmendada, conocida como la "*Ley para la Inversión por la Industria Puertorriqueña*" y con la Ley Num. 319 de 15 de mayo de 1938, según enmendada; Ley Núm 96 de 6 de julio de 1978, según enmendada; según aplique. Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

General Notes

IMPORTANT INFORMATION FOR THE CONTRACTOR:

Contractor shall verify al dimensions, levels and condition on-site before commencing ony and all work. Any discrepancy, error or omission in these plans shall be notified to the Architect, Landscape Architect or Engineer who stamps and signs these drawings so that proper corrections to the documents can be made.

Do not take any measurements from the physical drawings.

All drawings, specifications and other documents are property of ECo and can solely be used as an instrument of the Architect, Landscape Architect or Engineers' service as reference for this project.

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Only use documents with a "FOR CONSTRUCTION ONLY" stamp and sealed and signed by the designer

Certificación

Yo, Edmundo R. Colón Izquierdo, licencia #19992, certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido sin conocimiento o por negligencia ya sea por mí, mis agentes o empleados o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

No.	Description	Date

ECo
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Details

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PR-CRP-000774 - Municipality of Manatí

Seal:

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Date	Scale
01/30/2024	

Sheet
M 402

Project #	2023.01
Drawn by	J.A.S.
Checked by	J.A.S.

FANS SCHEDULE

GENERAL DATA						FAN DATA					MOTOR DATA			ELECTRICAL DATA		
TAG NO.	TYPE	SERVICE	MANUFACTURER & MODEL	WEIGHT (LBS)	REMARKS	ACTUAL CFM	EXTERNAL STATIC PRESSURE (IN. H2O)	FAN SPEED (RPM)	SOUND DATA DBA	SONES	MOTOR SPEED (RPM)	INPUT B.H.P.	NOMINAL MOTOR	VOLTS	PHASE	HERTZ
F-101	DOWN BLAST CENTRIFUGAL	BATHROOM & JANITOR	LOREN COOK 101C17DEC	31	1,2,3,4,6,7,12,14,23	625	0.50	1,517	58	8.6	1,725	(91.1 WATTS)	1/4	115	1	60
F-201	DOWN BLAST CENTRIFUGAL	BATHROOM & JANITOR	LOREN COOK 90C17DEC	29	1,2,3,4,6,7,12,14,23	175	0.30	1,095	42	3.2	1,725	1,095	1/6	115	1	60

REMARKS: (1) ALL ALUMINUM CONSTRUCTION (2) DISCONNECT SWITCH (NEMA 3R) (3) SPEED CONTROL (4) BACKDRAFT DAMPER (5) HORIZONTAL SUPPORT. (6) U.L. LISTED (7) 14" HIGH ROOF CURB (8) VENTED EXTENSION (9) HINGED BASE KIT W/ RETAINING CHAIN (10) DRAIN (11) GREASE TERMINATOR (12) DIRECT DRIVES (13) U.L. LISTED (UL 762) (14) ALUMINUM BIRD SCREEN (15) WASHABLE 1" ALUMINUM FILTER (16) BELT GUARD (17) MOTOR COVER (18) WEATHERHOOD (19) WALL COLLAR (20) ROOF TOP GREASE GUARD SYSTEM (21) BOTTOM DISCHARGE CONFIGURATION (22) CONNECT TO LIGHT SWITCH (23) TIE DOWNS (24) WIREGUARD MOTOR SIDE (25) ABS FAN BLADES (26) INLET SCREEN (27) FILTERING BOX (28) POLYPROPYLENE HOUSING (29) INTAKE EXTENSION (30) CONTINUOUS WELDED SEAMS (31) ISOLATION RAILS (32) STACK EXTENSION (33) HIGH TEMP PACKAGE (UP TO 500° F) (34) DISCONNECT SWITCH (NEMA1) (35) HURRICANE RATED CONSTRUCTION (36) INVERTER READY MOTOR (37) MERV 8 FILTERS (38) U.L. DUCT ADAPTER (39) ALL STEEL CONSTRCUTION (40) FIELD ROTABLE HOUSING (41) CLEAN-OUT PLUG (42) RETRAIN SPRING INSULATOR (43) DRAIN PLUG (44) BELT TENSIONER

NOTES: 1) ANCHORAGE TO STRUCTURE SHALL BE DONE IN ACCORDANCE WITH ASCE 7-16 CHAPTER 13 REQUIREMENTS 2) ROOF CURB SHALL BE HURRICANE RATED FOR PUERTO RICO 3) CONTRACTOR SHALL INTERLOCK OUTSIDE AIR FAN TO START / STOP WITH EACH FAN COIL UNIT START/STOP.

CONDENSING UNITS SCHEDULE

UNIT NO.	MODEL NO.	MANUFACTURER	FANS TYPE	FANS MOTOR OUTPUT (hp)	FANS MOTOR DRIVE	FANS QTY.	FANS F.L.A. (E.A)	COMPRESSORS STARTING METHOD	COMPRESSORS TYPE	COMPRESSORS QTY.	COMPRESSORS TONS.	COMPRESSORS RLA (EA.)	REF. LINE SIZES LIQUID (IN. O.D.)	REF. LINE SIZES GAS (IN. O.D.)	ELECTRICAL DATA VOLTS	ELECTRICAL DATA PHASES	ELECTRICAL DATA HERTZ	ELECTRICAL DATA MCA	ELECTRICAL DATA MOP	WEIGHT (LBS)
CU-101	4TTV0060AI	TRANE CO.	PROPELLER FAN	1/3	DIRECT	1	2.8	INVERTER	SCROLL	1	5	12.0	3/8	1-1/8	208 - 230	1	60	27	40	273
CU-102	TTA09043D	TRANE CO.	PROPELLER FAN	1/2	DIRECT	1	2.3	---	SCROLL	2	3.3	---	3/8	1-1/8	208 - 230	3	60	34	45	343
CU-103	TRUYA012IKA	MITSUBISHI ELECTRIC	PROPELLER FAN	(46 WATTS)	DIRECT	1	0.50	INVERTER	ROTARY	1	1.0	7.0	1/2	1/4	208 - 230	1	60	11	28	92
CU-201	TRUYA030IA	MITSUBISHI ELECTRIC	PROPELLER FAN	(86 WATTS)	DIRECT	1	2.8	INVERTER	ROTARY	1	2.5	7.0	3/8	5/8	208 - 230	1	60	19	26	151
CU-202	4TTV0048A	TRANE CO.	PROPELLER FAN	1/3	DIRECT	1	2.8	INVERTER	SCROLL	1	4.0	12.0	3/8	7/8	208 - 230	1	60	23	35	259
CU-203	NTXSK12A	MITSUBISHI ELECTRIC	PROPELLER FAN	1/3	DIRECT	1	2.8	INVERTER	ROTARY	1	1.0	6.6	1/4	3/8	208 - 230	1	60	9.0	16.0	81
CU-204	TRUYA030IHA	MITSUBISHI ELECTRIC	PROPELLER FAN	(86 WATTS)	DIRECT	1	0.40	INVERTER	ROTARY	1	2.5	7.0	3/8	5/8	208 - 230	1	60	19	26	151
CU-205	TRUYA024IHA	MITSUBISHI ELECTRIC	PROPELLER FAN	(86 WATTS)	DIRECT	1	0.40	INVERTER	ROTARY	1	2.0	7.0	3/8	5/8	208 - 230	1	60	19	26	151
CU-206	TRUYA030IHA	MITSUBISHI ELECTRIC	PROPELLER FAN	(86 WATTS)	DIRECT	1	0.40	INVERTER	ROTARY	1	2.5	7.0	3/8	5/8	208 - 230	1	60	19	26	151
CU-207	TRUYA024IHA	MITSUBISHI ELECTRIC	PROPELLER FAN	(86 WATTS)	DIRECT	1	0.40	INVERTER	ROTARY	1	2.0	7.0	3/8	5/8	208 - 230	1	60	19	26	151
CU-208	4TTV0036B	TRANE CO.	PROPELLER FAN	1/3	DIRECT	1	2.8	INVERTER	SCROLL	1	3.0	12.4	3/8	3/4	208 - 230	1	60	18	25	239
CU-209	TRUYA012IKA	MITSUBISHI ELECTRIC	PROPELLER FAN	(46 WATTS)	DIRECT	1	0.50	INVERTER	ROTARY	1	1.0	7.0	1/2	1/4	208 - 230	1	60	11	28	92
CU-210	TRUYA012IKA	MITSUBISHI ELECTRIC	PROPELLER FAN	(46 WATTS)	DIRECT	1	0.50	INVERTER	ROTARY	1	1.0	7.0	1/2	1/4	208 - 230	1	60	11	28	92

NOTES: (1) FINAL REFRIGERANT CHARGE AND LINE SIZE SHALL BE AS PER MANUFACTURER RECOMMENDATION.
(2) LEVELING, ANCHORING AND BRACING TO ALL ROOF MOUNTED EQUIPMENT TO STRUCTURE, ETC. SHALL BE CONTRACTOR FULL RESPONSIBILITY.
(3) ALL ANCHORING AND BRACING SHALL BE DESIGN AND CERTIFIED BY DELEGATED DESIGNERS TO WITH STAND HURRICANE WIND AND SEISMIC LOAD AS PER IBC 2018 WITH P.R. AMENDMENTS .

FURNISH UNIT WITH: 1- HIGH EFFICIENCY MOTOR. 2- FIVE YEAR WARRANTY ON CONDENSING UNIT. 3- INFINIGUARD ANTICORROSION TREATMENT ON ENTIRE UNIT. 4- TWINNING KIT, REFRIGERANT BRANCH KIT, INSULATION AND REDUCER BY EQUIPMENT SUPPLIER. 5- REFRIGERANT R-410A. 6- VARIABLE SPEED FAN MOTOR.

INDOOR FAN COIL UNIT SCHEDULE

UNIT NO.	SERVICE	MANUFACTURER	UNIT TYPE	UNIT WEIGHT (LBS)	MODEL NO.	TOTAL AIR (CFM)	OUTSIDE AIR (CFM)	FAN MOTOR QTY.	FAN MOTOR TYPE	FAN MOTOR SPEED	FAN MOTOR HP	UNIT CAPACITY (BTUH) TOTAL	UNIT CAPACITY (BTUH) SENSIBLE	SOUND LEVEL (dbA) PRESSURE	SOUND LEVEL (dbA) POWER	ELECTRICAL DATA V.	ELECTRICAL DATA PH.	ELECTRICAL DATA HZ.	ELECTRICAL DATA RUNNING CURRENT
FCU-101	LOBBY & ATRIUM	TRANE CO.	MULTI POSITION AIR HANDLER	163	TAM9A0C60V	1,900	200	1	CENTRIFUGAL	VARIABLE	1.0	60,000	---	---	---	208-230	1	60	6.4
FCU-102	CO-WORKING AREA	TRANE CO.	MULTI POSITION AIR HANDLER	336	TWE090	3,000	250	1	CENTRIFUGAL	VARIABLE	2.0	90,000	---	---	---	208-230	3	60	6.8
FCU-103	ELEVATOR	MITSUBISHI ELECTRIC	WALL MOUNTED	26	TPKA0A012IL	375	---	1	CENTRIFUGAL	VARIABLE	(30 WATTS)	12,000	---	---	---	208-230	1	60	1.84
FCU-201	2ND FLOOR CONFERENCE	MITSUBISHI ELECTRIC	MID STATIC CONCEALED	67	TPEADA030IA	750	100	1	CENTRIFUGAL	VARIABLE	(121 WATTS)	30,000	---	---	---	208-230	1	60	0.19
FCU-202	2ND FLOOR ATRIUM	MITSUBISHI ELECTRIC	MULTI POSITION AIR HANDLER	162	TAM9A0C48V	1,300	100	1	CENTRIFUGAL	VARIABLE	3/4	48,000	---	---	---	208-230	1	60	5.0
FCU-203	2ND FLOOR OFFICES	MITSUBISHI ELECTRIC	MULTI POSITION AIR HANDLER	93	NTXAMT12A	400	25	1	CENTRIFUGAL	VARIABLE	---	12,000	---	---	---	208-230	1	60	2.4
FCU-204	2ND FLOOR OFFICES	MITSUBISHI ELECTRIC	MID STATIC CONCEALED	67	TPEADA030IA	800	40	1	CENTRIFUGAL	VARIABLE	(121 WATTS)	30,000	---	---	---	208-230	1	60	1.84
FCU-205	2ND FLOOR OFFICES	MITSUBISHI ELECTRIC	MID STATIC CONCEALED	67	TPEADA024IA	700	30	1	CENTRIFUGAL	VARIABLE	(121 WATTS)	24,000	---	---	---	208-230	1	60	1.81
FCU-206	2ND FLOOR OFFICES	MITSUBISHI ELECTRIC	MID STATIC CONCEALED	67	TPEADA030IA	800	40	1	CENTRIFUGAL	VARIABLE	(121 WATTS)	30,000	---	---	---	208-230	1	60	1.84
FCU-207	2ND FLOOR OFFICES	MITSUBISHI ELECTRIC	MID STATIC CONCEALED	67	TPEADA024IA	700	30	1	CENTRIFUGAL	VARIABLE	(121 WATTS)	24,000	---	---	---	208-230	1	60	1.81
FCU-208	OFFICE CORRIDOR	TRANE CO.	MULTI POSITION AIR HANDLER	146	TAM9A0C36V	1,200	100	1	CENTRIFUGAL	VARIABLE	1/2	36,000	---	---	---	208-230	1	60	3.5
FCU-209	ELEVATOR	MITSUBISHI ELECTRIC	WALL MOUNTED	26	TPKA0A012IL	375	---	1	CENTRIFUGAL	VARIABLE	(30 WATTS)	12,000	---	---	---	208-230	1	60	1.84
FCU-210	ELEVATOR	MITSUBISHI ELECTRIC	WALL MOUNTED	26	TPKA0A012IL	375	---	1	CENTRIFUGAL	VARIABLE	(30 WATTS)	12,000	---	---	---	208-230	1	60	1.84

NOTE: (1) FINAL REFRIGERANT CHARGE AND LINE SIZE SHALL BE AS PER MANUFACTURER RECOMMENDATIONS.
(2) ANCHORING AND BRACING SHALL BE DESIGN AND CERTIFIED BY DELEGATED DESIGNER TO WITHSTAND WIND & SEISMIC LOAD AS PER IBC 2018 WITH P.R. AMENDMENTS.
(3) POWER TO INDOOR FAN COIL UNIT SHALL BE PROVIDED INDEPENDENTLY FROM OUTDOOR CONDENSING.

FURNISH UNIT WITH: 1-FIVE YEAR WARRANTY ON ALL COMPONENTS 2-ELECTRONIC EXPANSION VALVE 3-DIRECT DRIVE TYPE 4-WIRED PROGRAMMABLE CONTROLLER 5- R410 REFRIGERANT

1	SCHEDULES
M-500	NOT TO SCALE

FLEXIBLE DUCT SCHEDULE

DIAMETER IN.	MANUFACTURER	MODEL	INSULATION (R-VALVE)	AIRFLOW RANGE (CFM)
6"ø	THERMAFLEX	M-KC	4.2	25-125
8"ø	THERMAFLEX	M-KC	4.2	150-200
10"ø	THERMAFLEX	M-KC	4.2	225-325
12"ø	THERMAFLEX	M-KC	4.2	350-450
14"ø	THERMAFLEX	M-KC	4.2	475-625
16"ø	THERMAFLEX	M-KC	4.2	650-850

NOTES: 1) SUPPORT FLEXIBLE DUCT WITHOUT CRUSHING OR RESTRICTING 2) DO NOT USE FOR RETURN AIR 3) ALL COMPONENTS SHALL BE U.L. LISTED FOR USE IN RETURN AIR PLENUMS

FURNISH WITH: 1) FLEX FLOW ELBOW 2) FLEX TIE 3) SNAP LOCK CLAMP

DUCT SEAL LEVEL

SEAL LEVEL	SEALING REQUIREMENTS
A	ALL TRANSVERSE JOINTS, LONGITUDINAL SEAMS, AND DUCT WALL PENETRATIONS. PRESSURE-SENSITIVE TAPE SHALL NOT BE USED AS THE PRIMARY SEALANT, UNLESS IT HAS BEEN CERTIFIED TO COMPLY WITH UL-181A OR UL-181B BY AN INDEPENDENT TESTING LABORATORY AND THE TAPE IS USED IN ACCORDANCE WITH THAT CERTIFICATION.
B	ALL TRANSVERSE JOINTS, LONGITUDINAL SEAMS. PRESSURE-SENSITIVE TAPE SHALL NOT BE USED AS THE PRIMARY SEALANT, UNLESS IT HAS BEEN CERTIFIED TO COMPLY WITH UL-181A OR UL-181B BY AN INDEPENDENT TESTING LABORATORY AND THE TAPE IS USED IN ACCORDANCE WITH THAT CERTIFICATION.
C	TRANSVERSE JOINTS ONLY.

LONGITUDINAL SEAMS ARE JOINTS ORIENTED IN THE DIRECTION OF AIRFLOW. TRANSVERSE JOINTS ARE CONNECTIONS OF TWO DUCT SECTIONS ORIENTED PERPENDICULAR TO AIRFLOW. DUCT WALL PENETRATIONS ARE OPENINGS MADE BY ANY SCREW FASTENER, PIPE, ROD OR WIRE. SPIRAL LOCK SEAMS IN A ROUND OR FLAT OVAL DUCT NEED NOT BE SEALED. ALL OTHER CONNECTIONS ARE CONSIDERED TRANSVERSE JOINTS, INCLUDING BUT NOT LIMITED TO SPIN-INS, TAPS, AND OTHER BRANCH CONNECTIONS, ACCESS DOOR FRAMES AND JAMBS, DUCT CONNECTIONS TO EQUIPMENT, ETC.

MINIMUM DUCT SEAL LEVEL

DUCT LOCATION	DUCT TYPE SUPPLY <2 IN. W.C.[b]	SUPPLY > 2 IN. W.C.[b]	EXHAUST	RETURN
OUTDOOR	A	A	C	A
UNCONDITIONED SPACES	B	A	C	B
CONDITIONED[c] SPACES	C	B	B	C

a SEE DESCRIPTION OF DUCT SEAL LEVEL.
b DUCT DESIGN STATIC PRESSURE CLASSIFICATION
c INCLUDES INDIRECTLY CONDITIONED SPACES SUCH AS RETURN AIR PLENUMS.

ADVANCE PRINT
NOT FOR CONSTRUCTION
NOT FOR BIDDING
NOT FOR PERMIT
FOR COORDINATION ONLY

NOTE:
CONTRACTOR CAN PROVIDE AN EQUAL TO ANY MANUFACTURER AND MODEL SPECIFIED WITHIN THIS DRAWINGS.

Yo, *Jose A. Sanchez Guadalupe*, ingeniero mecanico, licencia *19503*, certifico que soy el profesional que diseñó la fase mecanica en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley Num. 14-2004, según enmendada, conocida como la "*Ley para la Inversión por la Industria Puertorriqueña*" y con la Ley Num. 319 de 15 de mayo de 1938, según enmendada; Ley Núm 96 de 6 de julio de 1978, según enmendada; según aplique. Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

General Notes

IMPORTANT INFORMATION FOR THE CONTRACTOR:

Contractor shall verify al dimensions, levels and condition on-site before commencing any and all work. Any discrepancy, error or omission in these plans shall be notified to the Architect, Landscape Architect or Engineer who stamps and signs these drawings so that proper corrections to the documents can be made.

Do not take any measurements from the physical drawings.

All drawings, specifications and other documents are property of ECo and can solely be used as an instrument of the Architect, Landscape Architect or Engineers' service as reference for this project.

ECo, the signing Architect, Landscape Architect or Engineer, and Eco's Consultants shall be deemed the author(s) of these documents and shall retain all common and statutory laws, including reserved and copyright(s). The full and/or partial reproduction of these drawings may only be done with the express written consent of the Architect, Landscape Architect or Engineer.

Only use documents with a "FOR CONSTRUCTION ONLY" stamp and sealed and signed by the designer

Certificación

Yo, Edmundo R. Colón Izquierdo, licencia #19992, certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido sin conocimiento o por negligencia ya sea por mí, mis agentes o empleados o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe y cualquier otra autoridad competente, incluyendo, pero sin limitarse, la terminación de la participación en los procedimientos de certificación profesional en la OGPe.

No.	Description	Date

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Schedules

Center for Collaboration, Knowledge, Ideas and Innovation

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PR-CRP-000774- Municipality of Manatí

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Date 01/30/2024 | Scale

Sheet M 500

Project #	2023.01
Drawn by	J.A.S.
Checked by	J.A.S.

AIR DISTRIBUTION SCHEDULE

TAG	TYPE	MODEL	MANUFACTURER	SIZE		CFM		SLOTS	BOOT PLENUM		PATTERN	REMARKS
				NECK	FACE	MINIMUM	MAXIMUM		# CONN.	DIAMETER (INCHES)		
1	LINEAR BAR DIFFUSER	2100	METALAIRE	8" WIDTH	2'-0" LONG	---	450	---	---	---	AS SHOWN	1,2,4,9,14
2												
3												
4												
5												
6												
7												
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REMARKS: 1) ALL ALUMINUM CONSTRUCTION 2) ALUMINUM O.B.D 3) AIR DEFLECTOR 4) PATTERN & VOLUME CONTROL 5) VOLUME CONTROL 6) SQUARE TO ROUND ADAPTER 7) SECURITY HANGER BRACKETS 8) EXTERNALLY INSULATED PLENUM WITH SECURITY HANGER BRACKETS 9) 15° DEFLECTION 10) LAY IN TYPE 11) V-BEVELED BORDER 12) SURFACE MOUNTED 13) THERMAL POWERED 14) FINISH AND / OR COLOR BY ARCHITECT 15) HINGED FACE 16) HEPA FILTER 17) STATIC PRESSURE TEST PORT 18) FACTORY FURNISHED PLENUM 19) REMOVAL FACE 20) ADJUSTABLE CONES 21) SINGLE DEFLECTION 22) HORIZONTAL BLADES 23) GANG OPERATOR 24) CORROSION RESISTANT 25) NON FERROUS MATERIAL 26) ALL POLYMER SINGLE PIECE CONSTRUCTION 27) POLYMER OPPOSED BLADE DAMPER

1 SCHEDULE
M-501 NOT TO SCALE

1. BIDDERS SHALL VISIT THE BUILDING AND ACQUAINT THEMSELVES WITH THE CONDITIONS AS THEY ACTUALLY EXIST AND VERIFY DIMENSIONS, LOCATIONS AND DETAILS REQUIRED TO COMPLETE THE WORK. FAILURE TO VISIT THE PROJECT AREA WILL IN NO WAY RELIEVE THE SUCCESSFUL BIDDER OF FURNISHING ALL MATERIAL AND PERFORMING ALL WORK REQUIRED FOR THE COMPLETION OF THE CONTRACT. VISIT TO THE PROJECT AREA SHALL BE ARRANGED THROUGH THE BUILDING MANAGER.
2. CONTRACTOR SHALL PROVIDE SUITABLE VIBRATION ISOLATION FOR THE SYSTEM AS RECOMMENDED BY MANUFACTURER OF EQUIPMENT SPECIFIED OR PROVIDED.
3. CONTRACTOR SHALL FURNISH AND INSTALL PIPING VALVES, SENSORS, CONTROL SYSTEMS AND ANY OTHER ITEM REQUIRED FOR THE FUNCTIONING AND OPERATION OF THE SYSTEM SHALL FORM PART OF THE WORK TO BE DONE BY THE CONTRACTOR.
4. IT IS THE INTENTION OF THE DRAWINGS TO CALL FOR FINISHED WORK, COMPLETE, TESTED AND READY FOR OPERATION. MINOR DETAILS NOT SHOWN OR SPECIFIED, BUT NECESSARY FOR THE PROPER INSTALLATION AND FOR FUNCTIONING AND OPERATION OF THE SYSTEM SHALL FORM PART OF THE WORK TO BE DONE BY THE CONTRACTOR.
5. CONTRACTOR SHALL PAINT ALL PIPING, PIPE INSULATION, FITTINGS, VALVES AND ALL EQUIPMENT TO BE INSTALLED.
6. THE CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE REASONABLE MODIFICATIONS IN THE DUCT AND PIPING ARRANGEMENTS AS NEEDED TO PREVENT CONFLICT WITH WORK OF OTHER TRADES OR FOR PROPER EXECUTION OF THE WORK.
7. ALL EQUIPMENT AND MATERIAL SHALL BE INSTALLED WITH THE APPROVAL OF THE OWNER IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER AND THE SPECIFICATIONS ISSUED FOR THIS PROJECT.
8. CONTRACTOR SHALL LOCATE IN FULLY ACCESSIBLE POSITIONS ALL EQUIPMENT WHICH MUST BE SERVICED, OPERATED, OR MAINTAINED. CONTRACTOR IS RESPONSIBLE THAT EACH EQUIPMENT COMPLY WITH MANUFACTURER RECOMMENDED CLEARANCE.
9. IN CASE OF DISCREPANCY BETWEEN THE EQUIPMENT SPECIFIED AND THE EQUIPMENT SUPPLIED BY THE OWNER, THE CONTRACTOR SHALL ARRANGE FOR THE PROPER INSTALLATION OF THE EQUIPMENT.
10. CONTRACTOR SHALL FURNISH AND INSTALL AIR CONDITIONING EQUIPMENT, DUCTS, INSULATION, PIPING VALVES, SENSORS, CONTROL SYSTEMS AND ANY OTHER ITEM REQUIRED FOR THE PROPER FUNCTIONING AND OPERATION OF THE SYSTEM.
11. MECHANICAL WORK SHALL BE COORDINATED WITH ALL OTHER TRADES.
12. ALL SUPPLY, RETURN, OUTSIDE, MAKE UP VENTILATION AND GENERAL EXHAUST DUCTWORK SHALL BE GALVANIZED SHEET METAL MANUFACTURED AND INSTALLED IN ACCORDANCE WITH LATEST EDITION OF THE DUCT CONSTRUCTION STANDARDS OF SMACNA FOR THE APPLICABLE PRESSURE CLASS.
13. ALL O.B.D'S AND M.D'S SHALL BE LOW LEAKAGE EXTRUDED ALUMINUM OPPOSED BLADE ACTION AS MANUFACTURED BY RUSKING MODEL CD50 OR APPROVED EQUAL.
14. THE MECHANICAL CONTRACTOR SHALL COORDINATE THE CONCRETE SLABS PENETRATION WORKS WITH OWNER, STRUCTURAL ENGINEER AND ARCHITECTURAL DRAWINGS.
15. ALL INTERIOR AIR CONDITIONING DUCTWORK EXPOSED TO VIEW OR INSIDE A.H.U.'S ROOM SHALL BE EXTERNALLY INSULATED WITH 2" THICK JOHNS-MANVILLE NO. 817 RIGID FIBERGLASS DUCT INSULATION WITH A FACTORY APPLIED FOIL-SCRIM-KRAFT (FSK) VAPOR BARRIER FACING. COVER ALL INSULATION ISNISDE AHU ROOM WITH GLASS FABRIC MESH USING FOSTER. SEALFAS MASTIC. INSTALL AS PER MANUFACTURER RECOMMENDATION. THIS APPLY TO OUTSIDE AIR DUCT.
16. CONCEALED AIR CONDITIONING DUCTWORK INSULATION SHALL BE 2" THICK JOHNS-MANVILLE R-SERIES MICROLITE FIBER GLASS BLANKET WITH A FACTORY APPLIED FOIL-SCRIM-KRAFT (FSK) VAPOR BARRIER FACING. THIS APPLY TO OUTSIDE AIR DUCT.
17. ALL EXTERIOR EXPOSED TO OUTDOOR AMBIENT AIR CONDITIONING DUCTWORK SHALL BE EXTERNALLY INSULATED W/ 1" THICK CLOSE CELL "ARMAFLEX" INSULATION. THE INSULATION SHALL BE INSTALLED FROM THE BOTTOM UP WITH THE TOP INSULATION EXTENDED OVER THE SIDE AND THE SIDE INSULATION SHALL EXTEND OVER THE BOTTOM.
18. ALL CLOSED CELL "ARMAFLEX" DUCT INSULATION SHALL BE WEATHERPROOF WITH A THIN LAYER OF CHILDERS CHIL-SPRAY WATER BASE CP-56 ADHESIVE AND LENO WEAVE GLASS MESH. ALLOW ADHESIVE AND MESH TO DRY. APPLY WATER BASE ARMAFLEX FINISH OVER THE MESH, ALLOW TO DRY FOR FOUR HOURS APPLY A SECOND COAT OF THE WATER BASE ARMAFLEX FINISH.
19. ALL SHEETMETAL DUCTWORK SEAMS & JOINTS MUST BE SEALED WITH HIGH VELOCITY DUCT SEALER AS MANUFACTURED BY DUCTMATE INDUSTRIES MODEL PRO SEAL OR APPROVED EQUAL. AIR LEAKS MUST BE 5% OR LESS. TEST DUCTWORK BEFORE FINAL CONNECTION TO AHU'S & AIR DISTRIBUTION.
20. FOR EXACT LOCATION OF CEILING DIFFUSERS REFER TO ARCHITECTURAL REFLECTED CEILING PLAN.
21. THE CONTRACTOR MUST FURNISHED & INSTALL A U.L. APPROVED FIRE DAMPER WITH 10 GAUGE METAL SLEEVE AND DUCT ACCESS DOOR WHERE SHOWN ON DRAWINGS, AS REQUIRED BY LOCAL BUILDING CODES OR AS REQUIRED BY N.F.P.A. FIRE DAMPERS SHALL BE CURTAIN TYPE WITH FRAME AND BLADES OUT OF THE AIRSTREAM AS MANUFACTURED BY RUSKIN MODEL IBD2 STYLE C OR APPROVED EQUAL.
22. ALL MATERIAL AND SPECIALTIES REQUIRED FOR THIS WORK SHALL BE NEW (UNLESS OTHERWISE INDICATED), OF FIRST-CLASS QUALITY AND SHALL BE FURNISHED, DELIVERED, ERECTED, CONNECTED AND FINISHED IN EVERY DETAIL, AND SHALL BE SO SELECTED AND ARRANGED AS TO FIT PROPERLY INTO THE BUILDING SPACES. DURING STORAGE ON THE JOB SITE OF CONSTRUCTION, THE CONTRACTOR SHALL KEEP PIPE ENDS PLUGGED OR CAPPED TO PREVENT DIRT OR MOISTURE ENTERING THE PIPE.
23. PROVIDE SMOKE DETECTORS AS PER 2018 INTERNATIONAL MECHANICAL CODE TO EACH AIR CONDITIONING EQUIPMENT. SMOKE DETECTOR SHALL BE INTERLOCK WITH UNIT MOTOR AND CONNECTED TO FIRE ALARM PANEL. FAN MOTOR SHALL BE SHUT DOWN UP ON SMOKE DETECTION AND SIGNAL THE FIRE ALARM PANEL.
24. CONTRACTOR SHALL PROVIDE INDIRECTLY CONNECTED CONDENSATE DRAIN TO AHU, FCU, SCU, RTU & MFCU. THRU AN AIR GAP COORDINATE WITH PLUMBING DRAWINGS. PIPE MATERIAL SHALL BE TYPE "M" COOPER INSULATED WITH 1/2" THICK CLOSED CELL "ARMAFLEX INSULATION".
25. ALL INTERIOR AND OUTDOOR AIR CONDITIONING DUCTWORK WHEN SHOWN/INDICATED ON DRAWINGS SHALL BE INTERNALLY INSULATED WITH 1" THICK DUCTLINER. INTERIOR INTERNALLY INSULATED EXPOSED TO VIEW DUCTWORK SHALL BE PAINTED AS PER ARCHITECT SELECTED COLOR. WHEN INTERNALLY INSULATED DUCTWORK ARE EXPOSED TO OUTDOOR AMBIENT THESE DUCTWORK SHALL ALSO BE EXTERNALLY INSULATED W/ 1" THICK CLOSED CELL "ARMAFLEX" INSULATION. FINISH SHALL BE AS PER GENERAL NOTES #18.
26. CONTRACTOR SHALL BE RESPONSIBLE OF SUBMIT DUCTWORK SHOP DWG. FOR APPROVAL. NO CHANGE ORDER WILL BE ALLOWED FOR DUCTS MODIFICATIONS RESULTING FROM NEW-COORDINATED SHOP DRAWINGS.
27. COORDINATE LOCATION OF TEMPERATURE CONTROLLERS AT FIELD WITH OWNER.
28. ALL REFRIGERANT LINES SHALL BE RIGID COPPER TYPE K "ACR" SOLDERED. INSULATE EACH LINE OR AS REQUIRED BY MANUFACTURER WITH 3/4" THICK ARMAFLEX INSULATION. VAPOR SEAL ALL SEAMS & JOINT WITH BENJAMIN FOSTER 6025.
29. COVER ALL REFRIGERANT LINES EXPOSED TO OUTDOOR AMBIENT WITH 0.016 ALUMINUM JACKET SECURED WITH 1/2" STAINLESS STEEL STRAPS EVERY 1'-0" FINISH ALL FITTING WITH GLASSFAB & MASTIC.
30. ALL AIR (SUPPLY, RETURN, EXHAUST, OUTSIDE & MAKE UP) AND WATER (CHILLED, CONDERSER & REHEAT) SHALL BE BALANCED BY AN INDEPENDENT LICENSED BALANCER AFTER PROJECT GET COMPLETED. BALANCING CONTRACTOR SHALL BE CERTIFIED AND/OR LICENSED UNDER NEBB OR AABC AND SUBMITT A CERTIFIED REPORT WITH TWO COPIES.
31. DUCTWORK, PIPE, AIR DISTRIBUTION AND AIR MOVING EQUIPMENT SHALL BE PROVIDED WITH SEISMIC RESTRAINB/BRACING AS REQUIRED BY INTERNATIONAL BUILDING CODE AND ALL AMENDMENTS TO COMPLY WITH LATEST PUERTO RICO BUILDING CODE.
32. EACH DUCTWORK SYSTEM SHALL BE CONSTRUCTED FOR THE SPECIFIC DUCT PRESSURE CLASSIFICATIONS SHOWN ON DRAWINGS. WHERE NO PRESSURE CLASSES ARE SPECIFIED 1.0 IN. WG. PRESSURE CLASS SHALL BE USED, EXCEPT WHEN THE DUCT IS VARIABLE VOLUME. ALL VARIABLE VOLUME DUCT UPSTREAM OF V.A.V. BOXES AND V.A.V. DIFFUSERS SHALL BE CONTRUCTED USING 2.0 IN WG. PRESSURE CLASS UNLESS OTHERWISE NOTICE.
33. ALL FLEXIBLE DUCT SHALL BE SIMILAR TO THERMAFLEX M-KC AND SHALL BE TRIMMED TO THE NECCESARY LENGHT. PROVIDE SUPPORT EVERY 4'-0" STARTING @ 6" FROM SPINNING FITTING AND ONE AT BEND TO CONNECT GRILLE NECK. FLEXIBLE DUCTWORK SHALL NOT BE ACCEPTED IN THE RETURN AIR.
34. ALL MECHANICAL EQUIPMENT, AIR DISTRIBUTION AND RELATED MUST BE ANCHORAGE BASE/SUPPORTS AND TO STRUCTURE IN ACCORDANCE WITH ASCE 7-16 CHAPTER 13 REQUIREMENTS.
35. ALL DUCTWORK DIMENSION SHOWN ON DRAWING ARE CLEAR INSIDE DIMENSION UNLESS OTHERWISE INDICATED ON DRAWING.
36. ALL OUTSIDE AIR INTAKE SHALL BE PROVIDED WITH A MOTORIZED DAMPER. MOTORIZED DAMPER SHALL BE INTERLOCK TO OPEN/CLOSE WITH UNIT START/STOP.
37. ALL ROOF, WALL MOUNTED AND/OR EXPOSED TO AMBIENT EQUIPMENT SHALL HAVE TO BE ANCHORED AND RESTRAIN TO WITHSTAND HURRICANE AND SEISMIC DELEGATED DESIGNER SHALL SELECT, CERTIFY SEISMIC SYSTEM, ANCHORING AND INSTALLATION.

2 GENERAL NOTES
M-501 NOT TO SCALE

1. PREPARE THE TUBING
   * USE THE TUBING SIZE INDICATED BY THE MANUFACTURER.
   * WHEN CUTTING THE TUBING, USE A TUBE CUTTER, AND BE SURE TO REMOVE ANY BURRS. THE SAME APPLIES TO DISTRIBUTION TUBING.
   * WHEN BENDING THE TUBES, BEND EACH TUBE USING A RADIUS THAT IS AT LEAST 4 TIMES THE OUTER DIAMETER OF THE TUBE. WHEN BENDING, USE SUFFICIENT CARE TO AVOID CRUSHING OR DAMANGING THE TUBE.
   * FOR FLARING, USE A FLARE TOOL, AND BE SURE THAT FLARING IS PERFORMED CORRECTLY
   * USE SUFFICIENT CAUTION DURING PREPARATION OF THE TUBING.
   * SEAL THE TUBE ENDS BY MEANS OF CAPS OR TAPING TO PREVENT DUST, MOISTURE,OR OTHER FOREIGN SUBSTANCES FROM ENTERING THE TUBES.
2. TUBING INSULATION
   * THERMAL INSULATION MUST BE APPLIED TO ALL UNIT TUBING, INCLUDING THE DISTRIBUTION JOINT.
   * INSULATION MATERIAL THICKNESS MUST BE 3/4" OR GREATER.
   * INSULATION SHALL HAVE A FLAME SPREAD AND SMOKE DEVELOPED INDEX NOT EXCEEDING 25/50 RESPECTIVELY.
   * WHEN TAPING THE FLARE NUTS WIND THE WHITE INSULATION TAPE AROUND THE FLARE NUTS AT THE GAS TUBE CONNECTIONS THEN COVER UP THE TUBING CONNECTIONS WITH THE FLARE INSULATOR, AND FILL THE GAP AT THE UNION WITH THE SUPPLIER BLACK INSULATION TAPE. FINALLY, FASTEN THE INSULATION AT BOTH ENDS WITH THE SUPPLIED VINYL CLAMPS.
   * SEE GENERAL NOTES FOR MORE NOTES REGARDING INSULATION EXPOSED TO AMBIENT.
3. CAUTIONS DURING BRAZING
   * REPLACE AIR INSIDE THE TUBE WITH NITROGEN GAS AND PRESSURIZE @ 3PSI PREVENT COOPER OXIDE FILM FROM FORMING DURING THE BRAZING PROCESS. (OXIGEN, CARBON DIOXIDE AND FREON ARE NOT ACCEPTABLE.)
   * DO NOT ALLOW THE TUBING TO GET TOO HOT DURING BRAZING. THE NITROGEN GAS INSIDE THE TUBING MAY OVERHEAT, CAUSING REFRIGERANT SYSTEM VALVES TO BECOME DAMAGED. THEREFORE ALLOW THE TUBING TO COOL WHEN BRAZING.
   * DO NOT USE AGENTS INTENDED TO PREVENT THE FORMATION OF OXIDE FILM. THESE AGENTS ADVERSELY AFFECT THE REFRIGERANT AND REFRIGERANT OIL, AND MAY CAUSE DAMAGE OR MALFUNCTIONS.
4. LEAK TEXT
   A- MAIN PIPING WITHOUT INDOOR UNITS
   * PRESSURIZE THE PIPING SYSTEMATICALLY TO 50 PSI FOR 5 MINUTES, RAISE 250 PSI FOR 15 MINUTES THEN RAISE NO MORE THAN 500 PSIG FOR 24 HOURS WITH DRY NITROGEN GAS AND CLOSE THE CYLINDER VALVE WHEN THE GAUGE READING REACHES 500 PSIG. THEN, TEST FOR LEAKS WITH LIQUID SOAP.
   * DO A LEAK TEST OF ALL JOINTS OF THE TUBING AND BOTH GAS AND LIQUID SERVICE & BALL VALVES. BUBBLES INDICATE A LEAK. WIPE OFF THE SOAP WITH A CLEAN CLOTH AFTER A LEAK TEST.

   B- BRANCHES WITH INDOOR UNITS
   * AFTER THE MAIN PIPING IS FOUND TO BE FREE OF LEAKS, RELIEVE THE NITROGEN PRESSURE BY OPENING THE BALL VALVE TO INDOOR UNITS.
   * PRESSURIZE THE BRACHING AND INDOOR UNITS SYSTEMATICALLY TO 50 PSI FOR 5 MINUTES, RAISE TO 250 PSI FOR 15 MINUTES THEN RAISE TO NO MORE THAN 350 PSI FOR 24 HOURS. THEN TEST FOR EAKS WITH LIQUID SOAP.
5. EVACUATION
   * ATTACH THE CHARGE HOSE END TO THE VACUUM PUMP TO EVACUATE THE TUBING AND INDOOR UNIT. CONFIRM THAT THE "LO" KNOB OF THE MANIFOLD VALVE IS OPEN.
   * RUN THE VACUUM PUMP TO EVACUATE THE SYSTEM TO 1000 MICRONS FROM MAIN AND SERVICE PARTS.
   * BREAK THE VACUUM WITH NITROGEN TO 14 PSI.
   * RUN AGAIN THE VACUUM PUMP TO EVACUATE THE SYSTEM TO 500 MICRONS.
   * BREAK THE VACUUM WITH NITROGEN TO 14 PSI AGAIN.
   * RUN FOR THE THIRD TIME THE VACUUM PUMP TO EVACUATE THE SYSTEM TO 500 MICRONS OR LOWER.
   * MANUFACTURER SHALL PERFORM A WITNESS TEST FOR A PERIOD NOT LESS THAN 30 MINUTES.
6. ADDITIONAL NOTES:
   * CONTRACTOR SHALL VERIFY WITH EACH MANUFACTURER FOR MAXIMUM PRESSURE & PERIOD OF WAITING
   * LINE FLUSH WITH REFRIGERANT IS NOT ACCEPTED.

3 REFRIGERANT NOTES
M-501 NOT TO SCALE

ITEM	DESCRIPTION
AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
ARCH	ARCHITECTURAL
BHP	BRAKE HORSE POWER
CD	CEILING DIFFUSER
CF	CEILING FAN
CFM	CUBIC FEET PER MINUTE
CHWR	CHILLED WATER RETURN
CHWRR	CHILLED WATER REVERSE RETURN
CHWS	CHILLED WATER SUPPLY
CT	COOLING TOWER
CU	CONDENSING UNIT
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
DB	DRY BULB
DG	DOOR GRILLE
°F	DEGREES FAHRENHEIT
DIM.	DIMENSION
DL	DOOR LOUVER
DN.	DOWN
DWG.	DRAWING
DX	DIRECT EXPANSION
(EA)	EACH
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EER	ENERGY EFFICIENCY RATIO
EF	EXHAUST FAN
ER	EXHAUST REGISTER
ESP	EXTERNAL STATIC PRESSURE
FAI	FRESH AIR INTAKE
FCU	FAN COIL UNIT
FD	FIRE DAMPER
FLD	FULL LOUVERED DOOR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND

ITEM	DESCRIPTION
GALS.	GALLONS
GV	GATE VALVE
GPM	GALLONS PER MINUTE
HP	HORSE POWER
IEER	INTEGRATED ENERGY EFFICIENCY RATIO
INS.	INSULATION
IN.WC	INCHES OF WATER COLUMN
KEH	KITCHEN EXHAUST HOOD
KW	KILOWATTS
LAT	LEAVING AIR TEMPERATURE
MCU	MULTI CONDENSING UNIT
MD	MOTORIZED DAMPER
MECH.	MECHANICAL
MFCU	MULTI FAN COIL UNIT
NEC	NATIONAL ELECTRICAL CODE
OA	OUTSIDE AIR
OAL	OUTSIDE AIR LOUVER
OBD	OPPOSED BLADE DAMPER
P	PUMP
PS	PIPE SUPPORT
RA	RETURN AIR
RAG	RETURN AIR GRILLE
RAR	RETURN AIR REGISTRER
RH	RELATIVE HUMIDITY
RPM	REVOLUTION PER MINUTE
RTU	ROOF TOP UNIT
SA	SUPPLY AIR
SCH	SCHEDULE
SD	SUPPLY DIFFUSER

ITEM	DESCRIPTION
(T) TONS	THERMOSTAT TONNAGE
TYP.	TYPICAL
U	DOOR UNDERCUT
WB	WET BULB

4 LEGEND & ABREVIATIONS
M-501 NOT TO SCALE

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Schedule, General Notes, Refrigerant Notes & Legend

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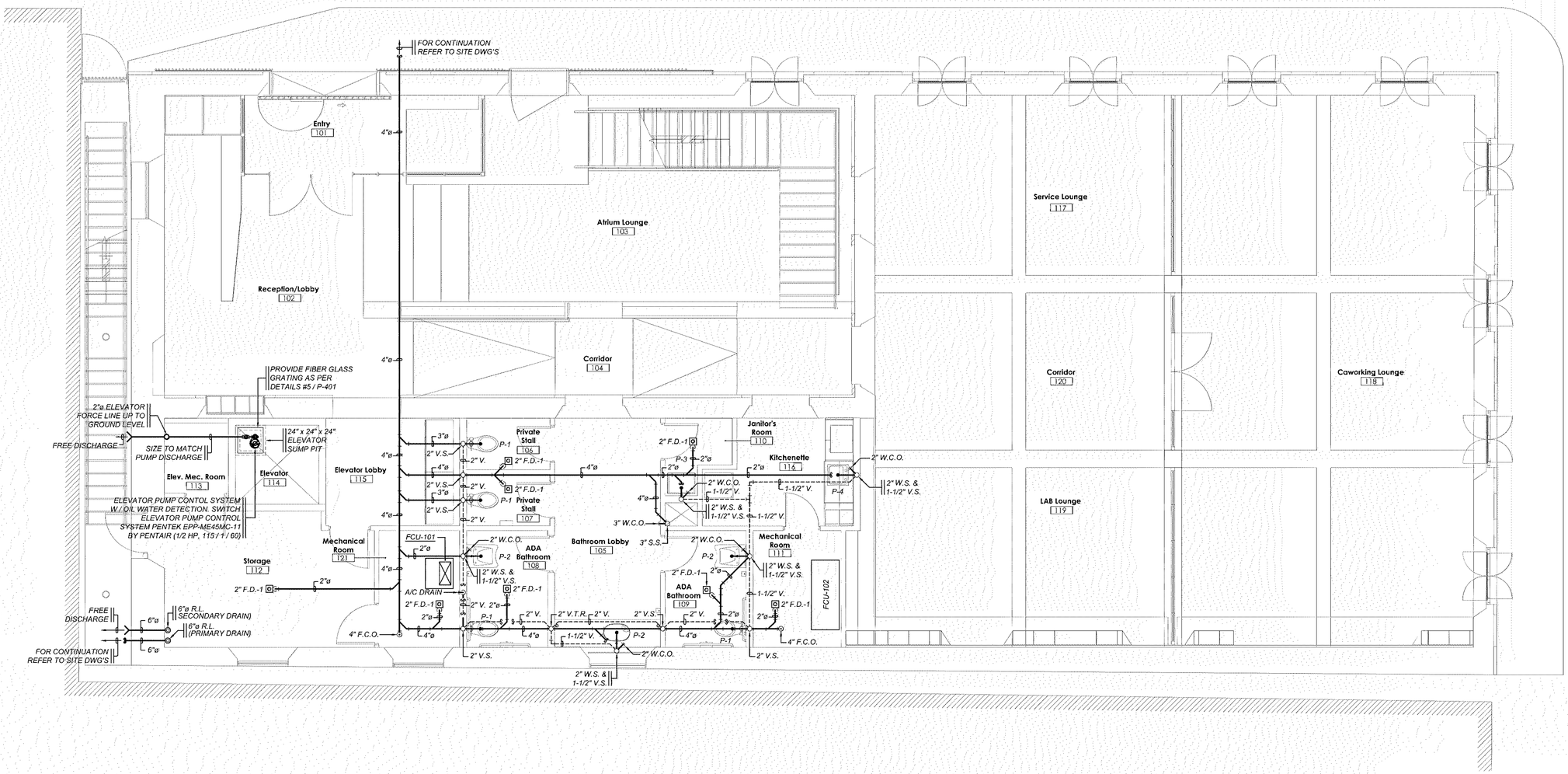

1	FLOOR PLAN - LEVEL 1, SANITARY LAYOUT
P-100	SCALE: 1/4" = 1'-0"

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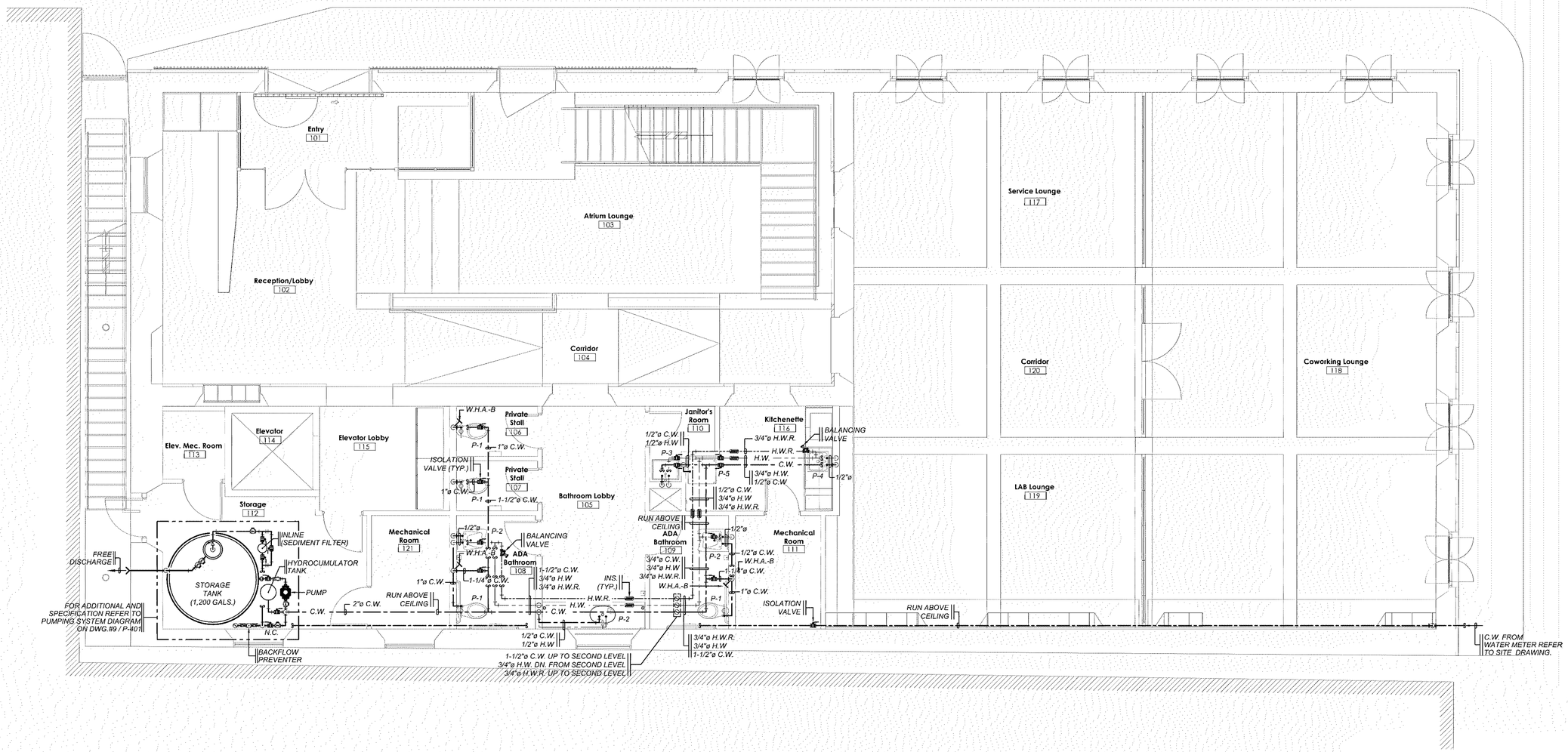

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P-101

Project #	2023.01
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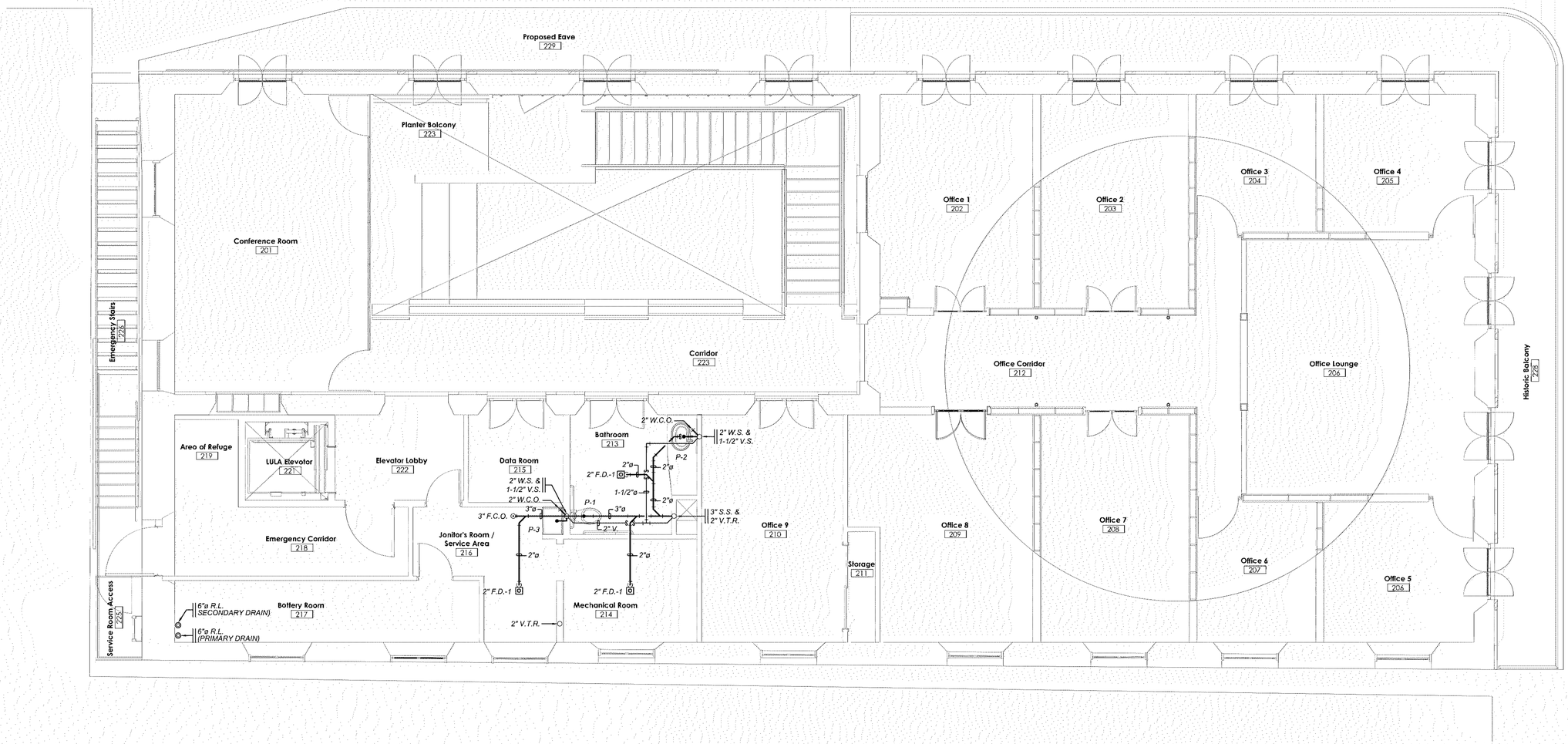
1	FLOOR PLAN LEVEL 1, WATER DISTRIBUTION LAYOUT
P-101	SCALE: 1/4" = 1'-0"



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1	*FLOOR PLAN - LEVEL 2, SANITARY LAYOUT*
P-200	*SCALE: 1/4" = 1'-0"*

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PR-CRP-000774 - Municipality of Manatí

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P-200

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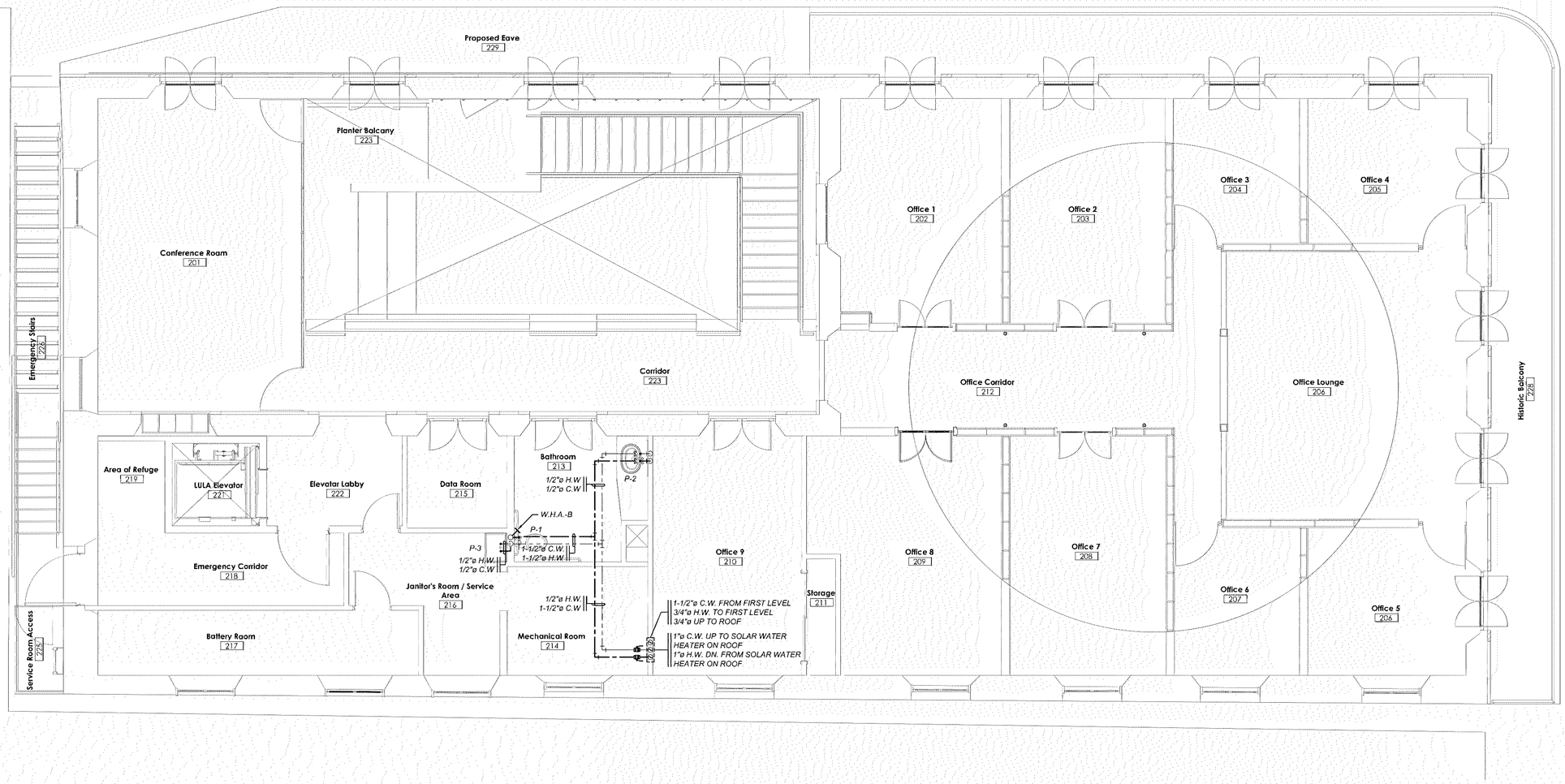

#	FLOOR PLAN - LEVEL 2, WATER DISTRIBUTION LAYOUT
P-201	SCALE: 1/4" = 1'-0"

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Level 2 - Water Distribution Layout

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Sheet: P-201

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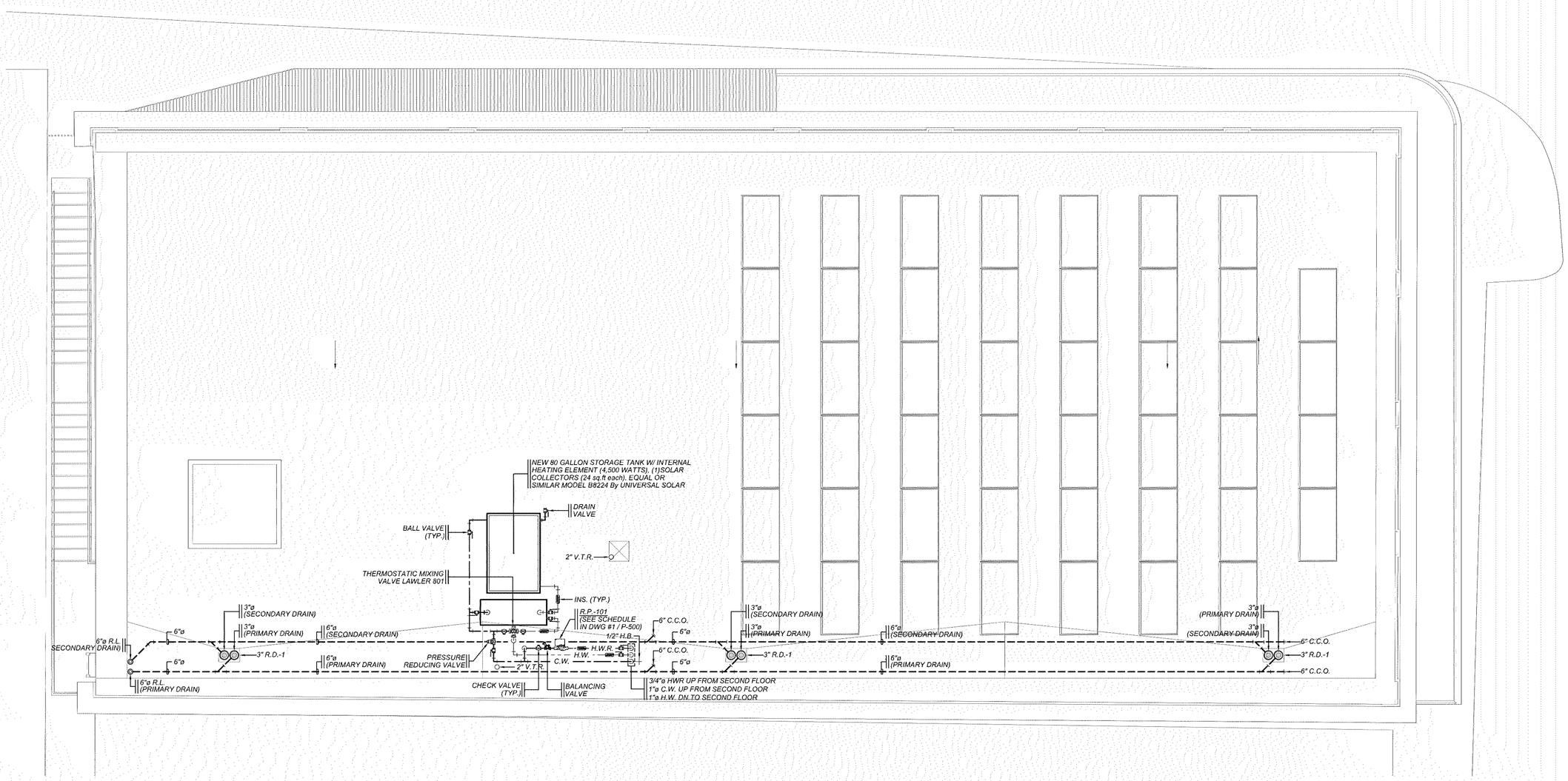

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#	ROOF PLAN, PLUMBING LAYOUT
P-300	SCALE: 1/4" = 1'-0"

Roof Plan - Plumbing Layout

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P-300

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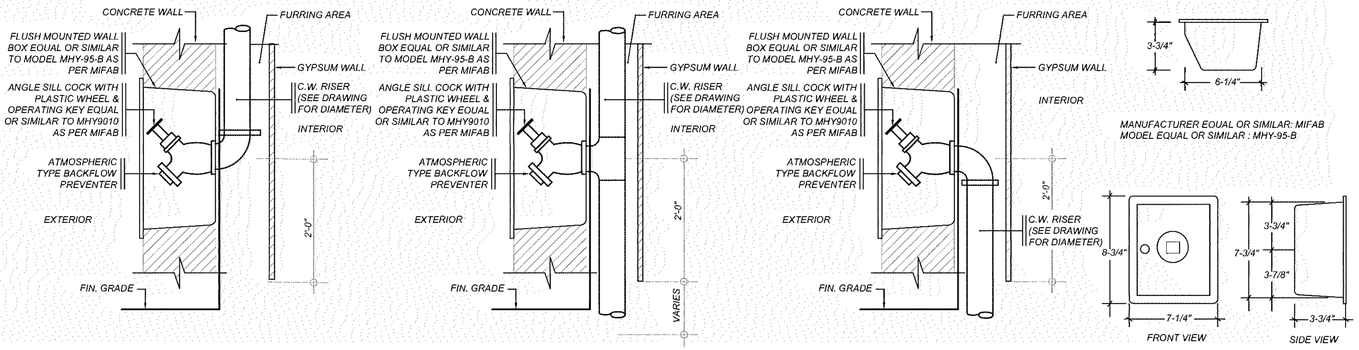
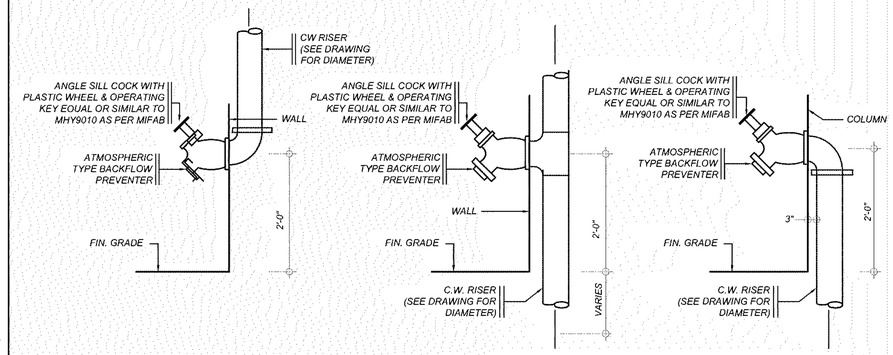
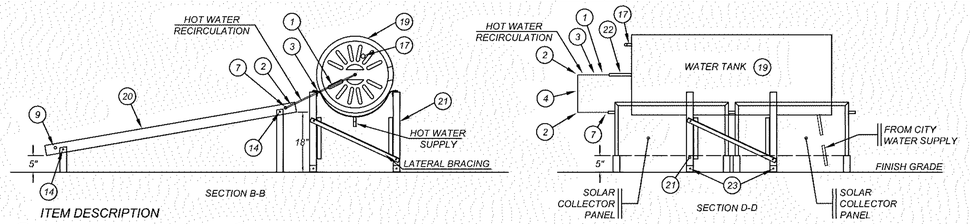


1	EMBEDDED HOSE BIBB DETAIL
P-400	NOT TO SCALE

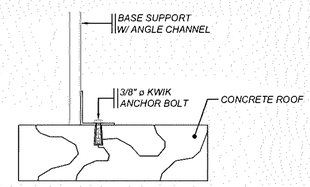


2	EXPOSED HOSE BIBB DETAIL
P-400	NOT TO SCALE

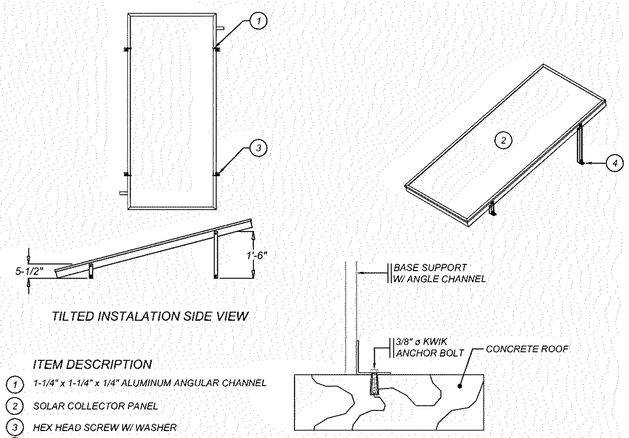


ITEM DESCRIPTION

1. FEMALE ADAPTER 3/4" CXF
2. ELBOW 3/4" CXC
3. UNION 3/4" CXC
4. 3/4" COPPER PIPE
5. FEMALE ADPTER 3/4" x 1/2" CXCXC
6. MALE CAP 1/2" BRONZE
7. COUPLING 3/4" CXC
8. ALUMINUM 6"x8" ACCESS COVER
9. CAP 3/4"
10. TEE 3/4" x 1/2" x 3/4" CXCXC
11. SCREW 10 x 1/2" S.S.
12. BRONZE CHECK VALVE
13. MALE ADAPTER 1/2" CXM
14. HEAD SHEET METAL SCREW SS 14-10 x 3/4" UNION 3/4"
15. WATER PRESSURE REDUCING VALVE 1/2" 300 PSI
16. MALE ADAPTER 3/4" CXM
17. PRESSURE-TEMPERATURE RELIEF VALVE 3/4" 175 PSI
18. BALL VALVE 1/2" PSI
19. HOT WATER STORAGE TANK
20. SOLAR COLLECTOR
21. STORAGE TANK STAND
22. GALVANIZE NIPPLE-POLYPROPYLENE INSERT 3/4" x 4"
23. ANCHOR DETAIL



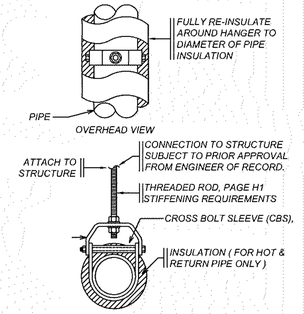
3	SOLAR WATER HEATER DETAIL
P-400	NOT TO SCALE



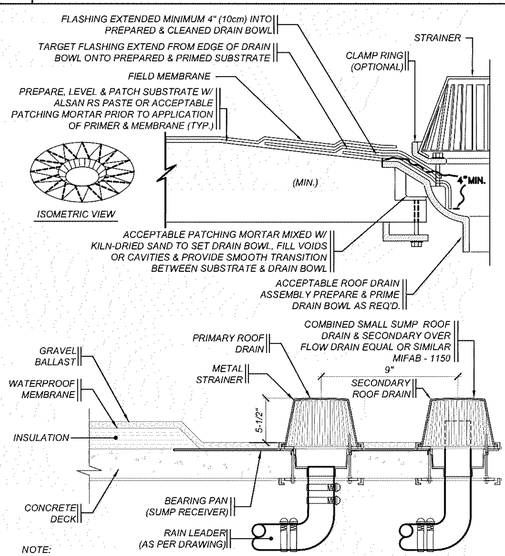
ITEM DESCRIPTION

1. 1-1/4" x 1-1/4" x 1/4" ALUMINUM ANGULAR CHANNEL
2. SOLAR COLLECTOR PANEL
3. HEX HEAD SCREW W/ WASHER
4. BASE SUPPORT ANGLE CHANNEL

4	SOLAR WATER HEATER BASE FRAME SUPPORT DETAIL
P-400	NOT TO SCALE



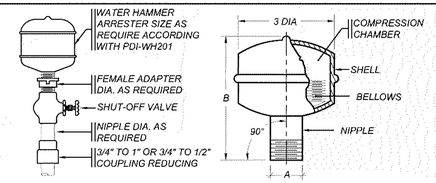
5	PIPE HANGER (P.S.-1)
P-400	NOT TO SCALE



NOTE:

1. SECONDARY ROOF DRAIN TO DISCHARGE FREELY IN CURB / PLANTING.
2. RAIN LEADER DIAMETER & MATERIAL AS PER DRAWING.
3. PIPE MATERIAL SHALL BE CAST IRON OR P.V.C. WITH 2HR. FIRE WRAPPING.
4. SUMP RECEIVER DIMENSION & SLOPE AS PER ROOFING CONTRACTOR.
5. SEALING WEATHERPROOFING AND INSTALLATION SHALL BE AS PER FINAL ROOFING SYSTEM SELECTED AND SHALL COMPLY WITH ROOFING SYSTEM MANUFACTURER RECOMMENDATIONS.

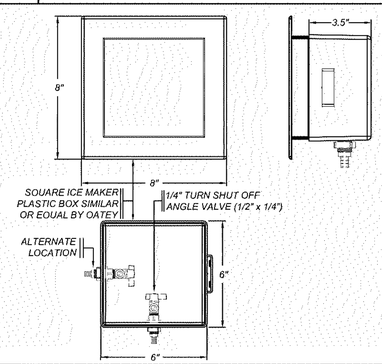
6	ROOF DRAIN DISCHARGE DETAIL
P-400	NOT TO SCALE



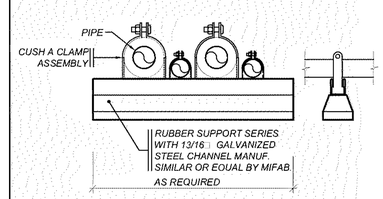
WATER HAMMER ARRESTER

SYMBOL	J.R. SMITH MODEL EQUAL OR SIMILAR	MAX. FIXTURE UNITS	DIMENSIONS A	DIMENSIONS B	ACCESS DOOR J.R. SMITH EQUAL OR SIMILAR	ACCESS DOOR SIZE.
W.H.A.-A	5005	1-11	3/4	4	FIG. 4735-NB-U	8" X 8"
W.H.A.-B	5010	12-32	1	5	FIG. 4735-NB-U	10" X 10"
W.H.A.-C	5020	33-60	1	6	FIG. 4735-NB-U	12" X 12"
W.H.A.-D	5030	61-113	1	7	FIG. 4735-NB-U	15" X 15"

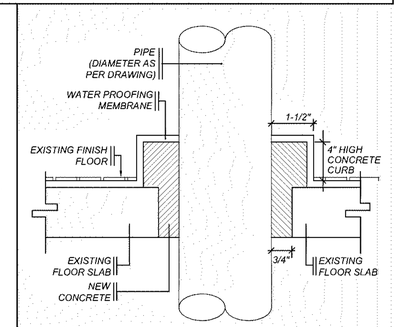
7	WATER HAMMER ARRESTER INSTALLATION DETAIL
P-400	NOT TO SCALE



8	ICE MAKER & REFRIGERATOR WATER CONNECTION BOX
P-400	NOT TO SCALE

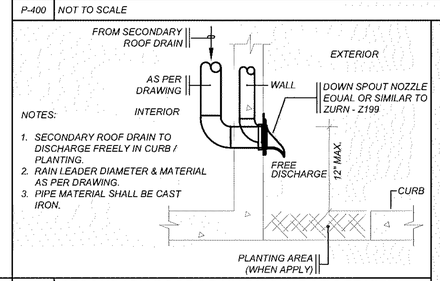


9	PIPING SUPPORT (P.S-2)
P-400	NOT TO SCALE



NOTE: THIS APPLY ONLY TO GROUND FLOOR

10	FLOOR SLAB PENETRATION & SEALING DETAIL
P-400	NOT TO SCALE



NOTES:

1. SECONDARY ROOF DRAIN TO DISCHARGE FREELY IN CURB / PLANTING.
2. RAIN LEADER DIAMETER & MATERIAL AS PER DRAWING.
3. PIPE MATERIAL SHALL BE CAST IRON.

11	SECONDARY ROOF DRAIN DISCHARGE DETAIL
P-400	NOT TO SCALE

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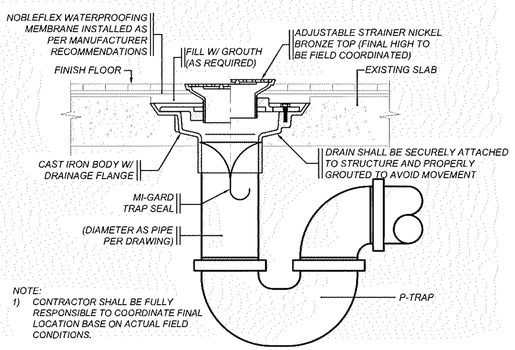
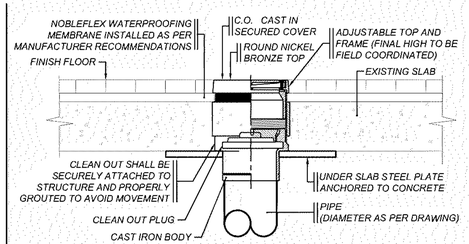


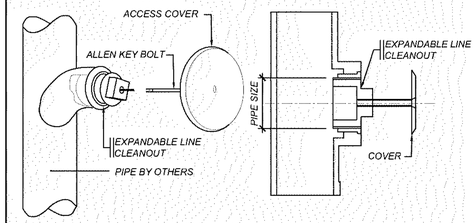
NOTE:
1) CONTRACTOR SHALL BE FULLY RESPONSIBLE TO COORDINATE FINAL LOCATION BASE ON ACTUAL FIELD CONDITIONS.

1	FLOOR DRAIN INSTALLATION DETAIL
P-401	NOT TO SCALE

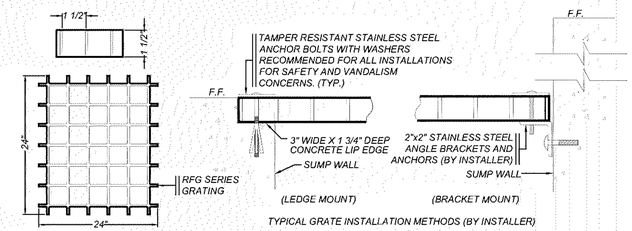


NOTE:
1. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO COORDINATE FINAL LOCATION BASE ON ACTUAL FIELD CONDITIONS.

2	CLEAN OUT INSTALLATION DETAIL
P-401	NOT TO SCALE



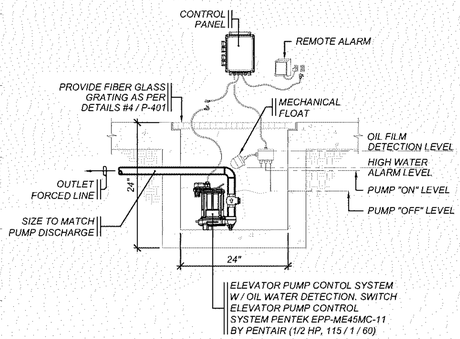
3	WALL CLEAN OUT INSTALLATION DETAIL
P-401	NOT TO SCALE



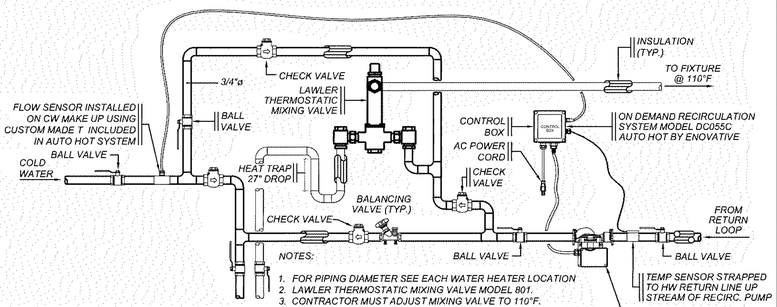
SPECIFICATION DATA:
Fiberglass Grating; High strength polyester reinforced plastic, balanced glass-to-resin ratio for optimum corrosion resistance and strength. Dark gray color for minimum visual intrusion. 1 1/2" square hole pattern for maximum flow through area.

DESIGN/APPLICATION DATA:
RFG Series polyester reinforced sump grate material is used for pool sump covers, where a large open area is desired. Extremely strong and lightweight, this material can be cut on site to virtually any size requirement, and is man-safe due to its high load and deflection properties.

4	SUMP PIT FIBERGLASS GRATING DETAIL
P-401	NOT TO SCALE

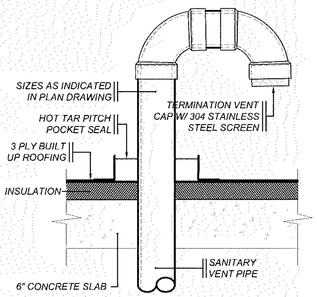


5	ELEVATOR SUMP PIT DETAIL
P-401	NOT TO SCALE



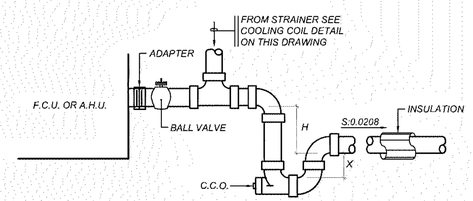
NOTES:
1. FOR PIPING DIAMETER SEE EACH WATER HEATER LOCATION
2. LAWLER THERMOSTATIC MIXING VALVE MODEL 801.
3. CONTRACTOR MUST ADJUST MIXING VALVE TO 110°F.
4. RECIRCULATION SYSTEM, MIXING VALVE AND WATER HEATER INSTALLATION SHALL BE DONE AS PER MANUFACTURER RECOMMENDATIONS.
5. DURING INSTALLATION AND PRIOR TO START UP EQUIPMENT SUPPLIER SHALL VISIT SITE AND VALIDATE INSTALLATION AND COMPONENT ARE IN FULL COMPLIANCE WITH MANUFACTURER RECOMMENDATIONS.
6. HOT WATER MIXING VALVE MODEL 801 BY LAWLER ADJUST TO 110°F.

6	MIXING VALVE INSTALLATION DETAIL
P-401	NOT TO SCALE

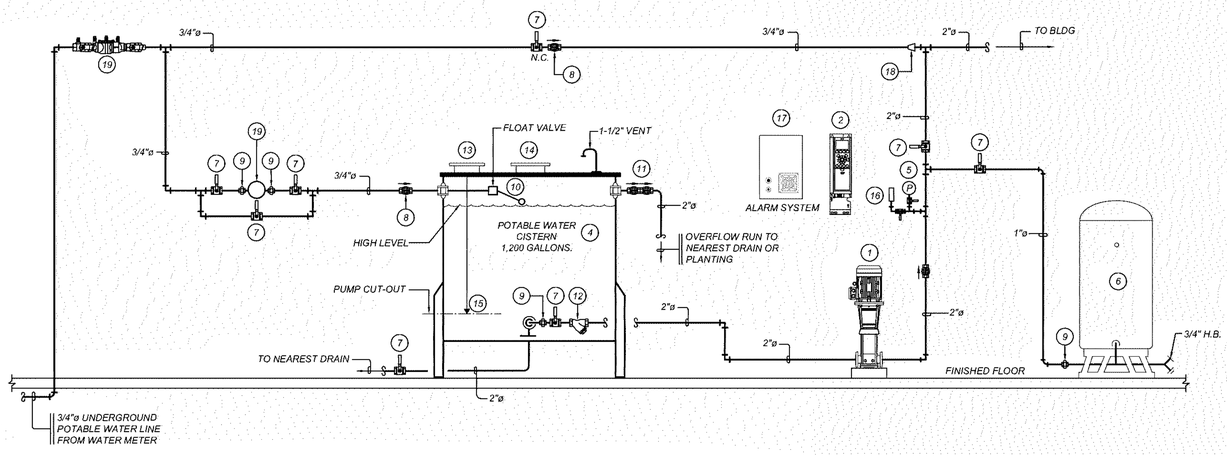


NOTE:
SEPARATE VENT AT LEAST 10'-0" FROM ANY OPENING OR INTAKE

7	VENT THROUGH ROOF DETAIL
P-401	NOT TO SCALE



8	DRAIN TRAP DETAIL
P-401	NOT TO SCALE



LEGEND OF PIPING DIAGRAM

1. VERTICAL MULTI STAGE PUMP
   AURORA PVM(X)10-4
   A- 60 GPM @ 140 FT
   B- 60 PSI
   C- 3 HP (4 STAGE)
   D- 230 / 3 / 60
   E- TEFC PREMIUM EFF. MOTOR
2. VARIABLE FREQUENCY DRIVE
   RHOMBUS VARIO SPEED
   A- 3 HORSE POWER RATED
   B- NEMA 3R ENCLOSURE
   C- DIGITAL DISPLAY
   D- TIME BATTERY BACKUP
3. NON-SLAM CHECK VALVE
4. ABOVE GROUND STORAGE
   A- 1,200 GALLONS
   B- POLYETHYLENE CONSTRUCTION
   C- FDA APROVED FOR POTABLE WATER
   D- ACCESS HATCH
5. PRESSURE GAUGE W/VALVE
6. PRE CHARGE TANK
   A- 52 GALLONS
   B- DIAPHRAGM
   C- NSF CERTIFIED
   D- FIBER GASS & EPOXY CONSTRUCTION
7. BALL VALVE (LINE SIZE)
8. CHECK VALVE (LINE SIZE)
9. UNIVERSAL UNION (LINE SIZE)
10. MECHANICAL FLOAT VALVE
11. DOUBLE CHECK VALVE
12. WYE STRAINER W/ BLEED VALVE (LINE SIZE)
13. JUNCTION BOX
14. CISTERN ACCESS DOOR
15. MECHANICAL FLOAT SWITCHES (FINAL HIGH TO BE FIELD DETERMINED)
    A- PUMP CUT-OUT
    B- HIGH LEVEL
16. PRESSURE TRANSDUCEER
    A- HARD WIRE TO VFD
    B- SHIELDED CABLE
17. MONITORING ALARM SYSTEM MODEL 1100-4 BY ANCHOR SCIENTIFIC
    A- AUDIBLE HORN
    B- VISUAL ALARM
    C- TOGGLE SWITCH
    D- NEMA 4X
18. REDUCER
19. INLINE SEDIMENT FILTER
    A) 5 MICRONS
    B) LINE SIZE
20. DOUBLE CHECK VALVE ASSEMBLY BACKFLOW PREVENTER (MODEL: LF007 By WATTS)

NOTES:
1. CONTRACTOR TO PROVIDE ALL FLOAT SWITCH FOR SYSTEM CONTROL, PROTECTION AND PROPER OPERATION
2. FINAL LOCATION AND CLEARANCES OF EQUIPMENT IS CONTRACTOR SOLELY RESPONSIBILITY.

9	PUMPING SYSTEM PIPING DIAGRAM (POTABLE WATER CISTERN TANK)
P-400	NOT TO SCALE

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NOTE:
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General Notes

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Do not take any measurements from the physical drawings.

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Only use documents with a "FOR CONSTRUCTION ONLY" stamp and sealed and signed by the designer

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No.	Description	Date

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Details & Diagram
Center for Collaboration, Knowledge, Ideas and Innovation
BO. Pueblo 34 Calle McKinkley, Manatí PR 00674
PR-CRP-000774 - Municipality of Manatí

Seal:

File Name: C:\Users\jgg\Documents\2023.01 - Manati - Construction Documents_1-16-2024_jggDRAFT.rvt

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P-401

Project #	2023.01
Drawn by	J.A.S.
Checked by	J.A.S.

FLOOR & ROOFD RAIN SPECIFICATIONS

DRAIN NO.	LOCATION	MODEL NO. (EQUAL OR SIMILAR)	MANUFACTURER (EQUAL OR SIMILAR)	REMARKS
F.D.-1	BATH,JANITOR	F1100-C-S	MIFAB	PUSH-ON OUTLET, MI-GARD TRAP SEAL, BACKWATER VALVE, NICKEL SQUARE STRAINER
R.D.-1	ROOF	R1150	MIFAB	METALDOME STRAINER, 43 sq.in. FREE AREA, MEMBRANE CLAMP, INTEGRAL SUMP, ADJUSTABLE STAND PIPE

CLEANOUT SPECIFICATIONS

C.O. NO.	MODEL NO. (EQUAL OR SIMILAR)	MANUFACTURER (EQUAL OR SIMILAR)	REMARKS
F.C.O.	C1100-R	MIFAB	POLISHED BRONZE TOP W/ GASKET SEAL
W.C.O.	C1430-RD	MIFAB	STAINLESS STEEL COVER AND BRONZE PLUG & SCREW
C.C.O.	C1430	MIFAB	BRONZE PLUG ONLY

ACCESS DOOR SPECIFICATIONS

A.C. NO.	CATALOG NO. (EQUAL OR SIMILAR)	SIZE	MANUFACTURER (EQUAL OR SIMILAR)	FUNCTION
A.D.-1	C1400-S	10" x 10"	MIFAB	HAMMER ARRESTER AND VALVE IN WALL

RECIRCULATOR SCHEDULE

TAG NO.	MANUFACTURER	MODEL NO.	MOTOR (HP)	CONNECTION		WEIGHT (LBS.)	ELECTRICAL DATA		
				TYPE	SIZE		VOLTS	AMPS	WATTS
RP-101	ENOVATIVE	DC055C	1/8	SWEAT	3/4"	6.5	115	0.75	87

FURNISH SYSTEM WITH: (1) CONTROL BOX (2) PUMP & CONTROL (3) FLOW SENSOR (4) TEMPERATURE SENSOR

NOTE: RECIRCULATION PUMP IS A COMPONENT FOR ON DEMAND RECIRCULATION SYSTEM MODEL DC055C AUTO HOT BY ENOVATIVE.

PLUMBING FIXTURE SCHEDULE

ITEM	DESCRIPTION	TRAP	VENT	WATER SUPPLY			
				FIXTURE		BRANCH	
				COLD	HOT	COLD	HOT
P-1	WATER CLOSET (FLUSHVALVE)	3"	2"	1"	---	1"	---
P-2	LAVATORIES	1-1/4"	1-1/2"	3/8"	3/8"	1/2"	1/2"
P-3	SERVISE SINK	1-1/2"	1-1/2"	3/8"	3/8"	1/2"	1/2"
P-4	KITCHEN SINK	1-1/2"	1-1/2"	3/8"	3/8"	1/2"	1/2"
P-5	REFRIGERATOR	---	---	1/4"	---	1/2"	---

* ARCHITECT TO SELECT ALL MODELS AND COLOR OF FIXTURE
* ALL FIXTURE SHALL BE ADA COMPLIANT

WATER HAMMER ARRESTER SPECS.

A.C. NO.	F.U. RATING	MODEL NO.	MANUFACTURER
W.H.A.-A	1 - 11	WHB-A	MIFAB
W.H.A.-B	12 - 32	WHB-B	MIFAB
W.H.A.-C	33 - 60	WHB-C	MIFAB
W.H.A.-D	61 - 113	WHB-D	MIFAB
W.H.A.-E	114 - 154	WHB-E	MIFAB
W.H.A.-F	155 - 330	WHB-F	MIFAB

HORIZONTAL DRAINAGE LINE SLOPE SCHEDULE

PIPE SIZE (INCHES)	MINIMUM SLOPE (INCH PER FOOT)
2-1/2" OR LESS	1/4"
3" TO 6"	1/8"
8"	1/16"
ALL PIPES UPSTREAM OF GREASE INTERCEPTOR	1/4"

1 SCHEDULES
P-500 NOT TO SCALE

1. CLEANOUTS SHALL BE OF THE SAME NOMINAL SIZE AS THE PIPE DIAMETER UP TO 4"
2. THE CONTRACTOR SHALL FURNISH AND SET IN PLACE BEFORE CONCRETE POURING ALL NECESSARY SLEEVES FOR WASTE OR SANITARY, COLD & HOT WATER LINES. THESE SLEEVES SHALL BE AS PER THE SPECIFICATIONS.
3. THE PLUMBING CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF THE PIPING TO AVOID ANY INTERFERENCE WITH PIPING AND/OR EQUIPMENT BEING INSTALLED BY OTHER CONTRACTORS.
4. FOR FIXTURES AND/OR EQUIPMENT NOT LISTED IN THE SCHEDULE, SEE THE SPECIFICATIONS.
5. CLEANOUTS SHALL BE PLACED AS SHOWN ON DRAWINGS.
6. THE CONTRACTOR SHALL VERIFY IN FIELD ALL INVERT ELEVATIONS AND SHALL MAKE ANY NECESSARY ADJUSTMENT AS REQUIRED BY FIELD CONDITIONS AND AS REQUIRED, TO OBTAIN THE PROPER SLOPES.
7. IT IS THE INTENTION OF THE DRAWINGS TO CALL FOR FINISHED WORK, COMPLETE, TESTED AND READY FOR OPERATION. MINOR DETAILS NOT SHOWN OR SPECIFIED, BUT NECESSARY FOR THE PROPER INSTALLATION AND FOR FUNCTIONING AND OPERATION OF THE SYSTEM SHALL FORM PART OF THE WORK TO BE DONE BY THE CONTRACTOR.
8. BIDDERS SHALL VISIT THE SITE AND ACQUAINT THEMSELVES WITH THE CONDITIONS AS THEY ACTUALLY EXIST AND VERIFY DIMENSIONS, LOCATIONS AND DETAILS REQUIRED TO COMPLETE THE WORK. WHICH WILL BE THE ONLY OPPORTUNITY FOR POTENTIAL CONTRACTORS TO SEE THE SITE. FAILURE TO VISIT THE PROJECT AREA WILL IN NO WAY RELIEVE THE SUCCESSFUL BIDDER OF FURNISHING ALL MATERIAL AND PERFORMING ALL WORK REQUIRED FOR THE COMPLETION OF THE CONTRACT. VISITS TO THE PROJECT AREA SHALL BE ARRANGED THROUGH THE OWNER.
9. PROVIDE ACCESS FOR OPERATION AND MAINTENANCE TO EVERY PLUMBING VALVE. ACCESS SHALL BE AS REQUIRED BY ARCHITECT.
10. THE CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE REASONABLE MODIFICATIONS IN THE LAYOUT, AS NEEDED, TO PREVENT CONFLICT WITH WORK OF OTHER TRADES OR FOR PROPER EXECUTION OF THE WORK.
11. CONTRACTOR SHALL LOCATE IN FULLY ACCESSIBLE POSITIONS ALL EQUIPMENT WHICH MUST BE SERVICED, OPERATED, OR MAINTAINED.
12. INSTALL WATER HAMMER ARRESTER AS PER PDI-WH-201.
13. ALL UNDERGROUND COPPER PIPING SHALL BE TYPE "K"ASTM B-88, DIAMETER AS INDICATED.
14. ALL COPPER PIPING ABOVE FINISH FLOOR ELEVATION SHALL BE TYPE "L"ASTM B-88, DIAMETER AS INDICATED.
15. ALL UNDERGROUND WASTE, SANITARY AND STORM DRAINAGE LINES SHALL BE:
    A) FOR UNDERGROUND INSIDE BUILDING SHALL BE PVC (ASTM D2665) SCHEDULE 40 DWV.
    B) FOR NON PRESSURE UNDERGROUND OUTSIDE BUILDING SHALL BE SDR 35 (ASTM D3034) WITH RUBBER COMPRESSION GASKET.
    C) FOR PRESSURE UNDERGROUND OUTSIDE BUILDING USE SDR 14 (ASTM D2241) WITH SOLVENT CEMENT JOINTS.
    D) ALL INSTALLATION SHALL BE IN FULL COMPLIANCE WITH THE INTERNATIONAL PLUMBING CODE AND PIPE MANUFACTURER RECOMMENDATIONS.
16. ALL ABOVE GROUND WASTE, SANITARY SEWER AND STORM DRAIN LINES SHALL BE:
    A) FOR KITCHENS AND FOOD HANDLING SPACES USE CPVC (ASTM D1784) SCHEDULE 40.
    B) FOR ALL OTHER INSTALLATION EXCEPT AS ABOVE USE PVC (ASTM D1785/D2665) SCHEDULE 40DWV.
    C) FOR PLENUM RETURN USE CAST IRON WITHOUT HUB OR COPPER (ASTM B306) DWV, BY NO MEANS PVC PIPE SHALL BE USED.
    D) ALL INSTALLATION SHALL BE IN FULL COMPLIANCE WITH THE INTERNATIONAL PLUMBING CODE AND PIPE MANUFACTURER RECOMMENDATIONS.
    E) ALL SANITARY SEWER AND WASTE LINES SUSPENDED AND/OR CEILING CONCEALED SHALL BE FULLY INSULATED WITH 3/4" THICK CLOSED CELL INSULATION. VAPOR SEAL ALL SEAMS AND JOINT WITH ADHESIVE AS PER MANUFACTURER RECOMMENDATION.
17. ALL WASTE & SANITARY SEWER VENTILATION SHALL BE AS FOLLOW:
    A) RETURN AIR PLENUM AND EXPOSED VENTILATION SHALL BE CAST IRON D.W.V. W/O HUB COUPLING OR COPPER D.W.V..
    B) UNDERGROUND AND ALL OTHER INSTALLATION EXCEPT AS ABOVE USE PVC (ASTM D1785/D2665) SCHEDULE 40/DWV.
    C) ALL INSTALLATION SHALL BE IN FULL COMPLIANCE WITH THE INTERNATIONAL PLUMBING CODE AND PIPE MANUFACTURER RECOMMENDATIONS.
18. CLEANOUTS SHALL NOT BE MORE THAN 50 FEET APART .
19. THE PLUMBING CONTRACTOR SHALL COORDINATE HIS/HER PORTION OF THE WORK WITH THE GENERAL CONTRACTOR AND SHALL PROVIDE SLEEVES AT SLABS OR BEAMS FOR PIPING LAYOUT AND FIXTURES INSTALLATION.
20. ALL FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATIONS.
21. SIZES SHOWN IN FIXTURES SCHEDULE ARE MINIMUM AND SHALL BE INCREASED AS NECESSARY TO COMPLY WITH CODE REQUIREMENTS OR AS SHOWN ON DRAWINGS.
22. SINGLE AND DOUBLE TEES AND QUATER BENDS SHALL BE USED IN LINES ONLY WHERE THE DIRECTION OF FLOW IS FROM THE HORIZONTAL TO THE VERTICAL.
23. ALL HORIZONTAL PORTIONS OF WASTE OR SANITARY STACKS AND BRANCHES SHALL HAVE MINIMUM SLOPE OF 1/4" PER FOOT FOR PIPES 3" DIAMETER OR LESS. 1/8" PER FOOT FOR PIPES 4" OR LARGER IN DIAMETER.
24. THE PLUMBING CONTRACTOR SHALL COORDINATE HIS/HER WORK IN ORDER TO AVOID ANY INTERFERENCE WITH THE WORK OF OTHER CONTRACTORS AND THE INSTALLATION OF FIXTURES AND OR EQUIPMENT BY OTHERS.
25. WATER HAMMER ARRESTER SHALL BE INSTALLED IN ALL WATER DISTRIBUTION BRANCHES WHENEVER INDICATED ON THE DRAWINGS AS PER MANUFACTURER RECOMMENDATIONS. SAME SHALL BE SERIES 5000, MODELS AS SHOWN ON LEGEND.
26. WATER HAMMER ARRESTERS INSTALLED ON WALLS SHALL BE PROVIDED WITH 12" X 12" FRAME WITH HINGED LOCKED DOOR, EQUAL OR SIMILAR TO MODEL JAY R. SMITH FIG.4762-SL.
27. GATE VALVES LOCATED UNDERGROUND OR BELOW FLOOR SLABS SHALL BE INSTALLED WITHIN A CAST IRON OR CONCRETE BOX WITH 9 X 9 EQUAL OR SIMILAR TO MODEL J.R. SMITH ACCESS COVER FIG. 4915-U.
28. PLUMBING CONTRACTOR SHALL PROVIDE ALL NECESSARY SERVICES AND/ OR CONNECTIONS REQUIRED FOR THE PLUMBING FIXTURES AND/ OR EQUIPMENT SHOWN ON THE FIXTURES PLANS.
29. PLUMBING CONTRACTOR SHALL PROVIDE ALL NECESSARY ROUGHING-IN AND SHALL INSTALL THE PLUMBING FIXTURES INDICATED ON THESE DRAWINGS.
30. WHENEVER REQUIRED OR NEEDED. THE PLUMBING CONTRACTOR SHALL PREPARE AND SUBMIT THE NECESSARY SHOP DRAWINGS FOR THE APPROVAL OF THE ARCHITECT.
31. BEFORE STARTING CONSTRUCTION, THE PLUMBING CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND ELEVATIONS OF EXISTING PIPE LINES TO REMAIN IN USE ANY SIGNIFICANT DISCREPANCY WITH THE INFORMATION SHOWN ON THESE DRAWINGS SHALL BE NOTIFIED TO THE ARCHITECT FOR REVISION AND/OR CLARIFICATION.
32. ALL HOT WATER LINES SHALL BE INSULATED WITH 3/4" THICK CLOSED CELL NSULATION. (SIMILAR TO ARMAFLEX)
33. FIXTURES, FITTINGS, ACCESSORIES, MATERIAL AND ALL PLUMBING PRODUCTS SHALL BE AS PER SPECIFICATIONS ON THESE DRAWINGS AND CONTRACT SPECIFICATIONS. EQUAL OR SIMILAR SHALL BE ONLY ACCEPTED IF PREVIOUSLY APPROVED BY THE ARCHITECT.
34. CONDENSATE DRAINS FROM AIR CONDITIONING AND REFRIGERATION EQUIPMENTS SHALL BE CONNECTED TO WASTE OR SANITARY LINES THRU THE USE OF AN AIR GAP OR FUNNEL DRAIN DEPENDING ON THE LOCATION OF THE EQUIPMENT.
35. INSULATE ALL CONDENSATE DRAIN PIPES, WASTE OR SANITARY LINES WHICH MAY PRODUCE CONDENSATION DUE TO THE FLOW OF COLD LIQUIDS WITH 3/4" THICK CLOSED CELL INSULATION. (SIMILAR TO ARMAFLEX)
36. PRIOR TO BE COVERED ALL PLUMBING WORK SHALL BE INSPECTED, TESTED AND CERTIFICATED BY MASTER PLUMBER.
37. ALL PLUMBING WORK SHALL BE DONE AND SUPERVISED BY A LICENSED PLUMBER IN FULL COMPLIANCE WITH THE INTERNATIONAL PLUMBING CODE.

2 GENERAL NOTES
P-500 NOT TO SCALE

	SOIL PIPE	V.T.R.	VENT TO ROOF
	SLOPE	V.T.W.	VENT TO WALL
	VENTILATION PIPING	V.	VENTILATION
	COLD WATER PIPING	A.C.	WATER HAMMER ARRESTER
	HOT WATER PIPING	A.D.	ACCESS DOOR
	HOT WATER RETURN PIPING	G.T.	GREASE TRAP
STS	STORM SEWER PIPE	P-#	PLUMBING FIXTURE
F.C.O.	FLOOR CLEANOUT		FIRST/ OR SECOND STAGE REGULATOR
C.C.O.	CEILING CLEANOUT		
W.C.O.	WALL CLEANOUT		
	FREE DISCHARGE		
	BALL VALVE		
	PRESSURE REDUCING VALVE		
	CHECK VALVE		
	THERMOSTATIC VALVE		
	SOLENOID VALVE		
H.B.	HOSE BIBB		
W.S.	WASTE STACK		
S.S.	SANITARY / SOIL STACK		
V.S.	VENTILATION STACK		
W.R.	WATER RISER		
R.L.	RAIN LEADER		
R.D.	ROOF DRAIN		
F.S.	FLOOR SINK		
F.D.	FLOOR DRAIN		
INS.	INSULATION		
P.D.	PLANTING DRAIN		
C.W.	COLD WATER		
H.W.	HOT WATER		
H.W.R.	HOT WATER RETURN		
W.H.E.	WATER HEATER ELECTRIC		
W.H.G.	WATER HEATER GAS		
T.W.H.E.	TANKLESS WATER HEATER ELECTRIC		
T.W.H.G.	TANKLESS WATER HEATER GAS		
(TYP.)	TYPICAL		

4 LEGEND & ABBREVIATIONS
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No.	Description	Date

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Schedule, General Notes, Legend & Abbreviations

Center for Collaboration, Knowledge, Ideas and Innovation

Seal:

BO. Pueblo 34 Calle McKinley, Manatí PR 00674
PR-CRP-000774 - Municipality of Manatí

File Name: C:\Users\jgq\Documents\2023.01 - Manati - Construction Documents_1-16-2024_jgqDRAFT.rvt

Date	Scale
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P-500

Project #	2023.01
Drawn by	J.A.S.
Checked by	J.A.S.

PR-CRP-000774

Rehabilitación de Estructura Existente para Facilidad de Colaboración, Conocimiento, Ideas e Innovación (Antes Hotel Café Central) Project

Manatí, Puerto RicoMUCIPALITY, Puerto Rico

CD 90% Presentation

Center for Collaboration, Knowledge, Ideas and Innovation
Construction Documents 90%

PR-CRP-000774

Prepared for:
Municipality of Manatí

Enero 31, 2024

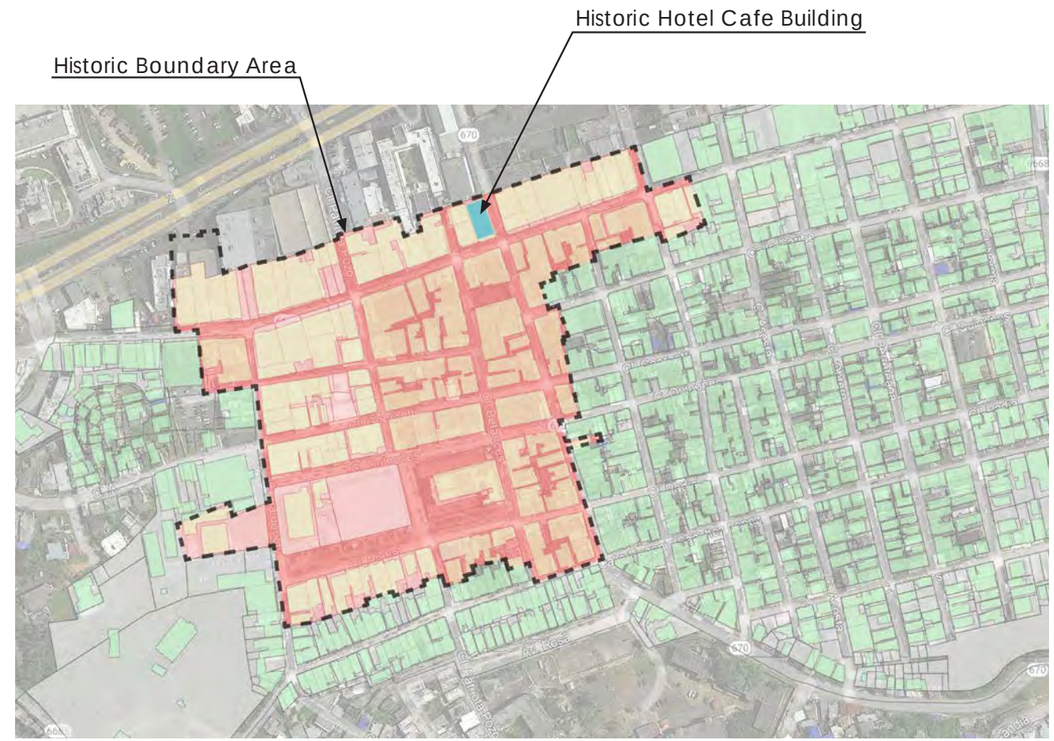
ECo
LANDSCAPE + ARCHITECTURE + ENGINEERING

Existing Building

General Project Scope & Description

The Antiguo Hotel Café will become the new Center for Collaboration, Knowledge, Ideas and Innovation. This facility is located in the corner of Paseo de Atenas and Calle Inmaculada, in the late 1800's building previously known as the Hotel Café. Additionaly, the structure is located within the Manati Historic Zone. The Innovation Center will provide an environment where people can gain the skills required to succeed in today's challenging world. The visitors will find a lounge style e-office with diverse individual and small group stations. The Innovation Center will have two floors with different areas that the community can use. The facilities will have high-speed Wi-Fi, technological and telecommunications infrastructure that will include a printer, scanner, photocopier, and training programs that will promote innovation. The spaces in the Innovation Center can be used by local residents, non-local residents, non-profit organizations, freelancers and entrepreneurs. Currently, the Municipality holds a collaboration agreement with Engine 4 and Foundation for Puerto Rico, who will be both helping implement the programs and providing the technology for this new Innovaiton Center.

Existing Historic Building Exterior Photo
Source: ECo



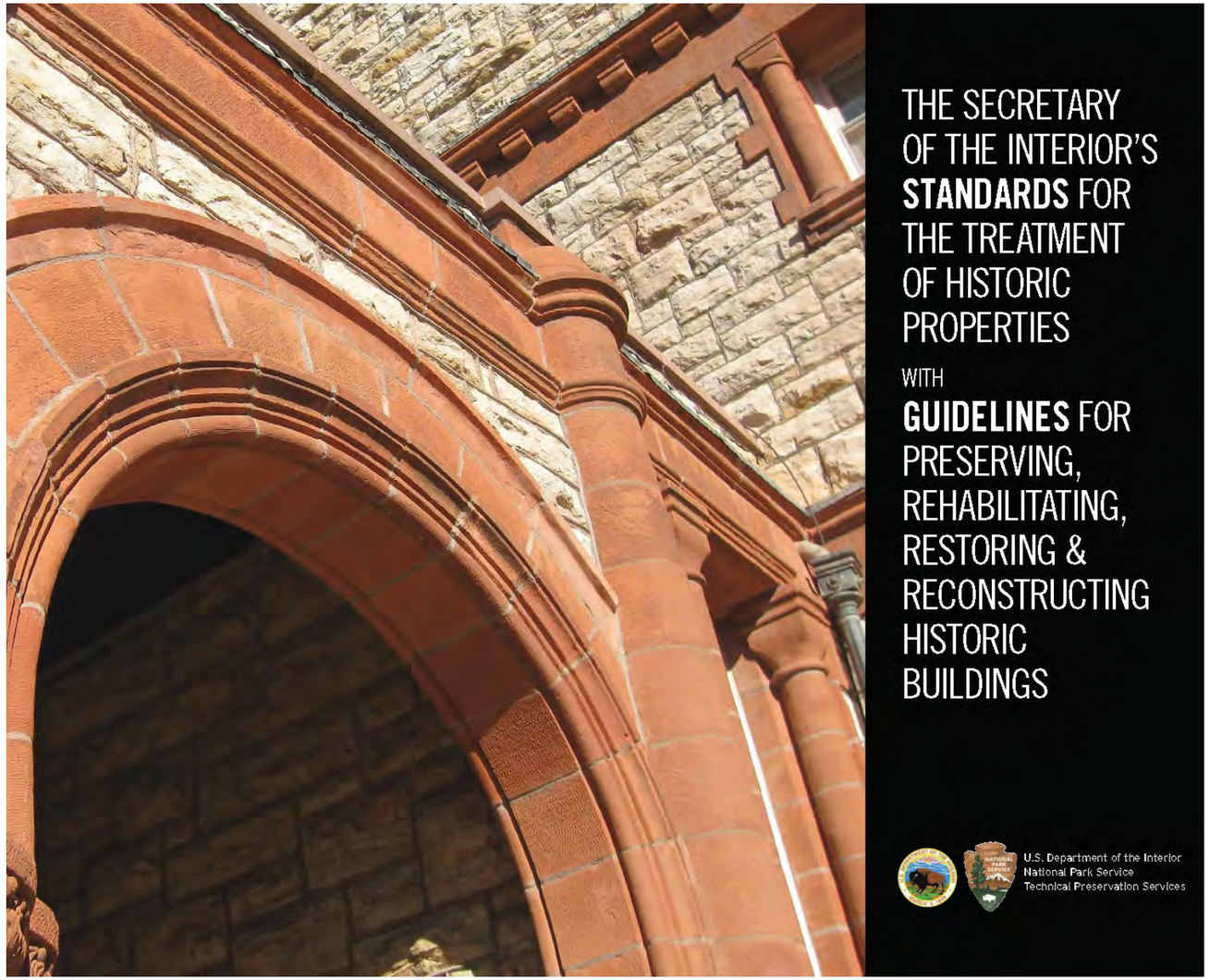
Manatí Context Map
Source: Municipality of Manatí (GIS Basemaps + Google Earth)

Specific Challenges & Objectives

The current building's state of disrepair presents several challenges to implement the various improvements necessary for its intended future use. While some of the main structural components seem stable for reuse, all of the wood components, both structural, spatial and ornamental, are compromised to several degrees. Equally the building's roof is extensively damaged. Additionally, there are no mechanical, electrical or technological systems present in the building that would allow for future use.

The building was built in the late 1800s, as a result of this, any intervention in this property and its historical context must comply with the Secretary of Interior's Standards for the Treatment of Historic Properties (SOI's Standards) and will also require consultation and endorsements from the the PR State Historic Preservation Ofice (PRSHPO) and The Institute of Puerto Rican Culture (ICP). Additional permit requirements will be the ones stated in the current Puerto Rico Joint Regulation (Reglamento Conjunto 2020).

The main architectural objective of this project will be to preserve the historic shell and architectural features that are of significant value and in a recoverable state, and add the necessary systems and components that will allow its future intended use. With this process, all interventions will add functionality, resiliency and sustainability measures according to current standards.



The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstruction
Source: U.S. Department of the Inteior National Park Service Preservation Services

"The Secretary of the Interior's Standards for the Treatment of Historic Properties address four treatments: preservation, rehabilitation, restoration, and reconstruction. As stated in the regulations (36 CFR Part 68) promulgating the Standards, "one set of standards …will apply to a property undergoing treatment, depending upon the property's significance, existing physical condition, the extent of documentation available, and interpretive goals, when applicable. The Standards will be applied taking into consideration the economic and technical feasibility of each project." These Standards apply not only to historic buildings but also to a wide variety of historic resource types eligible to be listed in the National Register of Historic Places. This includes buildings, sites, structures, objects, and districts."

Instroduction - Using the Standards and Guidelines for Preservation, Rehabilitation, Restoration, and Reconstruction Projects [pg. 2]
Source: U.S. Department of the Inteior National Park Service Preservation Services

"**Preservation** is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. However, new exterior additions are not within the scope of this treatment. The Standards for Preservation require retention of the greatest amount of historic fabric along with the building's historic form."

"**Rehabilitation** is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character."

"**Restoration** is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project. The Restoration Standards allow for the depiction of a building at a particular time in its history by preserving materials, features, finishes, and spaces from its period of significance and removing those from other periods."

"**Reconstruction** is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location. The Reconstruction Standards establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes."

Instroduction - Using the Standards and Guidelines for Preservation, Rehabilitation, Restoration, and Reconstruction Projects [pg. 2-3]
Source: U.S. Department of the Inteior National Park Service Preservation Services

Choosing an Appropriate Treatment for the Historic Building

"The Guidelines are intended to promote responsible preservation practices that help protect the nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But, once a treatment is selected, the Standards and Guidelines provide a consistent philosophical approach to the work. Choosing the most appropriate treatment for a building requires careful decision making about a building's historical significance, as well as taking into account a number of other considerations:"

Level of Significance

"National Historic Landmarks, designated for their "exceptional significance in American history," and other properties important for their interpretive value may be candidates for Preservation or Restoration. Rehabilitation, however, is the most commonly used treatment for the majority of historic buildings Reconstruction has the most limited application because so few resources that are no longer extant can be documented to the degree necessary to accurately recreate the property in a manner that conveys its appearance at a particular point in history."

Physical Condition

"Preservation may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. If the building requires more extensive repair and replacement, or if alterations or a new addition are necessary for a new use, then Rehabilitation is probably the most appropriate treatment."

Proposed Use

"Many historic buildings can be adapted for a new use or updated for a continuing use without seriously impacting their historic character. However, it may be very difficult or impossible to convert some special-use properties for new uses without major alterations, resulting in loss of historic character and even integrity."

Codes and Other Regulations

"Regardless of the treatment, regulatory requirements must be addressed. But without a sensitive design approach such work may damage a building's historic materials and negatively impact its character. Therefore, because the ultimate use of the building determines what requirements will have to be met, some potential uses of a historic building may not be appropriate if the necessary modifications would not preserve the building's historic character. This includes adaptations to address natural hazards as well as sustainability."

Choosing an Appropriate Treatment for the Historic Building [pg. 3]
Source: U.S. Department of the Inteior National Park Service Preservation Services

Level of Significance

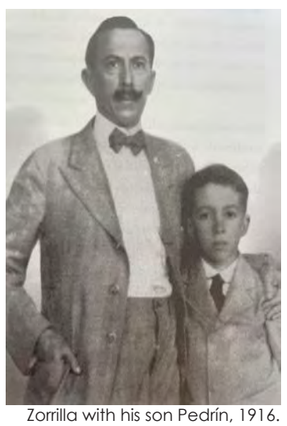
Building History

The Old Hotel Café Central building was originally built in the **late 1800s showing Spanish Colonial Architecture** and late 19th century Spanish masonry technology commisioned by **Enrique Zorrilla**. At this time, Manatí functioned as an important distribution center for the coffee industry and the Zorrilla family business was a **coffee storehouse**. Coffee was brought from Ciales, Morovis, Jayuya and other mountain towns, and it was distributed to neighboring towns on the north coast.

After experiencing an economic boom by the end of the XIX century, the coffee industry received a hit by both the arrival of North Americans in 1898 and Hurricane San Ciriaco in 1899. Trade shifted from coffee to tobacco. Since thier arrival, the US Government considered tobacco an essential complement to coffee farms. Manatí transformed into an important commercial and transportation center. The Zorrilla family business served as an intermediary for the tobacco trade between towns from the interior of the island and cities from the coast.

The Old Hotel Café Central, initially known as Hotel Comercio, was built by Enrique Zorrilla, second generation of the Zorrilla family. Following his Father's footsteps, at a young age he was part of the family's warehousing and distribution business, originally for coffee goods and later for tobacco. In the second decade of the 20th century his main business consisted on the importing of trucks, cars and tires, where he began as a minority shareholder and later he became a partner.

Enrique Zorrilla, 1920.



Zorrilla with his son Pedrín, 1916.

Source: Un Poeta en la Atenas de Puerto Rico [Luis de Arrigoitia]

Hotel Comercio, located at Mckinley Street & built by Enrique Zorrilla
Source: Un Poeta en la Atenas de Puerto Rico [Luis de Arrigoitia]

Hotel Comercio, view from the interior, 1910.
Source: Puerto Rico Historic Building Drawings Society

Parade and political rally at Mckinley Street, 1930.
Source: Las Elecciones en el Pueblito [José Alegría]

Enrique also became a poet. His poems make up a total of one hundred compositions. Its chronologically verified production extends from the year 1910 to the year 1924. Enrique Zorrilla reached his moment of greatest recognition in the decade of the nineteen tens, when he recieved prizes for his compositions *Flor de Carne*, *Suenos de Gesta* and *Cetreria de Amor* were awarded prizes in Bayamon [1910], Mayaguez [1912] and San Juan[1913], where he won Los Juegos Florales. These games, whose celebration dates back to the times of the Roman Empire, consist of about six days of celebration between April and May in our calendar, in which competitions are held in poetry, oratory and music. After several years, he returned to receive a honorable mention at the Puerto Rican Athenaeum in 1920 for his *Madrigal Huerto en Flor*.

It should be noted that **Enrique Zorrilla is the father of Pedrín Zorrilla, also known as "El Cangrejo Mayor" and "Mr. Baseball"**. Known for his significant contributions to the puerto rican semi-professional baseball league, specially as a founding member of "Los Cangrejeros" team from Santurce. Pedrín was educated in Harrisburg Military Academy and Rock Hill College in Maryland. He returned to the island to work with his father Enrique in their car sales business. This did not stop Pedrín from playing baseball in his native town, Manatí. He stood out as a pitcher, a 2nd base player and as a home run hitter. Pedrín was in charge of hiring some of the best players of the Negro League Baseball to play with Los Cangrejeros. He also stands out as a baseball scout for the New York Giants, the San Francisco Giants and The Chicago Cubs.

Due to his business, his father Enrique eventually moved to Santurce and ended up renting their building which was converted into "El Hotel Comercio" and later transformed into the "Hotel Café Central '' which stood in operation for many years. **By the end of the 20th century the structure was converted into a well-known shoe store called Almacenes González**.

The building is located within the Manatí Historical District. This **property is not individually listed** or designated in the National Register of Historic Places (RNLH, abbreviation in Spanish), nor in the Register of Historic Sites and Zones of the Puerto Rico Planning Board (RSZH-PR, abbreviation in Spanish). **The property to be evaluated is not identified in the inventory/survey of eligible properties in PR-SHPO but it does appear in the inventories/surveys of the Instituto de Cultura Puertorriqueño and the municipality of Manatí, as property of historical-architectural-cultural significance and eligible property within the listed Manatí Historic Zone (JPH-2)**. In addition, the property is considered individually eligible to the RNLH and to the RSZH-PR. The Manatí Municipality has 5 properties listed in the National Register of Historic Places. The majority of these properties are located within the urban Historical Zone. These are the historical buildings already registered:

- The Brunet–Calaf Residence
- The Iglesia de Nuestra Señora de la Candelaria y San Matías
- La Colectiva Tabacalera
- Hacienda Azucarera la Esperanza
- Plaza del Mercado de Manatí

Therefore, any intervention with the Old Hotel Café Central building and its historical context should comply with the Secretary of Interior's Standards for the Treatment of Historic Properties (SOI's Standards).

Physical Condition Assessment

The building's physical condition has been assessed thoroughly. We've created a matrix, similar to the one portrayed in the "Final Guidelines on evaluating deteriorated, Damaged, or Previously Altered Buildings within registered Historic Districts" memorandum issued in March 1986 to all USDoI regional directors and offices. Our Matrix evaluated the building in the categories:

- Building Setting and Context
- Building Exterior
- Exterior Walls (per building elevation)
- Roof
- Doors and Windows (per wall)
- Building Interior
- Structural System
- Partitions
- Ceilings
- Mechanical and Electrical Systems
- Features and Finishes
- Building Site

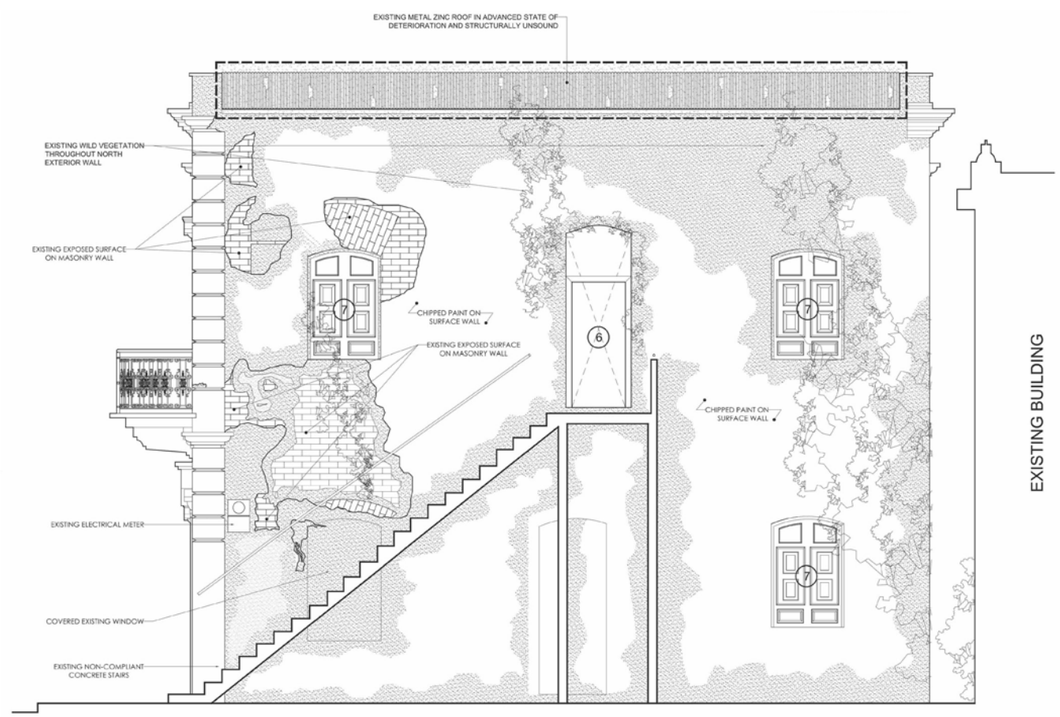
Building / Setting Component	Condition					Comment / Description	Project Approach
	Intact	Moderately Deteriorated	Severely deteriorated	Missing	N/A		
Building Setting / Context	☐	☑	☐	☐	☐	The building is located within the Historic District of Manati's Urban Center. This building was built in the late 1800's as commisioned by Enrique Zorrilla, a well known local businessman. The building's architecture is representative of its time, although there is evidence of major alterations throughout its lifetime. The surrounding context, mainly in Paseo de Atenas St., houses buildings from many different epochs and styles, and in varying conservation states.	The buildings scale andThe building's scale and exterior appearance should be preserved. For the most part the building's integrity of appearance, materiality, design, setting and both physical and historic context, seems to be balanced. It is only when viewed through a thorough analytical lens that some incongruences, such as location of some face elements, or the condition of doors and windows, become evident and will trigger the replacement or addition of new elements. There is significant damage to all the interior components, both the historic and the non-historic ones. Most of these will need replacement and or extensive repairs.

Physical Condition Assessment

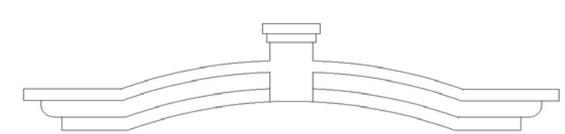
Building Exterior							
Exterior Wall - North (Rear)							
Structural Integrity / Cracks	☐	☐	☑	☐	☐	The wall shows deterioration signs. A stair that is currently the only conection to the second story takes up most of this yard's space and makes up a significant portion of the facade. Profuse vegetation is growing from the wall surface.	Remove exterior stair. Remove vegetation.
Plaster	☐	☐	☑	☐	☐	Plaster is severeley deteriorated, mainly due to vegetation growth on the surface.	Repair plaster.
Top Cornice	☐	☐	☐	☐	☑		No Action Needed
Door Cornice	☐	☐	☐	☐	☑		No Action Needed
Wall Ornament/Trim	☐	☐	☐	☐	☑		No Action Needed
Form (Height / Width)	☐	☐	☐	☐	☑	The wall is rectangular in shape. It is about three feet lower than the south wall.	No Action Needed
Form (Opening Pattern)	☐	☐	☑	☐	☐	Most openings have been closed over time, except for a door and a window on the second floor.	Where Possible keep existing openings.
Metalwork	☐	☐	☐	☐	☑		No Action Needed

EXISTING CONDITION NOTES:

1. EXISTING IRON GATED WINDOW
2. EXISTING IRON GATED WINDOW WITH GLASS
3. EXISTING WOODEN DOOR WITH IRON GATED WINDOW AND GLASS
4. EXISTING ALUMINUM DOOR WITH GLASS AND ORNAMENTAL IRON GATE
5. EXISTING ROLL UP ALUMINUM DOOR
6. EXISTING DAMAGED OR MISSING WOODEN DOOR
7. EXISTING DAMAGED OR MISSING WOODEN WINDOW



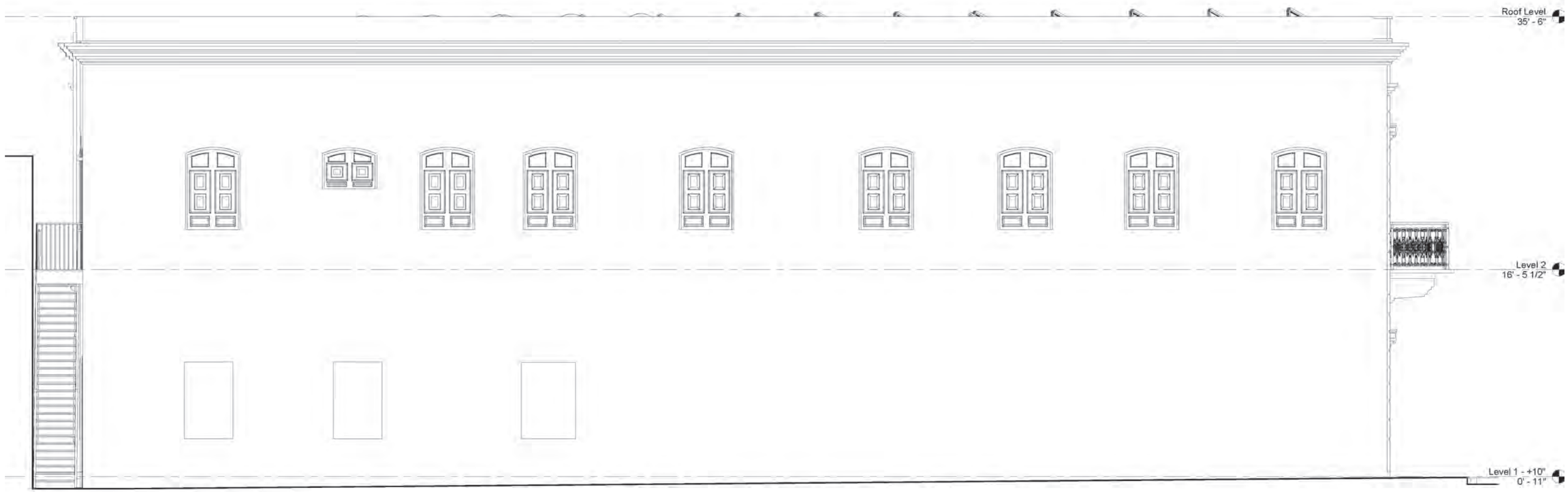
Exterior Wall - East (Side)							
Structural Integrity / Cracks	☐	☑	☐	☐	☐	This wall shows damage on one side of the overhanging balcony. The northern half of the facade appears to have been either built as an addtion or was significantly modified, although no record of either are known to exist. A portion of the façade, lower northern quadrant, does not match in design or layout, with the rest of the façade. The second-floor balcony above this area shows significant structural deficiencies that have also, apparently, been tried to repair over time with an eclectic collection of steel beams that have perforated, and damaged, the historic wall. First floor cornices on this segment of the facade are also different in form to those on the rest of the building.	Remove damaged Balcony and Lower wall. Provide new element that harmonizes with historic components.
Plaster	☐	☑	☐	☐	☐	There is little damage to the exterior plaster.	Repair where needed.
Top Cornice	☐	☑	☐	☐	☐	There is littel damage to the top cornice.	Repair where needed.
Wall Ornament/Trim	☐	☑	☐	☐	☐	While in good shape, first story wall trims have been altered. historical photos show trim had a similar design to the second story.	Repair trim on second story. Replace first story trim with a historically accurate one.
Form (Height / Width)	☐	☐	☐	☐	☑	Facade is roughly 35'w x 100'h	No Action Needed
Form (Opening Pattern)	☐	☑	☐	☐	☐	The East façade has eight (8) equidistant and similarly sized doors on the second floor. The southern half of the first floor follows this pattern, while the northern half of the first floor has only three doors, one of different size, and does not follow the same pattern or design. This appears to have been modified at some point during the building's history.	Remove and replace non-conforming segments and replace with new elements.
Metalwork	☐	☑	☐	☐	☐	The upper balcony has a metal railing. This railing has been modified over time to add height with non-historic or design sensitive parts. Some balusters are missing.	Missing items should be replaced with recovered ones from the segment of the balcony to be removed. The modifications added to the railing should be removed. To add compliant height, either the entire railing should be raised or a separate guard be added behind.



AS5 FIRST FLOOR DOOR CORNICE

Exterior Wall - South (Front)							
Structural Integrity / Cracks	☐	☑	☐	☐	☐	The South or Front Wall shows very little damage. Some railing elements are missing and paint is delaminated. This wall has a non-historic telephone sign attached to it and several pipes and a security fence added to the westernmost side.	Restore damged elements of wall.
Plaster	☐	☑	☐	☐	☐	Plaster is missing on the lower cornenr of the second floor trim.	Repair where needed.
Top Cornice	☐	☑	☐	☐	☐	Top cornince needs repair on the eastermost corner	Repair where needed.
Door Cornice	☐	☑	☐	☐	☐	Door cornices are made of wood. Some show more significant damage than others.	Repair or Replace with equal where needed
Wall Ornament/Trim	☐	☑	☐	☐	☐	While in good shape, first story wall trims have been altered. historical photos show trim had a similar design to the second story.	Repair trim on second story. Replace first story trim with a historically accurate one.
Form (Height / Width)	☐	☐	☐	☐	☑	This facade is roughly 44'w x 35'h	No action required
Form (Opening Pattern)	☐	☐	☐	☐	☑	This façade has four equidistant openings in both floors.	No action required
Metalwork	☐	☑	☐	☐	☐	The upper balcony has a metal railing. This railing has been modified over time to add height with non-historic or design sensitive parts. Some balusters are missing.	Missing items should be replaced with recovered ones from the segment of the balcony to be removed. The modifications added to the railing should be removed. To add compliant height, either the entire railing should be raised or a separate guard be added behind.

Exterior Wall - West (Rear-side)			
Structural Integrity / Cracks	☐ ☐ ☐ ☐ ☑	Limited access to the side yard have impeded thorough review of exterior wall state. Interior assessments show no major structural damage.	Repair as needed. Further assesment required during construction.
Plaster	☐ ☑ ☐ ☐ ☐	Some damage expected, must be further evaluated during construction	Repair where needed.
Top Cornice	☐ ☑ ☐ ☐ ☐	Some damage expected, must be further evaluated during construction	Repair where needed.
Door Cornice	☐ ☐ ☐ ☐ ☑	Unkown if present.	Repair where needed.
Wall Ornament/Trim	☐ ☐ ☐ ☐ ☑	Unkown if present.	Repair where needed.
Form (Height / Width)	☐ ☐ ☐ ☐ ☑	Facade is roughly 35'w x 100'h	No action required
Form (Opening Pattern)	☐ ☐ ☐ ☐ ☑	Three openings on the northwest corner of the first floor remain open, while all others have been permanently closed. Nine window openings exist on the second floor. There is no evident distribution pattern.	the property line is located from 1 foot to 3 feet from the wall. To comply with Civil Code requirements no opening should allow visibility to this side of the building. Forsted Glass, high windows or window closures should be considered for this side.
Metalwork	☐ ☐ ☐ ☐ ☑	Some "modern" security fencing has been placed on first floor openings.	Remove fencing.

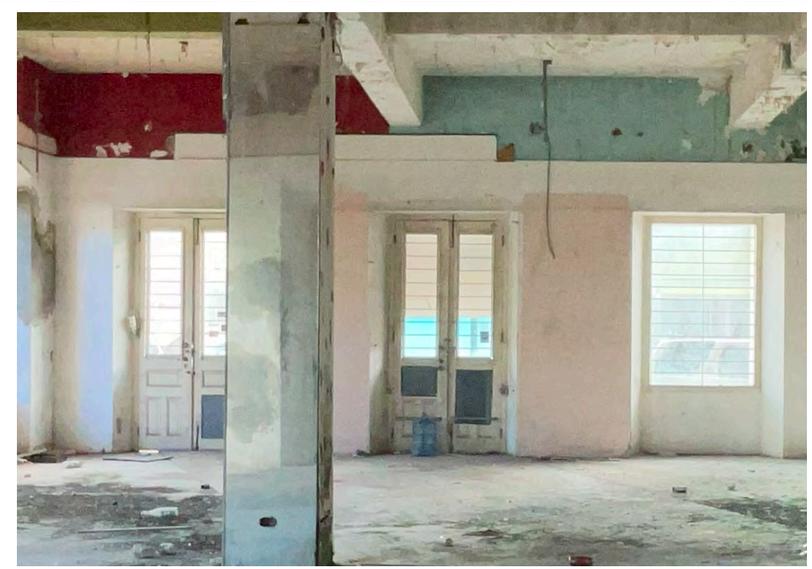


Roof			
Structural Integrity / Cracks	☐ ☐ ☑ ☑ ☐	The roof is built with lumber joist and metal corrugated panels with one continuos slope from the South (front) facade to the North (rear) faceade. The metal roof has corroded significantly and allowed water to prenetrate the building. The building interior is now mostly open to the elements. All parts of the roof are structurally compromised and some panels are missing.	This roof must be removed and replaced.

Doors and Windows							
North							
First Floor - Doors	☐	☐	☐	☐	☑	All openings on the first floor have been closed.	Open one door for emergency exit use.
First Floor - Windows	☐	☐	☐	☐	☑		
Second Floor - Doors	☐	☐	☐	☑	☐	One opening is still in use at the top of the stairs. Door and Frame are not present.	Door will no longer serve a purpose in proposed design, replace with window opening.
Second Floor - Windows	☐	☐	☑	☑	☐	Two window openings are present and open. Wood Frames and Windows are severely damaged or not present.	Remove and replace with new design.

East							
First Floor - Doors	☐	☐	☑	☑	☐	The East Façade hosts 7 door openings, the southernmost 5 have been modified and no longer have doors. The first three feet have been walled and the upper segment has a security metal fence. The sixth door in this sequence now has a metal roll-up door, and the northernmost door, completely different in size to the other six, is made from aluminum storefront components that do not match any other element in the building.	Remove all elements on door opening and replace with a new door that harmonizes with the building's design and aesthetic.
First Floor - Windows	☐	☐	☐	☐	☑	There are no windows in this facade	No action required
Second Floor - Doors	☐	☐	☑	☐	☐	This second-floor hosts 8 door openings. These all have wood doors present in the openings. All of them show several levels of deterioration; all of them are broken. It is unclear if these are the original doors or not, although historical photos show a similar design.	Remove all elements on door opening and replace with a new door that harmonizes with the building's design and aesthetic. Salvage wood door to be used as sculptural-record piece inside the building.
Second Floor - Windows	☐	☐	☐	☐	☑	There are no windows in this facade	No action required

South							
First Floor - Doors	☐	☐	☐	☑	☐	The South façade has 4 door openings on the first floor, two of which are walled to three feet. The original doors are missing and the ones in place bear no historical significance.	Remove all elements on door opening and replace with a new door that harmonizes with the building's design and aesthetic.
First Floor - Windows	☐	☐	☐	☐	☑	There are no windows in this facade	No action required
Second Floor - Doors	☐	☐	☑	☐	☐	This second-floor hosts 4 door openings. These all have wood doors present in the openings. All of them show several levels of deterioration; all of them are broken. It is unclear if these are the original doors or not, although historical photos show a similar design.	Remove all elements on door opening and replace with a new door that harmonizes with the building's design and aesthetic. Salvage wood door to be used as sculptural-record piece inside the building.
Second Floor - Windows	☐	☐	☐	☐	☑	There are no windows in this facade	No action required



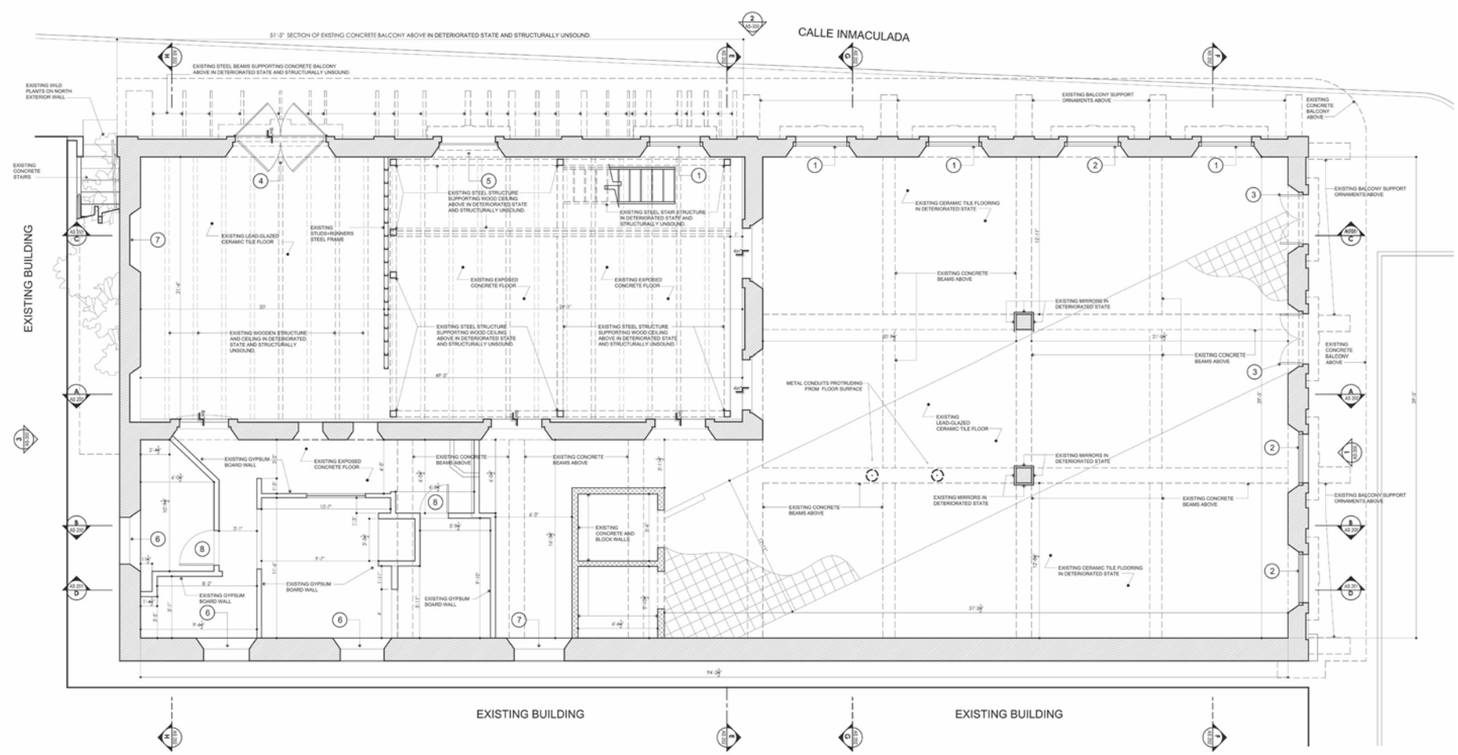
West							
First Floor - Doors	☐	☐	☐	☐	☑	There are no doors on this façade.	No action required
First Floor - Windows	☐	☐	☐	☑	☐	There are three window openings in this façade, some have part of the wood members in place, but are severely damaged.	The property line is located from 1 foot to 3 feet from the wall. To comply with Civil Code requirements no opening should allow visibility to this side of the building. Forsted Glass, high windows or window closures should be considered for this side.
Second Floor - Doors	☐	☐	☐	☐	☑	There are no doors on this façade.	No action required
Second Floor - Windows	☐	☐	☑	☑	☐	There are nine (9) windows in this façade. Some remain in place, but are severely damaged.	The property line is located from 1 foot to 3 feet from the wall. To comply with Civil Code requirements no opening should allow visibility to this side of the building. Frosted Glass, high windows or window closures should be considered for this side.

Physical Condition Assessment

Building Interior							
Structural system							
Structural Walls - Perimeter	☐	☑	☐	☐	☐	Perimeter wall shows very little damage and are built out of clay brick masonry. Some alterations are visible on the northeastern side where several steel beams crossed the wall to support and keep the balcony on the second floor in place.	The northeast balcony overhang must be removed. Addtionally the first floor wall shall be replaced by a new structure that harmonizes with the rest of the façade and provides structural support to the damaged wall.
Structural Walls - Interior	☐	☐	☐	☐	☐	The interior structural walls on both floors display exterior ornamental trimwork similar to exterior walls towards the northeast quadrant of the building. On the first floor, some opeings have been closed with drywall additions.	
Structural Columns	☐	☑	☐	☐	☐	Two interior columns serve as support for the second floor concrete slab	No action needed
Footings	☐	☐	☐	☐	☑	No exploratory studies have been performed on building footings	If necessary, addtional invasive exploratory actions must be taken when construction starts.
Floors - Concrete Slabs	☐	☑	☐	☐	☐	The southern half of the building and a small portion of the nothern half, has a concrete slab for the socnd story floor. This does not seem to be an original part of the building, although there is no record of an official remodel.	This slab will remain in place. It should be cleaned, and replastered where necessary.
Floors - Wood Joist	☐	☐	☑	☑	☐	Wood floor and wood joist on the northern half of the building shows a severe derioration and it is falling apart. It is structurally unsound.	This floor is to be removed.
Floors - Steel Reinforcement	☐	☑	☐	☐	☐	There is a steel structure on the fisrt floor that was added to porp the second floor and a mezzanine.	This structure is to be removed.

EXISTING CONDITION NOTES:

1. EXISTING IRON GATED WINDOW
2. EXISTING IRON GATED WINDOW WITH GLASS
3. EXISTING WOODEN DOOR WITH IRON GATED WINDOW AND GLASS
4. EXISTING ALUMINUM DOOR WITH GLASS AND ORNAMENTAL IRON GATE
5. EXISTING ROLL UP ALUMINUM DOOR
6. EXISTING WINDOW
7. EXISTING WINDOW OPENING
8. EXISTING WOODEN DOOR

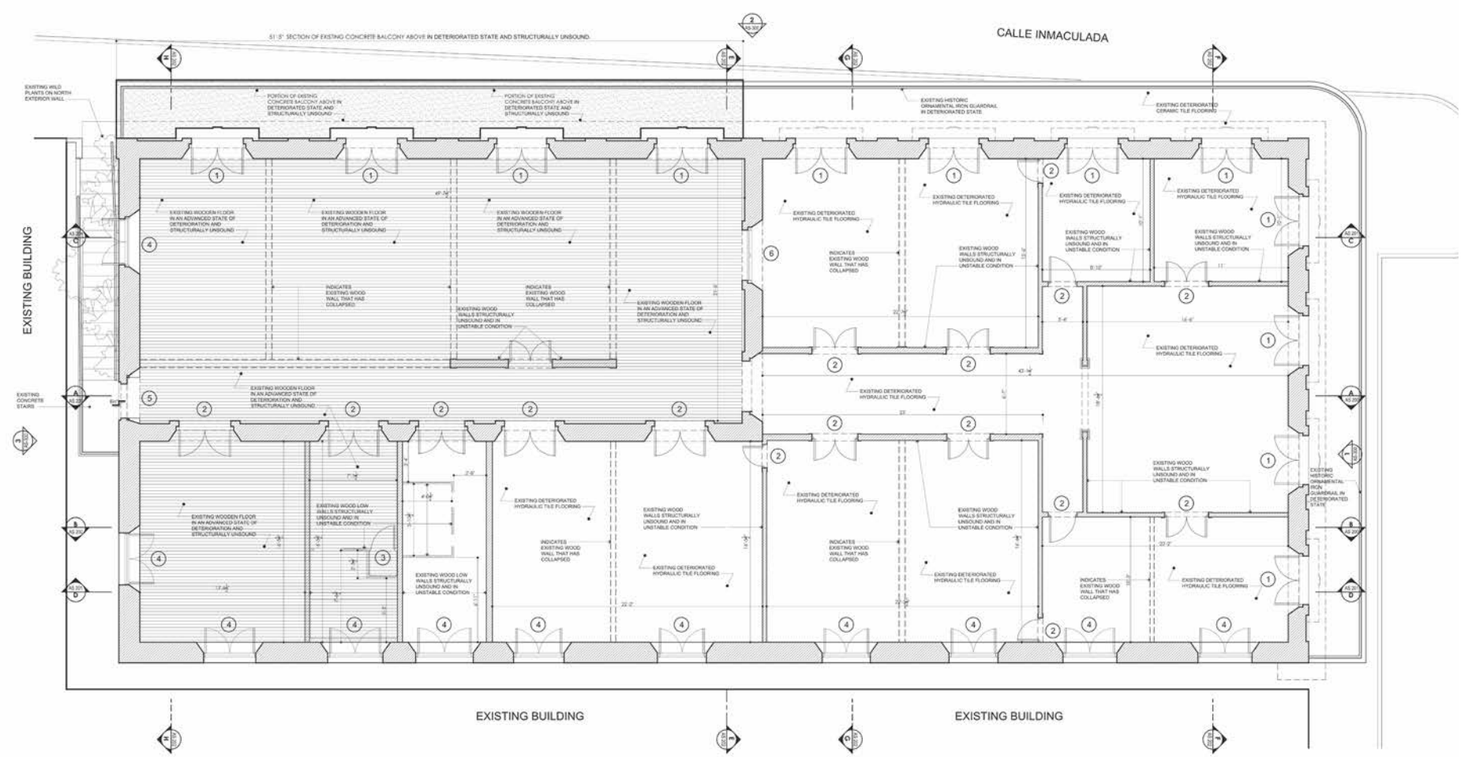


Existing First Floor Plan

Partitions							
First Floor	☐	✓	✓	✓	☐	Several partitions exisit on the first floor. Some metal studs remain from former drywall systems put in place for the Alancenes Gonzales, these are all in severely damaged and have no historical significance. Several CMU walls where built to house a couple of bathrooms, these are plastered and unpainted. There are also some drywall furring walls intalled across the first floor.	All of these non-structural partitions are to be removed to make way for the new layout and partitions.
Second Floor	☐	☐	✓	✓	☐	The second floor walls were built in wood. A section these partitions have collapsed. The ones that still in place are unstable and deteriorated. All wood partitions have tested positive for lead based paints. (LBP)	All of these non-structural partitions are to be removed. The existing arrangement will serve as a reference for the new layout and partitions.

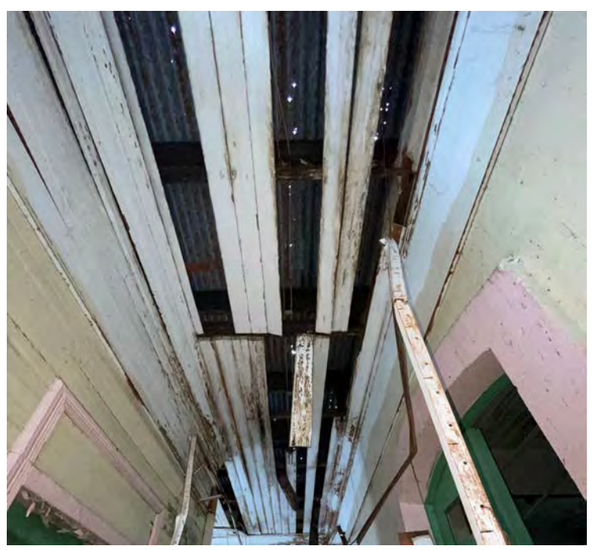
EXISTING CONDITION NOTES:

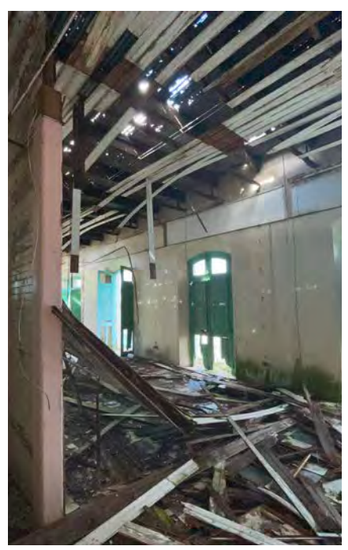
1. EXISTING EXTERIOR HISTORIC WOODEN DOOR DAMA AND IN ADVANCED STATE OF DETERIORATION
2. EXISTING INTERIOR HISTORIC WOODEN DOOR DAMA AND IN ADVANCED STATE OF DETERIORATION
3. EXISTING INTERIOR WOODEN DOOR IN ADVANCED STATE OF DETERIORATION
4. EXISTING HISTORIC WINDOW DAMAGED AND IN ADVANCED STATE OF DETERIORATION
5. EXISTING IRON GATE
6. EXISTING METAL DOOR



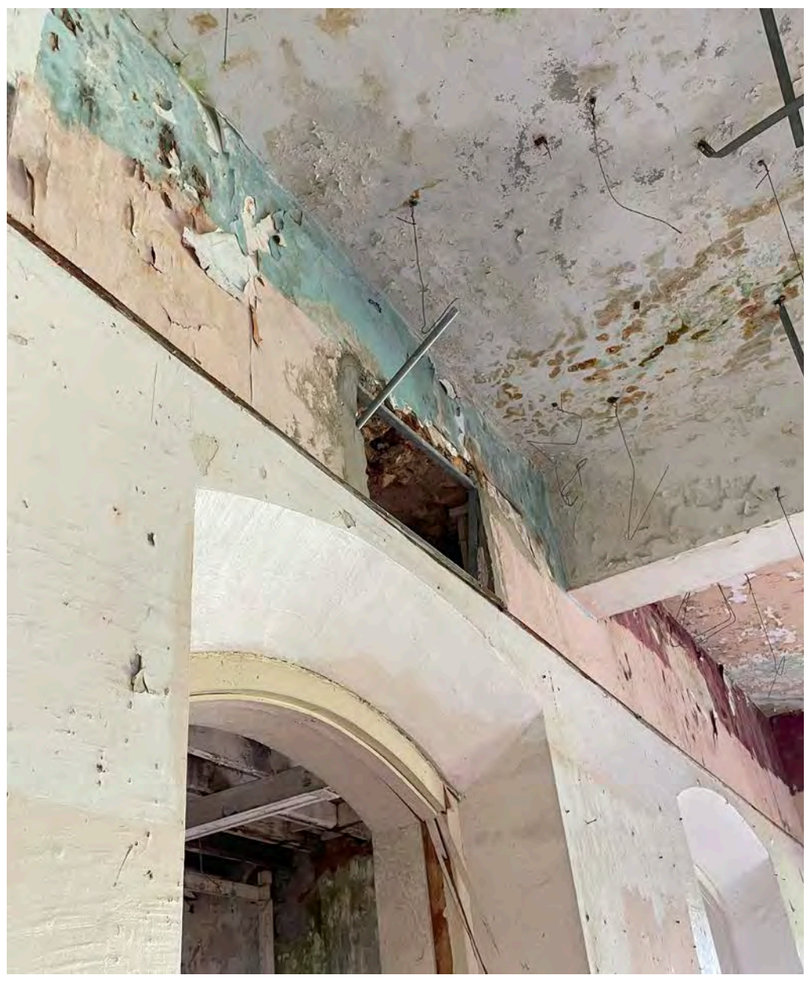
Existing Second Floor Plan

Ceilings							
First Floor	☐	☐	☑	☑	☐	Several small spaces have 2x4 ceiling structures that are severely damaged. No historic ceiling components are found on the first floor.	All ceiling components are to be removed and discarded.
Second Floor	☐	☐	☑	☑	☐	The second floor had traditional wood slat ceilings with ventilation portholes, also made out of wood. The roof openings have severely deteriorated these and they have collapsed for the most part. All wood ceilings have tested positive for LBP.	The wood material shall be salvaged and analized to see its reuse potential as either a ceiling or some other scultptural / record item in the porject.



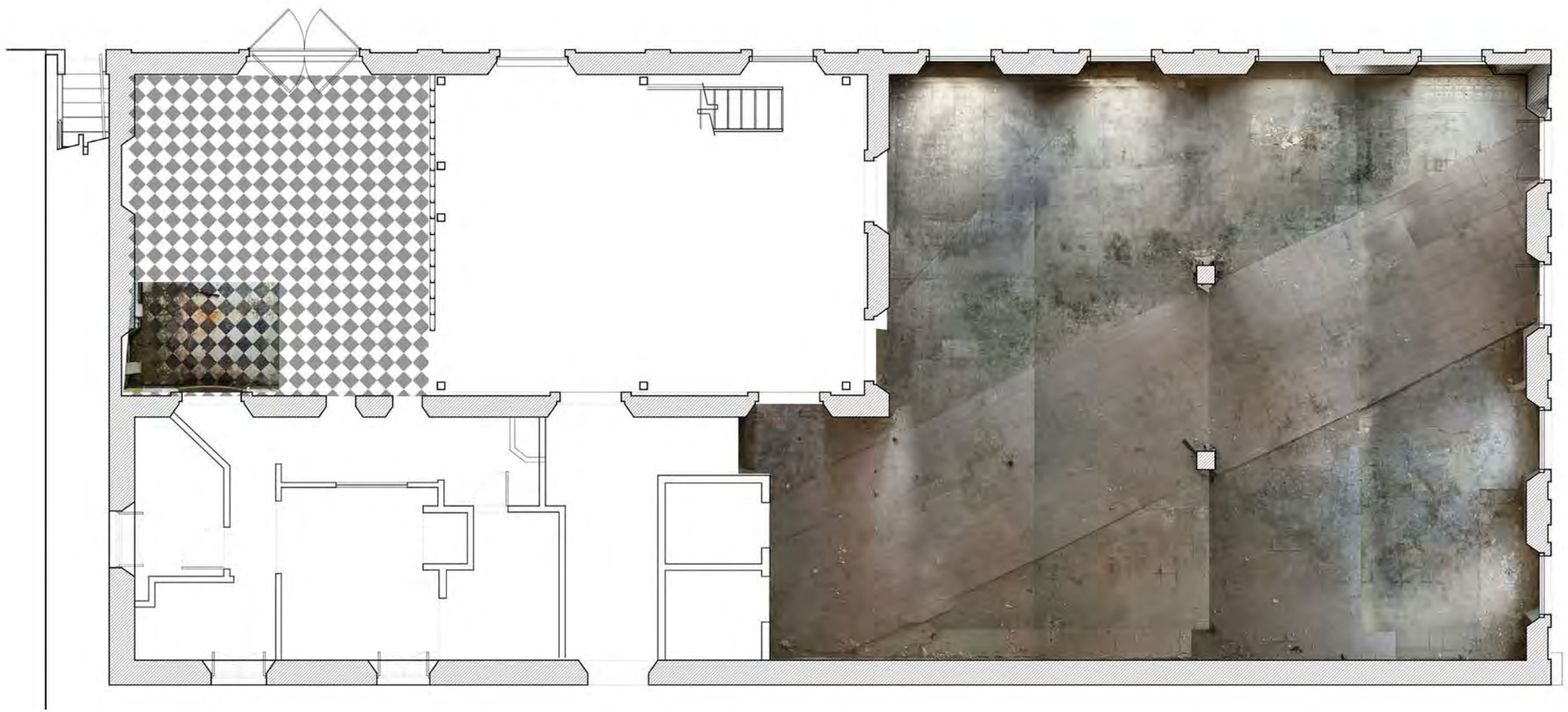


Mechanical and Electrical Systems							
First Floor - HVAC	☐	☐	☑	☑	☐	There are some vestiges of an A/C system in the first floor. Only a few ducts and some wall openings remain.	Remove any A/C Duct and mechanical equipment.
Second Floor - HVAC	☐	☐	☐	☐	☑	No HVAC system is present onf the second floor.	No Action Required
First Floor - Plumbing	☐	☐	☑	☑	☐	Some plumbing for toilets is present on the first floor.	Remove and/or abandon. new plumbing is to be installed in the required locations.
Second Floor - Plumbing	☐	☐	☑	☑	☐	Some plumbing for toilets is present on the second floor.	Remove and/or abandon. new plumbing is to be installed in the required locations.
First Floor - Electrical	☐	☐	☑	☑	☐	There are scarce electrical outlets and fixtures in the first floor.	Remove and/or abandon. new electrical conduit and fixtures are to be installed in the required locations.
Second Floor - Electrical	☐	☐	☑	☑	☐	There are scarce electrical outlets and fixtures in the second floor.	Remove and/or abandon. new electrical conduit and fixtures are to be installed in the required locations.



Features and Finishes							
First Floor - Spatial Configuration	☐	☐	☑	☑	☐	The South half of the building is an open space plan with two columns in the middle. This area is defined by three exterior walls and one interior masonry structural wall. The northern half of the building is divided into an eastern and western half by an interior structural wall. The Eastern side is now mostly an open space due to missing drywall partitions. This area's floor elevation is also lower than the rest of the building. The western half is subdivided into smaller, seemingly utilitarian, spaces, accessible from either the main southern half of the building, or the northernmost opening from the northeast half of the building.	Remove all partitions and use the main open spaces as such in the proposed rehabilitation. Use the cuerrently subdivided areas for needed utilitarian spaces.
Second Floor - Spatial Configuration	☐	☐	☑	☑	☐	While structurally divided in a similar manner to the first floor, the southernmost half of the building is divided in rooms symmetrically arranged around a main corridor that leads from the door in the north wall to a lounge area in the south wall, passing east of the dividing structural wall in the north half.	With new elements, the main spatial sequence, a north south axis and simettrically divided smaller spaces to the south, shall be preserved. The current partitions are severerly deteriorated and cannot be reused. New materials shall not try to recreate the old ones, but still be sensible to the historic context.

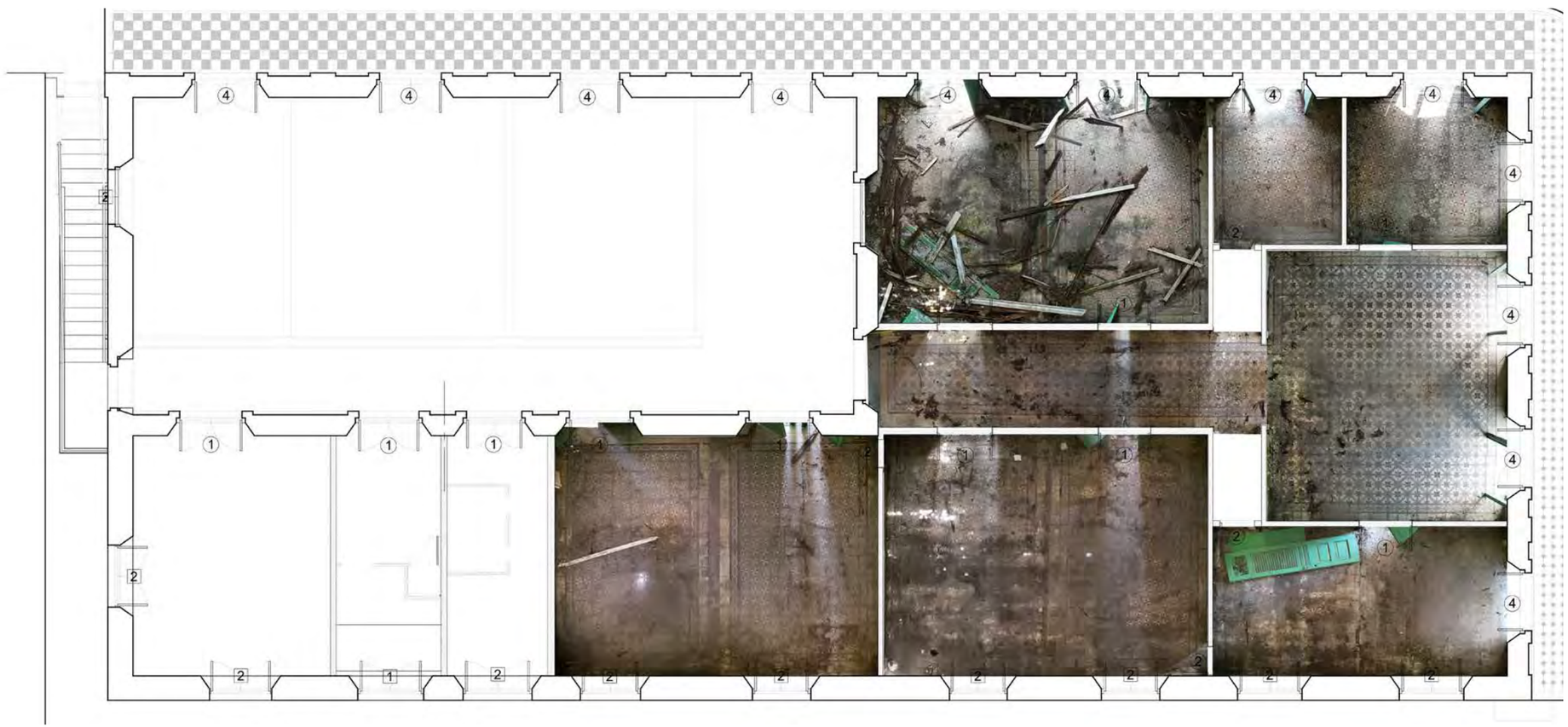
Existing First Floor Plan - Tile Mapping



Tile Detail

First Floor - Floor Finish	☐	☐	☑	☑	☐	The South half of the First Floor finish shows existing hydraulic tiles which are covered with the remanents of a cementitious material. A portion of the floor in this area shows an overlay of ceramic tile. The floor in the northeastern part of this level is few inches lower than the rest of the ground. Here, part of the flooring is missing and the other part is composed of non-historic ceramic tile.	Clean-up testing should be performed in the existing hidraulic cement tile. Is restoration is possible, then a different material shall be chosen for the rest of the flooring, while this one is preserved. If restoration is not possible, a new floor tile or finish shall be selected for the entire floor.
Second Floor - Floor Finish	☐	☑	☑	☐	☐	The South part of the Second Floor also shows a historic hydraulic tile which is moderately deteriorated. Further evaluation will be needed during construction. The northern half otf this floor was built in wood and the actual condition is structurally unsafe. This area is starting to fall apart. The flooring composition in this part of the Second Level is vinyl tile which is severely deteriorated.	The tile over the structural slab should be preserved and restored, addtional flooriing for new floors should be coordinated to harmonize with the existing historic tile.

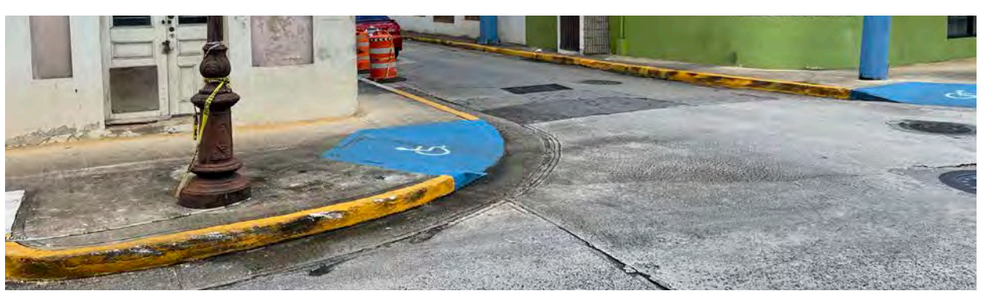
Existing Second Floor Plan - Tile Mapping

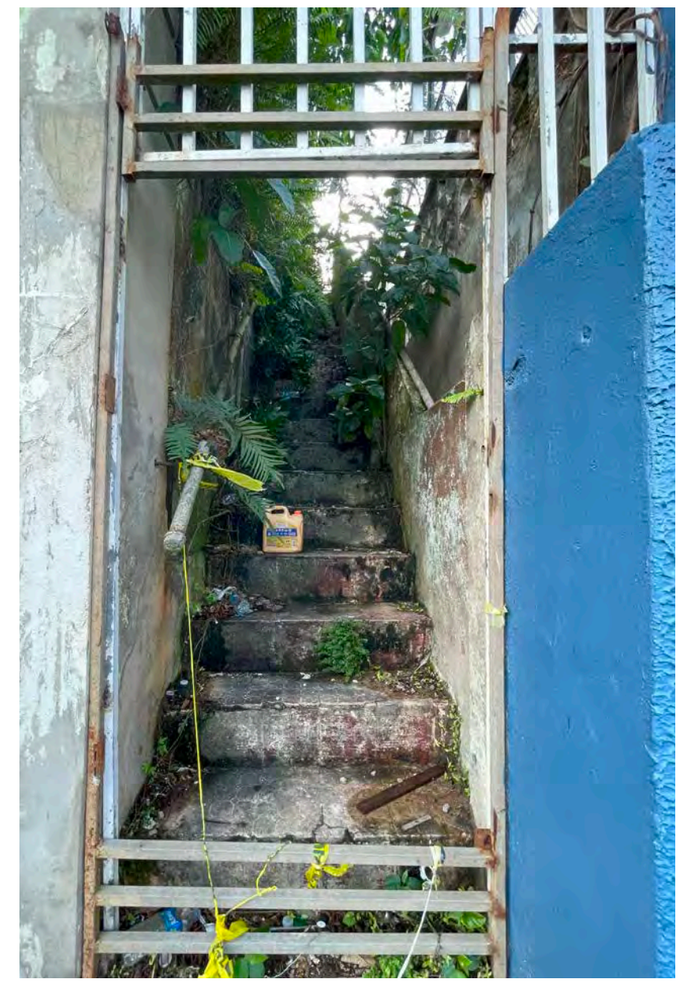


Tile Detail

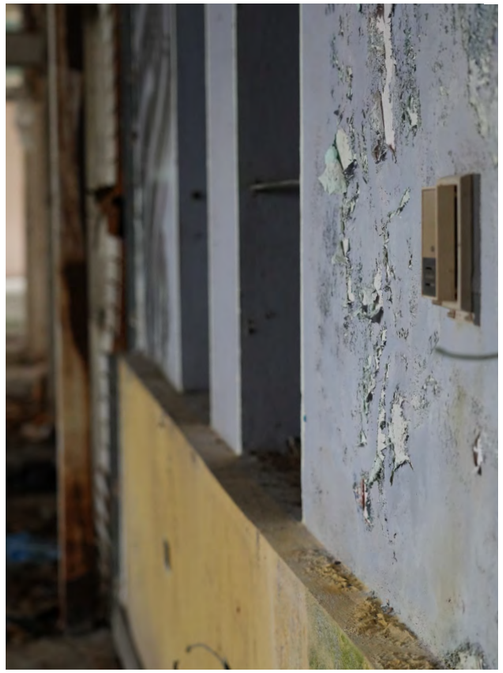
First Floor - Wall Finish	☐	☑	☑	☐	☐	There are myriad wall finishes on the first floor walls.	Historic plaster should be repaired. All other finishes should be removed and replaced or coordinated with the new added elements.
Second Floor - Wall Finish	☐	☑	☑	☐	☐	Exterior walls are plastered. There are several localized damages to the finish. Interior partitions are made of wood frame and slat construction. Because of water infiltration, these are severely damaged.	Remove and Salvage all wood partitions and detailed components. These, if posible, shall be reused in a sculptural/record element.
First Floor - Additional Features	☐	☐	☑	☐	☑	There is a steel structure that served as both a mezzanine and structural support for the second floor. Addtionally, a recent conversation with a former store employee discovered that there is a supposed basement on the northeeast corner of the building.	The steel structure is to be removed as part of the second floor wood floor demolition. Further invasive investigation is required to asses the basement extent and condition, if present.
Second Floor - Addtional Features	☐	☐	☑	☐	☐	There is an existing wooden arc feature that defines and separates the main corridor on the second floor from the lounge on the southern end.	This arch should remain as a feature element. ideally the wood is salvaged and replaced over a new structure. If materially imposible, a new element shall replace it

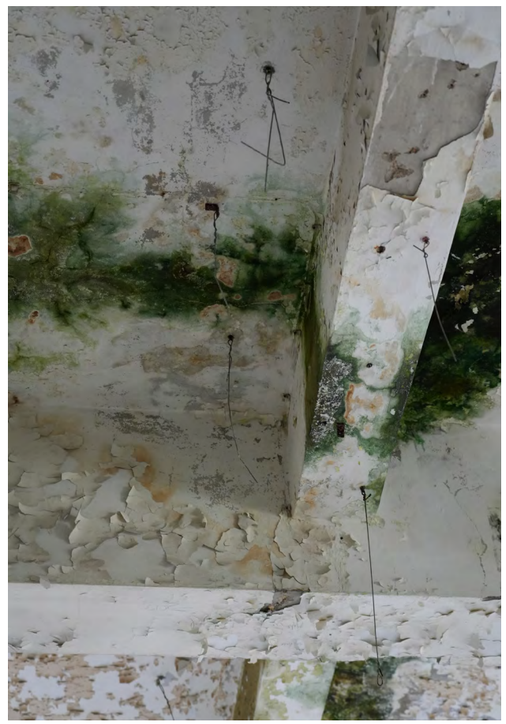
Building Site			
Setbacks	☐ ☐ ☐ ☐ ☑	The building's west side setback varies from 1 foot to about 3 feet with the neighboring property. The northern setback is less than 5 feet, but more than 3.5 feet in most cases. The east and south facades have no setback, but they are also the building frontage.	The west and north setbacks will present a challegnes when it come to complying with the PR Civil Code's "Servidumbre de Luces y Vistas" : PR Laws tit. 1, § 1773 (2019) "No se puede abrir ventanas con vistas rectas, ni balcones u otros voladizos semejantes, sobre la finca del vecino si no hay un metro y medio de distancia entre la pared en que se construyan y dicha propiedad. Tampoco pueden tenerse vistas de costado u oblicuas sobre la misma propiedad, si no hay sesenta (60) centimetros de distancia."
Street Frontage	☐ ☐ ☐ ☐ ☑	The building has frontage to Paseo de Atenas to the south and Inmaculada Street to the east. A balcony overhangs on both sides. To the northeast corner, the existing balcony is too close to an electrical post where the main connection to the grid is.	At street level, no additional action is required. The northeast corner of the blacony must be removed to comply with the electrical utility setback.

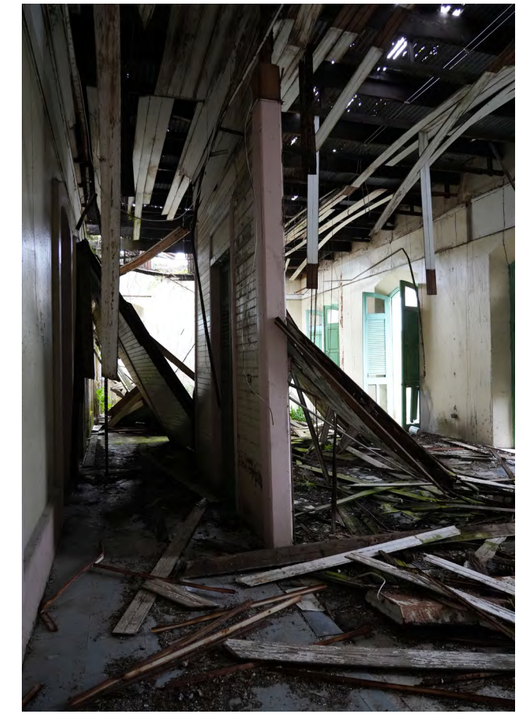




Additional Photos



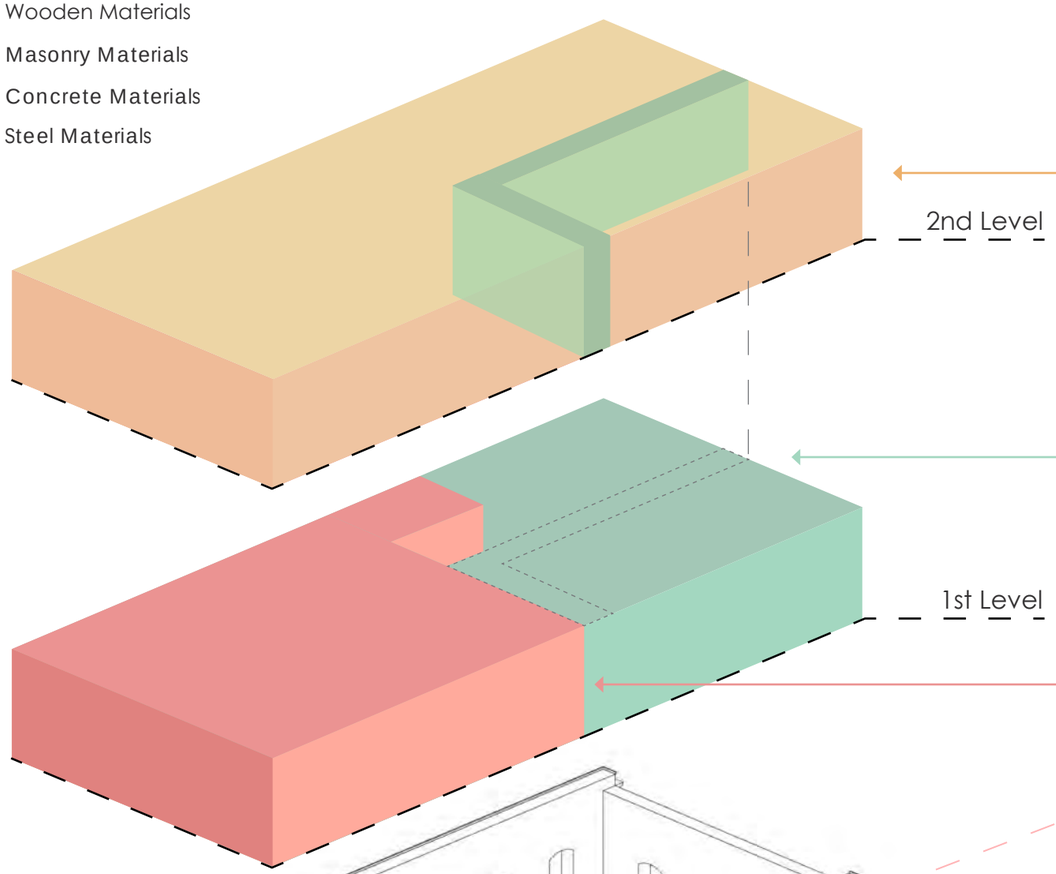


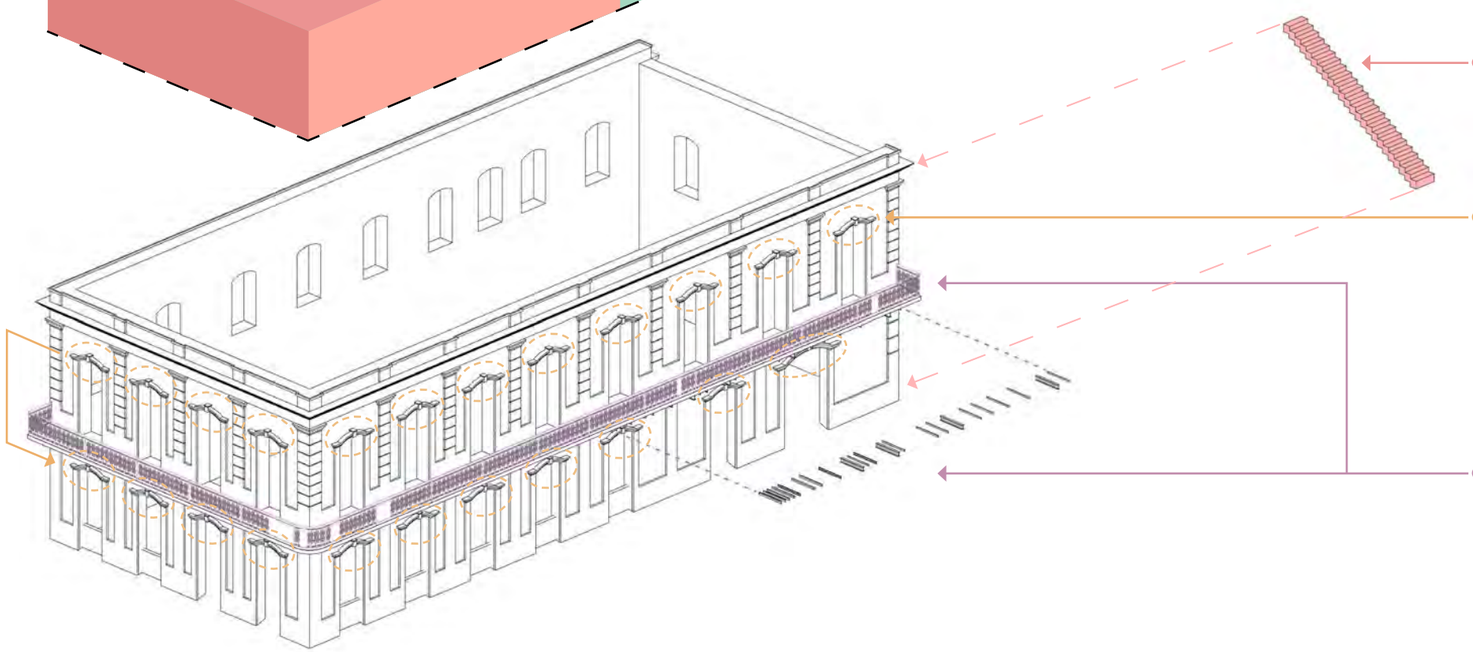


Photos of 1st & 2nd level - Hotel Café Central - 2023
Source: As-Built Plans Puerto Rico LLC

Physical Condition Assessment

- Wooden Materials
- Masonry Materials
- Concrete Materials
- Steel Materials





The Historic Hotel Cafe has a variety of building materials such as, concrete, masonry, wood and steel. Exterior walls are a combination of masonry and concrete, some ornamental woodwork. The building's 1st level, consists of concrete, masonry, and steel elements in some areas. The 2nd level contains masonry, wooden walls/ceiling and some ornamental steelwork in the balcony. This diagram demonstrates where these materials are generally located and how they relate to one another.

Interior partitions in the 2nd level of the building are mainly composed of wooden materials, iIncluding doors, window trims, and the ceiling. A fragment of masonry wall is also present, coinciding with the first level walls.

The interior walls in the 1st level are mostly composed of masonry and concrete materials. On the south-side of the building, a poured concrete structure, consisting of collumns, beams and a slab, serve as the second story floor. On the north-side of the building, the structure is mainly composed of masonry walls. It also contains an interior, steel, sub-structure [See next spread].

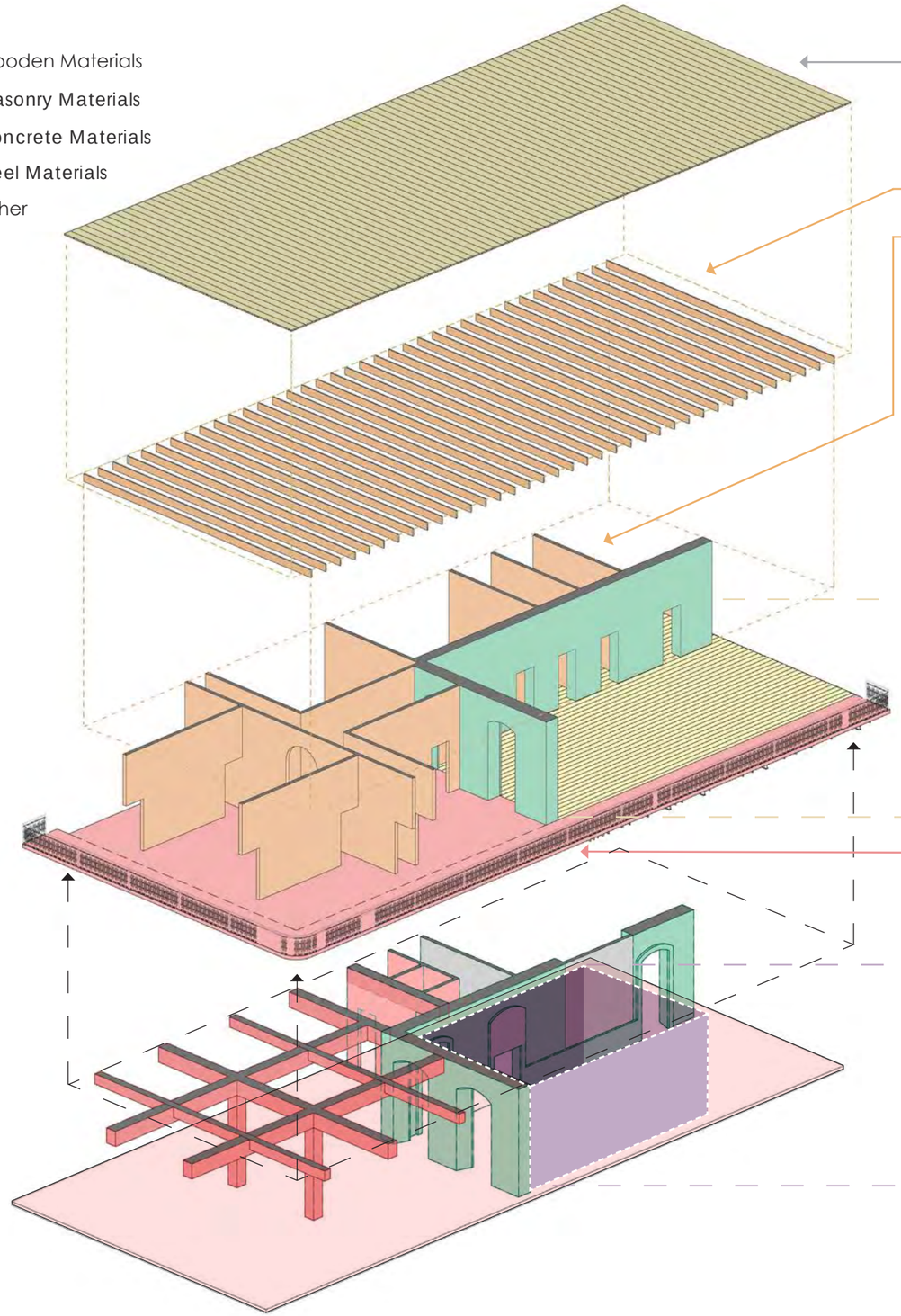
The exterior concrete stairs, on the north-side face of the building, show protruding vegetaion, making the walking surface slippery and unsafe. They are also non-compliant due to riser height and tread width.

On the exterior 1st and 2nd levels of the building, each doorway contains an ornamental wooden trim. One laerge cornice currently serves as a pigoen hotel. Some show moderate to extreme deterioration or damage.

The exterior balcony in the 2nd level has an ornamental metal guardrail. Under the balcony, a fragment of the concrete slab is reinforced with exposed and corroded steel elements. The balcony slab shows considerable downward deflection.

Physical Condition Assessment

- Wooden Materials
- Masonry Materials
- Concrete Materials
- Steel Materials
- Other

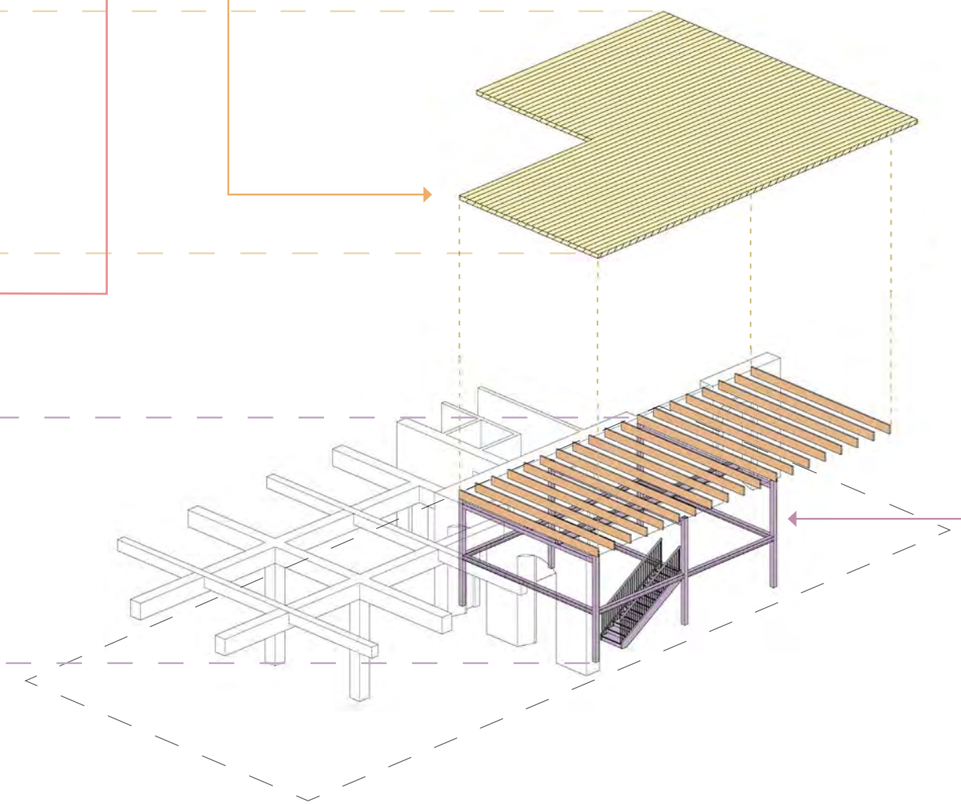


The building's roof has significant damage to its structural members and metal zinc panels. The wooden beams that support the metal panels, demonstrate signs of deterioration due to moisture exposure. It also has a slight slope towards the north-side face wall.

The same moisture is affecting the interior wooden walls, showing signs of decay. The concrete floor, which has ornamental terrazzo tiles, are also affected by mold. Making the area unsanitary and unsafe.

The 2nd level wooden sub-floor has deteriorated over time due to constant exposure to moisture. It is considered uninhabitable.

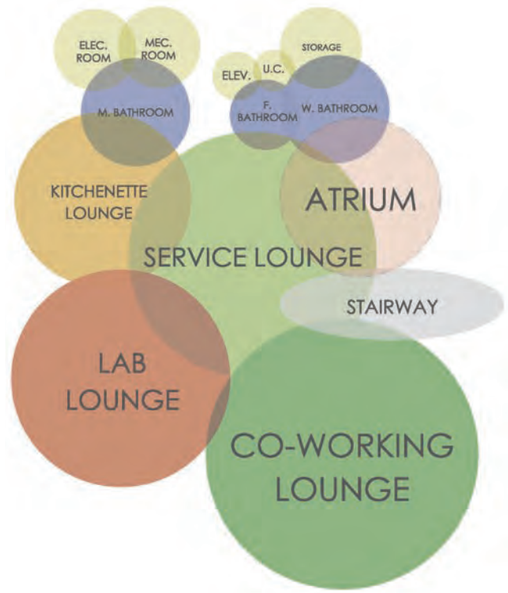
A structural steel frame is currently supporting the existing wooden beams of the 2nd level sub-floor. The beams are rotting and represent a hazard.



Manatí Innovation Center

Spatial Relations

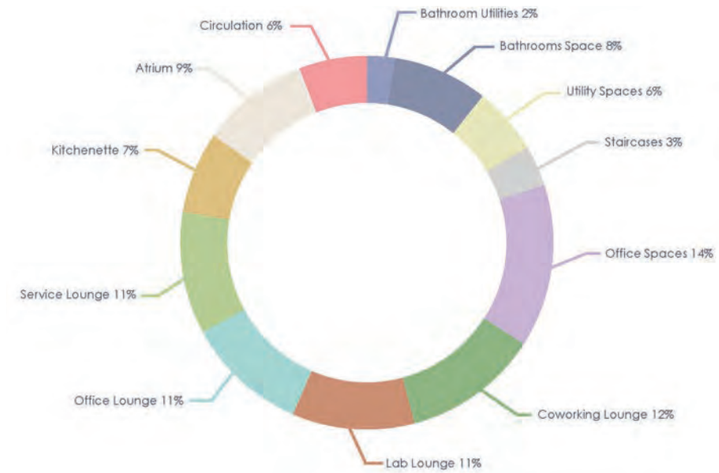
The spatial diagram for the 1st floor, shown below, is organized following a space hierarchy resulting from the intended area for each use. More significant spaces such as the Service Lounge, Coworking Lounge, Kitchenette Lounge and Lab Lounge are located on the east side and south side of the floor plan, making them a priority in terms of uses and taking advantage of the building facades. There is a row of utility spaces organized towards the building's north wall. They are arranged in such a way that no interruption to the flow of circulation or to the proper functioning of other important spaces will be cause. In a similar way, spaces such as restrooms are also strategically located towards the building's north side. An interior proposed stairway and elevator will also be included in order to access the 2nd level. Also, an emergency stair has been considered as a mean of egress from the second floor.



Bubble Diagram - 1st Level

The spatial diagram for the 2nd floor, shown below, is organized following the client's request for more individual areas. Spaces such as the offices and conference room are located around the atrium area that has been added at the east side of the building. Utility spaces in the 2nd floor are located similar to the ones i the 1st floor, towards the north side of the structure. Also, restrooms in the 2nd floor are located towards the building's north-side.

Bubble Diagram - 2ndLevel



Program	Count	Square Feet	Total Square Feet
Bathroom Space (excluding fixtures)	1	697.00	697.00
ADA Water Closets	5	25	125.00
Water Closets	3	15.00	45.00
Urinals	3	4	12.00
Lavatories	7	4.00	28.00
Storage Rooms	2	100.00	200.00
Utility Closets	2	10.00	20.00
Electrical Room	1	50.00	50.00
Mechanical Room	1	50.00	50.00
Battery Room	1	25.00	25.00
Data Room	1	100.00	100.00
Elevator	1	50.00	50.00
Interior Staircase	1	150.00	150.00
Emergency Staircase	1	150.00	150.00
Offices	6	120.00/150.00	900.00
Adaptable Conference	1	240.00	240.00
Coworking Lounge	1	1,000.00	1,000.00
Lab Lounge	1	900.00	900.00
Office Lounge	1	900.00	900.00
Service Lounge	1	1,000.00	1,000.00
Kitchenette Lounge	1	600.00	600.00
Atrium	1	800.00	800.00
Circulation	1	558.00	558.00

Innovation Center of Manati: Program Analysis - Square Footage Table

Applicable Codes	Abbreviation
Plan y Reglamento del Área de Planificación Especial del Carso	PRAPEC
Reglamento Conjunto 2020	RC 2020
2018 International Building Code	IBC 2018
2018 International Existing Building Code	IEBC 2018
Puerto Rico Building Code	PRBC
Puerto Rico Plumbing Code	PRPC
Puerto Rico Fire Code	PRFC
Puerto Rico Fuel Gas Code	PRFGC
Puerto Rico Energy Conservation Code	PRECC
National Electrical Code	NEC
2010 ADA Standards for Accessible Design	ADASAD

Current Code Data:	Project Specific Data:
Building Name: Innovation Center (Hotel Café)	New Building? No
Original Constructed Date: Late 1800's	Addition? No
Occupancy Classification: Business Group B	Remodel? Yes
Construction Type: Type 1B/Type 2A (TBD)	Change of Occupancy? Yes
Allowable Area: N/A	Construction Type Change? Yes
Allowable NO. of Stories: 2	Total Square Footage: 6,310 sq.ft. (approx)
Allowable NO. of Occupants: 60	1st Level Square Footage: 3,460 sq.ft. (approx)
Fire Walls: Yes	2nd Level Square Footage: 2,850 sq.ft. (approx)
Actual NO. of Building Stories: 2	Fire Alarm Notification/Detection: Full
Standpipe Protection: Full	

DISTRITOS PREVIO 2008	DISTRITOS A 2010	DESCRIPCIÓN	DISTRITOS A 2020	NOMBRE DEL DISTRITO
RC-1	RC-M	Residencial Comercial	R-C	Residencial Comercial
C0-1, C-L y C-6	C-L	Comercial Liviano	C-L	Comercial Liviano
C0-2, C-1, C-2 y C-3	C-I	Comercial Intermedio	C-I	Comercial Intermedio
C-4	C-C	Centro Comercial	C-C	Comercial Central
C-5	RC-E	Recreación Comercial Extensa	RC-E	Recreación Comercial Extensa
RT-1, RT-2 y RT-3	RT-I	Residencial Turístico Intermedio	RT-I	Residencial Turístico Intermedio
-----	RT-B	Residencial Turístico de Baja Densidad		
R-0	U-R	Terrenos Urbanizables		
RT-4 y RT-5	RT-A	Residencial Turístico de Alta Densidad	RT-A	Residencial Turístico de Alta Densidad
R-0	U-R	Terrenos Urbanizables		
CT-1 y CT-2	CT-L	Comercial Turístico Liviano	C-T	Comercial Turístico
CT-3 y CT-4	CT-I	Comercial Turístico Intermedio		
RT-0, RT-00, DT y DTS	DTS	Desarrollo Turístico Selectivo	DTS	Desarrollo Turístico Selectivo
----	----	Distrito de Industria Especializada	I-E	Industria Especializada
I-1 y IL-1	I-L	Industrial Liviano	I-L	Industrial Liviano
I-2 y IL-2	I-P	Industrial Pesado	I-P	Industrial Pesado
AD	A-D	Área Desarrollada	ARD	Área Rural Desarrollada

Table 6.1 - Equivalencias Distritos de Calificación
Source: Reglamento Conjunto 2020

CLASIFICACIÓN DEL SUELO	DISTRITOS DE CALIFICACIÓN
SU	C-C, C-H, C-I, C-L, C-R, C-T, D-A, D-G, DTS, I-L, I-P, M, P-P, R-B, R-C, R-I, RC-E, RT-A, RT-I, R-U y S-H
SRC	A-G, ARD, C-H, C-R, D-A, D-G, DTS, I-L, I-P, I-E, P-P, R-E, R-G, RT-A, RT-I y S-H
SREP	A-G, ARD, C-H, C-R, D-A, D-G, P-R, R-G y S-H

Table 6.22 – Distritos de calificación por clasificación de suelos
Source: Reglamento Conjunto 2020

TIPOS DE SOLAR
Solar interior
Solar de una esquina
Solar de dos o tres esquinas
Solar de toda una manzana
ÁREA DE OCUPACIÓN, PORCIENTO MÁXIMO PERMITIDO DEL TAMAÑO DEL SOLAR
75%
85%
95%
100%

Table 6.45 – Área de ocupación en Distrito C-I
Source: Reglamento Conjunto 2020

Summarized Code Considerations

• 2010 ADA Standards for Accessible Design - 35.151.B (3) (i) : Alterations shall comply to the maximum extent feasible. (ii) If not possible, it shall comply with section 35.150.

• 2010 ADA Standards for Accessible Design - 202.5 : Where compliance requirements regarding accesible routes, entrances, or toilet facilities would threaten or destroy historic significance of the building, the exceptions for alterations to historic buildings, shall be permitted.

• 2010 ADA Standards for Accessible Design - 206.2.3 (7) : Where exceptions for alterations to qualified historic buildings are permitted by 202.5, an accessible route shall not be required to stories located above or below the accessible story.

• 2010 ADA Standards for Accessible Design - 206.4 Entrances; Exceptions 1 : Where an alteration includes alterations to an entrance, and the building has another entrance complying with 404 that is on an accessible route, the altered entrance shall not be required to comply with 206.4 unless required by 202.4.

• 2010 ADA Standards for Accessible Design - 213.2 Toilet Rooms & Bathing Rooms; Exceptions 1 : In alterations where it is technically infeasible to comply with 603, altering existing toilet or bathing rooms, shall not be required where a single unisex bathroom complying with 213.2.1 is provided and located in the same area and on the same floor as existing inaccessible toilet or bathing rooms.

• US Access Board Technical Guide - Elevators and Platform Lifts: Where facilities are not required to provide an accessible route to stories/mezzanines, a (407) type Elevator or (408) type LULA, shall be permitted.

STANDARDS FOR REHABILITATION & GUIDELINES
FOR REHABILITATING HISTORIC BUILDINGS

Rehabilitation

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings [pg. 75]
Source: U.S. Department of the Inteior National Park Service Preservation Services

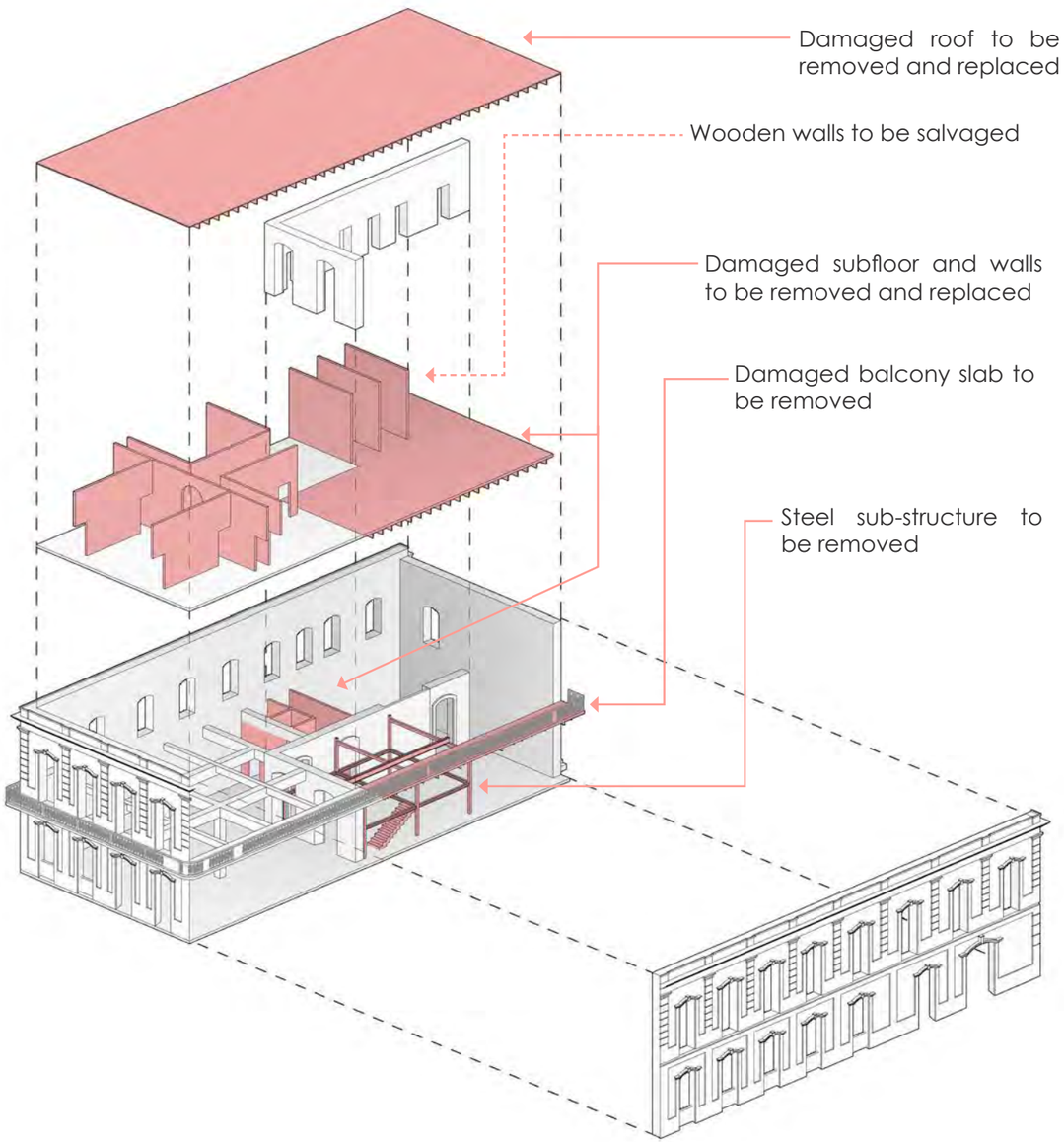
Standards for Rehabilitation

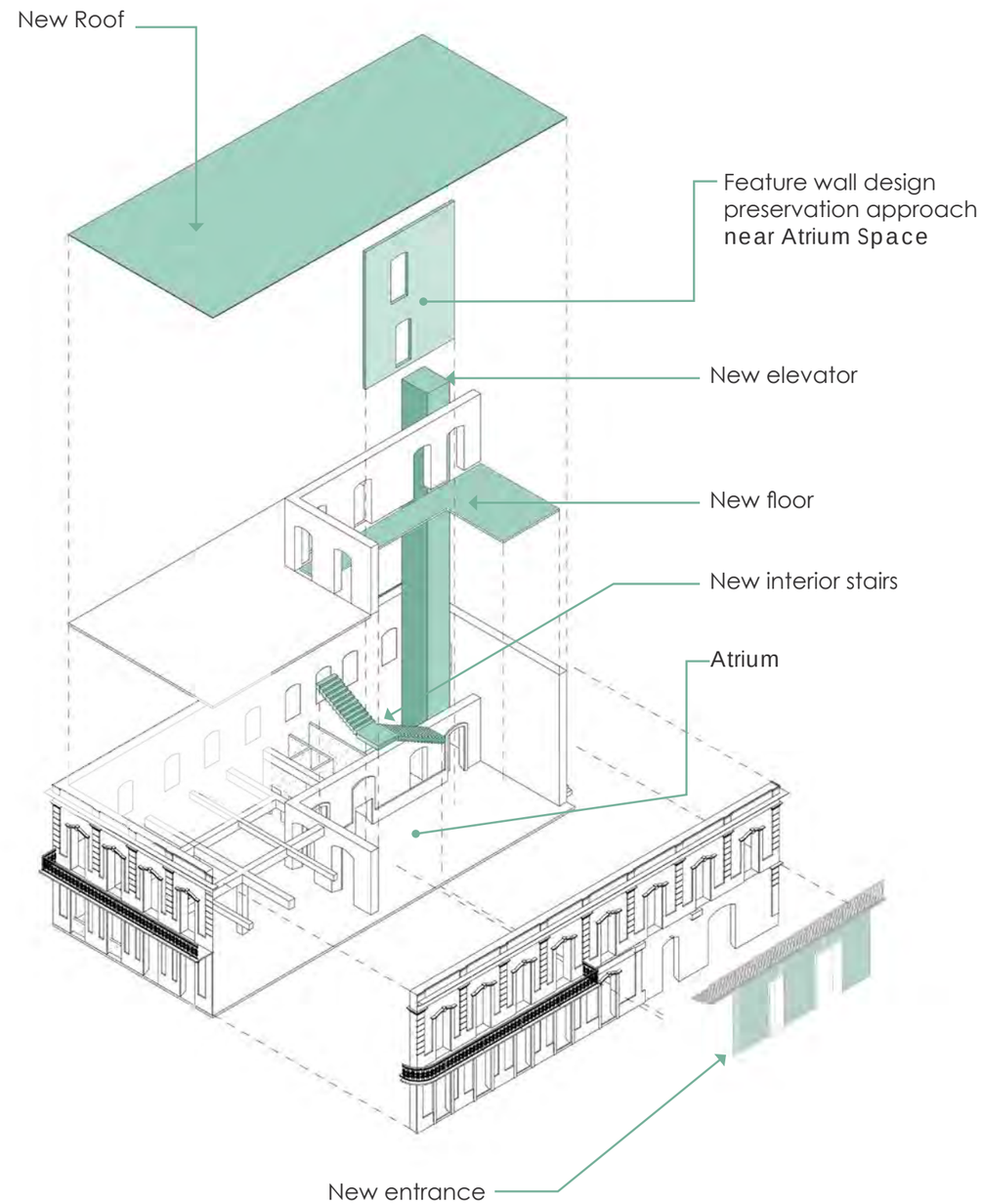
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings [pg. 76]
Source: U.S. Department of the Inteior National Park Service Preservation Services

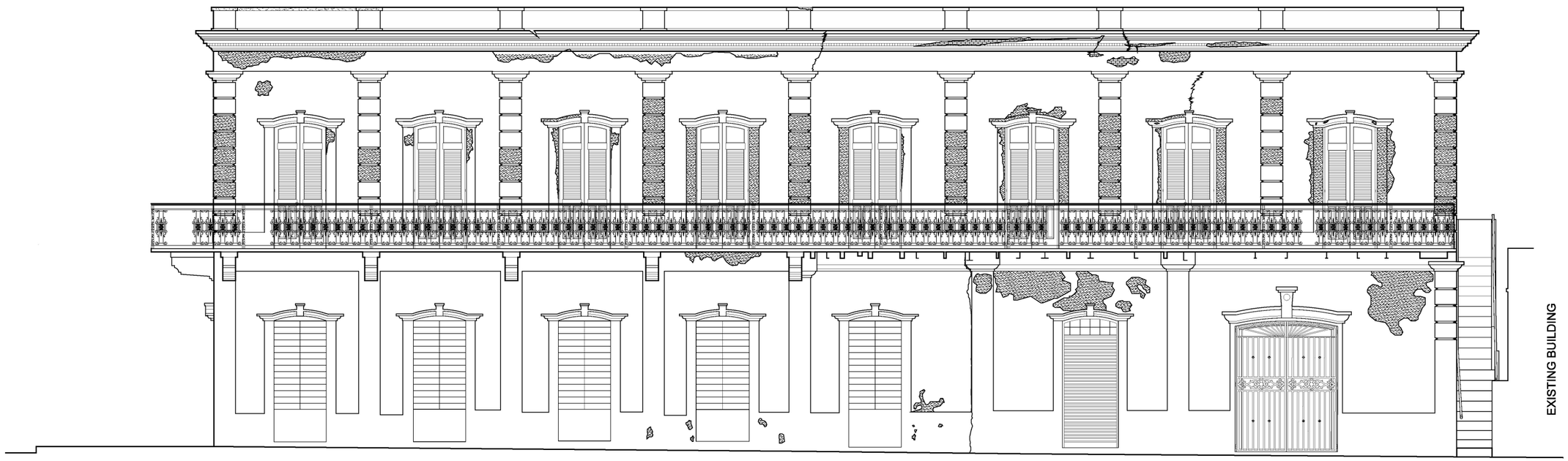
"**Rehabilitation** is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character."

Definition for Rehabilitation [pg. 2-3]
Source: U.S. Department of the Inteior National Park Service Preservation Services

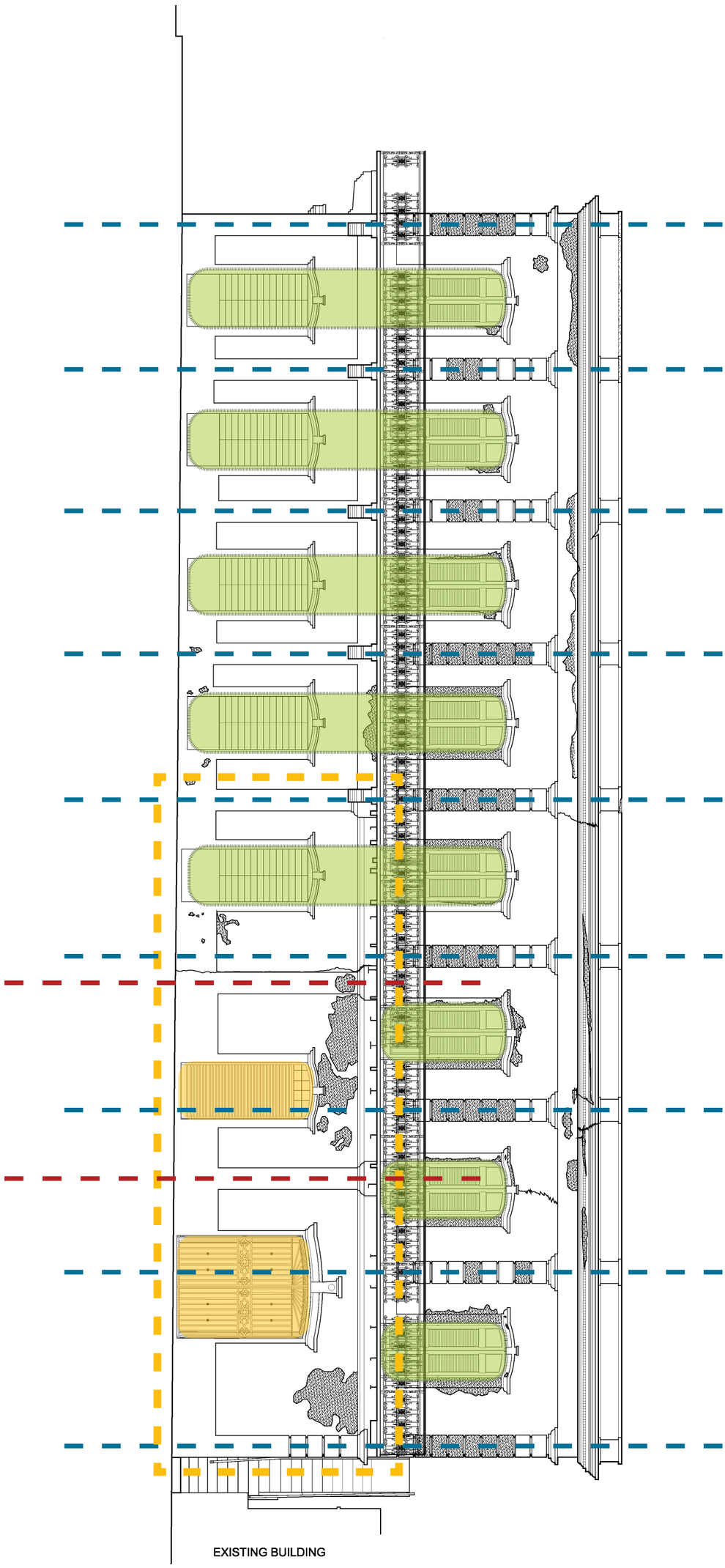




Design Recommendations



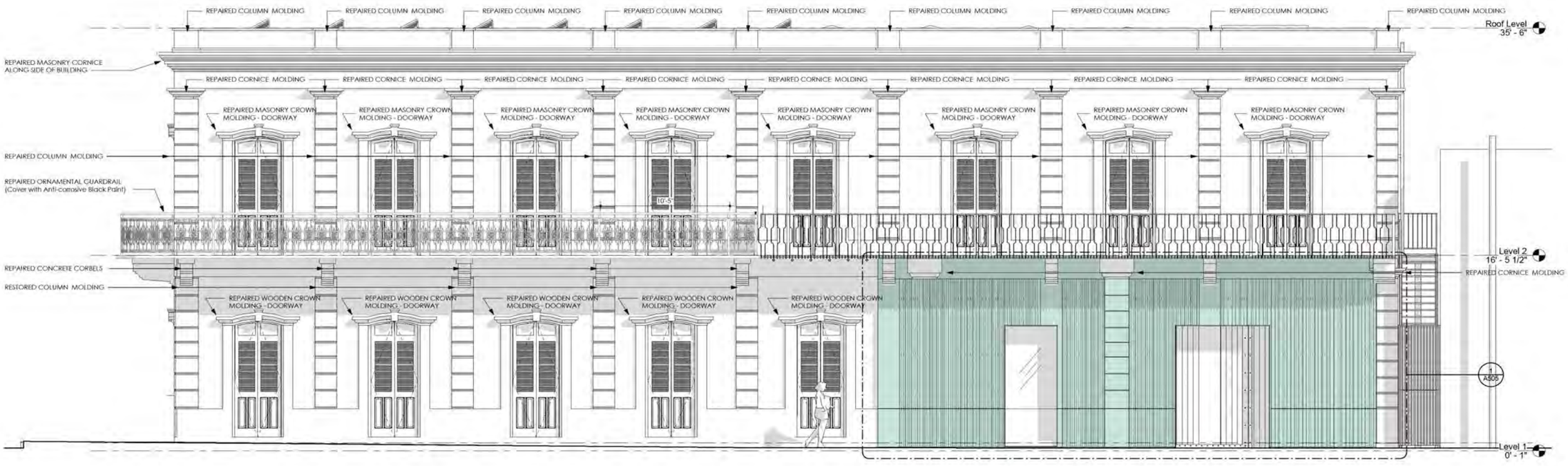
DESIGN RECOMMENDATIONS



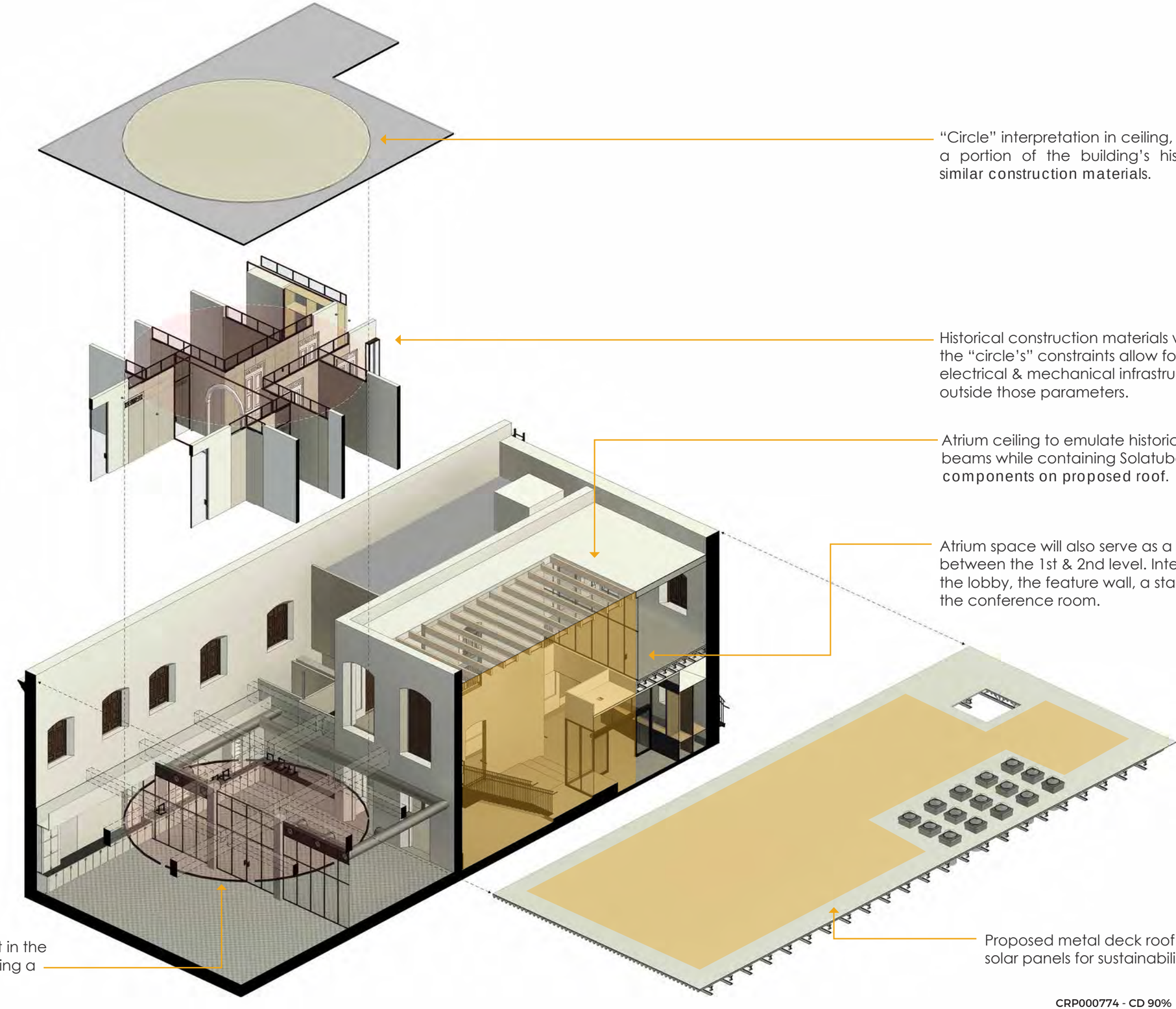
CRP000774 - CD 90%

Design Recommendations

PROPOSED DESIGN - ELEVATION



Design Recommendations



"Circle" interpretation in ceiling, highlights a portion of the building's history with similar construction materials.

Historical construction materials within the "circle's" constraints allow for electrical & mechanical infrastructure outside those parameters.

Atrium ceiling to emulate historic timber beams while containing Solatube lighting components on proposed roof.

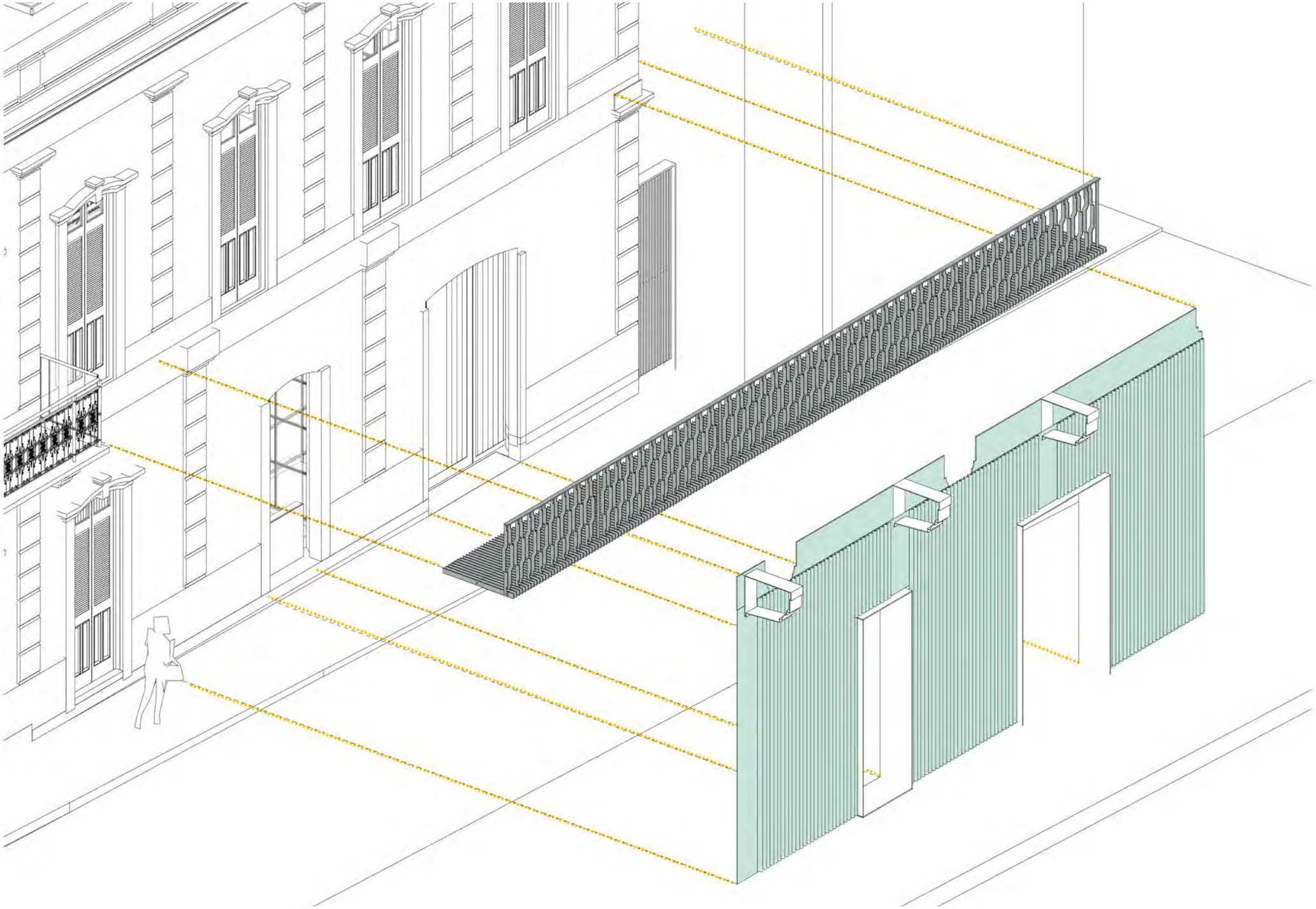
Atrium space will also serve as a harmony between the 1st & 2nd level. Intergrating the lobby, the feature wall, a staircase & the conference room.

The "circle" is consistent in the 1st level as well, by utilizing a hanging light fixture.

Proposed metal deck roof to contain solar panels for sustainability purposes.

Proposed Design

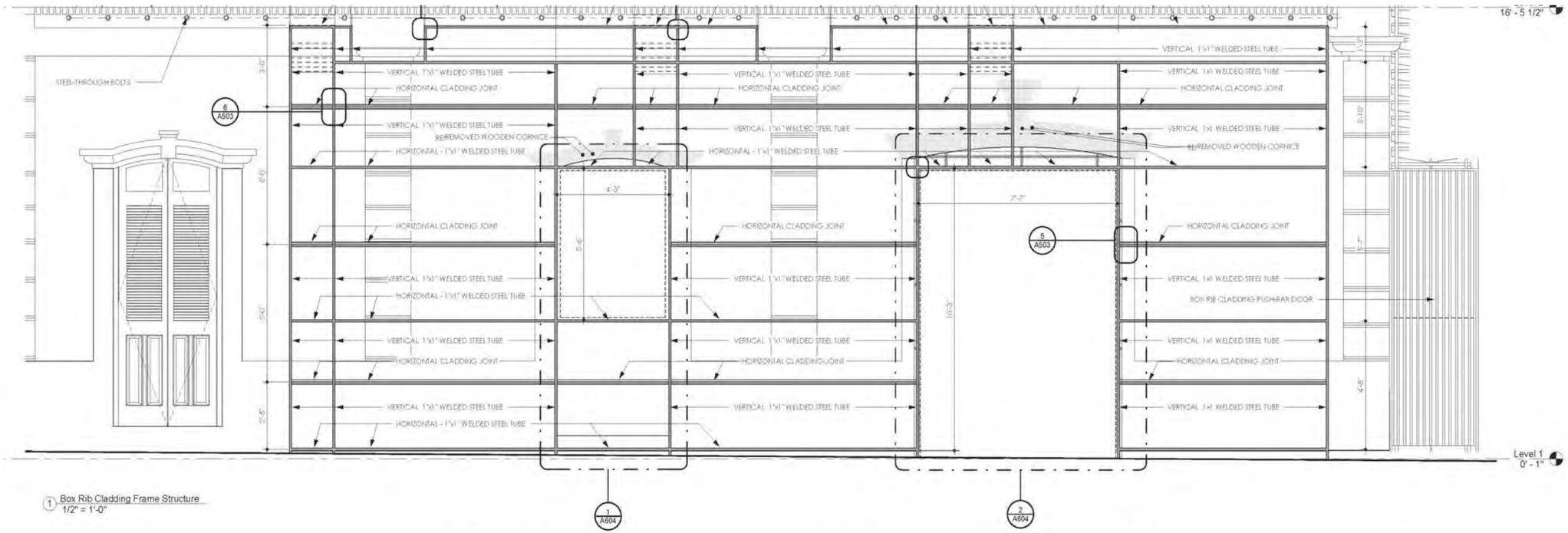
New Façade - View



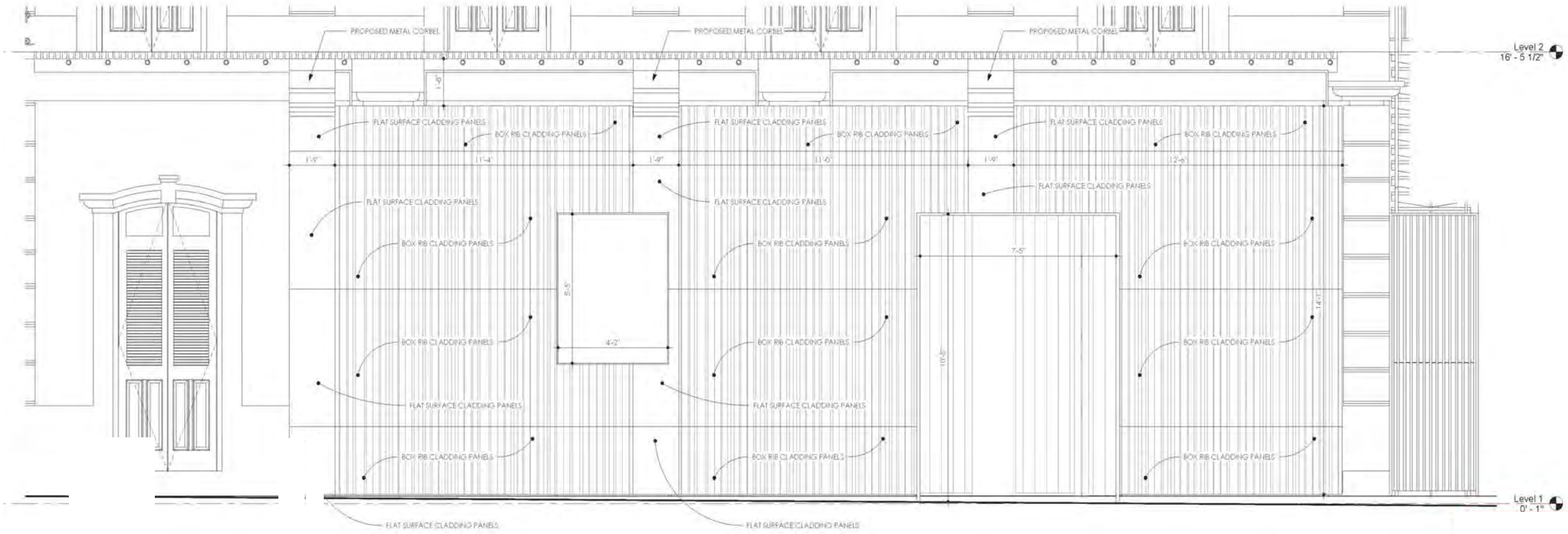
New Façade - Isometric

Elevation

New Façade - 1

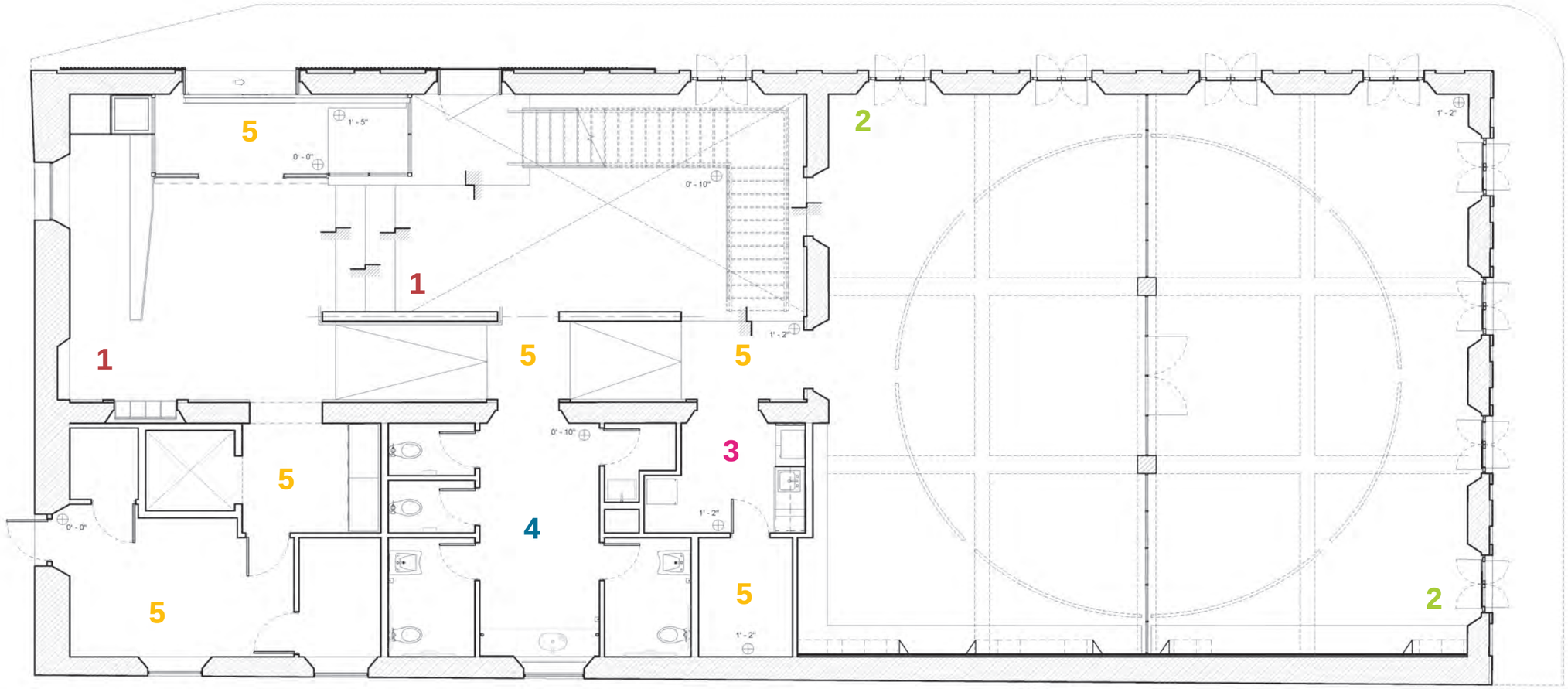


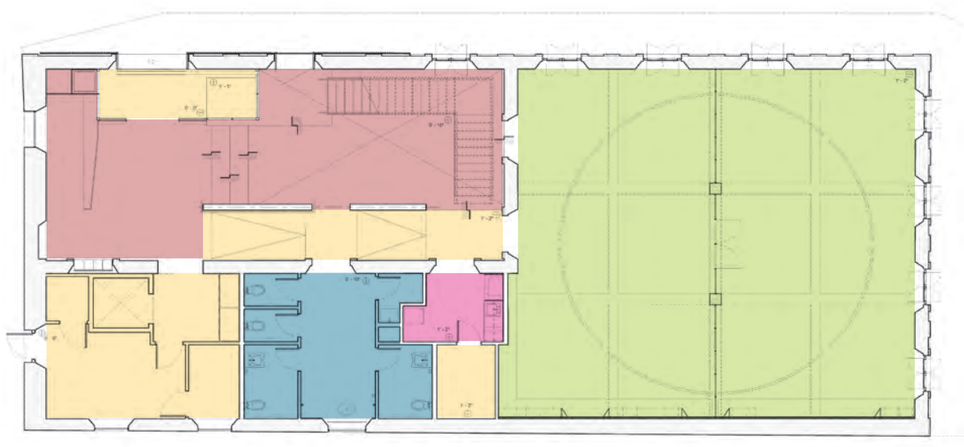
1 Box Rib Cladding Frame Structure
1/2" = 1'-0"



New Façade - View

Proposed Design - 1st Floor





Area Legend 1st Floor:

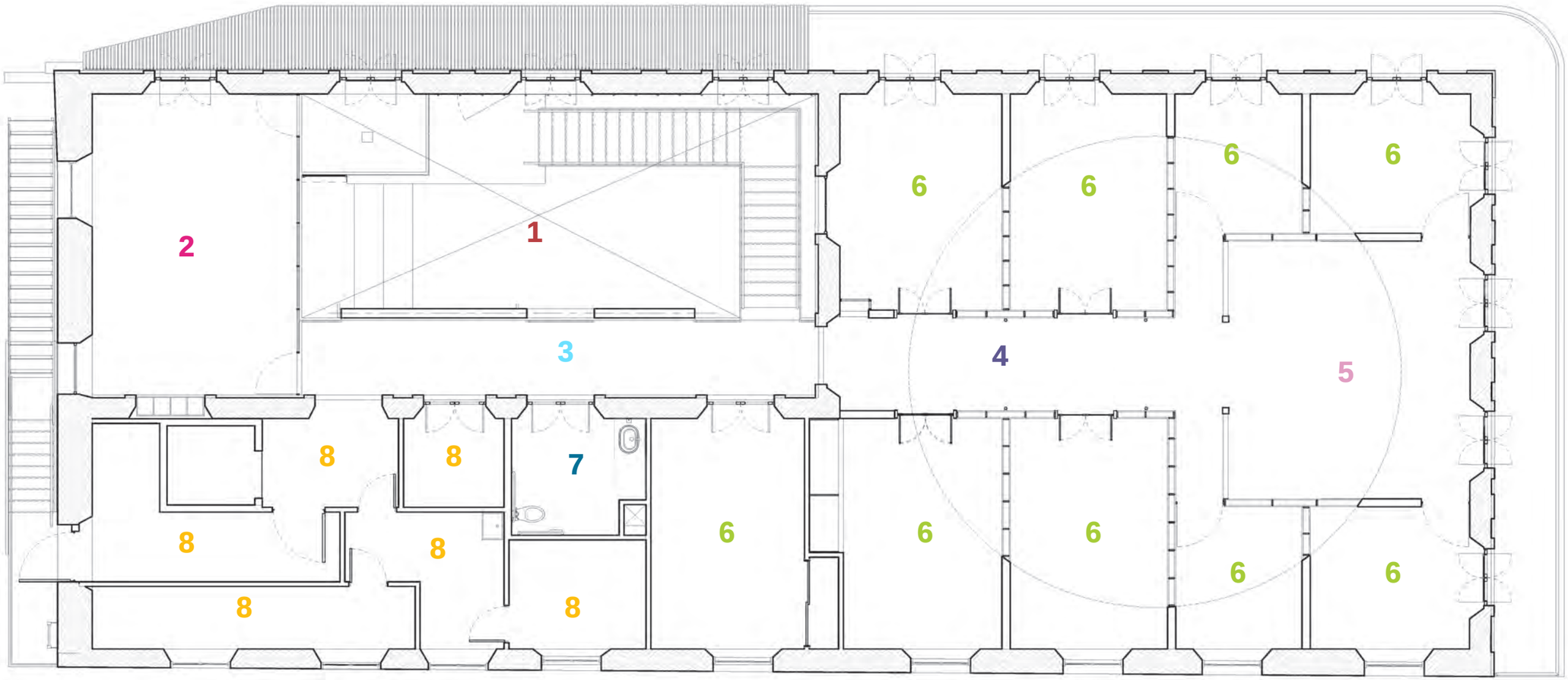
1. Atrium Space/Lobby - Level 1 : 524 sq.ft.
2. Coworking / LAB/ Service Space: 1,715 sq.ft.
3. Kitchenette Lounge : 485 sq.ft.
4. Bathrooms: 230 sq.ft.
5. Circulation/Utilities/Service: 500 sq.ft.

Level 1 - Square Feet Total: 3,499 sq.ft.

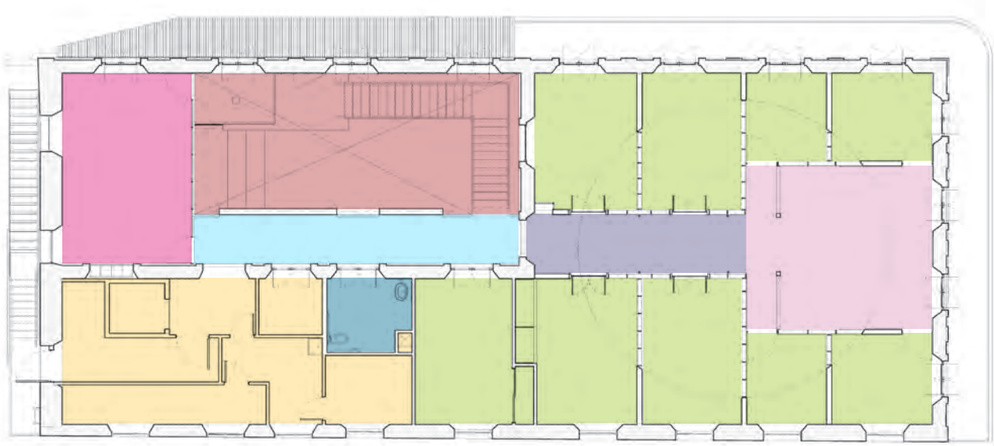
Proposed Design - 1st Floor

Proposed Design - 1st Floor

Proposed Design - 2nd Floor



Area Legend 2nd Floor:

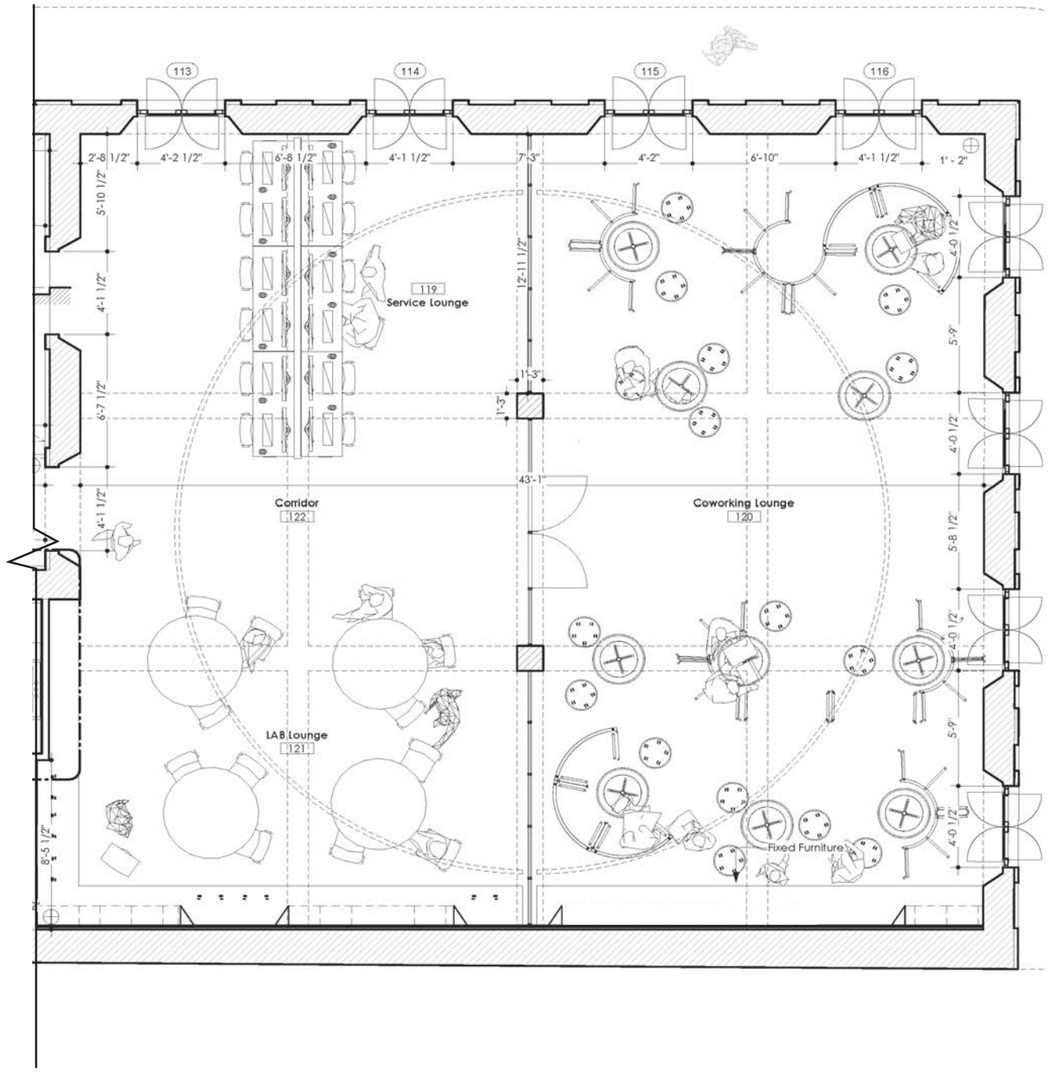


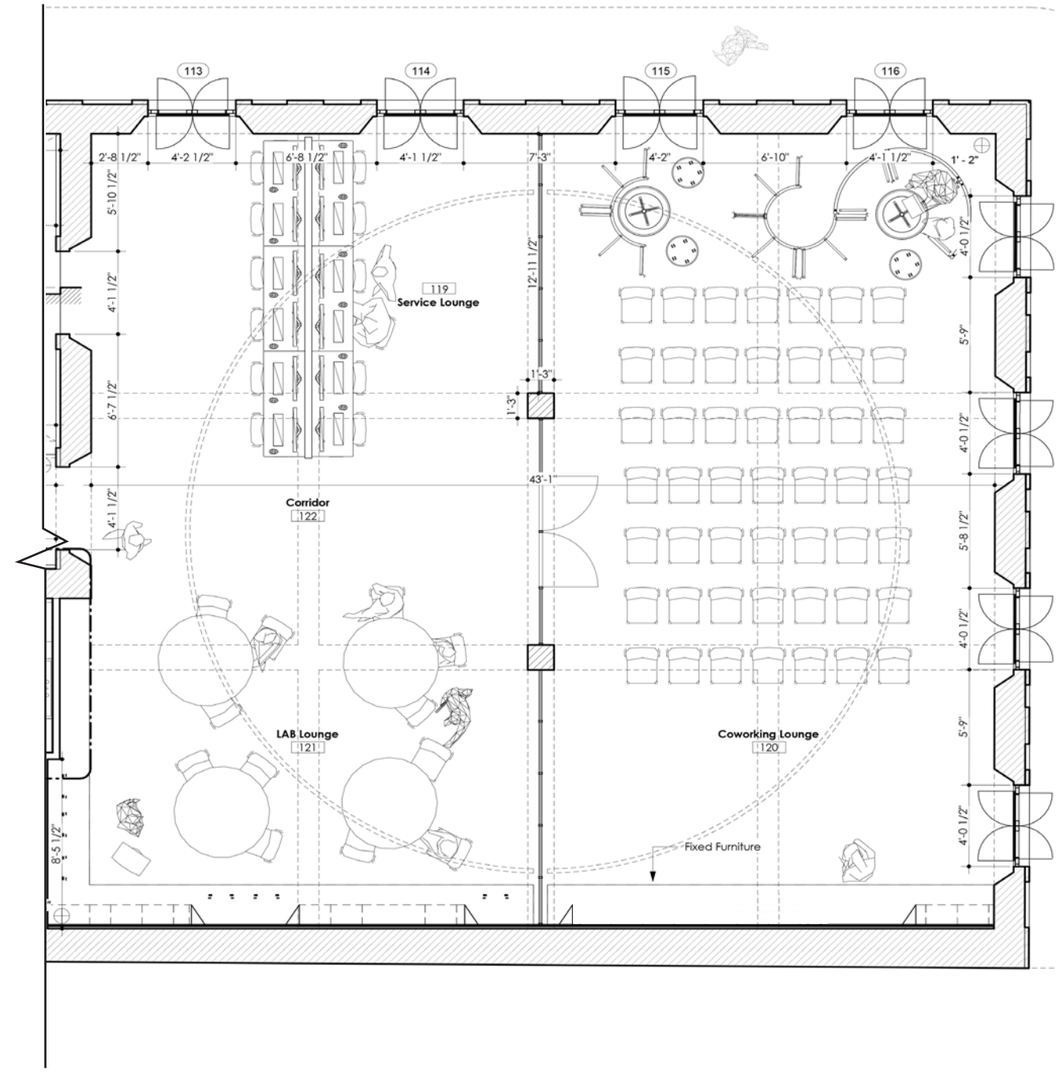
1. Atrium Space - Level 2: N/A
2. Conference Room: 528 sq.ft.
3. Access Corridor : 88 sq.ft.
4. Office Corridor: 164 sq.ft.
5. Office Lounge: 388 sq.ft.
6. Office Spaces: 1,302 sq.ft.
7. Bathrooms: 72 sq.ft.
8. Utilities/Service Areas: 468 sq.ft.

Level 2 - Square Feet Total: 3,055 sq.ft.

Proposed Design - 2nd Floor

Proposed Design - 2nd Floor



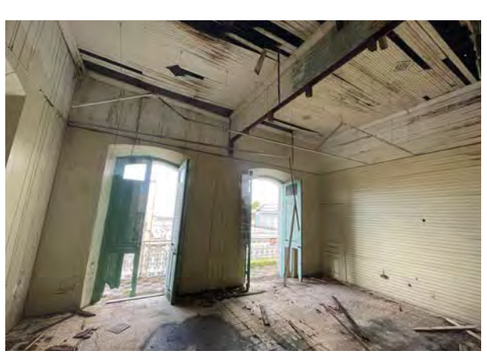


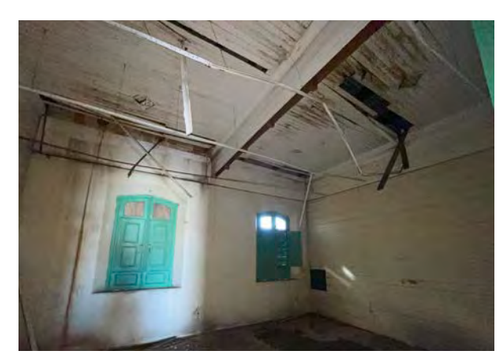
1st Level - Coworking Lounge

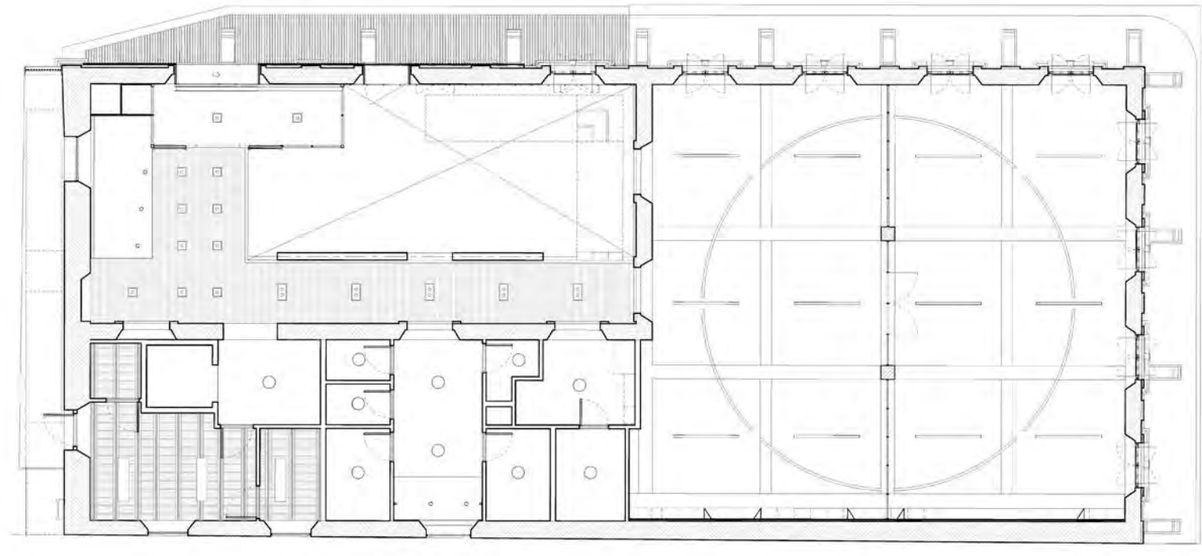
1st Floor - Coworking Lounge

1st Floor - Coworking Lounge

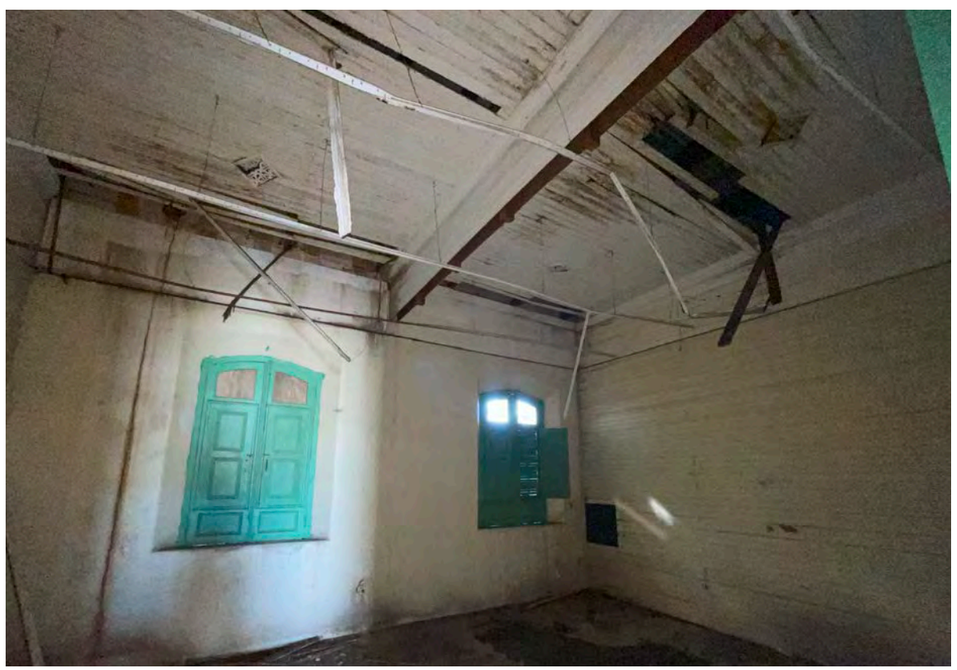
1st Floor - Coworking Lounge

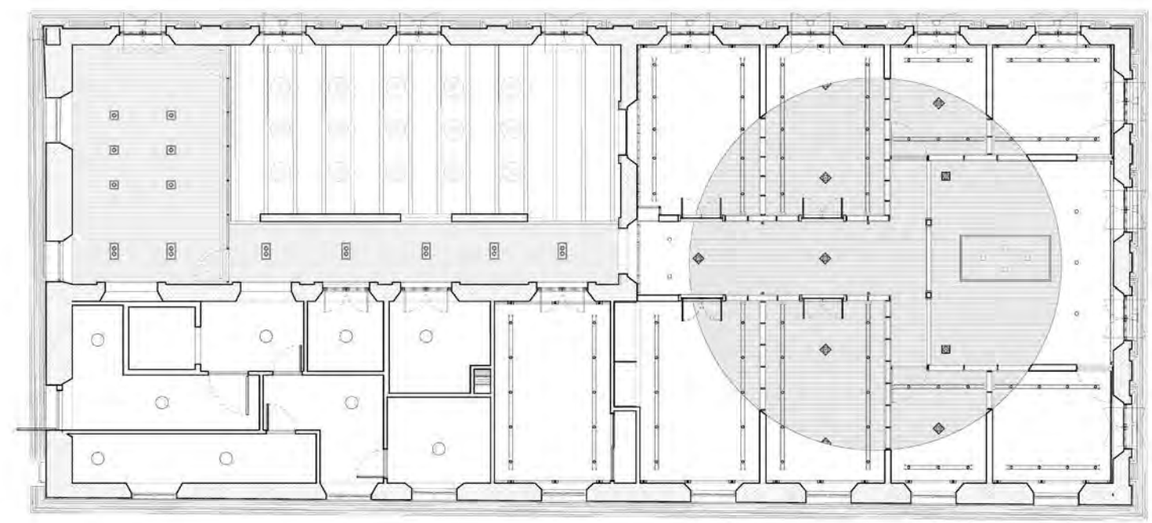






1st Level - Reflected Ceiling Plan





2nd Level - Reflected Ceiling Plan

Elements - Ceilings

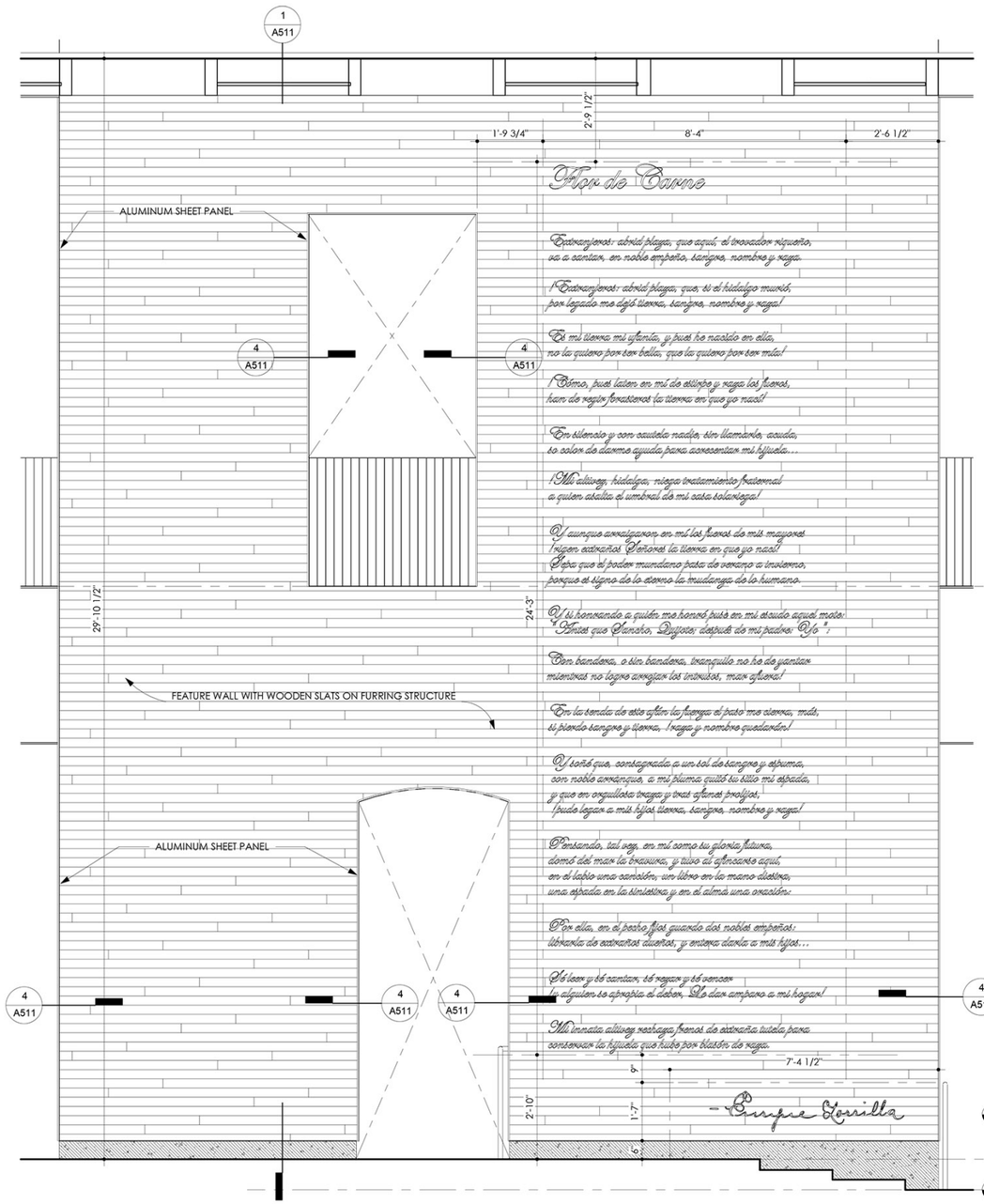
Elements - Interior Woodwork

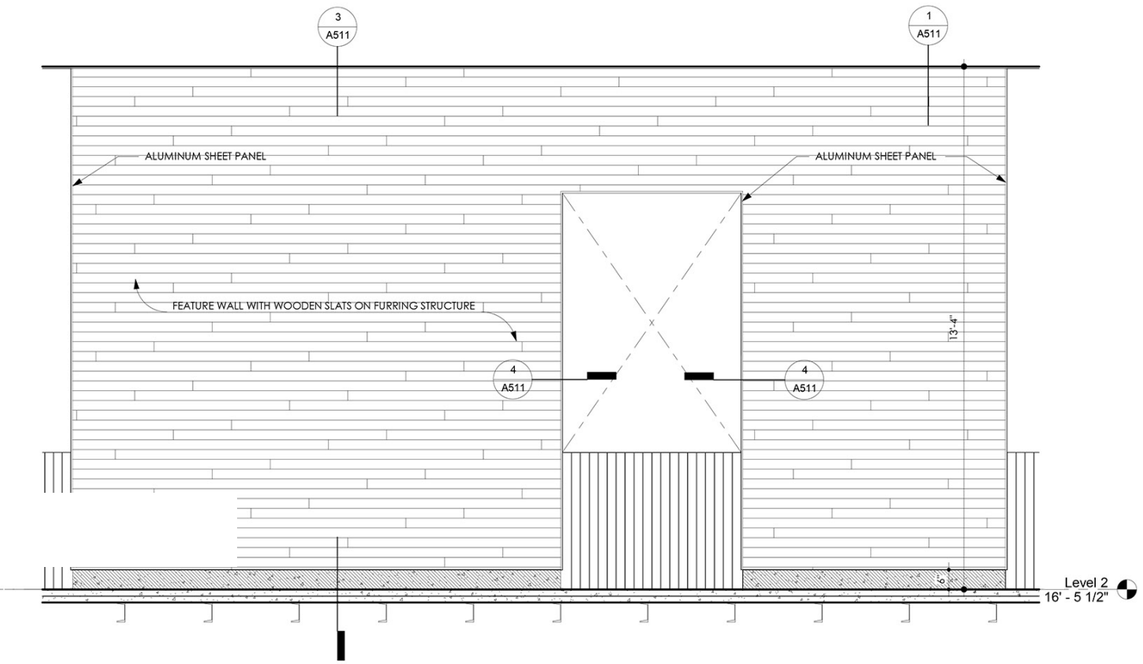
Elements - Interior Woodwork

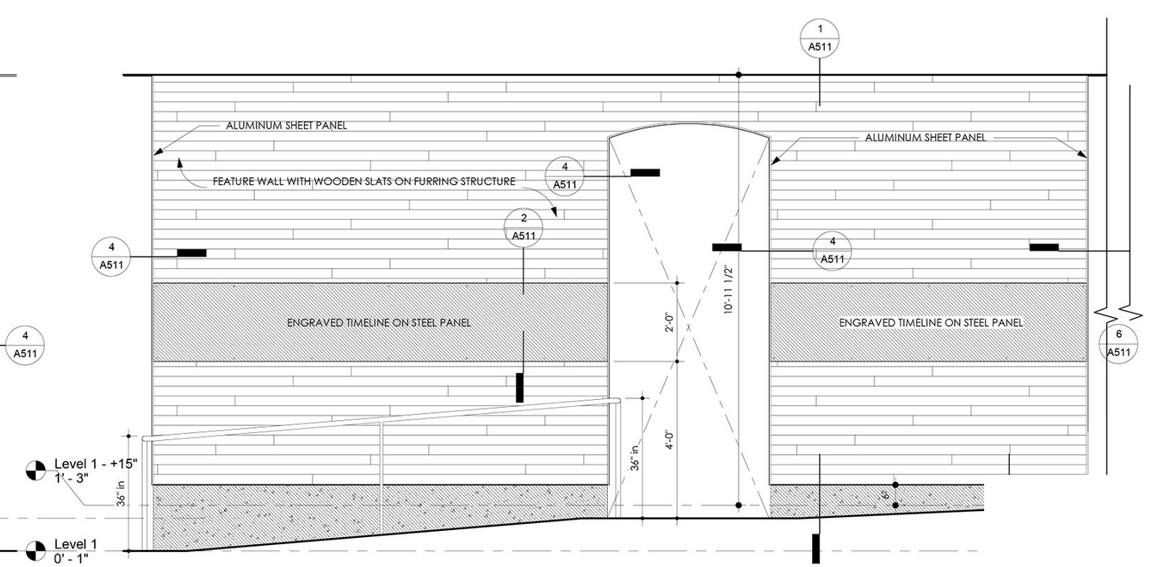
Enrique Larrilla

Feature Wall IDEA

Feature Wall Design





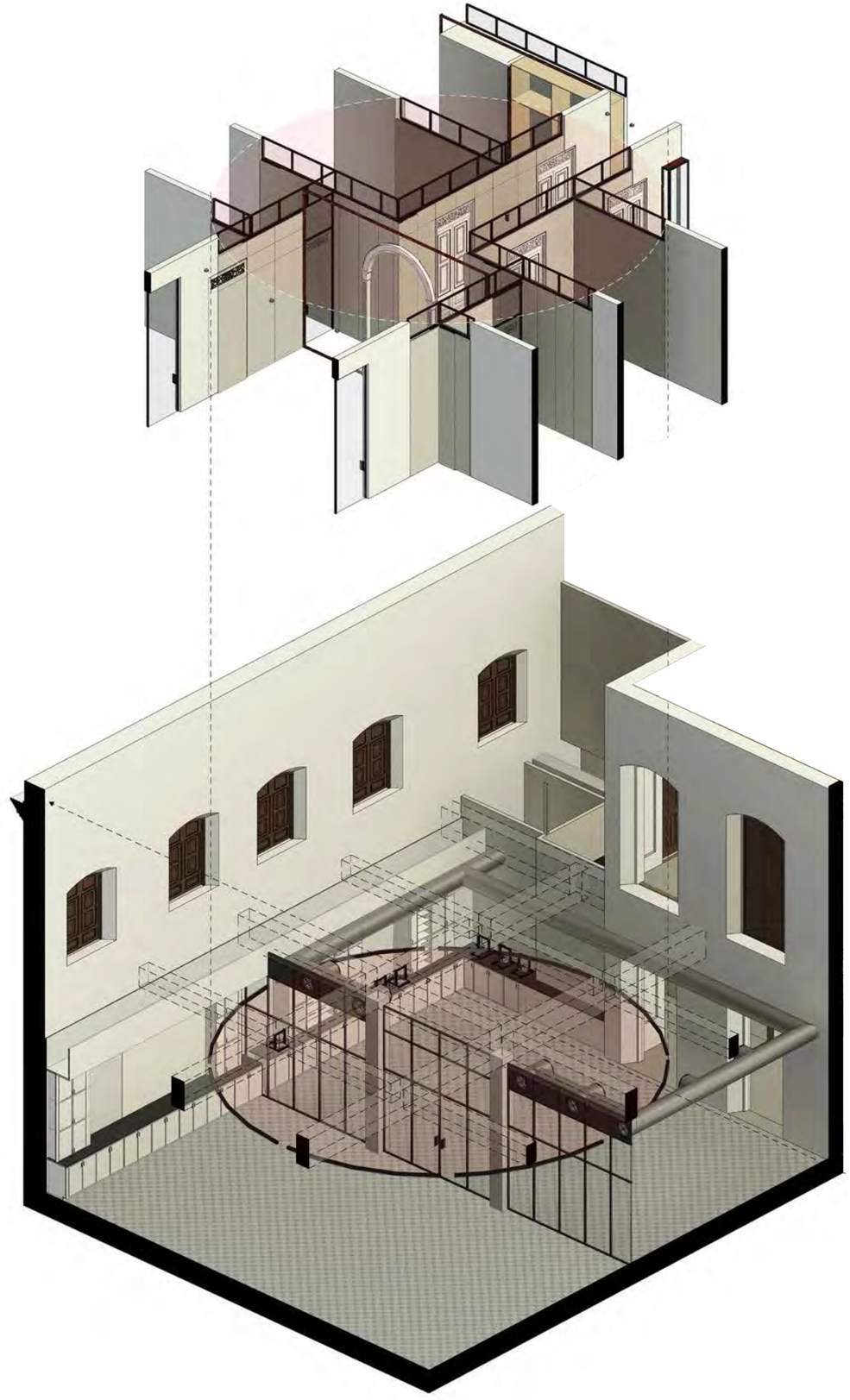


4 Feature Wall - Enlarged Elevation 2
1/2" = 1'-0"

FEATURE WALL DESIGN

Feature Wall Design

2nd Floor Offices - Isometric



2nd Floor Offices View

2nd Floor Offices - View

2nd Floor Offices View

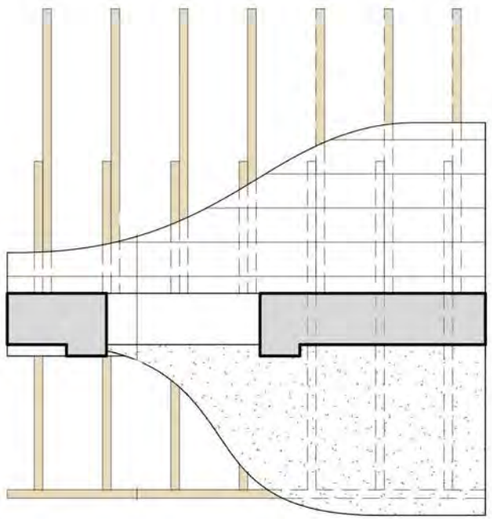
2nd Floor Offices - View

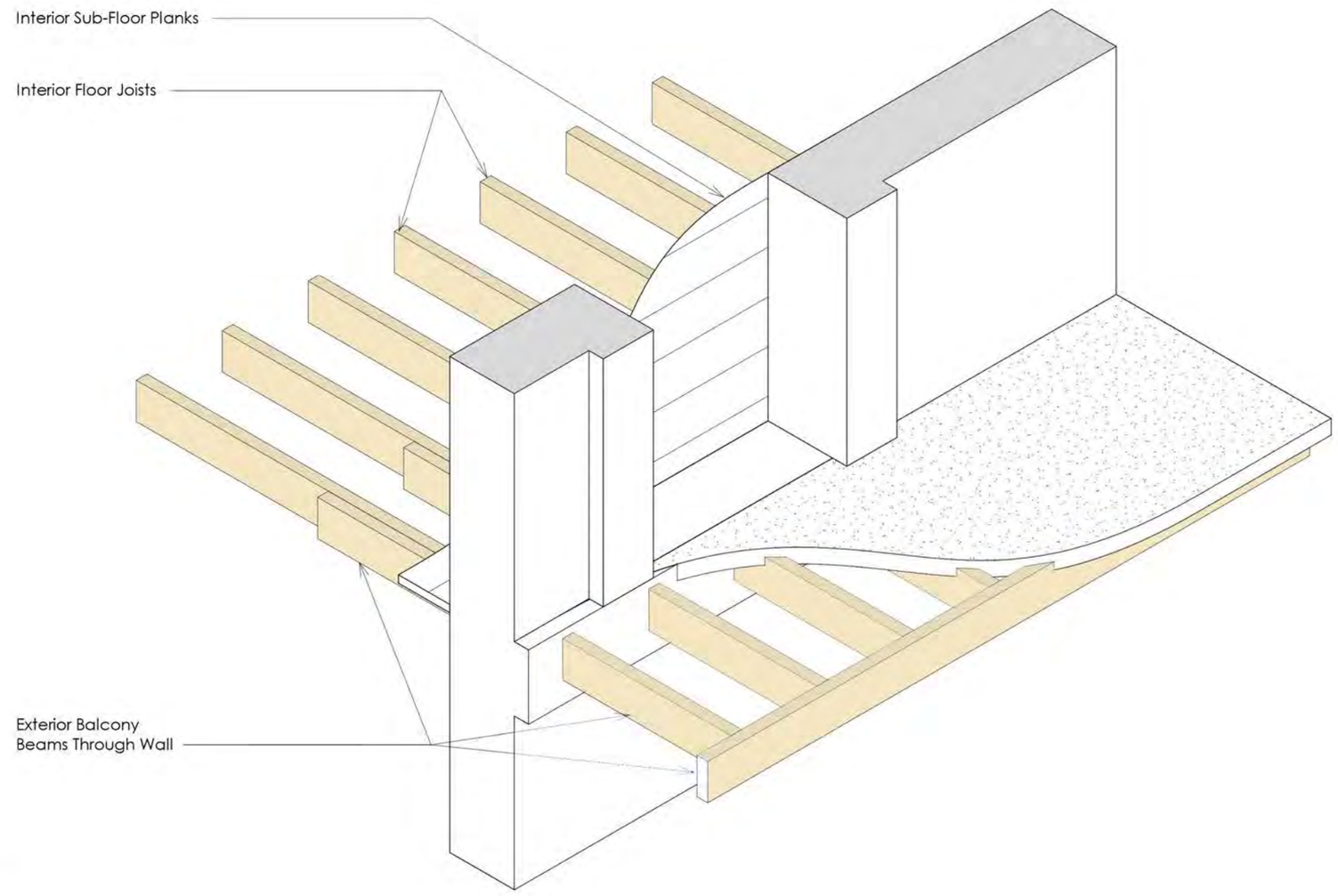
Night View

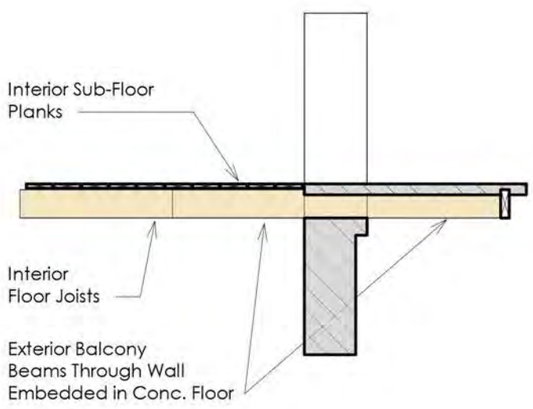
Additional Info: Floor Strcuture

Additional Info: Balcony

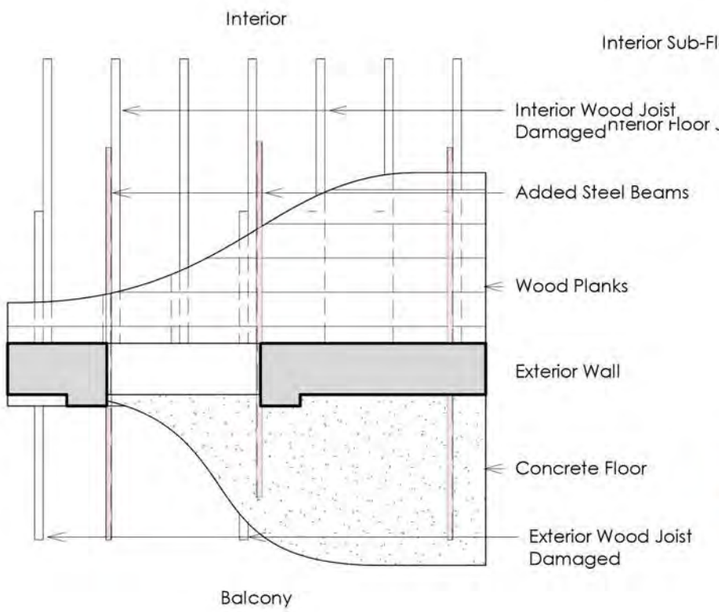
Balcony Structure: Original

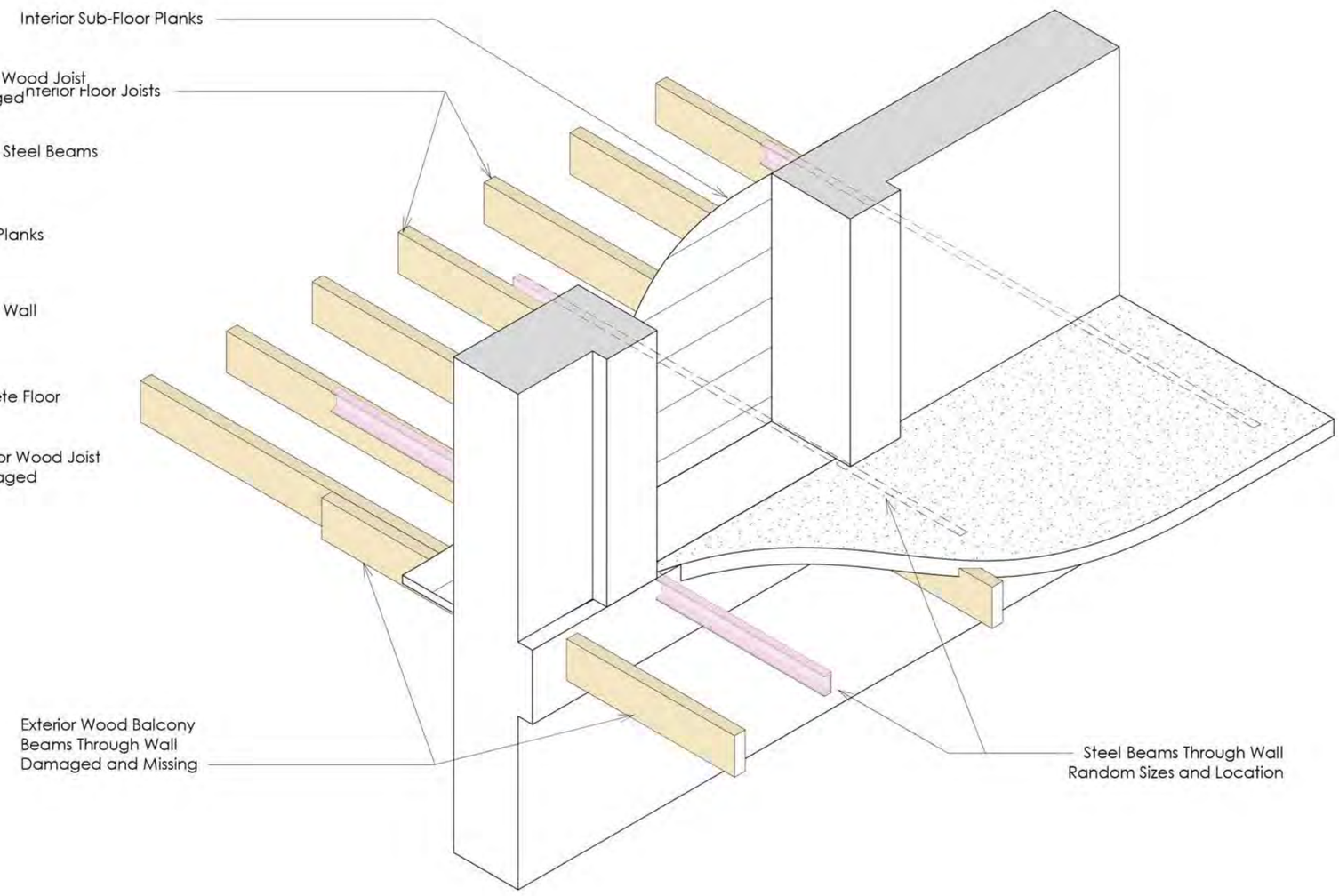


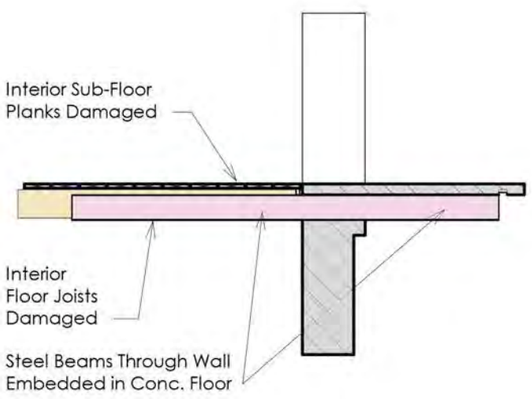




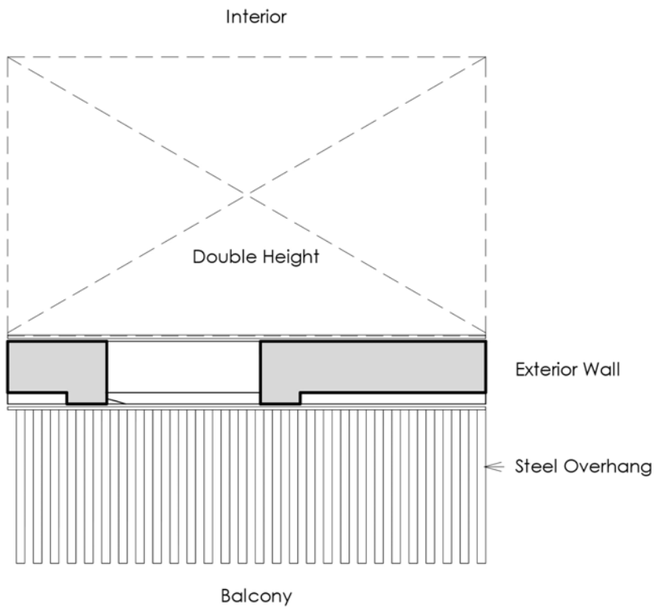
Balcony Structure: Current

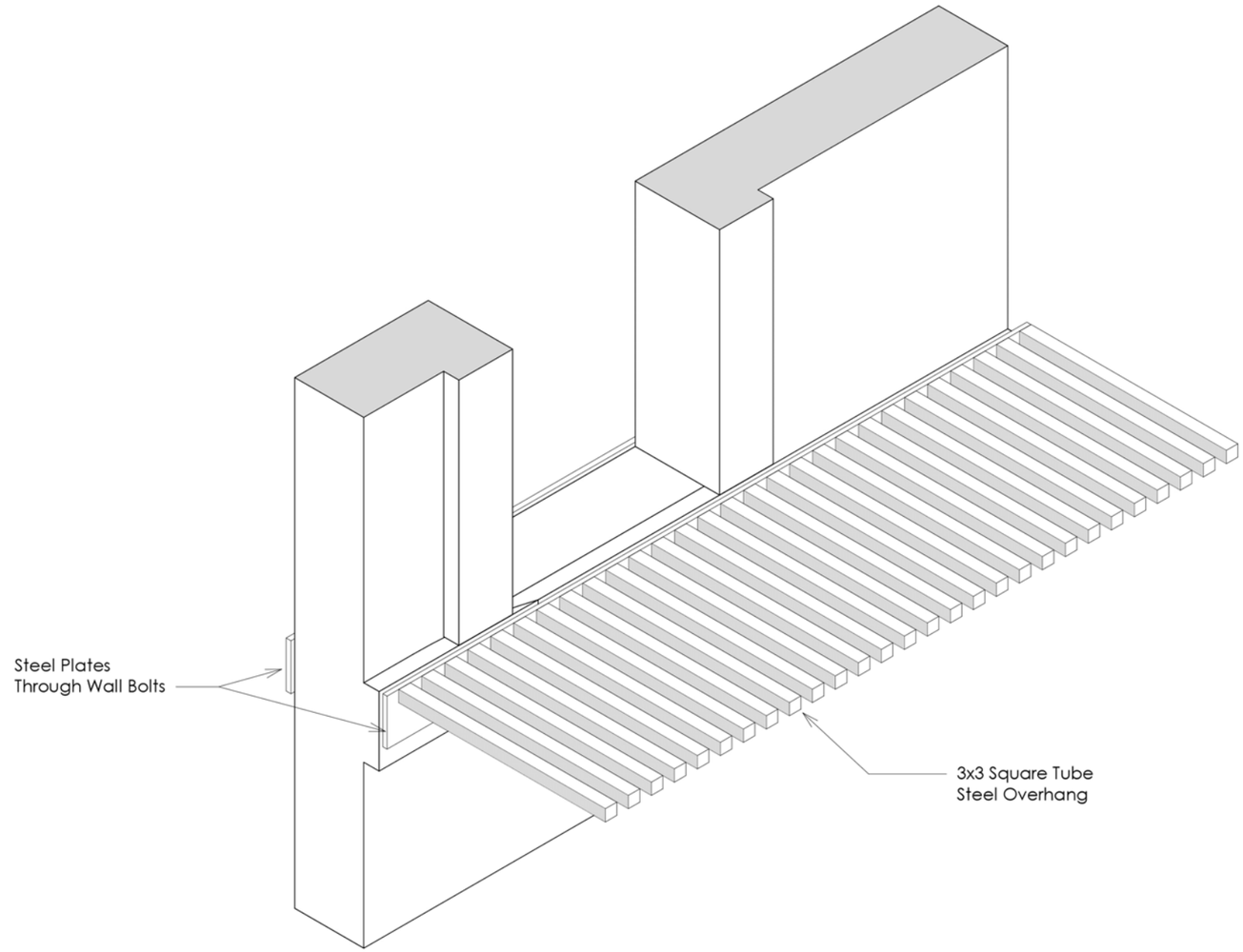


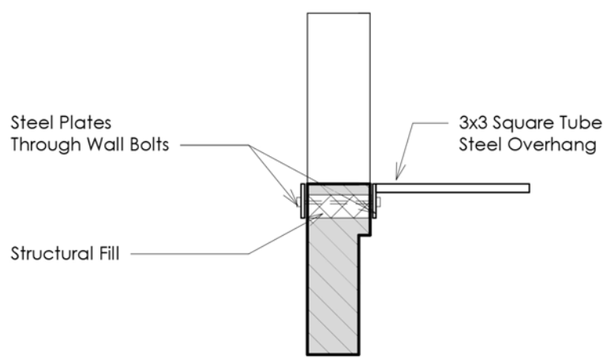




Balcony Structure: Proposed



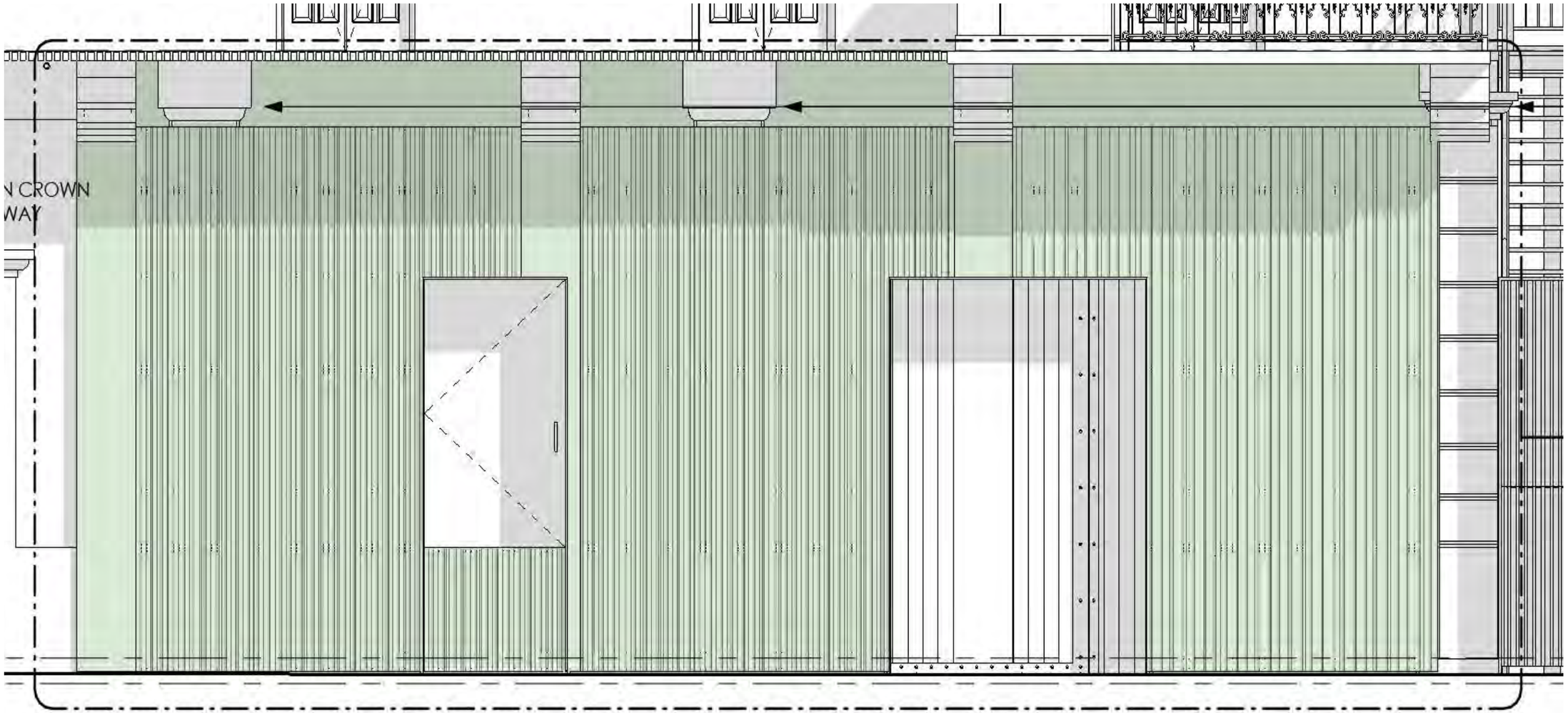




Proposed Façade - Option 1

Proposed Façade - Option 1

Proposed Façade - Option 1



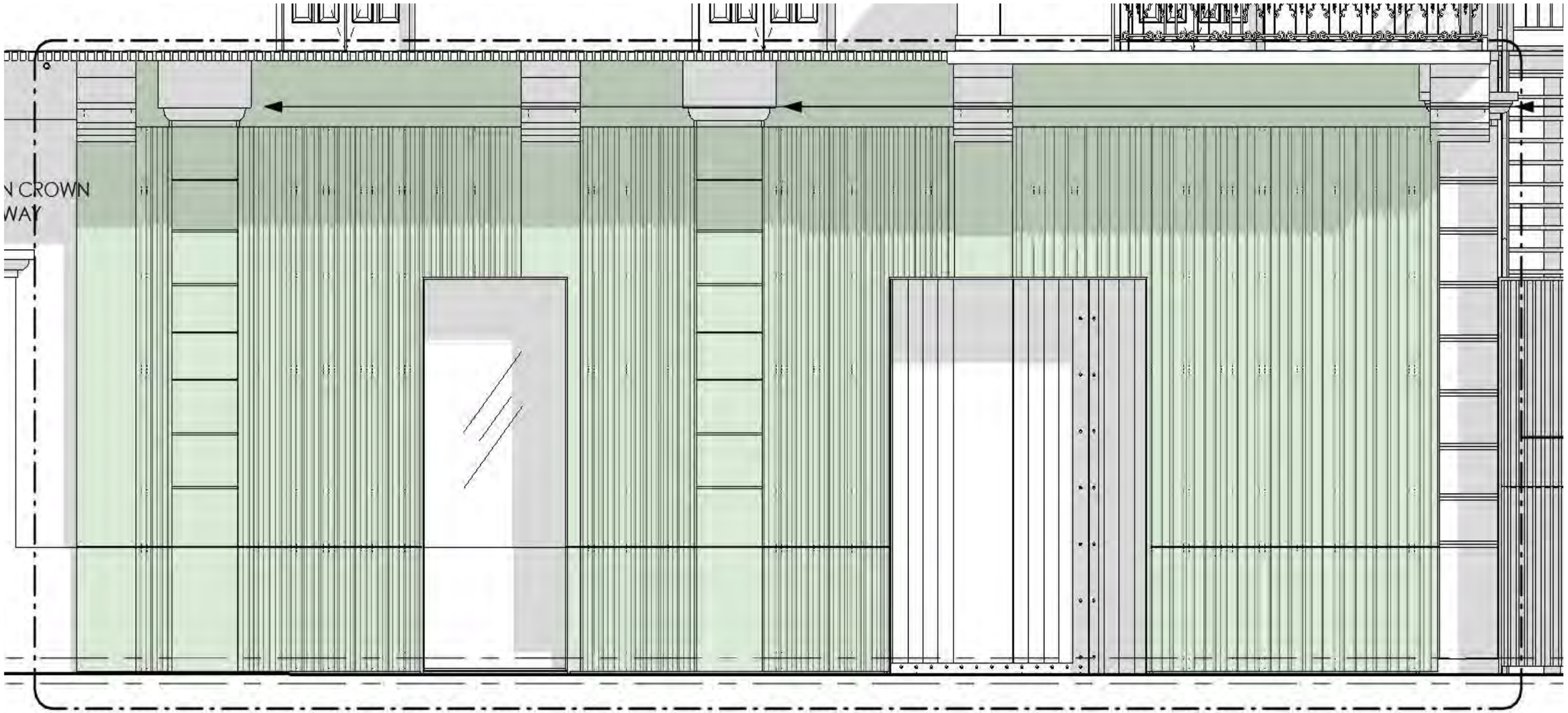
Proposed Façade - Option 2

Additional Balcony

Proposed Façade - Option 2

Additional Balcony

Proposed Façade - Option 2



Proposed Façade - Option 3

Proposed Façade - Option 2

Proposed Façade - Option 2

PR-CRP-000774

Rehabilitación de Estructura Existente para Facilidad de Colaboración, Conocimiento, Ideas e Innovación (Antes Hotel Café Central) Project

Manatí, Puerto RicoMUCIPALITY, Puerto Rico

Basement investigation report, “LR-2024-12 Actual Conditions Assessment & Reinforcement Determination” (02-08-2024)

ACTUAL CONDITIONS ASSESSMENT & REINFORCEMENT DETERMINATION

HISTORIC BUILDING – INNOVATION CENTER
MANATÍ, PUERTO RICO

Prepared for:

C/O ARCH. EDMUNDO R. COLÓN-IZQUIERDO, ASLA, AIA

February 8, 2024

Prepared by:
SPEC GROUP, LLC.
URB SAN FRANCISCO #141 DE DIEGO AVE
San Juan, Puerto Rico 00927
Tel. 787.979.9440 / 787.722.2338 / 787.502.6639
e-mail: pfebo@specengpr.com; rmarte@specengpr.com

TECHNICAL SERVICES REPORT LR-2024-12

February 8, 2024

ECO-DESIGN STUDIO
c/O ARCH. EDMUNDO R. COLÓN- IZQUIERDO, ASLA, AIA

Via Email: ecolon@eco-deisgnstudio.com

Re: ACTUAL CONDITIONS ASSESSMENT & REINFORCEMENT DETERMINATION at HISTORIC BUILDING – INNOVATION CENTER MANATÍ, PUERTO RICO
SPEC GROUP PROJECT No.: SG2024-1058

Dear Sir:

This report presents the results of the Actual Conditions Assessment & Reinforcement Determination at Historic Building – Innovation Center located in Manatí, Puerto Rico.

The work was performed as stated on Spec Group Proposal PL-2023-78, on January 25, 2024 to obtain and provide information on the actual conditions of the structure for evaluation. For details of the areas investigated, please refer to Figures and Photos, enclosed.

To accomplish the above, SPEC GROUP performed the following work:

1. Reinforcing Steel Location & Determination–using of Non- Destructive Testing (NDT) techniques.

2. Visual Reconnaissance Underside Ground Level Slab – by using a wireless camera from DepsTech for inspection on confined or difficult access spaces.

The results of the testing program performed are presented below:

1. REINFORCING STEEL LOCATION AND DETERMINATION

The rebar scan data was gathered without damaging the existing elements by using Non-Destructive Testing techniques. The rebar scans were performed on east perimeter walls on the inside and outside located in Historic Building in Manatí to determine

the existing reinforcement location, size, spacing, and clear cover. The scans were done using a combination of two NDT-type equipment: a ferromagnetic device capable of obtaining rebar depth, location, and rebar diameter (*Hilti Ferroscan PS300*) and a Ground Penetration Radar (*Hilti PS1000 GPR*) capable of obtaining a precise image of almost any object and material, or voids inside the concrete.

- ✓ The Hilti Ferroscan PS 300 is an NDT investigation tool capable of determining the position, cover, and diameter of the existing rebars. The maximum depth of the rebar that the scan is capable of detecting is 8.0″ with an accuracy of ±0.118″. The maximum depth for determining rebar diameter is 2.4″ with an accuracy of ±0.04″. It should be noted that measurements of both systems may be significantly affected by site and ambient conditions, such as moisture, radio systems, proximity to magnetic or electromagnetic fields, dampness, construction materials containing metals, aluminum foil backed insulation, multiple layers and materials with cavities or electrically conductive wall covering or tiles. The area covered at each scan is 2′ x 2′ or also 4′ by 4′. Larger continuous areas can be scanned if it is required. <u>The typical quick scan and 2′ x 2′ full scans on various coverage areas</u> were used for this project to get information of the concrete elements. The quick scan mode does not save any data in the memory of the scan, however, shows the reinforcement live in-situ.

- ✓ The Hilti Ground-Penetrating Radar (GPR) PS1000, in this case the Hilti X-Scan Unit, also called impulse radar, uses electromagnetic waves to measure discontinuities below a concrete surface. The technique has been used to locate voids, reinforcing steel, and to measure thickness. Although this device was not designed to determine the concrete thickness of the element, it will give an image of the section of the concrete.
  In the case of a surface less than 10″, it would show a rebound image of the end of the signal, where the thickness of slab could be estimated. The area covered at each scan is 2′ x 2′ or also 4′ by 4′. Larger continuous areas can be scanned if it is required. <u>The typical quick scan and 2′ x 2′ full scans on various coverage areas</u> were used for this project to get information of the concrete elements. The quick scan mode does not save any data in the memory of the scan, however, shows the reinforcement live in-situ.

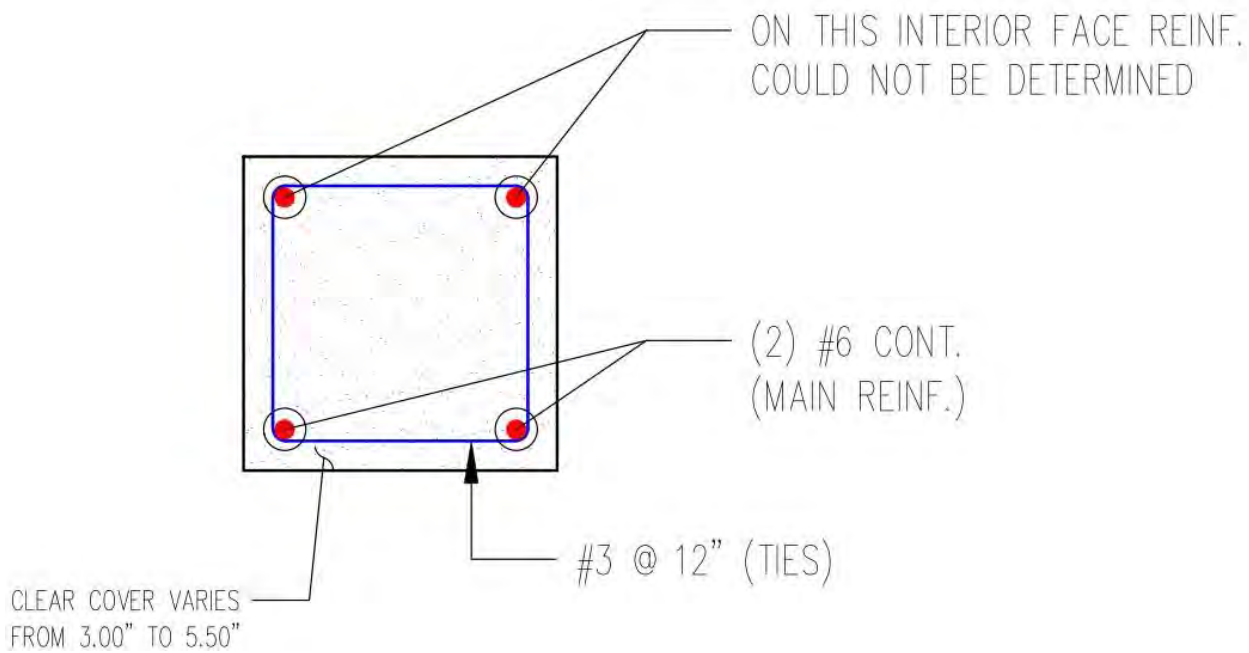
The focus of this study is to estimate the existing reinforcement location, spacing, size and clear cover of the existing structure elements, measured from the surface at locations needed of the concrete elements of the mentioned structure.

A total of (16) sixteen scan locations (thirty-two scans in total) were performed along the mentioned structure on different wall areas. We present a few general pictures during the work performed which can be found at Appendix A. Some example of scans images is included in Appendix C attached in the appendixes section. Drawings with the locations of the test performed and details of the sections are also included in the appendix located at the end of the document with the name Appendix D. It is important to note that the data gathered was taken in specific areas. Also, some dimensions of the

structural elements make the scanning in some locations. We do not scan any other location further than the mentioned areas. In general, the typical layout of the reinforcement resulting from the NDT, is as follows:

Section #1: (Column)

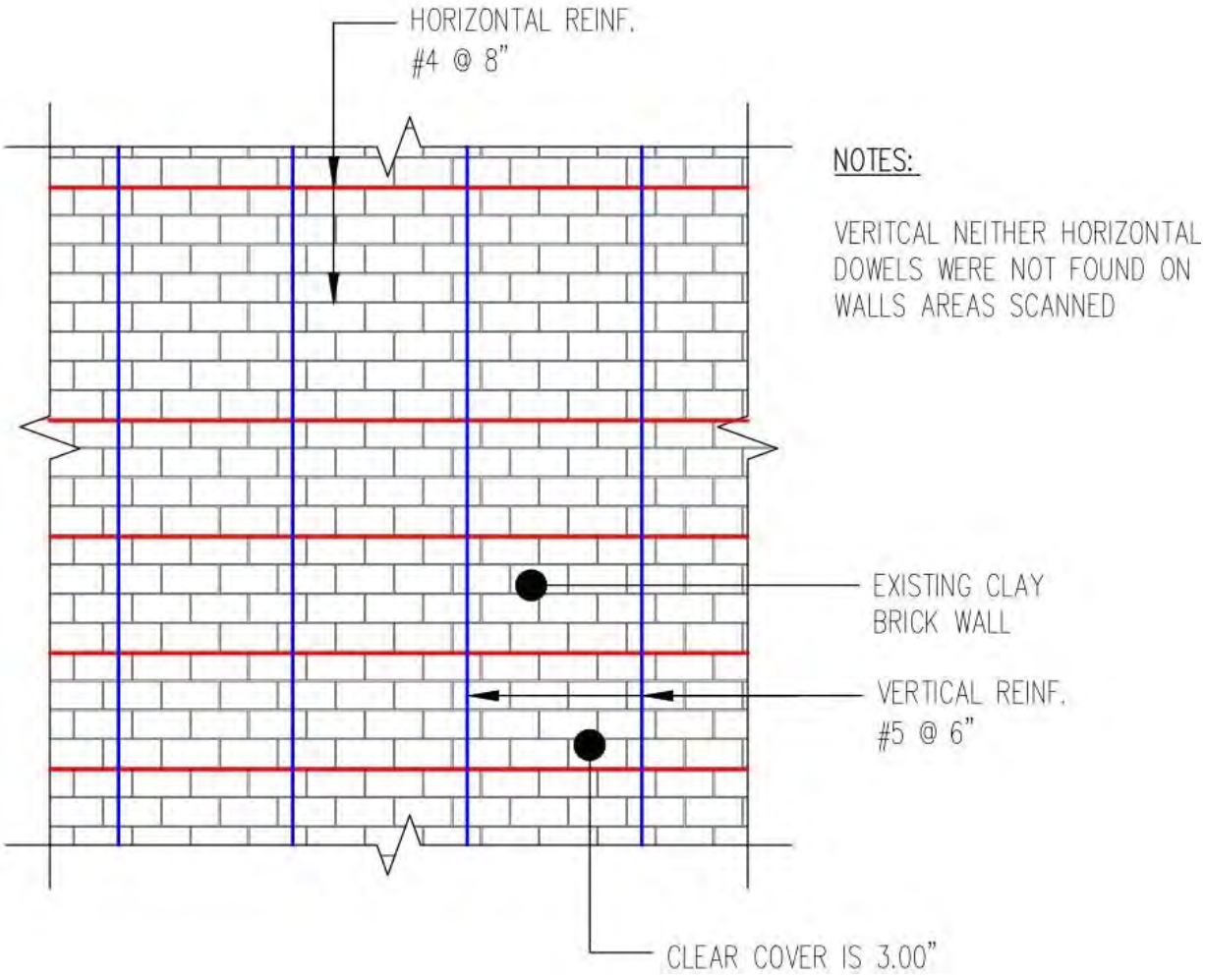
Main Reinforcement: 4#6 continuous.
Secondary Reinforcement (Ties): #3 with spacing of 12.0".
The clear cover of the reinforcement varies from 3.00" to 5.50".
Commentaries: The details correspond to columns areas that were scanned on the east perimeter wall of the building. The scans performed at these columns are Scan #5, #7, #9 & #12. Please, refer to Appendix *C & D* for more information.



Section #2: (Clay Brick Wall):

Vertical Reinforcement: #5 with spacing of 6"
*Horizontal Reinforcement: #**4 with spacing of 8"***
Vertical Dowels: Were not found after scanning analysis.
Horizontal Dowels or Rebar (cont.): Were not found after scanning analysis.
The clear cover of the reinforcement is 3.00"

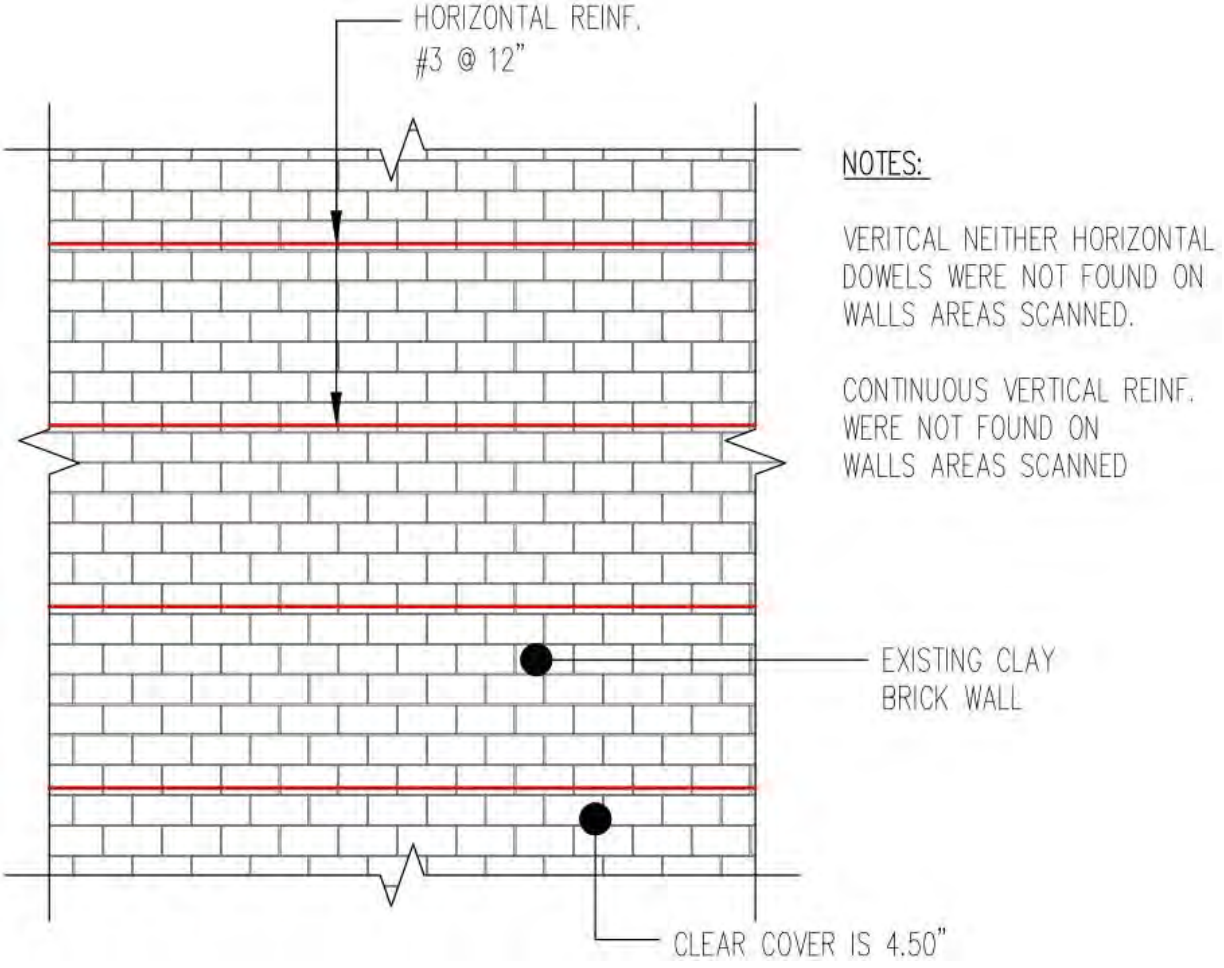
Comments: The detail corresponds to clay brick walls that were scanned on the east perimeter wall of the building. The scan performed at this wall is Scan #3. Neither vertical nor horizontal dowels were found in these scanned walls. Please, refer to Appendix *C & D* for more information.



Section #3: (Clay Brick Wall):

Vertical Reinforcement: Were not found after scanning analysis
Horizontal Reinforcement: #3 with spacing of 12″
Vertical Dowels: Were not found after scanning analysis.
Horizontal Dowels or Rebar (cont.): Were not found after scanning analysis.
The clear cover of the reinforcement is 4.50″

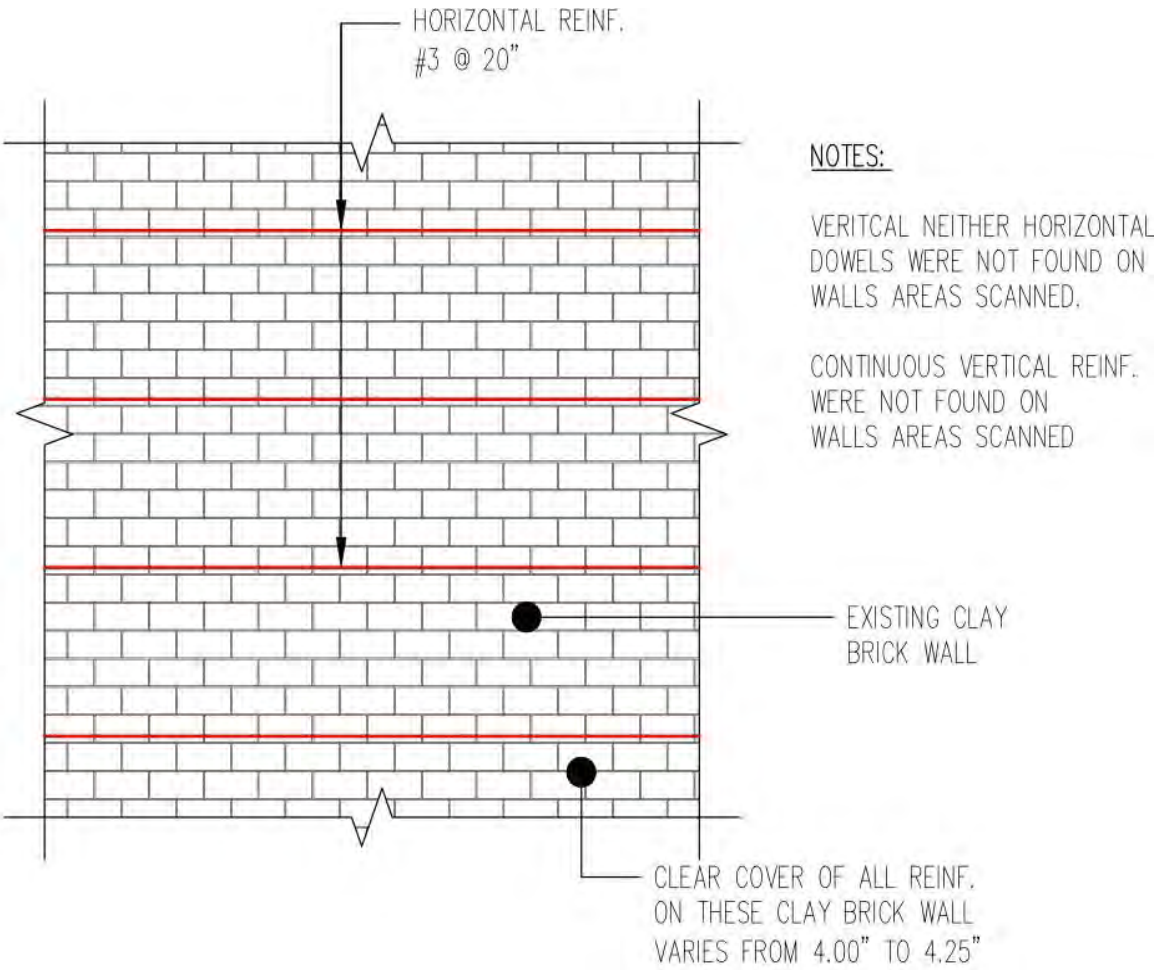
Comments: The detail corresponds to clay brick walls that were scanned on the east perimeter wall of the building. The scans performed at these walls are Scan #8, #11, #14, #15 & #16. Neither vertical nor horizontal dowels were found in these scanned walls. Please, refer to Appendix *C & D* for more information.



Section #4: (Clay Brick Wall):

Vertical Reinforcement: Were not found after scanning analysis
Horizontal Reinforcement: #3 with spacing of 20″
Vertical Dowels: Were not found after scanning analysis.
Horizontal Dowels or Rebar (cont.): Were not found after scanning analysis.
*The clear cover of the reinforcement varies from **4.00″** to 4.25″*

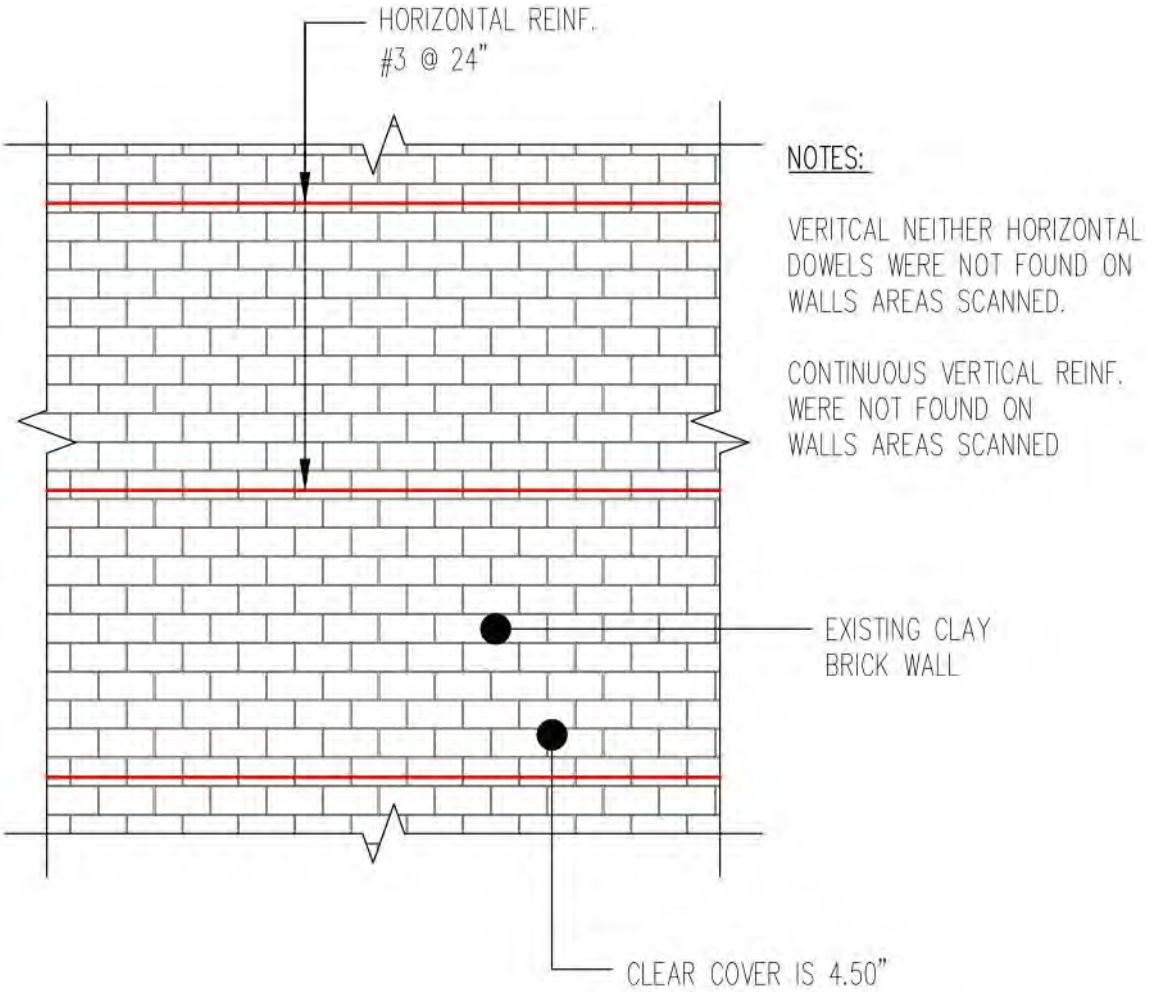
Comments: The detail corresponds to clay brick walls that were scanned on the east perimeter wall of the building. The scans performed at these walls are Scan #2 & #4. Neither vertical nor horizontal dowels were found in these scanned walls. Please, refer to Appendix *C & D* for more information.



Section #5: (Clay Brick Wall):

Vertical Reinforcement: Were not found after scanning analysis
Horizontal Reinforcement: #3 with spacing of 24″
Vertical Dowels: Were not found after scanning analysis.
Horizontal Dowels or Rebar (cont.): Were not found after scanning analysis.
The clear cover of the reinforcement is 4.50″

Comments: The detail corresponds to clay brick walls that were scanned on the east perimeter wall of the building. The scan performed at this wall is Scan #1. Neither vertical nor horizontal dowels were found in these scanned walls. Please, refer to Appendix *C & D* for more information.



2. VISUAL RECONNAISSANCE UNDER THE FIRST LEVEL CONCRETE SLAB – WITH DUAL LENS BORESCOPE

DepsTech Endoscope is a dual lens waterproof camera that is commonly used to get visual access on narrow places. Is a wireless camera compatible with many devices, that is ideal for incepting house appliances, industrial equipment, drainages, water tanks, tubes, difficult access areas and an extensive other use. The camera is capable of detecting objects in dark or too exposed to environments by adjusting the brightness. The semi-rigid cable can bend to different shapes as needed. DepsTech Endoscope was used to perform a visual reconnaissance to the underside of the slab of ground to determine the existing conditions and/or to observe any particular condition. Also, our team uses the phone camera to get some of the visual presented in this section. Our team performs core drilling on selective areas requested by the client on the ground level slab for investigate the existence of the basement area. The findings during the visual reconnaissance to the underside of the slab on ground goes as follow:

The first area investigated is located at the center-east side of the building, which we identified as Exploration Core #1 (EC #1) on the drawing plans of the Appendix D at the end of the document. During the core drilling through the slab we found that the concrete floor on ground level is an elevated slab and not a slab on ground with an approximately 7.75 inches of thickness (including concrete, toppings and/or tiles). We introduced a measure tape to verify the height and we get an approximate of 46 inches to the top surface of the ground level slab. We also found a steel element during core drilling, which is supporting the existing ground level slab. Photos taken during the exploration on this core opening is Photo #11 presented on Appendix B and from Photos #15 to #24 on Appendix B.

The second area investigated is located at the northeast side of the building, which we identified as Exploration Core #2 (EC #2) on the drawing plans of the Appendix D at the end of the document. During the core drilling through the slab, we found that the concrete floor on ground level is an elevated slab and not a slab on ground with an approximately 10.25 inches of thickness (including concrete, toppings and/or tiles). We introduced a measure tape to verify the height and we got an approximate of 98 inches to the top surface of the ground level slab. We also found a steel element during core drilling, which is supporting the existing ground level slab. Photos taken during the exploration on this core opening is Photo #12 presented on Appendix B and from Photos #15 to #24 on Appendix B.

The third area investigated is located at the northeast side of the building, which we identified as Exploration Core #3 (EC #3) on the drawing plans of the Appendix D at the end of the document. During the core drilling through the slab, we found that the concrete floor on ground level is an elevated slab and not a slab on ground. On this area, we perform the core drilling until we reach an approximately 22 inches, we only found concrete and could not pass through the slab. We understand that we were core drilling on one of the basement walls. Photos taken during the exploration on this core opening is Photo #13 presented on Appendix B and from Photos #15 to #24 on Appendix B.

The fourth area investigated is located at the northeast of the building, which we identified as Exploration Core #4 (EC #4) on the drawing plans of the Appendix D at the end of the document. During the core drilling through the slab, we found that the concrete floor on ground level is an elevated slab and not a slab on ground with an approximately 9.25 inches of thickness (including concrete, toppings and/or tiles). We introduced a measure tape to verify the height and we get an approximate of 133.75 inches to the top surface of the ground level slab. We also found a steel element during core drilling, which is supporting the existing ground level slab. In this exploration core was on our team could get a better visual access and take photos of all the basement room. The basement was found with many debris, waste materials, flood, steel elements corroded and underside of the existing concrete slab of the ground level with cracks and deteriorated. Photos taken during the exploration on this core opening is Photo #14 presented on Appendix B and from Photos #15 to #24 on Appendix B.

3. FINAL COMMENTS

The undersigned warrants that the technical services performed in this Actual Conditions Assessment and Reinforcement Determination are in accordance with the accepted principles and practice of Engineering. This is the only warranty, either express or implied.

THE EVALUATION OF THE INTEGRITY OF THE REINFORCED CONCRETE STRUCTURE OR THEIR STRUCTURAL ELEMENTS ARE BEYOND THE SCOPE OF THIS WORK.

The laboratory test results contained in this report are from selected and representative number of samples from the concrete structures as obtained at the time of our fieldwork.

The Conclusions and Recommendations provided are based on the conditions of the structures as they exist at the time of our investigation and in the areas investigated. Interpretation and judgment based on these data may differ from actual conditions, since variations in the nature and behavior of subsurface materials may occur within short distances.

This report was prepared specifically for Actual Conditions Assessment and Reinforcement Determination of Historic Building – Innovation Center, Manatí, Puerto Rico. It must not be used for any other project, even at this site, without the express written consent of this firm.

If there are any questions, contact the undersigned at your convenience.

Respectfully submitted,

PEDRO FEBO BORIA, AE
Engineer/Vice-President

SPEC GROUP LLC

4. APPENDIX A – FIELD WORK PHOTOS

Photo 1: Scanning the ground level slab to avoid steel reinforcement.

Photo 2: Scanning the ground level slab to avoid steel reinforcement.

Photo 3: Core drilling the concrete slab for basement and soil investigation.

Photo 4: Core drilling the concrete slab for basement and soil investigation.

Photo 5: Core drilling the concrete slab for basement and soil investigation.

Photo 6: Scanning the east side wall on first level.

Photo 7: Core drilling the concrete slab for basement and soil investigation.

Photo 8: Introducing the DepthsTech camera for basement investigation.

Photo 9: Core holes were performed for soil investigation.

Photo 10: Core holes were performed for soil investigation.

Photo 11: Also, core drilling were performed for basement investigation. Core exploration #1 (CE-1)

Photo 12: Also, core drilling were performed for basement investigation. Core exploration #2 (CE-2)

Photo 13: Core drilling were performed for basement investigation. Core exploration #3 (CE-3)

Photo 14: Core drilling were performed for basement investigation. Core exploration #4 (CE-4)

5. APPENDIX B – PHOTOS DURING DEPSTECH CAMERA INSPECTION

Photo 15: Existing basement floor with garbage materials.

Photo 16: Existing basement floor with garbage materials.

Photo 17: Existing basement floor with garbage materials.

Photo 18: Drainage pipelines were observed passing through the retaining walls.

Photo 19: Drainage pipelines were observed passing through the retaining walls.

Photo 20: Drainage pipelines were observed passing through the retaining walls.

Photo 21: Existing ground level concrete slab underside

Photo 22: Existing ground level concrete slab underside

Photo 23: Existing steel sections embedded in the concrete retaining wall.

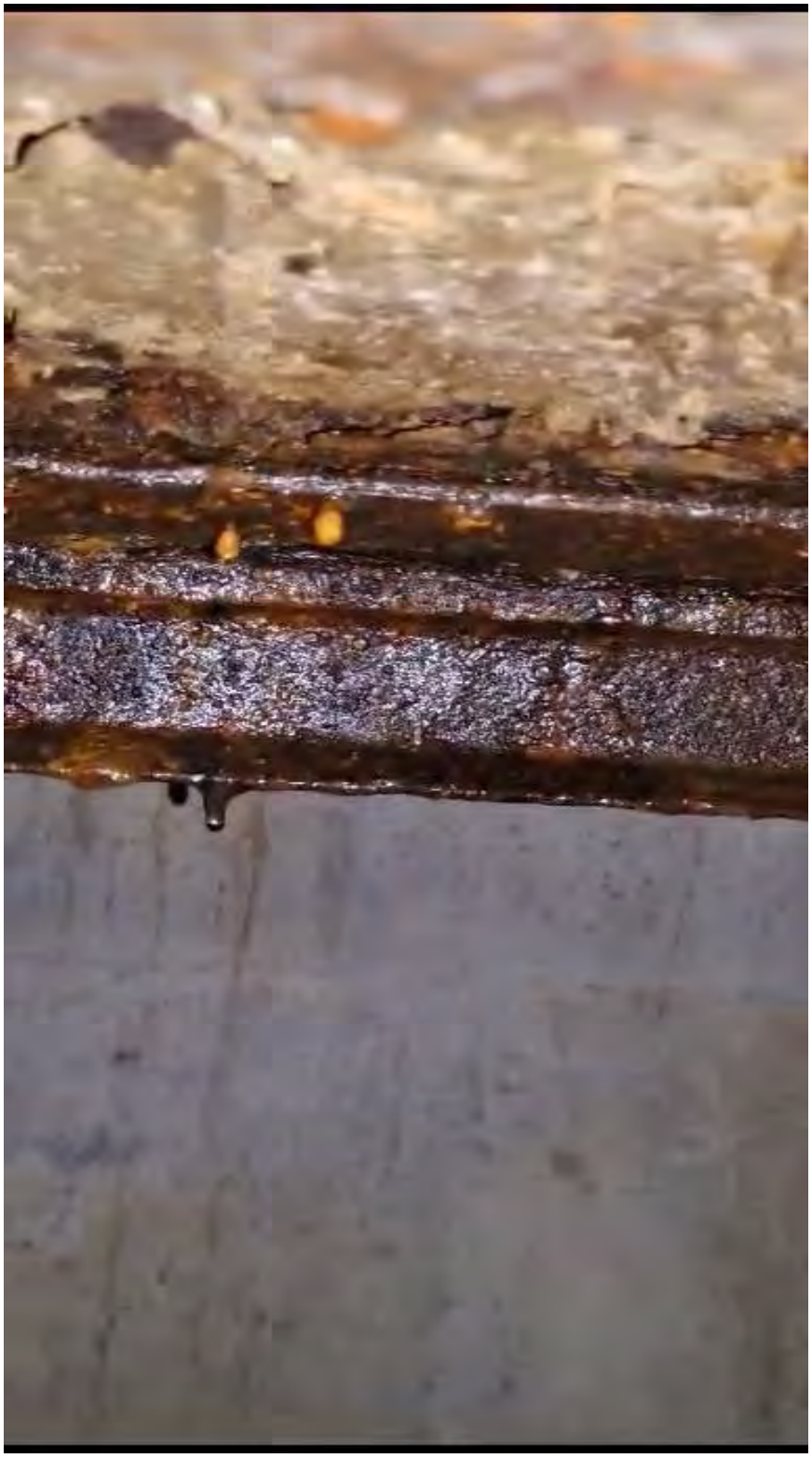


Photo 24: Steel elements supporting ground level slab found highly corroded.

6. APPENDIX C – SCANNING OUTPUT IMAGES

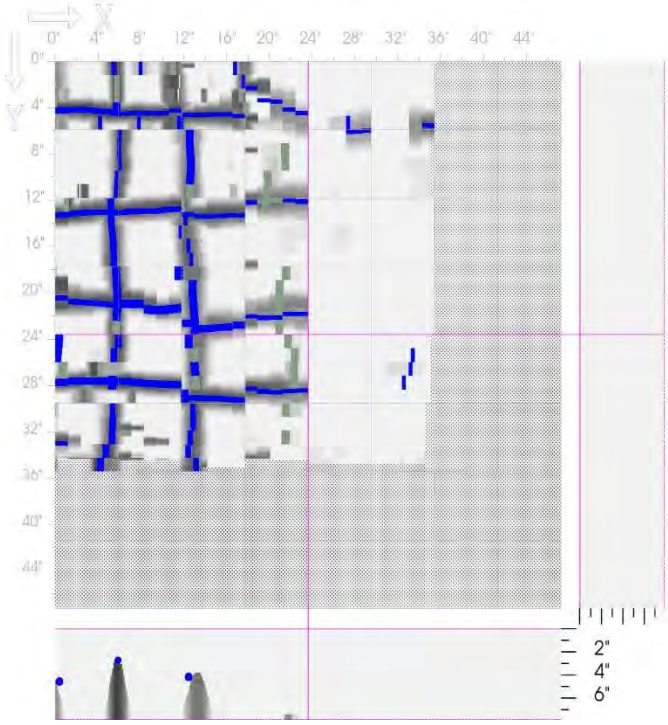


Figure 1: FERROSCAN output image of Scan Location #3

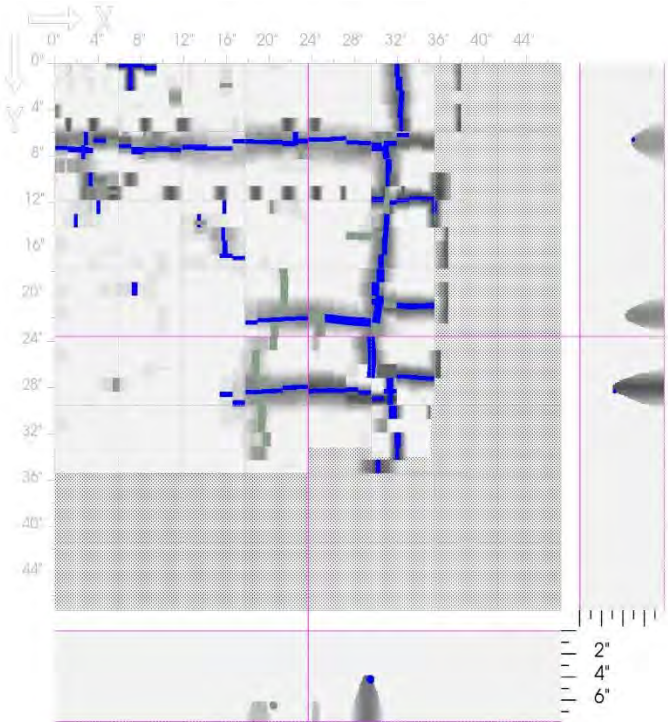


Figure 2: FERROSCAN output image of Scan Location #4

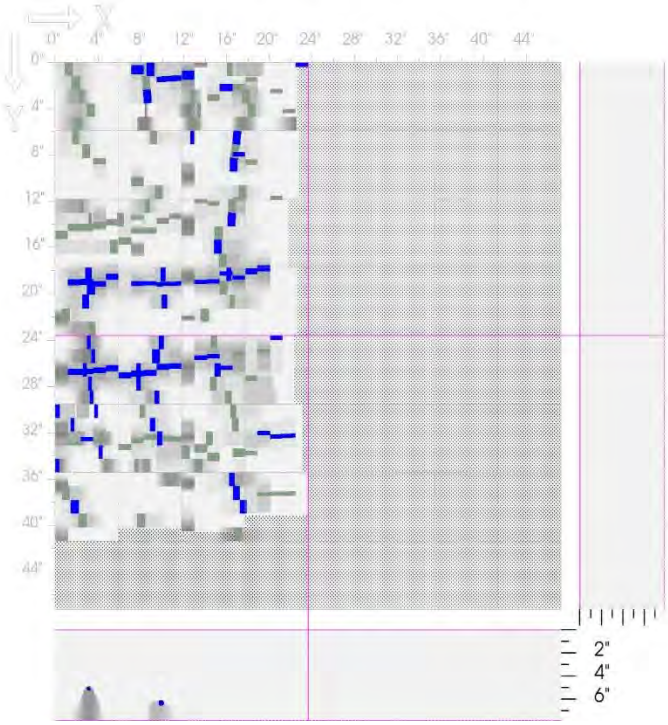


Figure 3: FERROSCAN output image of Scan Location #9

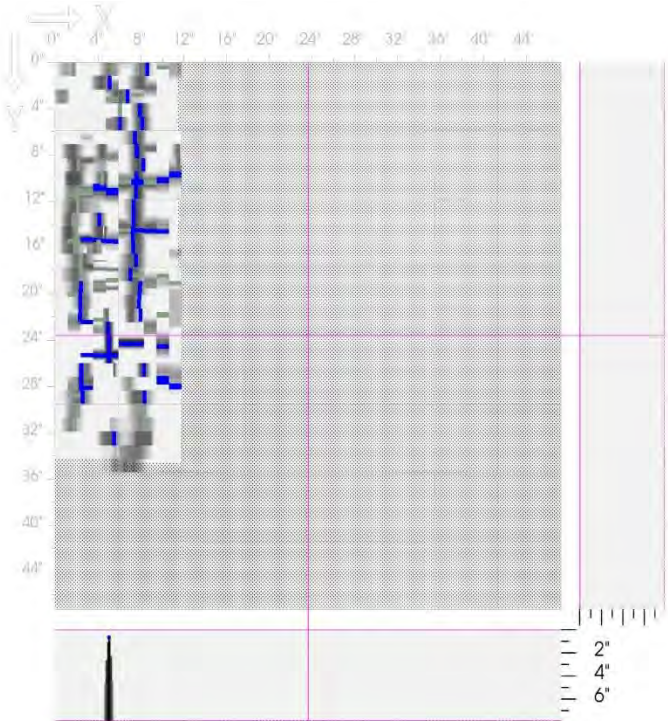
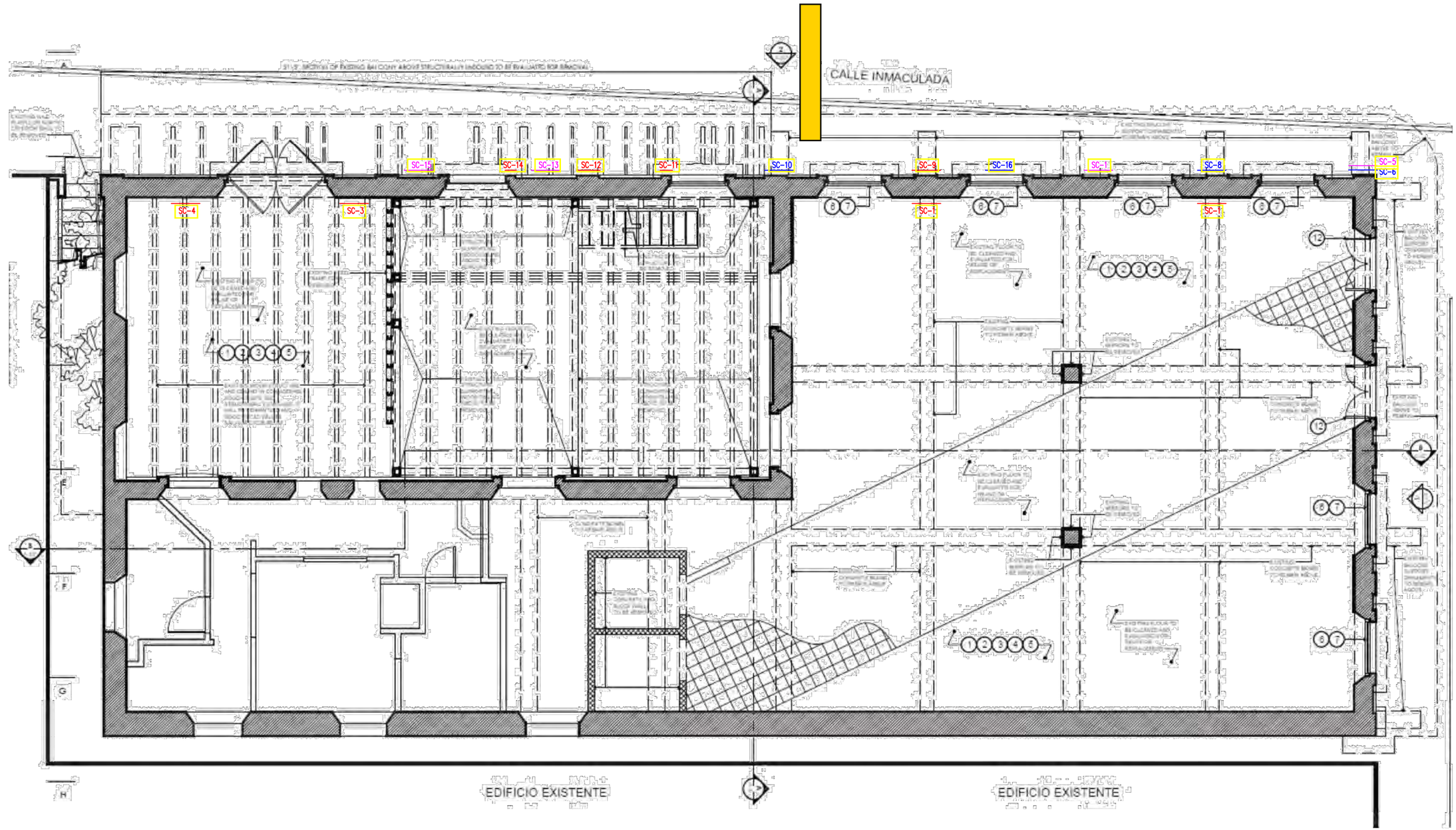


Figure 4: FERROSCAN output image of Scan Location #14

7. APPENDIX D – DRAWINGS SKETCHES AND TEST LOCATIONS

LEGEND:

- SCAN LOCATION MIDDLE TO BOTTOM AREA
- SCAN LOCATION BOTTOM AREA
- SCAN LOCATION MIDDLE AREA



SPEC GROUP LLC

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FORENSIC & STRUCTURAL INVESTIGATIONS
CONSTRUCTION PROJECTS INSPECTIONS
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REV.	DATE	DESCRIPTION	BY	CHK'D
0	-	-	F.F.B.	F.F.B.

Consultant

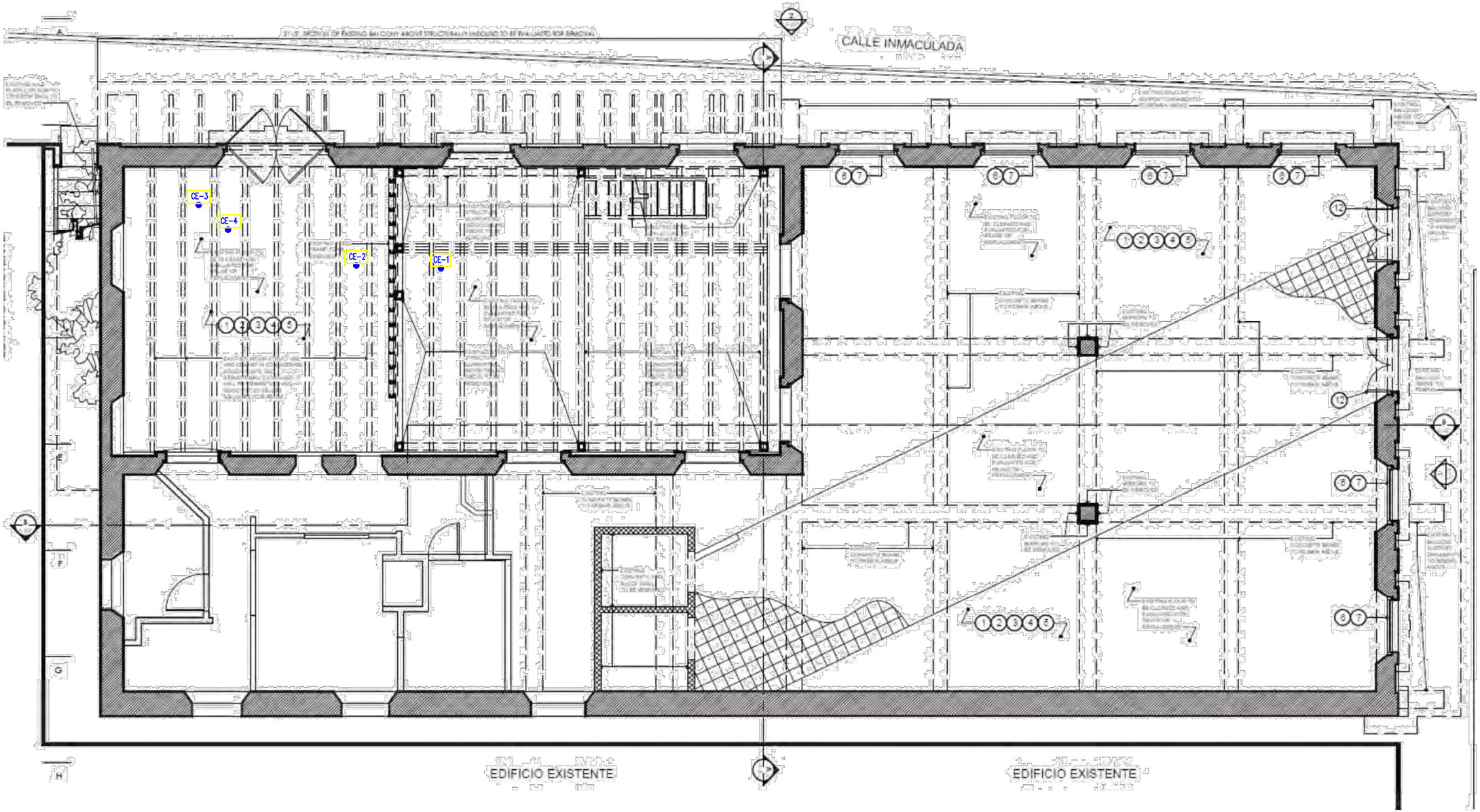
PROJECT: ACTUAL CONDITIONS ASSESSMENT HISTORIC BUILDING
MANATÍ, PUERTO RICO

CLIENT: ECO-DESIGN STUDIO
SAN JUAN PUERTO RICO

PROJECT: SG2024-1058
SCALE: AS SHOWN
PLOT SCALE: 1=1
DESIGNED:
DRAWN: L.R.Z.
DATE: 2024.02.06
TITLE: SCAN LOCATIONS AT GROUND LEVEL WALL HISTORIC BLDG. INNOVATION CENTER
SHEET NO. 1 OF 3
DRAWING: AB-101

LEGEND:

● CORE ON SLAB FOR BASEMENT INVESTIGATION



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ENGINEER: DAVID MOGIL PE, OR PEDRO FERO MORAL EIT

REV.	DATE	DESCRIPTION	BY	CHK'D
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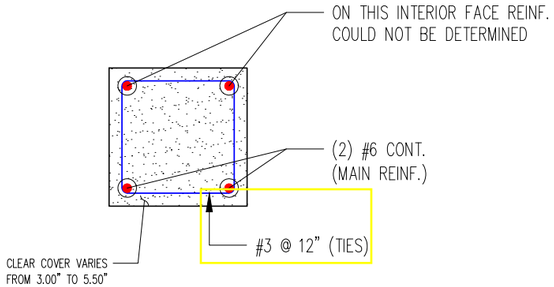
Consultant

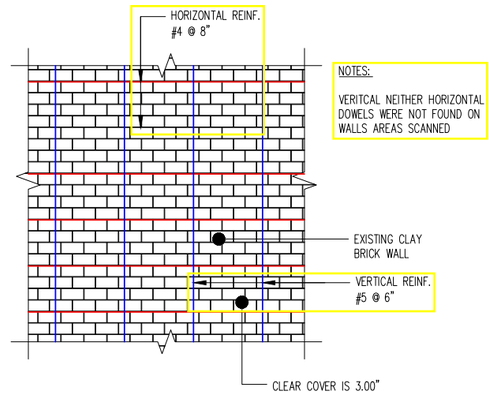
PROJECT: ACTUAL CONDITIONS ASSESSMENT HISTORIC BUILDING
MANATI, PUERTO RICO

CLIENT: ECO-DESIGN STUDIO
SAN JUAN PUERTO RICO

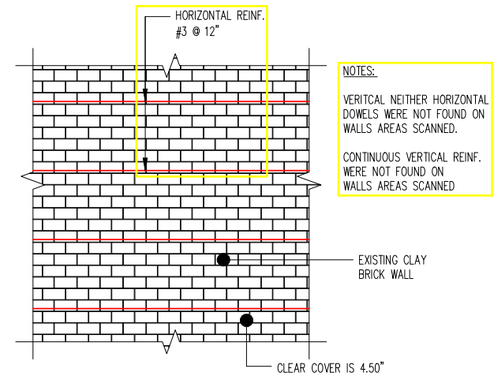
PROJECT: SS2024-1058
SCALE: AS SHOWN
PLOT SCALE: 1=1
DESIGNED:
DRAWN: L.R.Z.
DATE: 2024.02.06
TITLE: CORE EXPLORATION AREAS GROUND LEVEL WALL HISTORIC BLDG. INNOVATION CENTER
SHEET NO. 2 OF 3
DRAWING: AB-102



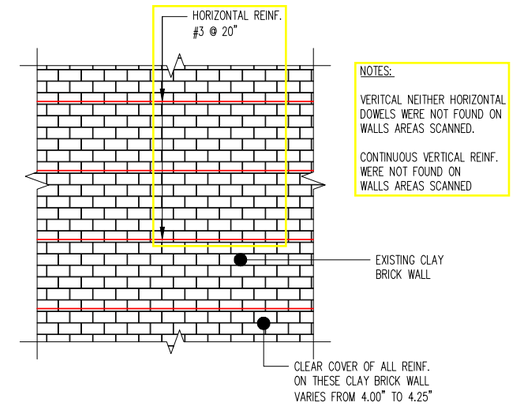
COLUMN 1 AB-103
SCALE:



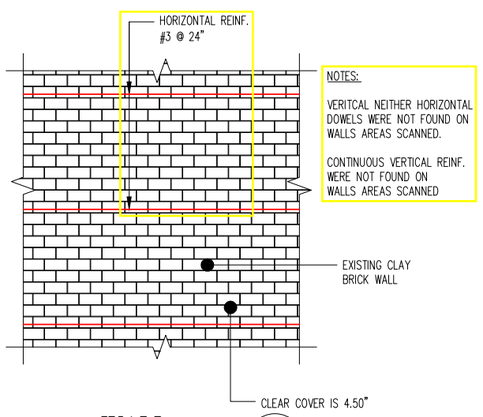
WALL 2 AB-103
SCALE: N.T.S.



WALL 3 AB-103
SCALE: N.T.S.



WALL 4 AB-103
SCALE: N.T.S.



WALL 5 AB-103
SCALE: N.T.S.

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REV.	DATE	DESCRIPTION	BY	CHK'D
0	-	-	F.E.	P.F.B.

Consultant

PROJECT: ACTUAL CONDITIONS ASSESSMENT HISTORIC BUILDING
MANATI, PUERTO RICO

CLIENT: ECO-DESIGN STUDIO
SAN JUAN PUERTO RICO

PROJECT: SG2024-1058
SCALE: AS SHOWN
PLOT SCALE: 1=1
DESIGNED: -
DRAWN: L.R.Z.
DATE: 2024.02.06
TITLE: SCANNING RESULTS ON HISTORIC BLDG.

SHEET NO. 3 OF 3
DRAWING: AB-103

GOVERNMENT OF PUERTO RICO
STATE HISTORIC PRESERVATION OFFICE
Executive Director | Carlos A. Rubio Cancela | carubio@prshpo.pr.gov

Tuesday, June 25, 2024

Lauren B Poche

269 Avenida Ponce de León,, San Juan, PR, 00917

SHPO-CF-05-21-24-10 PR-CRP-000774 (Manatí), Rehabilitación de Estructura Existente Project

Dear Ms. Poche,
We acknowledge the receipt of your letter dated May 21, 2024 regarding the above referenced project. Per your request, we are providing comments and recommendations as a technical assistance. Please be advised that in the event that federal jurisdiction (funds, permits, assistance, licenses or guarantees) is identified for the project, similar comments will be emitted.
After a careful review of the submitted documentation, we believe that the proposed project design does not fully comply with the Secretary of the Interior's Standards for Rehabilitation. We would like to propose a meeting to present the project in detail and thoroughly discuss alternatives that could avoid, minimize or mitigate potential adverse effects to the former Hotel Café Central Building. To coordinate a date and time, please contact Ms. Elba Diaz Soto, Executive Assistant at extension 2003 or ediaz@prshpo.pr.gov.
If you have any questions or comments regarding this matter or require our further assistance, do not hesitate to contact our Office.

Sincerely,

Carlos A. Rubio Cancela

State Historic Preservation Officer
CARC/GMO/ SG

GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

April 30, 2024

Arch. Carlos A. Rubio Cancela
Executive Director
Puerto Rico State Historic Preservation Office
Cuartel de Ballajá, Third Floor
San Juan, Puerto Rico 00901

Re: Authorization to Submit Documents for Consultation

Dear Arch. Rubio Cancela,

The U.S. Department of Housing (HUD) approved the allocations of Community Development Block Grant (CDBG-DR) funds on February 9, 2018. It also approved the allocation of Community Development Block Grant Mitigation (CDBG-MIT) funds on January 27, 2020. The purpose of these allocations is to address unsatisfied needs as a result of Hurricanes Irma and Maria in September 2017; and to carry out strategic and high-impact activities to mitigate disaster risks and reduce future losses.

To comply with the environmental requirements established by HUD, the Department of Housing of Puerto Rico (PRDOH) contracted Horne Federal LLC to provide environmental review services, among others, that will support the objectives of the agenda for both CDBG-DR and CDBG -MIT Programs.

To expedite the processes, Horne Federal LLC, is authorized to submit to the State Historic Preservation Officer, documentation of projects related to both the CDBG-DR and CDBG-MIT on behalf of PRDOH.

Cordially,

Aldo A. Rivera Vázquez, PE
Director
Division of Environmental Permitting and Compliance
Office of Disaster Recovery

HORNE
Puerto Rico

May 21, 2024

Carlos A. Rubio Cancela
State Historic Preservation Officer
Puerto Rico State Historic Preservation Office
Cuartel de Ballajá (Tercer Piso)
San Juan, PR 00902-3935

Puerto Rico Disaster Recovery, CDBG-DR City Revitalization (City-Rev) Program

Re: Technical Assistance Request for PR-CRP-000774: Rehabilitación de Estructura Existente para Facilidad de Colaboración, Conocimiento, Ideas e Innovación (Antes Hotel Café Central), Manatí, Puerto Rico: (1) Submission of the Resulting Report for the Structural and Exploratory Studies and (2) Proposed Design [New Request]

Dear Architect Rubio Cancela,

On behalf of the Puerto Rico Department of Housing (PRDOH), we thank you for your letter dated October 5, 2023 in response to a technical assistance request regarding the need for structural and exploratory studies for the historic property located at Bo. Pueblo, 34 Calle McKinley (18.429111 -66.492251) in the Manatí Traditional Urban Center and Historic Zone in anticipation of the rehabilitation of the building. The parcel ID for the subject property, formerly known as the Antiguo Hotel Café, is 056-012-123-02-001. The response letter stated that your office believed a finding of no adverse effect would be adequate for the proposed activities. We are providing your office with said report, which outlines the methods of testing and findings which includes the confirmation of a sealed basement below the main floor.

In addition to providing this report to your office, on behalf of PRDOH, we would like to request a technical assistance review regarding the proposed plans for the project designed for the Municipality of Manatí by Edmundo R. Colón Izquierdo, ASLA of Eco. The attached document, also prepared by Architect Colón outlines the proposed project, provides a detailed overview of the project. This includes the history of the circa 1980 building, the existing building conditions, and the proposed activities. The building is to be rehabilitated following the Secretary of the Interior's Standards for the Treatment of Historic Properties (SOI's Standards) to provide the required spaces for the new building program, improve accessibility, and ensure overall health, safety, and welfare. The Innovation Center will provide an environment where people can gain the skills required to succeed in today's challenging world. The visitors will find a lounge style e-office with diverse individual and small group stations. The facilities will have high-speed Wi-Fi, technological and telecommunications infrastructure.

The proposed scope of work includes repairs to masonry and concrete structures and façade elements, removal of lead and asbestos containing materials, removal of debris and other materials, and interior improvements to accommodate

the proposed uses. The scope also includes building a new roof, interior and exterior vertical circulation elements, ADA improvements, and addition of bathrooms. Ground disturbances will be kept to a minimum. Excavations for footings, if required, will be limited to around two feet from existing floor levels and within the building perimeter. There will be no ground disturbances outside the building footprint. The concrete floor of the northeast quadrant of the building, where the basement is located, will be demolished, the basement will be cleaned of debris, the pipes protruding from the walls will be capped, the basement will be filled, a new slab on grade will be poured in place. This new floor will have several levels to accommodate an ADA accessible route from the Main Entry to all of the interior spaces. The main entrance of the building will be shifted to the northern end of the east elevation of the building, along Calle Immaculada. Currently, a new element is proposed around this entrance, consisting of a bronze face paneling with vertical strips and a new overhang that will replace the existing balcony. The element will be attached but separated several inches from the building.

We welcome your feedback on the proposed design, particularly the changes to the building's entrance, and thank you for your assistance.

Please contact me with any questions or concerns by email at lauren.poche@horne.com or phone at 225-405-7676.

Kindest regards,

Lauren Bair Poche. M.A.
Architectural Historian, EHP Senior Manager
LBP

Attachments

PR-CRP-000774

ACTUAL CONDITIONS ASSESSMENT & REINFORCEMENT DETERMINATION REPORT

ACTUAL CONDITIONS ASSESSMENT & REINFORCEMENT DETERMINATION

HISTORIC BUILDING – INNOVATION CENTER
MANATÍ, PUERTO RICO

Prepared for:

C/O ARCH. EDMUNDO R. COLÓN-IZQUIERDO, ASLA, AIA

February 8, 2024

Prepared by:
SPEC GROUP, LLC.
URB SAN FRANCISCO #141 DE DIEGO AVE
San Juan, Puerto Rico 00927
Tel. 787.979.9440 / 787.722.2338 / 787.502.6639
e-mail: pfebo@specengpr.com; rmarte@specengpr.com

TECHNICAL SERVICES REPORT LR-2024-12

February 8, 2024

ECO-DESIGN STUDIO
c/O ARCH. EDMUNDO R. COLÓN- IZQUIERDO, ASLA, AIA

Via Email: ecolon@eco-deisgnstudio.com

Re: ACTUAL CONDITIONS ASSESSMENT & REINFORCEMENT DETERMINATION at HISTORIC BUILDING – INNOVATION CENTER MANATÍ, PUERTO RICO
SPEC GROUP PROJECT No.: SG2024-1058

Dear Sir:

This report presents the results of the Actual Conditions Assessment & Reinforcement Determination at Historic Building – Innovation Center located in Manatí, Puerto Rico.

The work was performed as stated on Spec Group Proposal PL-2023-78, on January 25, 2024 to obtain and provide information on the actual conditions of the structure for evaluation. For details of the areas investigated, please refer to Figures and Photos, enclosed.

To accomplish the above, SPEC GROUP performed the following work:

1. Reinforcing Steel Location & Determination–using of Non- Destructive Testing (NDT) techniques.

2. Visual Reconnaissance Underside Ground Level Slab – by using a wireless camera from DepsTech for inspection on confined or difficult access spaces.

The results of the testing program performed are presented below:

1. REINFORCING STEEL LOCATION AND DETERMINATION

The rebar scan data was gathered without damaging the existing elements by using Non-Destructive Testing techniques. The rebar scans were performed on east perimeter walls on the inside and outside located in Historic Building in Manatí to determine

the existing reinforcement location, size, spacing, and clear cover. The scans were done using a combination of two NDT-type equipment: a ferromagnetic device capable of obtaining rebar depth, location, and rebar diameter (*Hilti Ferroscan PS300*) and a Ground Penetration Radar (*Hilti PS1000 GPR*) capable of obtaining a precise image of almost any object and material, or voids inside the concrete.

- ✓ The Hilti Ferroscan PS 300 is an NDT investigation tool capable of determining the position, cover, and diameter of the existing rebars. The maximum depth of the rebar that the scan is capable of detecting is 8.0″ with an accuracy of ±0.118″. The maximum depth for determining rebar diameter is 2.4″ with an accuracy of ±0.04″. It should be noted that measurements of both systems may be significantly affected by site and ambient conditions, such as moisture, radio systems, proximity to magnetic or electromagnetic fields, dampness, construction materials containing metals, aluminum foil backed insulation, multiple layers and materials with cavities or electrically conductive wall covering or tiles. The area covered at each scan is 2′ x 2′ or also 4′ by 4′. Larger continuous areas can be scanned if it is required. <u>The typical quick scan and 2′ x 2′ full scans on various coverage areas</u> were used for this project to get information of the concrete elements. The quick scan mode does not save any data in the memory of the scan, however, shows the reinforcement live in-situ.

- ✓ The Hilti Ground-Penetrating Radar (GPR) PS1000, in this case the Hilti X-Scan Unit, also called impulse radar, uses electromagnetic waves to measure discontinuities below a concrete surface. The technique has been used to locate voids, reinforcing steel, and to measure thickness. Although this device was not designed to determine the concrete thickness of the element, it will give an image of the section of the concrete.
  In the case of a surface less than 10″, it would show a rebound image of the end of the signal, where the thickness of slab could be estimated. The area covered at each scan is 2′ x 2′ or also 4′ by 4′. Larger continuous areas can be scanned if it is required. <u>The typical quick scan and 2′ x 2′ full scans on various coverage areas</u> were used for this project to get information of the concrete elements. The quick scan mode does not save any data in the memory of the scan, however, shows the reinforcement live in-situ.

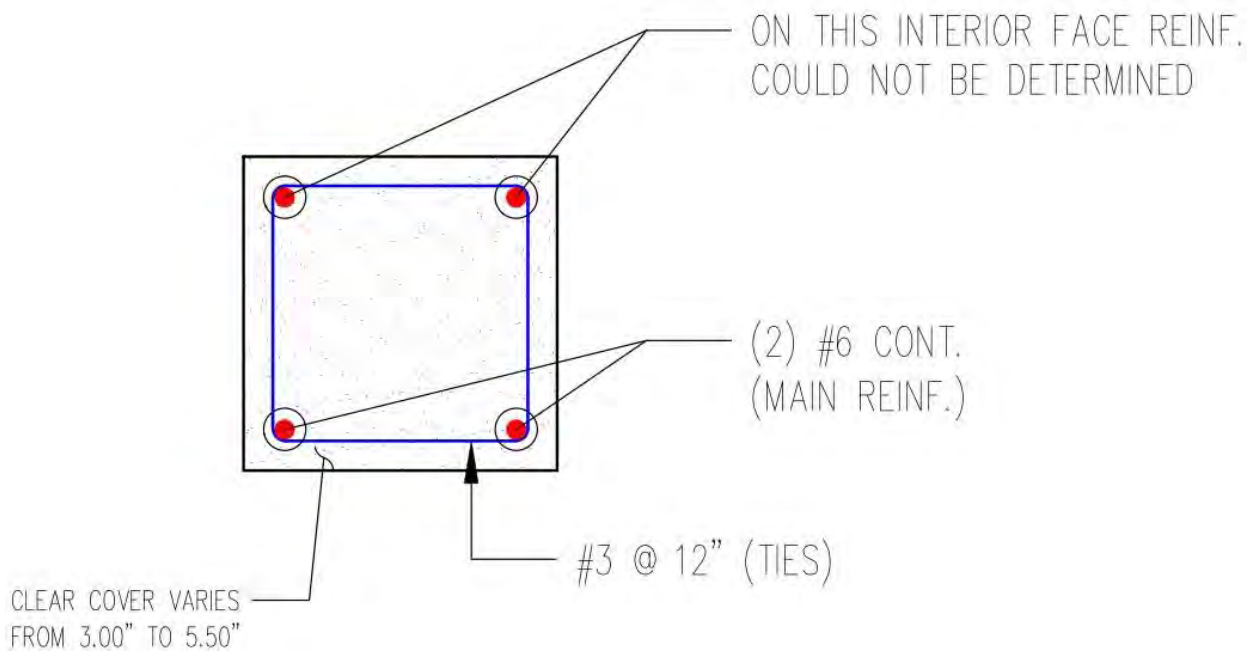
The focus of this study is to estimate the existing reinforcement location, spacing, size and clear cover of the existing structure elements, measured from the surface at locations needed of the concrete elements of the mentioned structure.

A total of (16) sixteen scan locations (thirty-two scans in total) were performed along the mentioned structure on different wall areas. We present a few general pictures during the work performed which can be found at Appendix A. Some example of scans images is included in Appendix C attached in the appendixes section. Drawings with the locations of the test performed and details of the sections are also included in the appendix located at the end of the document with the name Appendix D. It is important to note that the data gathered was taken in specific areas. Also, some dimensions of the

structural elements make the scanning in some locations. We do not scan any other location further than the mentioned areas. In general, the typical layout of the reinforcement resulting from the NDT, is as follows:

Section #1: (Column)

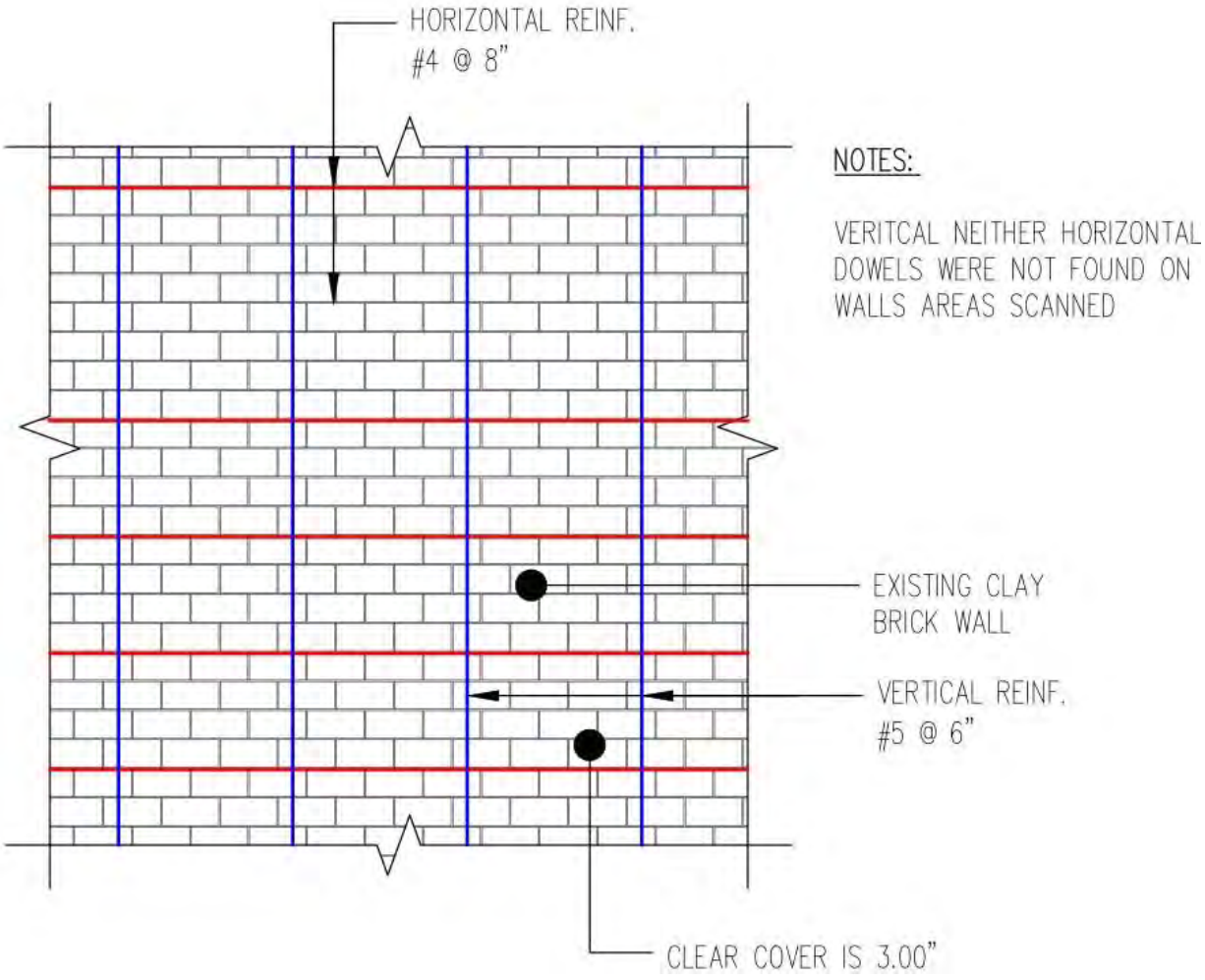
Main Reinforcement: 4#6 continuous.
Secondary Reinforcement (Ties): #3 with spacing of 12.0".
The clear cover of the reinforcement varies from 3.00" to 5.50".
Commentaries: The details correspond to columns areas that were scanned on the east perimeter wall of the building. The scans performed at these columns are Scan #5, #7, #9 & #12. Please, refer to Appendix *C & D* for more information.



Section #2: (Clay Brick Wall):

Vertical Reinforcement: #5 with spacing of 6"
*Horizontal Reinforcement: #**4 with spacing of 8"***
Vertical Dowels: Were not found after scanning analysis.
Horizontal Dowels or Rebar (cont.): Were not found after scanning analysis.
The clear cover of the reinforcement is 3.00"

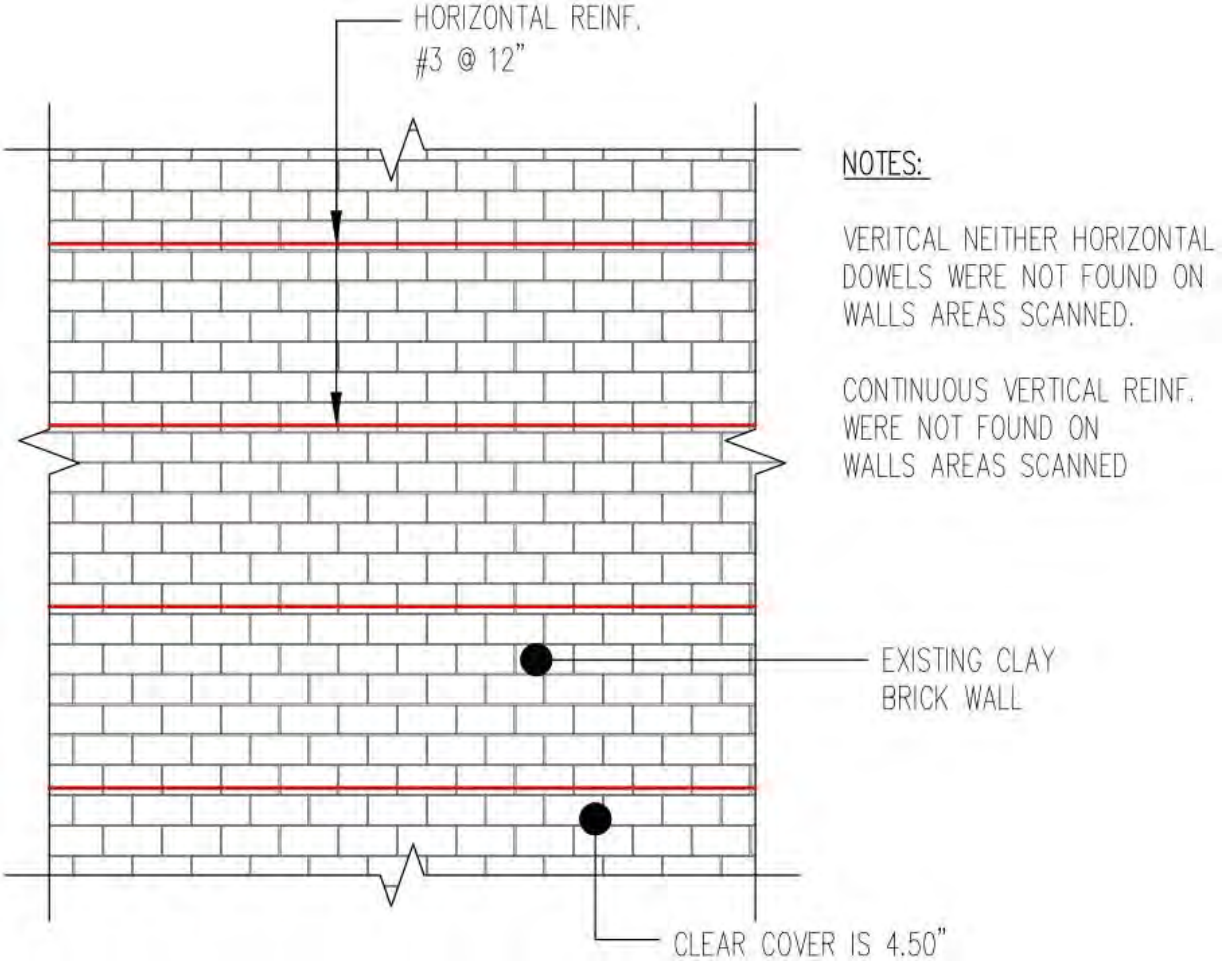
Comments: The detail corresponds to clay brick walls that were scanned on the east perimeter wall of the building. The scan performed at this wall is Scan #3. Neither vertical nor horizontal dowels were found in these scanned walls. Please, refer to Appendix *C & D* for more information.



Section #3: (Clay Brick Wall):

Vertical Reinforcement: Were not found after scanning analysis
Horizontal Reinforcement: #3 with spacing of 12″
Vertical Dowels: Were not found after scanning analysis.
Horizontal Dowels or Rebar (cont.): Were not found after scanning analysis.
The clear cover of the reinforcement is 4.50″

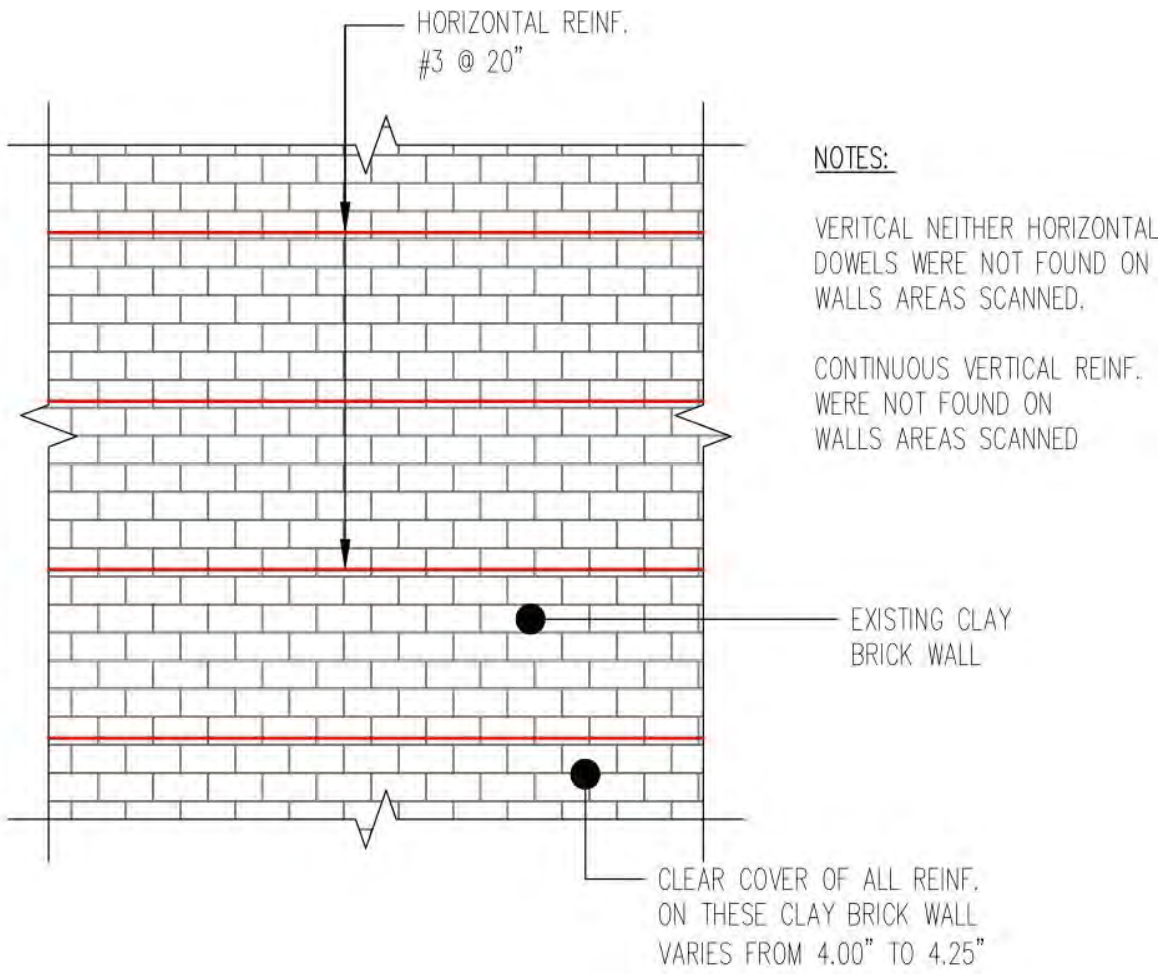
Comments: The detail corresponds to clay brick walls that were scanned on the east perimeter wall of the building. The scans performed at these walls are Scan #8, #11, #14, #15 & #16. Neither vertical nor horizontal dowels were found in these scanned walls. Please, refer to Appendix *C & D* for more information.



Section #4: (Clay Brick Wall):

Vertical Reinforcement: Were not found after scanning analysis
Horizontal Reinforcement: #3 with spacing of 20″
Vertical Dowels: Were not found after scanning analysis.
Horizontal Dowels or Rebar (cont.): Were not found after scanning analysis.
*The clear cover of the reinforcement varies from **4.00″** to 4.25″*

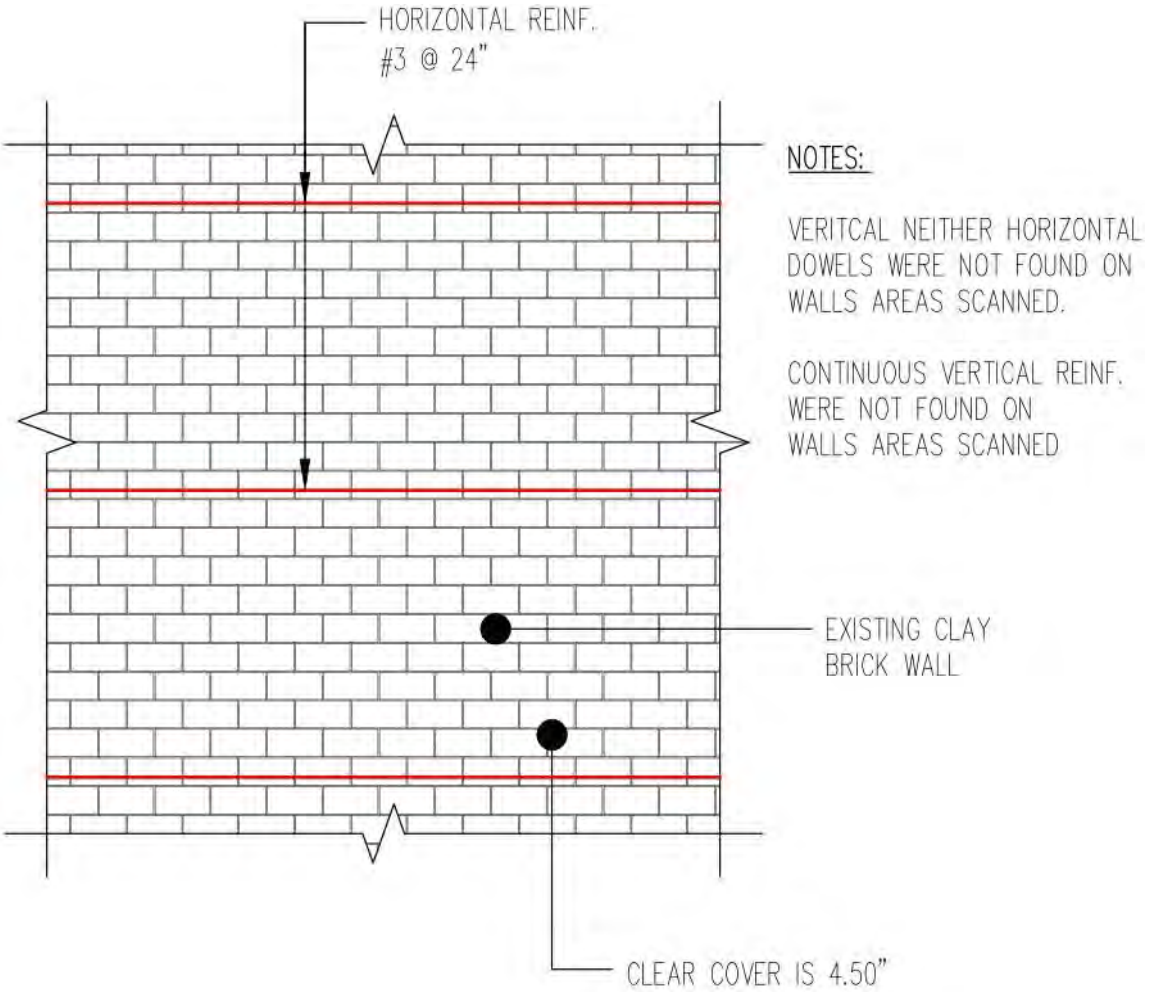
Comments: The detail corresponds to clay brick walls that were scanned on the east perimeter wall of the building. The scans performed at these walls are Scan #2 & #4. Neither vertical nor horizontal dowels were found in these scanned walls. Please, refer to Appendix *C & D* for more information.



Section #5: (Clay Brick Wall):

Vertical Reinforcement: Were not found after scanning analysis
Horizontal Reinforcement: #3 with spacing of 24″
Vertical Dowels: Were not found after scanning analysis.
Horizontal Dowels or Rebar (cont.): Were not found after scanning analysis.
The clear cover of the reinforcement is 4.50″

Comments: The detail corresponds to clay brick walls that were scanned on the east perimeter wall of the building. The scan performed at this wall is Scan #1. Neither vertical nor horizontal dowels were found in these scanned walls. Please, refer to Appendix *C & D* for more information.



2. VISUAL RECONNAISSANCE UNDER THE FIRST LEVEL CONCRETE SLAB – WITH DUAL LENS BORESCOPE

DepsTech Endoscope is a dual lens waterproof camera that is commonly used to get visual access on narrow places. Is a wireless camera compatible with many devices, that is ideal for incepting house appliances, industrial equipment, drainages, water tanks, tubes, difficult access areas and an extensive other use. The camera is capable of detecting objects in dark or too exposed to environments by adjusting the brightness. The semi-rigid cable can bend to different shapes as needed. DepsTech Endoscope was used to perform a visual reconnaissance to the underside of the slab of ground to determine the existing conditions and/or to observe any particular condition. Also, our team uses the phone camera to get some of the visual presented in this section. Our team performs core drilling on selective areas requested by the client on the ground level slab for investigate the existence of the basement area. The findings during the visual reconnaissance to the underside of the slab on ground goes as follow:

The first area investigated is located at the center-east side of the building, which we identified as Exploration Core #1 (EC #1) on the drawing plans of the Appendix D at the end of the document. During the core drilling through the slab we found that the concrete floor on ground level is an elevated slab and not a slab on ground with an approximately 7.75 inches of thickness (including concrete, toppings and/or tiles). We introduced a measure tape to verify the height and we get an approximate of 46 inches to the top surface of the ground level slab. We also found a steel element during core drilling, which is supporting the existing ground level slab. Photos taken during the exploration on this core opening is Photo #11 presented on Appendix B and from Photos #15 to #24 on Appendix B.

The second area investigated is located at the northeast side of the building, which we identified as Exploration Core #2 (EC #2) on the drawing plans of the Appendix D at the end of the document. During the core drilling through the slab, we found that the concrete floor on ground level is an elevated slab and not a slab on ground with an approximately 10.25 inches of thickness (including concrete, toppings and/or tiles). We introduced a measure tape to verify the height and we got an approximate of 98 inches to the top surface of the ground level slab. We also found a steel element during core drilling, which is supporting the existing ground level slab. Photos taken during the exploration on this core opening is Photo #12 presented on Appendix B and from Photos #15 to #24 on Appendix B.

The third area investigated is located at the northeast side of the building, which we identified as Exploration Core #3 (EC #3) on the drawing plans of the Appendix D at the end of the document. During the core drilling through the slab, we found that the concrete floor on ground level is an elevated slab and not a slab on ground. On this area, we perform the core drilling until we reach an approximately 22 inches, we only found concrete and could not pass through the slab. We understand that we were core drilling on one of the basement walls. Photos taken during the exploration on this core opening is Photo #13 presented on Appendix B and from Photos #15 to #24 on Appendix B.

The fourth area investigated is located at the northeast of the building, which we identified as Exploration Core #4 (EC #4) on the drawing plans of the Appendix D at the end of the document. During the core drilling through the slab, we found that the concrete floor on ground level is an elevated slab and not a slab on ground with an approximately 9.25 inches of thickness (including concrete, toppings and/or tiles). We introduced a measure tape to verify the height and we get an approximate of 133.75 inches to the top surface of the ground level slab. We also found a steel element during core drilling, which is supporting the existing ground level slab. In this exploration core was on our team could get a better visual access and take photos of all the basement room. The basement was found with many debris, waste materials, flood, steel elements corroded and underside of the existing concrete slab of the ground level with cracks and deteriorated. Photos taken during the exploration on this core opening is Photo #14 presented on Appendix B and from Photos #15 to #24 on Appendix B.

3. FINAL COMMENTS

The undersigned warrants that the technical services performed in this Actual Conditions Assessment and Reinforcement Determination are in accordance with the accepted principles and practice of Engineering. This is the only warranty, either express or implied.

THE EVALUATION OF THE INTEGRITY OF THE REINFORCED CONCRETE STRUCTURE OR THEIR STRUCTURAL ELEMENTS ARE BEYOND THE SCOPE OF THIS WORK.

The laboratory test results contained in this report are from selected and representative number of samples from the concrete structures as obtained at the time of our fieldwork.

The Conclusions and Recommendations provided are based on the conditions of the structures as they exist at the time of our investigation and in the areas investigated. Interpretation and judgment based on these data may differ from actual conditions, since variations in the nature and behavior of subsurface materials may occur within short distances.

This report was prepared specifically for Actual Conditions Assessment and Reinforcement Determination of Historic Building – Innovation Center, Manatí, Puerto Rico. It must not be used for any other project, even at this site, without the express written consent of this firm.

If there are any questions, contact the undersigned at your convenience.

Respectfully submitted,

PEDRO FEBO BORIA, AE
Engineer/Vice-President

4. APPENDIX A – FIELD WORK PHOTOS

Photo 1: Scanning the ground level slab to avoid steel reinforcement.

Photo 2: Scanning the ground level slab to avoid steel reinforcement.

Photo 3: Core drilling the concrete slab for basement and soil investigation.

Photo 4: Core drilling the concrete slab for basement and soil investigation.

Photo 5: Core drilling the concrete slab for basement and soil investigation.

Photo 6: Scanning the east side wall on first level.

Photo 7: Core drilling the concrete slab for basement and soil investigation.

Photo 8: Introducing the DepthsTech camera for basement investigation.

Photo 9: Core holes were performed for soil investigation.

Photo 10: Core holes were performed for soil investigation.

Photo 11: Also, core drilling were performed for basement investigation. Core exploration #1 (CE-1)

Photo 12: Also, core drilling were performed for basement investigation. Core exploration #2 (CE-2)

Photo 13: Core drilling were performed for basement investigation. Core exploration #3 (CE-3)

Photo 14: Core drilling were performed for basement investigation. Core exploration #4 (CE-4)

5. APPENDIX B – PHOTOS DURING DEPSTECH CAMERA INSPECTION

Photo 15: Existing basement floor with garbage materials.

Photo 16: Existing basement floor with garbage materials.

Photo 17: Existing basement floor with garbage materials.

Photo 18: Drainage pipelines were observed passing through the retaining walls.

Photo 19: Drainage pipelines were observed passing through the retaining walls.

Photo 20: Drainage pipelines were observed passing through the retaining walls.

Photo 21: Existing ground level concrete slab underside

Photo 22: Existing ground level concrete slab underside

Photo 23: Existing steel sections embedded in the concrete retaining wall.

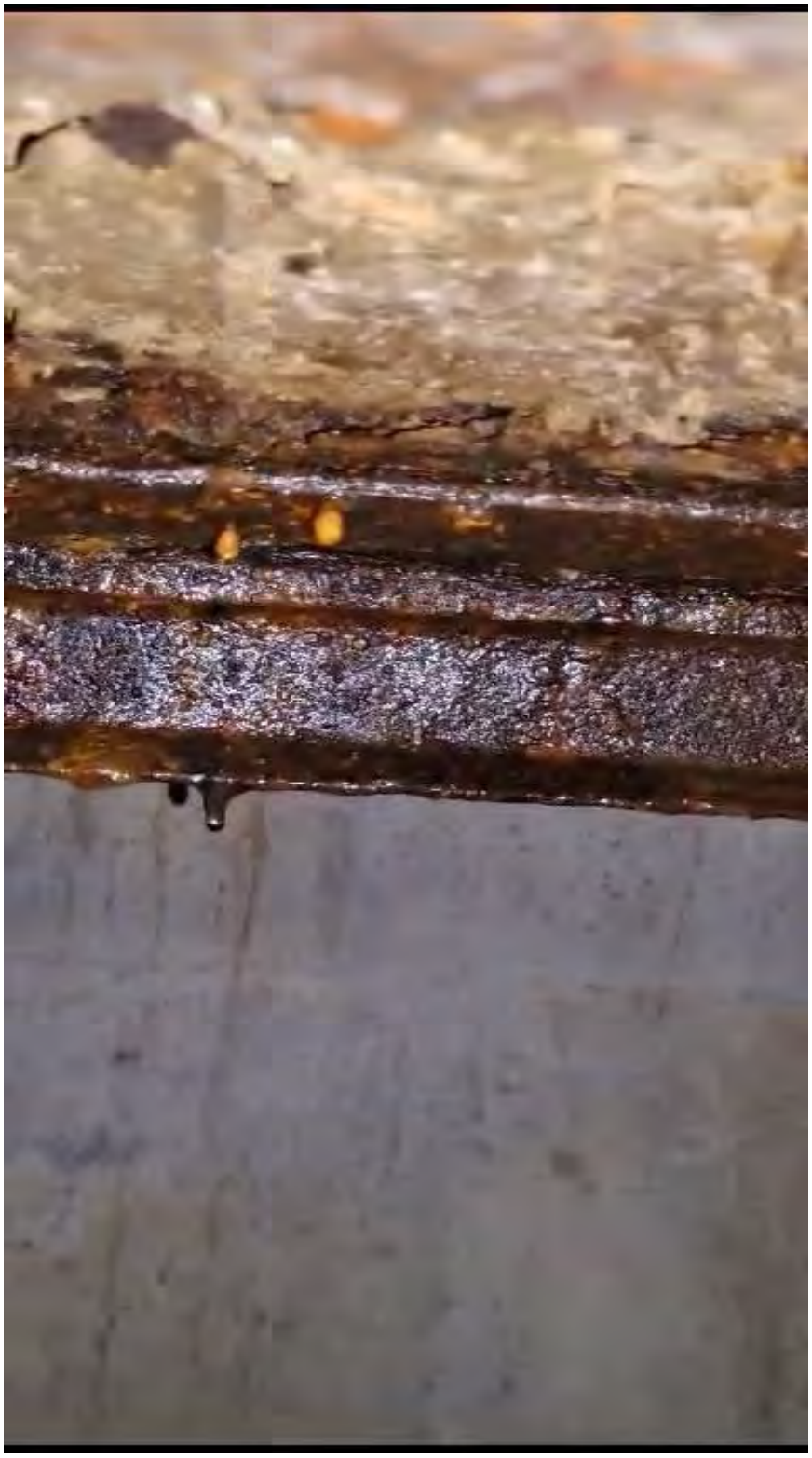


Photo 24: Steel elements supporting ground level slab found highly corroded.

6. APPENDIX C – SCANNING OUTPUT IMAGES

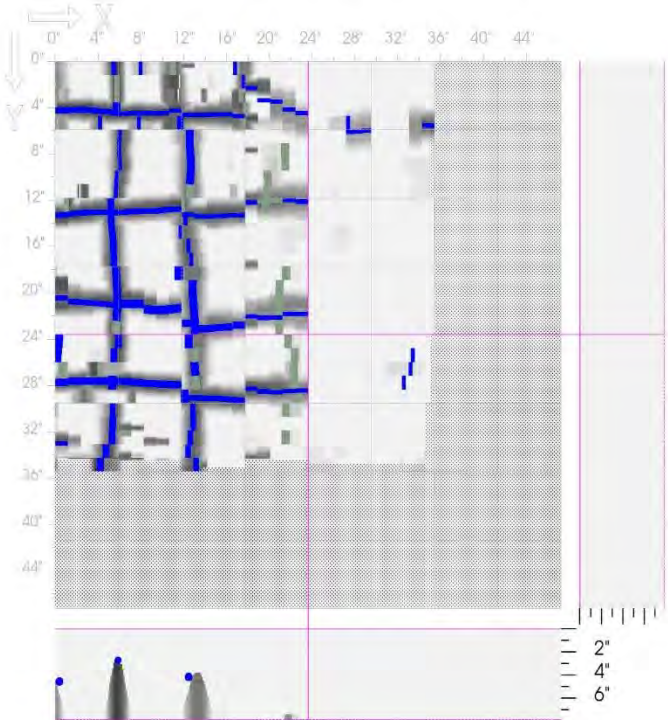


Figure 1: FERROSCAN output image of Scan Location #3

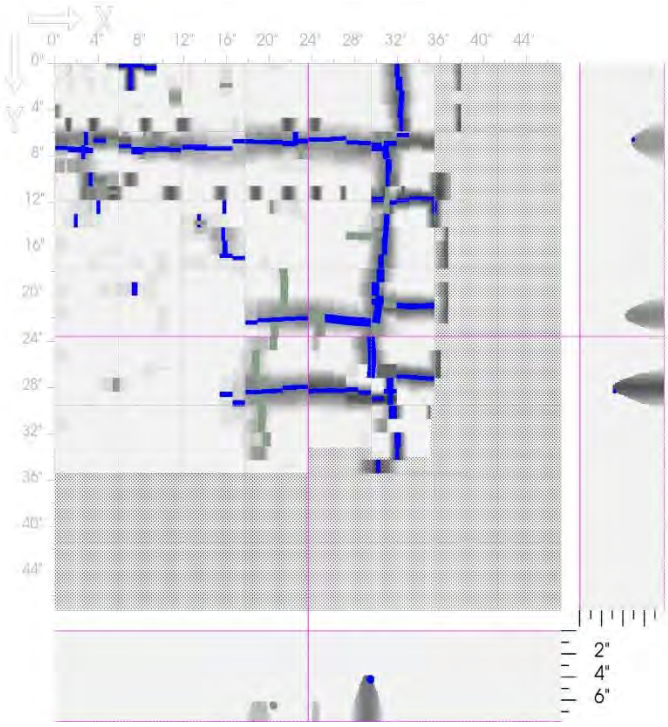


Figure 2: FERROSCAN output image of Scan Location #4

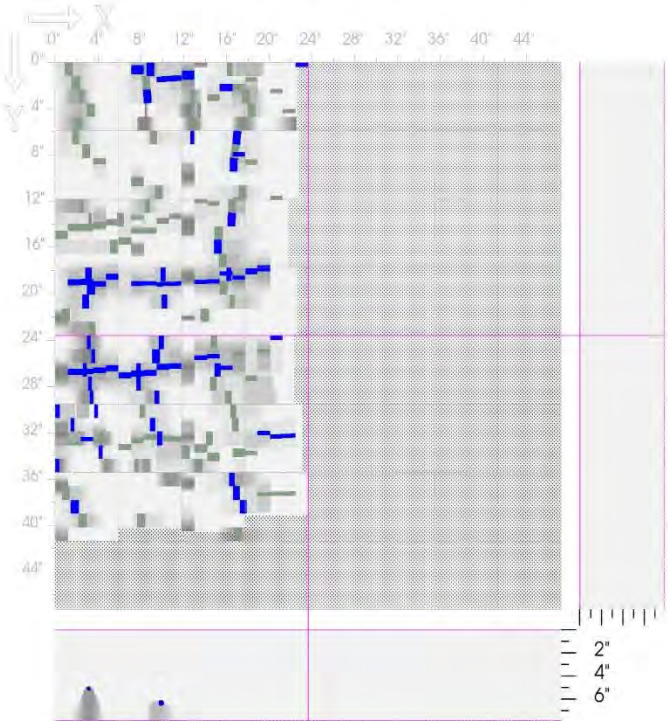


Figure 3: FERROSCAN output image of Scan Location #9

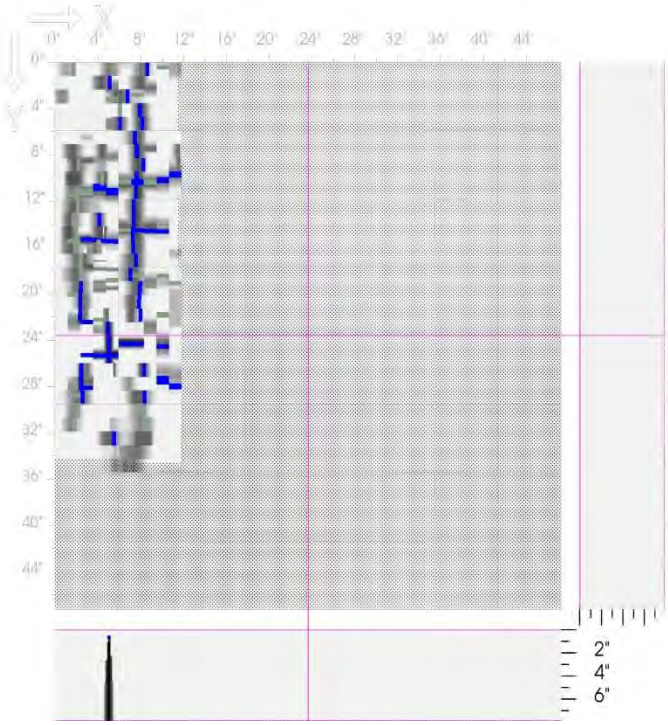
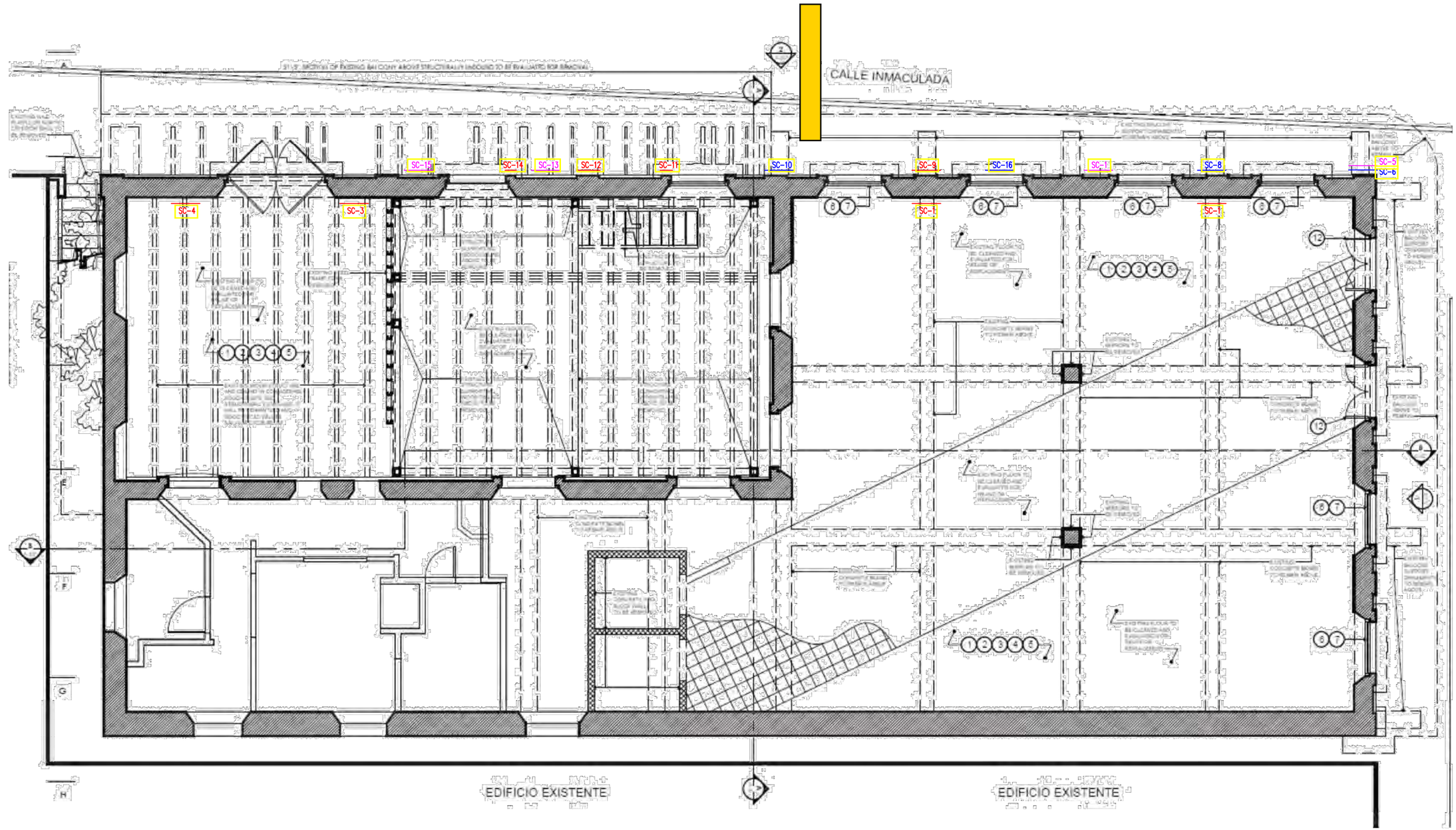


Figure 4: FERROSCAN output image of Scan Location #14

7. APPENDIX D – DRAWINGS SKETCHES AND TEST LOCATIONS

LEGEND:

- SCAN LOCATION MIDDLE TO BOTTOM AREA
- SCAN LOCATION BOTTOM AREA
- SCAN LOCATION MIDDLE AREA



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REV.	DATE	DESCRIPTION	BY	CHK'D
0	-	-	F.F.B.	F.F.B.

Consultant

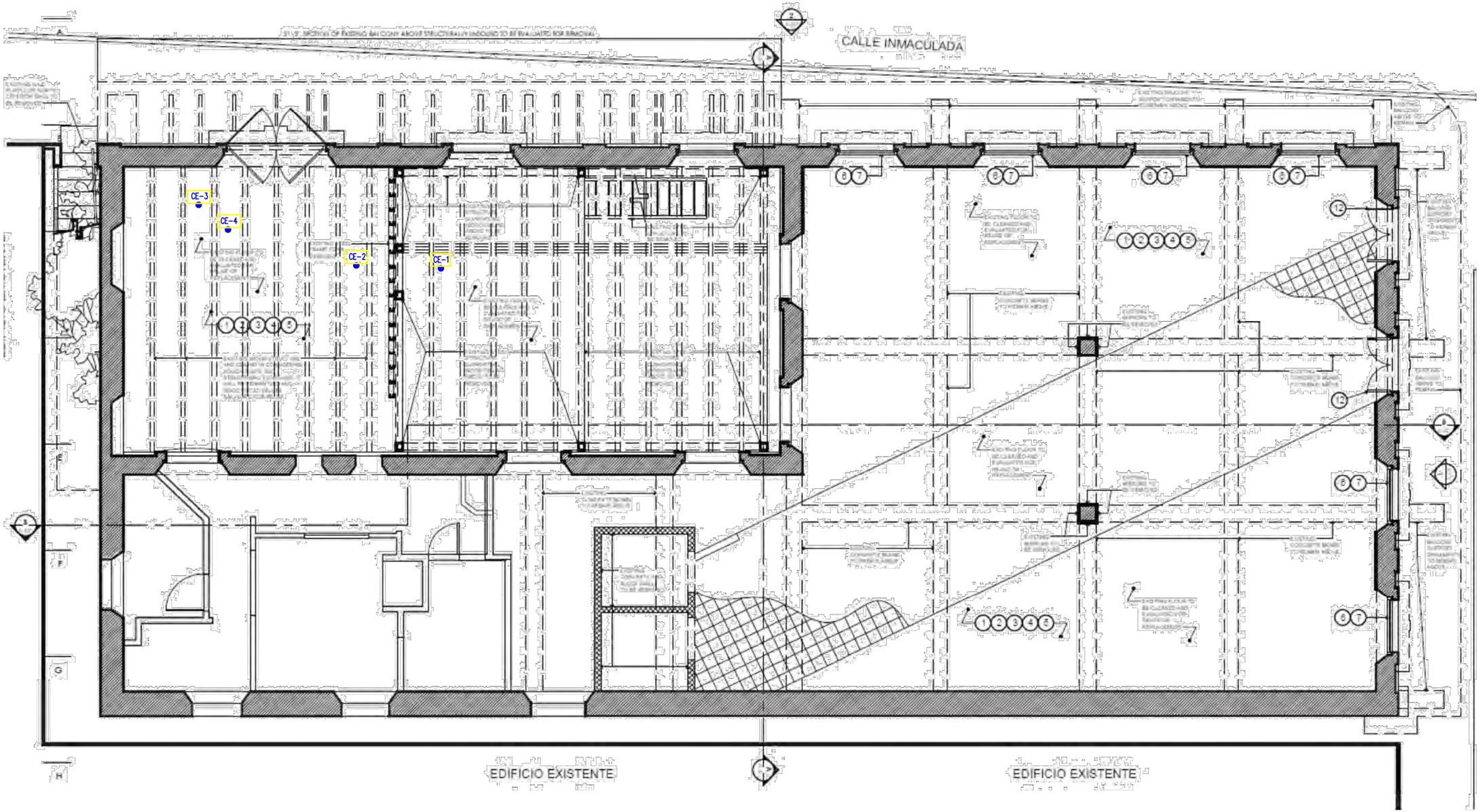
PROJECT: ACTUAL CONDITIONS ASSESSMENT HISTORIC BUILDING
MANATÍ, PUERTO RICO

CLIENT: ECO-DESIGN STUDIO
SAN JUAN PUERTO RICO

PROJECT: SG2024-1058
SCALE: AS SHOWN
PLOT SCALE: 1=1
DESIGNED:
DRAWN: L.R.Z.
DATE: 2024.02.06
TITLE: SCAN LOCATIONS AT GROUND LEVEL WALL HISTORIC BLDG. INNOVATION CENTER
SHEET NO. 1 OF 3
DRAWING: AB-101

LEGEND:

● CORE ON SLAB FOR BASEMENT INVESTIGATION



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ENGINEER: DAVID MOGIL PE, OR PEDRO FERO MORAL EIT

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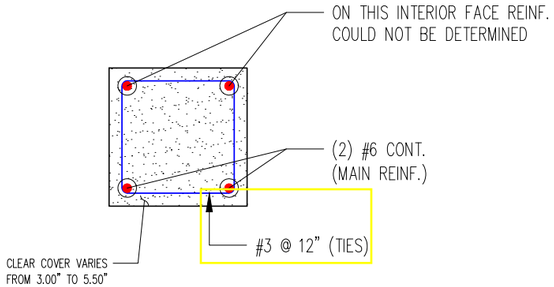
Consultant

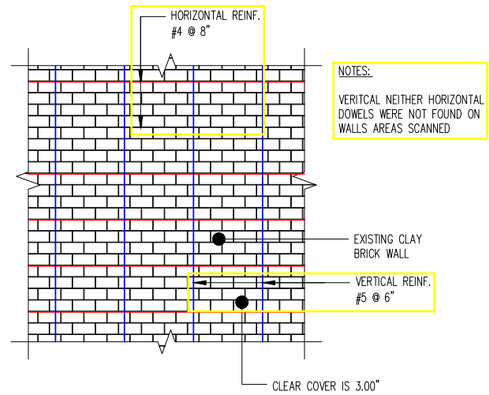
PROJECT: ACTUAL CONDITIONS ASSESSMENT HISTORIC BUILDING
MANATI, PUERTO RICO

CLIENT: ECO-DESIGN STUDIO
SAN JUAN PUERTO RICO

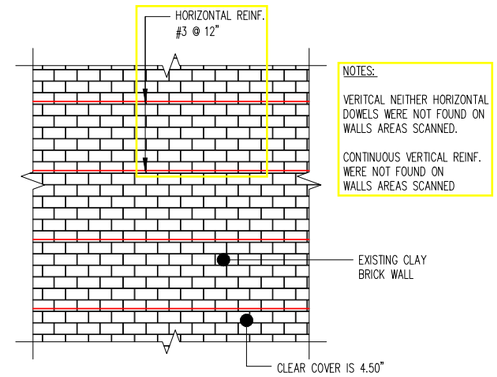
PROJECT: SS2024-1058
SCALE: AS SHOWN
PLOT SCALE: 1=1
DESIGNED:
DRAWN: L.R.Z.
DATE: 2024.02.06
TITLE: CORE EXPLORATION AREAS GROUND LEVEL WALL HISTORIC BLDG. INNOVATION CENTER
SHEET NO. 2 OF 3
DRAWING: AB-102



COLUMN 1 AB-103
SCALE:



WALL 2 AB-103
SCALE: N.T.S.



WALL 3 AB-103
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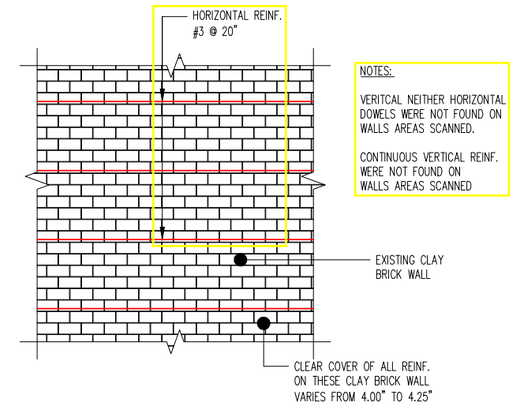

WALL 4 AB-103
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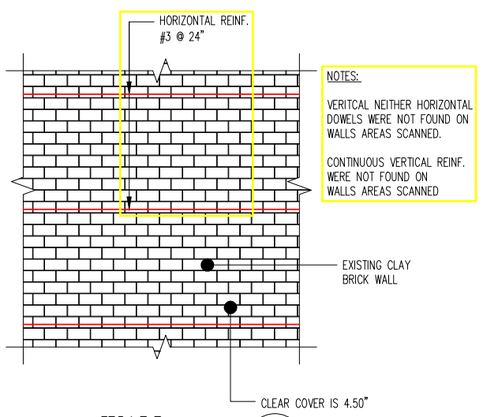

WALL 5 AB-103
SCALE: N.T.S.

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Consultant

PROJECT: ACTUAL CONDITIONS ASSESSMENT HISTORIC BUILDING
MANATI, PUERTO RICO

CLIENT: ECO-DESIGN STUDIO
SAN JUAN PUERTO RICO

PROJECT: SG2024-1058
SCALE: AS SHOWN
PLOT SCALE: 1=1
DESIGNED: -
DRAWN: L.R.Z.
DATE: 2024.02.06
TITLE: SCANNING RESULTS ON HISTORIC BLDG.

SHEET NO. 3 OF 3
DRAWING: AB-103

PR-CRP-000774

PROJECT PRESENTATION BASED ON THE 90% DRAWINGS

Center for Collaboration, Knowledge, Ideas and Innovation
Construction Documents 90%

PR-CRP-000774

Prepared for:
Municipality of Manatí

Enero 31, 2024

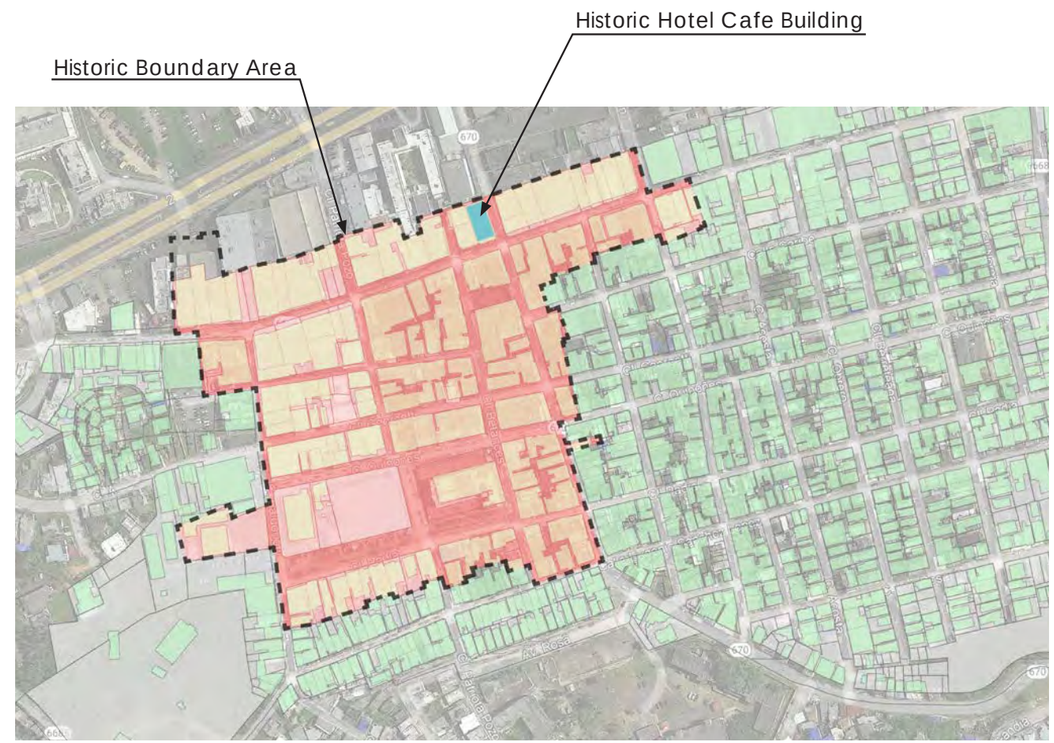
ECo
LANDSCAPE + ARCHITECTURE + ENGINEERING

Existing Building

General Project Scope & Description

The Antiguo Hotel Café will become the new Center for Collaboration, Knowledge, Ideas and Innovation. This facility is located in the corner of Paseo de Atenas and Calle Inmaculada, in the late 1800's building previously known as the Hotel Café. Additionaly, the structure is located within the Manati Historic Zone. The Innovation Center will provide an environment where people can gain the skills required to succeed in today's challenging world. The visitors will find a lounge style e-office with diverse individual and small group stations. The Innovation Center will have two floors with different areas that the community can use. The facilities will have high-speed Wi-Fi, technological and telecommunications infrastructure that will include a printer, scanner, photocopier, and training programs that will promote innovation. The spaces in the Innovation Center can be used by local residents, non-local residents, non-profit organizations, freelancers and entrepreneurs. Currently, the Municipality holds a collaboration agreement with Engine 4 and Foundation for Puerto Rico, who will be both helping implement the programs and providing the technology for this new Innovaiton Center.

Existing Historic Building Exterior Photo
Source: ECo



Manatí Context Map
Source: Municipality of Manatí (GIS Basemaps + Google Earth)

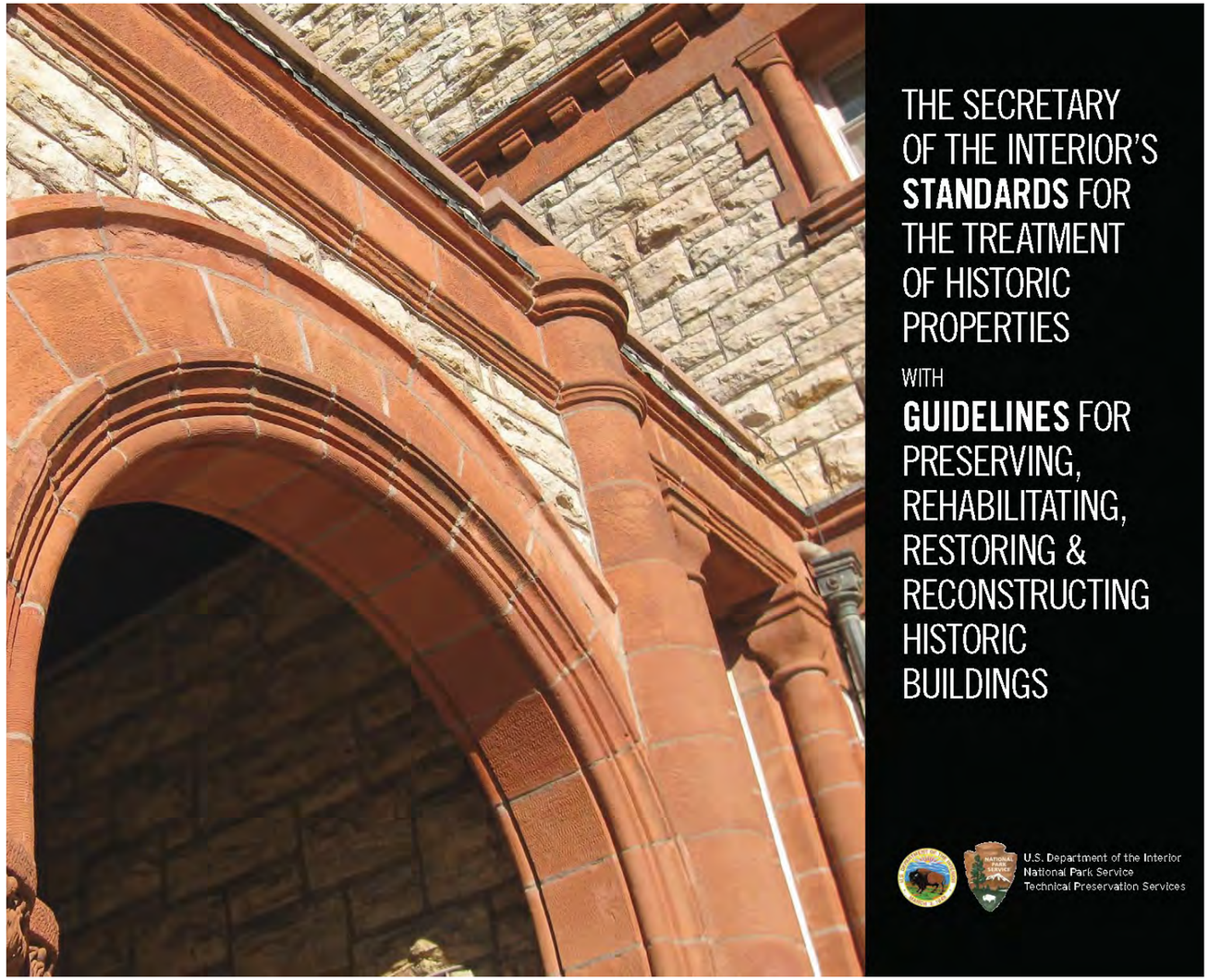
Specific Challenges & Objectives

The current building's state of disrepair presents several challenges to implement the various improvements necessary for its intended future use. While some of the main structural components seem stable for reuse, all of the wood components, both structural, spatial and ornamental, are compromised to several degrees. Equally the building's roof is extensively damaged. Additionally, there are no mechanical, electrical or technological systems present in the building that would allow for future use.

The building was built in the late 1800s, as a result of this, any intervention in this property and its historical context must comply with the Secretary of Interior's Standards for the Treatment of Historic Properties (SOI's Standards) and will also require consultation and endorsements from the the PR State Historic Preservation Ofice (PRSHPO) and The Institute of Puerto Rican Culture (ICP). Additional permit requirements will be the ones stated in the current Puerto Rico Joint Regulation (Reglamento Conjunto 2020).

The main architectural objective of this project will be to preserve the historic shell and architectural features that are of significant value and in a recoverable state, and add the necessary systems and components that will allow its future intended use. With this process, all interventions will add functionality, resiliency and sustainability measures according to current standards.

The Secretary of the Interior's Standards



The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstruction
Source: U.S. Department of the Inteior National Park Service Preservation Services

"The Secretary of the Interior's Standards for the Treatment of Historic Properties address four treatments: preservation, rehabilitation, restoration, and reconstruction. As stated in the regulations (36 CFR Part 68) promulgating the Standards, "one set of standards …will apply to a property undergoing treatment, depending upon the property's significance, existing physical condition, the extent of documentation available, and interpretive goals, when applicable. The Standards will be applied taking into consideration the economic and technical feasibility of each project." These Standards apply not only to historic buildings but also to a wide variety of historic resource types eligible to be listed in the National Register of Historic Places. This includes buildings, sites, structures, objects, and districts."

Instroduction - Using the Standards and Guidelines for Preservation, Rehabilitation, Restoration, and Reconstruction Projects [pg. 2]
Source: U.S. Department of the Inteior National Park Service Preservation Services

"**Preservation** is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. However, new exterior additions are not within the scope of this treatment. The Standards for Preservation require retention of the greatest amount of historic fabric along with the building's historic form."

"**Rehabilitation** is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character."

"**Restoration** is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project. The Restoration Standards allow for the depiction of a building at a particular time in its history by preserving materials, features, finishes, and spaces from its period of significance and removing those from other periods."

"**Reconstruction** is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location. The Reconstruction Standards establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes."

Instroduction - Using the Standards and Guidelines for Preservation, Rehabilitation, Restoration, and Reconstruction Projects [pg. 2-3]
Source: U.S. Department of the Inteior National Park Service Preservation Services

Choosing an Appropriate Treatment for the Historic Building

"The Guidelines are intended to promote responsible preservation practices that help protect the nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But, once a treatment is selected, the Standards and Guidelines provide a consistent philosophical approach to the work. Choosing the most appropriate treatment for a building requires careful decision making about a building's historical significance, as well as taking into account a number of other considerations:"

Level of Significance

"National Historic Landmarks, designated for their "exceptional significance in American history," and other properties important for their interpretive value may be candidates for Preservation or Restoration. Rehabilitation, however, is the most commonly used treatment for the majority of historic buildings Reconstruction has the most limited application because so few resources that are no longer extant can be documented to the degree necessary to accurately recreate the property in a manner that conveys its appearance at a particular point in history."

Physical Condition

"Preservation may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. If the building requires more extensive repair and replacement, or if alterations or a new addition are necessary for a new use, then Rehabilitation is probably the most appropriate treatment."

Proposed Use

"Many historic buildings can be adapted for a new use or updated for a continuing use without seriously impacting their historic character. However, it may be very difficult or impossible to convert some special-use properties for new uses without major alterations, resulting in loss of historic character and even integrity."

Codes and Other Regulations

"Regardless of the treatment, regulatory requirements must be addressed. But without a sensitive design approach such work may damage a building's historic materials and negatively impact its character. Therefore, because the ultimate use of the building determines what requirements will have to be met, some potential uses of a historic building may not be appropriate if the necessary modifications would not preserve the building's historic character. This includes adaptations to address natural hazards as well as sustainability."

Choosing an Appropriate Treatment for the Historic Building [pg. 3]
Source: U.S. Department of the Inteior National Park Service Preservation Services

Level of Significance

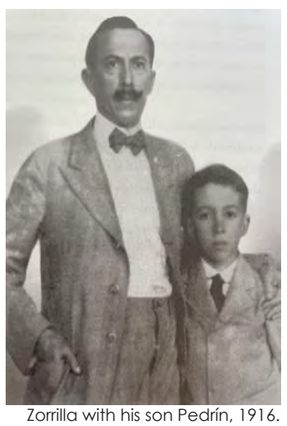
Building History

The Old Hotel Café Central building was originally built in the **late 1800s showing Spanish Colonial Architecture** and late 19th century Spanish masonry technology commisioned by **Enrique Zorrilla**. At this time, Manatí functioned as an important distribution center for the coffee industry and the Zorrilla family business was a **coffee storehouse**. Coffee was brought from Ciales, Morovis, Jayuya and other mountain towns, and it was distributed to neighboring towns on the north coast.

After experiencing an economic boom by the end of the XIX century, the coffee industry received a hit by both the arrival of North Americans in 1898 and Hurricane San Ciriaco in 1899. Trade shifted from coffee to tobacco. Since thier arrival, the US Government considered tobacco an essential complement to coffee farms. Manatí transformed into an important commercial and transportation center. The Zorrilla family business served as an intermediary for the tobacco trade between towns from the interior of the island and cities from the coast.

The Old Hotel Café Central, initially known as Hotel Comercio, was built by Enrique Zorrilla, second generation of the Zorrilla family. Following his Father's footsteps, at a young age he was part of the family's warehousing and distribution business, originally for coffee goods and later for tobacco. In the second decade of the 20th century his main business consisted on the importing of trucks, cars and tires, where he began as a minority shareholder and later he became a partner.

Enrique Zorrilla, 1920.



Zorrilla with his son Pedrín, 1916.

Source: Un Poeta en la Atenas de Puerto Rico [Luis de Arrigoitia]

Hotel Comercio, located at Mckinley Street & built by Enrique Zorrilla
Source: Un Poeta en la Atenas de Puerto Rico [Luis de Arrigoitia]

Hotel Comercio, view from the interior, 1910.
Source: Puerto Rico Historic Building Drawings Society

Parade and political rally at Mckinley Street, 1930.
Source: Las Elecciones en el Pueblito [José Alegría]

Enrique also became a poet. His poems make up a total of one hundred compositions. Its chronologically verified production extends from the year 1910 to the year 1924. Enrique Zorrilla reached his moment of greatest recognition in the decade of the nineteen tens, when he recieved prizes for his compositions *Flor de Carne*, *Suenos de Gesta* and *Cetreria de Amor* were awarded prizes in Bayamon [1910], Mayaguez [1912] and San Juan[1913], where he won Los Juegos Florales. These games, whose celebration dates back to the times of the Roman Empire, consist of about six days of celebration between April and May in our calendar, in which competitions are held in poetry, oratory and music. After several years, he returned to receive a honorable mention at the Puerto Rican Athenaeum in 1920 for his *Madrigal Huerto en Flor*.

It should be noted that **Enrique Zorrilla is the father of Pedrín Zorrilla, also known as "El Cangrejo Mayor" and "Mr. Baseball"**. Known for his significant contributions to the puerto rican semi-professional baseball league, specially as a founding member of "Los Cangrejeros" team from Santurce. Pedrín was educated in Harrisburg Military Academy and Rock Hill College in Maryland. He returned to the island to work with his father Enrique in their car sales business. This did not stop Pedrín from playing baseball in his native town, Manatí. He stood out as a pitcher, a 2nd base player and as a home run hitter. Pedrín was in charge of hiring some of the best players of the Negro League Baseball to play with Los Cangrejeros. He also stands out as a baseball scout for the New York Giants, the San Francisco Giants and The Chicago Cubs.

Due to his business, his father Enrique eventually moved to Santurce and ended up renting their building which was converted into "El Hotel Comercio" and later transformed into the "Hotel Café Central '' which stood in operation for many years. **By the end of the 20th century the structure was converted into a well-known shoe store called Almacenes González**.

The building is located within the Manatí Historical District. This **property is not individually listed** or designated in the National Register of Historic Places (RNLH, abbreviation in Spanish), nor in the Register of Historic Sites and Zones of the Puerto Rico Planning Board (RSZH-PR, abbreviation in Spanish). **The property to be evaluated is not identified in the inventory/survey of eligible properties in PR-SHPO but it does appear in the inventories/surveys of the Instituto de Cultura Puertorriqueño and the municipality of Manatí, as property of historical-architectural-cultural significance and eligible property within the listed Manatí Historic Zone (JPH-2)**. In addition, the property is considered individually eligible to the RNLH and to the RSZH-PR. The Manatí Municipality has 5 properties listed in the National Register of Historic Places. The majority of these properties are located within the urban Historical Zone. These are the historical buildings already registered:

- The Brunet–Calaf Residence
- The Iglesia de Nuestra Señora de la Candelaria y San Matías
- La Colectiva Tabacalera
- Hacienda Azucarera la Esperanza
- Plaza del Mercado de Manatí

Therefore, any intervention with the Old Hotel Café Central building and its historical context should comply with the Secretary of Interior's Standards for the Treatment of Historic Properties (SOI's Standards).

Physical Condition Assessment

The building's physical condition has been assessed thoroughly. We've created a matrix, similar to the one portrayed in the "Final Guidelines on evaluating deteriorated, Damaged, or Previously Altered Buildings within registered Historic Districts" memorandum issued in March 1986 to all USDoI regional directors and offices. Our Matrix evaluated the building in the categories:

- Building Setting and Context
- Building Exterior
- Exterior Walls (per building elevation)
- Roof
- Doors and Windows (per wall)
- Building Interior
- Structural System
- Partitions
- Ceilings
- Mechanical and Electrical Systems
- Features and Finishes
- Building Site

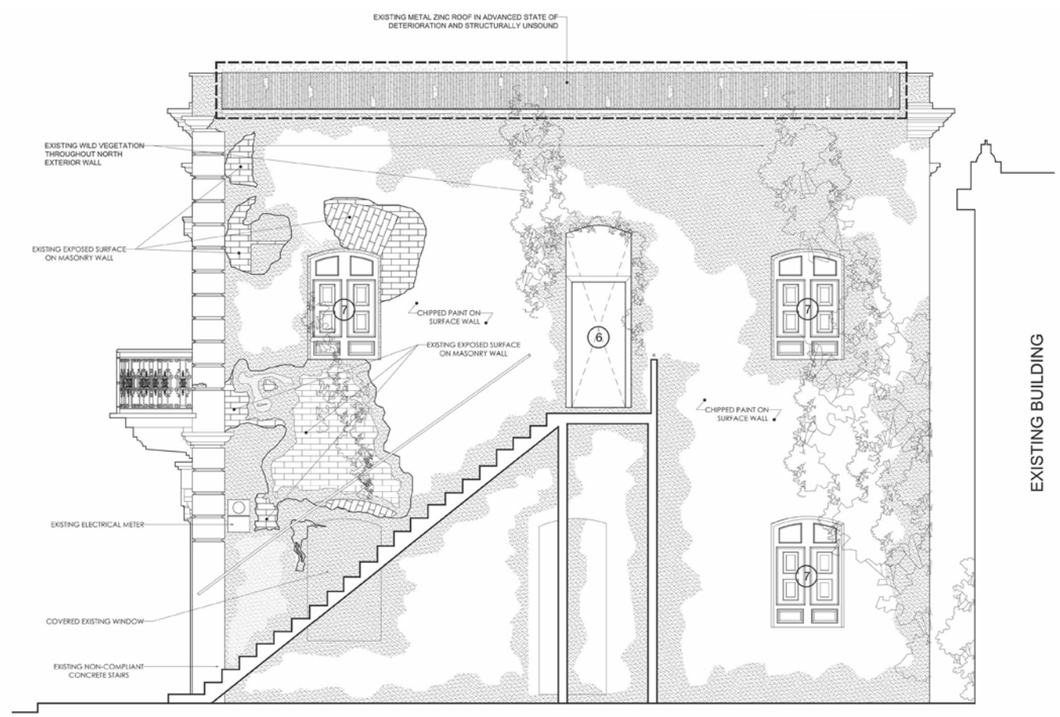
Building / Setting Component	Condition					Comment / Description	Project Approach
	Intact	Moderately Deteriorated	Severely deteriorated	Missing	N/A		
Building Setting / Context	☐	☑	☐	☐	☐	The building is located within the Historic District of Manati's Urban Center. This building was built in the late 1800's as commisioned by Enrique Zorrilla, a well known local businessman. The building's architecture is representative of its time, although there is evidence of major alterations throughout its lifetime. The surrounding context, mainly in Paseo de Atenas St., houses buildings from many different epochs and styles, and in varying conservation states.	The buildings scale andThe building's scale and exterior appearance should be preserved. For the most part the building's integrity of appearance, materiality, design, setting and both physical and historic context, seems to be balanced. It is only when viewed through a thorough analytical lens that some incongruences, such as location of some face elements, or the condition of doors and windows, become evident and will trigger the replacement or addition of new elements. There is significant damage to all the interior components, both the historic and the non-historic ones. Most of these will need replacement and or extensive repairs.

Physical Condition Assessment

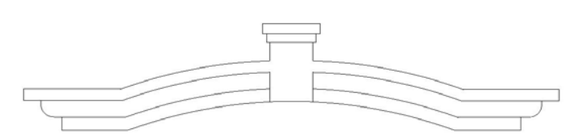
Building Exterior							
Exterior Wall - North (Rear)							
Structural Integrity / Cracks	☐	☐	☑	☐	☐	The wall shows deterioration signs. A stair that is currently the only conection to the second story takes up most of this yard's space and makes up a significant portion of the facade. Profuse vegetation is growing from the wall surface.	Remove exterior stair. Remove vegetation.
Plaster	☐	☐	☑	☐	☐	Plaster is severeley deteriorated, mainly due to vegetation growth on the surface.	Repair plaster.
Top Cornice	☐	☐	☐	☐	☑		No Action Needed
Door Cornice	☐	☐	☐	☐	☑		No Action Needed
Wall Ornament/Trim	☐	☐	☐	☐	☑		No Action Needed
Form (Height / Width)	☐	☐	☐	☐	☑	The wall is rectangular in shape. It is about three feet lower than the south wall.	No Action Needed
Form (Opening Pattern)	☐	☐	☑	☐	☐	Most openings have been closed over time, except for a door and a window on the second floor.	Where Possible keep existing openings.
Metalwork	☐	☐	☐	☐	☑		No Action Needed

EXISTING CONDITION NOTES:

1. EXISTING IRON GATED WINDOW
2. EXISTING IRON GATED WINDOW WITH GLASS
3. EXISTING WOODEN DOOR WITH IRON GATED WINDOW AND GLASS
4. EXISTING ALUMINUM DOOR WITH GLASS AND ORNAMENTAL IRON GATE
5. EXISTING ROLL UP ALUMINUM DOOR
6. EXISTING DAMAGED OR MISSING WOODEN DOOR
7. EXISTING DAMAGED OR MISSING WOODEN WINDOW



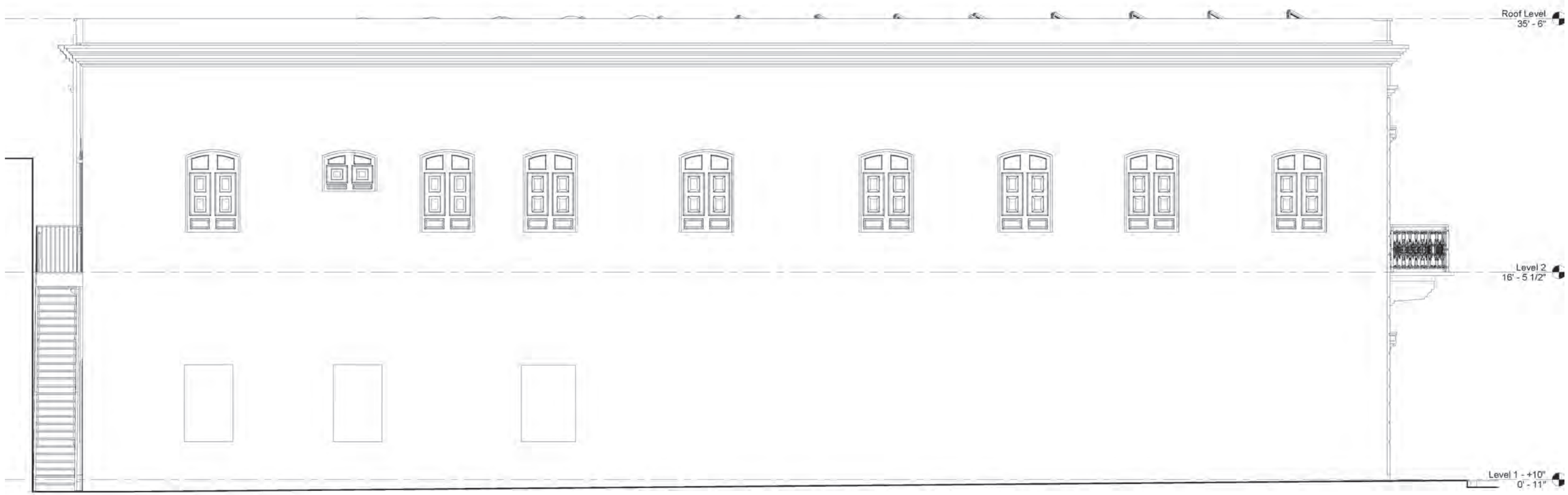
Exterior Wall - East (Side)							
Structural Integrity / Cracks	☐	☑	☐	☐	☐	This wall shows damage on one side of the overhanging balcony. The northern half of the facade appears to have been either built as an addtion or was significantly modified, although no record of either are known to exist. A portion of the façade, lower northern quadrant, does not match in design or layout, with the rest of the façade. The second-floor balcony above this area shows significant structural deficiencies that have also, apparently, been tried to repair over time with an eclectic collection of steel beams that have perforated, and damaged, the historic wall. First floor cornices on this segment of the facade are also different in form to those on the rest of the building.	Remove damaged Balcony and Lower wall. Provide new element that harmonizes with historic components.
Plaster	☐	☑	☐	☐	☐	There is little damage to the exterior plaster.	Repair where needed.
Top Cornice	☐	☑	☐	☐	☐	There is littel damage to the top cornice.	Repair where needed.
Wall Ornament/Trim	☐	☑	☐	☐	☐	While in good shape, first story wall trims have been altered. historical photos show trim had a similar design to the second story.	Repair trim on second story. Replace first story trim with a historically accurate one.
Form (Height / Width)	☐	☐	☐	☐	☑	Facade is roughly 35'w x 100'h	No Action Needed
Form (Opening Pattern)	☐	☑	☐	☐	☐	The East façade has eight (8) equidistant and similarly sized doors on the second floor. The southern half of the first floor follows this pattern, while the northern half of the first floor has only three doors, one of different size, and does not follow the same pattern or design. This appears to have been modified at some point during the building's history.	Remove and replace non-conforming segments and replace with new elements.
Metalwork	☐	☑	☐	☐	☐	The upper balcony has a metal railing. This railing has been modified over time to add height with non-historic or design sensitive parts. Some balusters are missing.	Missing items should be replaced with recovered ones from the segment of the balcony to be removed. The modifications added to the railing should be removed. To add compliant height, either the entire railing should be raised or a separate guard be added behind.



AS5 FIRST FLOOR DOOR CORNICE

Exterior Wall - South (Front)							
Structural Integrity / Cracks	☐	☑	☐	☐	☐	The South or Front Wall shows very little damage. Some railing elements are missing and paint is delaminated. This wall has a non-historic telephone sign attached to it and several pipes and a security fence added to the westernmost side.	Restore damged elements of wall.
Plaster	☐	☑	☐	☐	☐	Plaster is missing on the lower cornenr of the second floor trim.	Repair where needed.
Top Cornice	☐	☑	☐	☐	☐	Top cornince needs repair on the eastermost corner	Repair where needed.
Door Cornice	☐	☑	☐	☐	☐	Door cornices are made of wood. Some show more significant damage than others.	Repair or Replace with equal where needed
Wall Ornament/Trim	☐	☑	☐	☐	☐	While in good shape, first story wall trims have been altered. historical photos show trim had a similar design to the second story.	Repair trim on second story. Replace first story trim with a historically accurate one.
Form (Height / Width)	☐	☐	☐	☐	☑	This facade is roughly 44'w x 35'h	No action required
Form (Opening Pattern)	☐	☐	☐	☐	☑	This façade has four equidistant openings in both floors.	No action required
Metalwork	☐	☑	☐	☐	☐	The upper balcony has a metal railing. This railing has been modified over time to add height with non-historic or design sensitive parts. Some balusters are missing.	Missing items should be replaced with recovered ones from the segment of the balcony to be removed. The modifications added to the railing should be removed. To add compliant height, either the entire railing should be raised or a separate guard be added behind.

Exterior Wall - West (Rear-side)			
Structural Integrity / Cracks	☐ ☐ ☐ ☐ ☑	Limited access to the side yard have impeded thorough review of exterior wall state. Interior assessments show no major structural damage.	Repair as needed. Further assesment required during construction.
Plaster	☐ ☑ ☐ ☐ ☐	Some damage expected, must be further evaluated during construction	Repair where needed.
Top Cornice	☐ ☑ ☐ ☐ ☐	Some damage expected, must be further evaluated during construction	Repair where needed.
Door Cornice	☐ ☐ ☐ ☐ ☑	Unkown if present.	Repair where needed.
Wall Ornament/Trim	☐ ☐ ☐ ☐ ☑	Unkown if present.	Repair where needed.
Form (Height / Width)	☐ ☐ ☐ ☐ ☑	Facade is roughly 35'w x 100'h	No action required
Form (Opening Pattern)	☐ ☐ ☐ ☐ ☑	Three openings on the northwest corner of the first floor remain open, while all others have been permanently closed. Nine window openings exist on the second floor. There is no evident distribution pattern.	the property line is located from 1 foot to 3 feet from the wall. To comply with Civil Code requirements no opening should allow visibility to this side of the building. Forsted Glass, high windows or window closures should be considered for this side.
Metalwork	☐ ☐ ☐ ☐ ☑	Some "modern" security fencing has been placed on first floor openings.	Remove fencing.

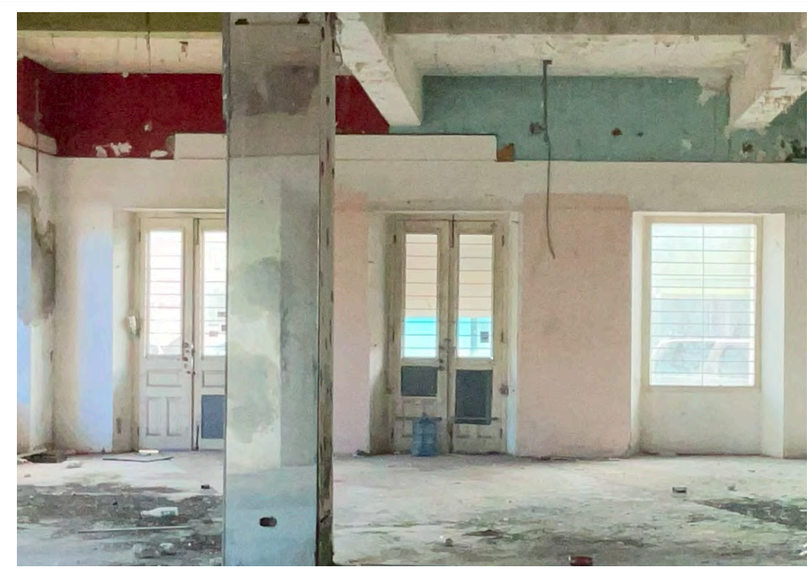


Roof			
Structural Integrity / Cracks	☐ ☐ ☑ ☑ ☐	The roof is built with lumber joist and metal corrugated panels with one continuos slope from the South (front) facade to the North (rear) faceade. The metal roof has corroded significantly and allowed water to prenetrate the building. The building interior is now mostly open to the elements. All parts of the roof are structurally compromised and some panels are missing.	This roof must be removed and replaced.

Doors and Windows							
North							
First Floor - Doors	☐	☐	☐	☐	☑	All openings on the first floor have been closed.	Open one door for emergency exit use.
First Floor - Windows	☐	☐	☐	☐	☑		
Second Floor - Doors	☐	☐	☐	☑	☐	One opening is still in use at the top of the stairs. Door and Frame are not present.	Door will no longer serve a purpose in proposed design, replace with window opening.
Second Floor - Windows	☐	☐	☑	☑	☐	Two window openings are present and open. Wood Frames and Windows are severely damaged or not present.	Remove and replace with new design.

East							
First Floor - Doors	☐	☐	☑	☑	☐	The East Façade hosts 7 door openings, the southernmost 5 have been modified and no longer have doors. The first three feet have been walled and the upper segment has a security metal fence. The sixth door in this sequence now has a metal roll-up door, and the northernmost door, completely different in size to the other six, is made from aluminum storefront components that do not match any other element in the building.	Remove all elements on door opening and replace with a new door that harmonizes with the building's design and aesthetic.
First Floor - Windows	☐	☐	☐	☐	☑	There are no windows in this facade	No action required
Second Floor - Doors	☐	☐	☑	☐	☐	This second-floor hosts 8 door openings. These all have wood doors present in the openings. All of them show several levels of deterioration; all of them are broken. It is unclear if these are the original doors or not, although historical photos show a similar design.	Remove all elements on door opening and replace with a new door that harmonizes with the building's design and aesthetic. Salvage wood door to be used as sculptural-record piece inside the building.
Second Floor - Windows	☐	☐	☐	☐	☑	There are no windows in this facade	No action required

South							
First Floor - Doors	☐	☐	☐	☑	☐	The South façade has 4 door openings on the first floor, two of which are walled to three feet. The original doors are missing and the ones in place bear no historical significance.	Remove all elements on door opening and replace with a new door that harmonizes with the building's design and aesthetic.
First Floor - Windows	☐	☐	☐	☐	☑	There are no windows in this facade	No action required
Second Floor - Doors	☐	☐	☑	☐	☐	This second-floor hosts 4 door openings. These all have wood doors present in the openings. All of them show several levels of deterioration; all of them are broken. It is unclear if these are the original doors or not, although historical photos show a similar design.	Remove all elements on door opening and replace with a new door that harmonizes with the building's design and aesthetic. Salvage wood door to be used as sculptural-record piece inside the building.
Second Floor - Windows	☐	☐	☐	☐	☑	There are no windows in this facade	No action required



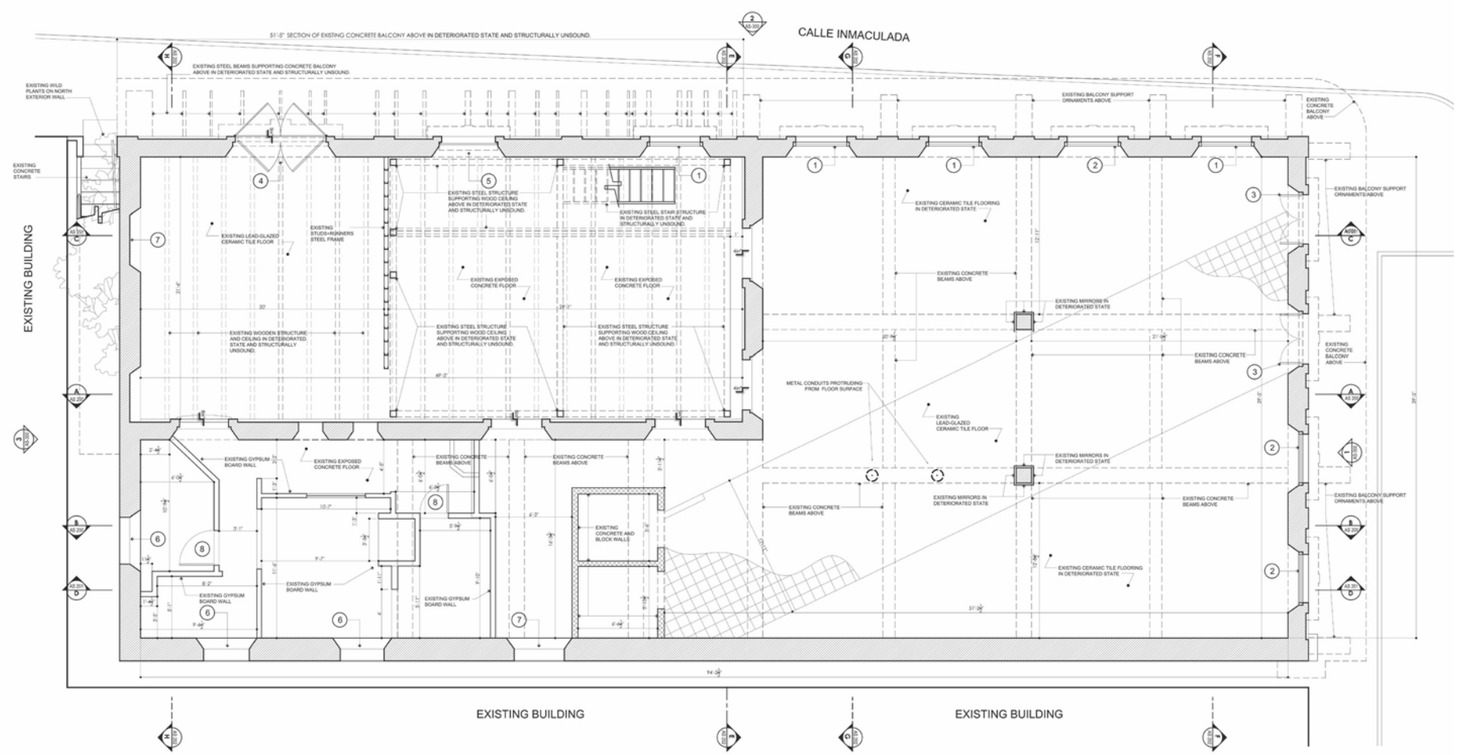
West							
First Floor - Doors	☐	☐	☐	☐	☑	There are no doors on this façade.	No action required
First Floor - Windows	☐	☐	☐	☑	☐	There are three window openings in this façade, some have part of the wood members in place, but are severely damaged.	The property line is located from 1 foot to 3 feet from the wall. To comply with Civil Code requirements no opening should allow visibility to this side of the building. Forsted Glass, high windows or window closures should be considered for this side.
Second Floor - Doors	☐	☐	☐	☐	☑	There are no doors on this façade.	No action required
Second Floor - Windows	☐	☐	☑	☑	☐	There are nine (9) windows in this façade. Some remain in place, but are severely damaged.	The property line is located from 1 foot to 3 feet from the wall. To comply with Civil Code requirements no opening should allow visibility to this side of the building. Frosted Glass, high windows or window closures should be considered for this side.

Physical Condition Assessment

Building Interior							
Structural system							
Structural Walls - Perimeter	☐	☑	☐	☐	☐	Perimeter wall shows very little damage and are built out of clay brick masonry. Some alterations are visible on the northeastern side where several steel beams crossed the wall to support and keep the balcony on the second floor in place.	The northeast balcony overhang must be removed. Addtionally the first floor wall shall be replaced by a new structure that harmonizes with the rest of the façade and provides structural support to the damaged wall.
Structural Walls - Interior	☐	☐	☐	☐	☐	The interior structural walls on both floors display exterior ornamental trimwork similar to exterior walls towards the northeast quadrant of the building. On the first floor, some opeings have been closed with drywall additions.	
Structural Columns	☐	☑	☐	☐	☐	Two interior columns serve as support for the second floor concrete slab	No action needed
Footings	☐	☐	☐	☐	☑	No exploratory studies have been performed on building footings	If necessary, addtional invasive exploratory actions must be taken when construction starts.
Floors - Concrete Slabs	☐	☑	☐	☐	☐	The southern half of the building and a small portion of the nothern half, has a concrete slab for the socnd story floor. This does not seem to be an original part of the building, although there is no record of an official remodel.	This slab will remain in place. It should be cleaned, and replastered where necessary.
Floors - Wood Joist	☐	☐	☑	☑	☐	Wood floor and wood joist on the northern half of the building shows a severe derioration and it is falling apart. It is structurally unsound.	This floor is to be removed.
Floors - Steel Reinforcement	☐	☑	☐	☐	☐	There is a steel structure on the fisrt floor that was added to porp the second floor and a mezzanine.	This structure is to be removed.

EXISTING CONDITION NOTES:

1. EXISTING IRON GATED WINDOW
2. EXISTING IRON GATED WINDOW WITH GLASS
3. EXISTING WOODEN DOOR WITH IRON GATED WINDOW AND GLASS
4. EXISTING ALUMINUM DOOR WITH GLASS AND ORNAMENTAL IRON GATE
5. EXISTING ROLL UP ALUMINUM DOOR
6. EXISTING WINDOW
7. EXISTING WINDOW OPENING
8. EXISTING WOODEN DOOR

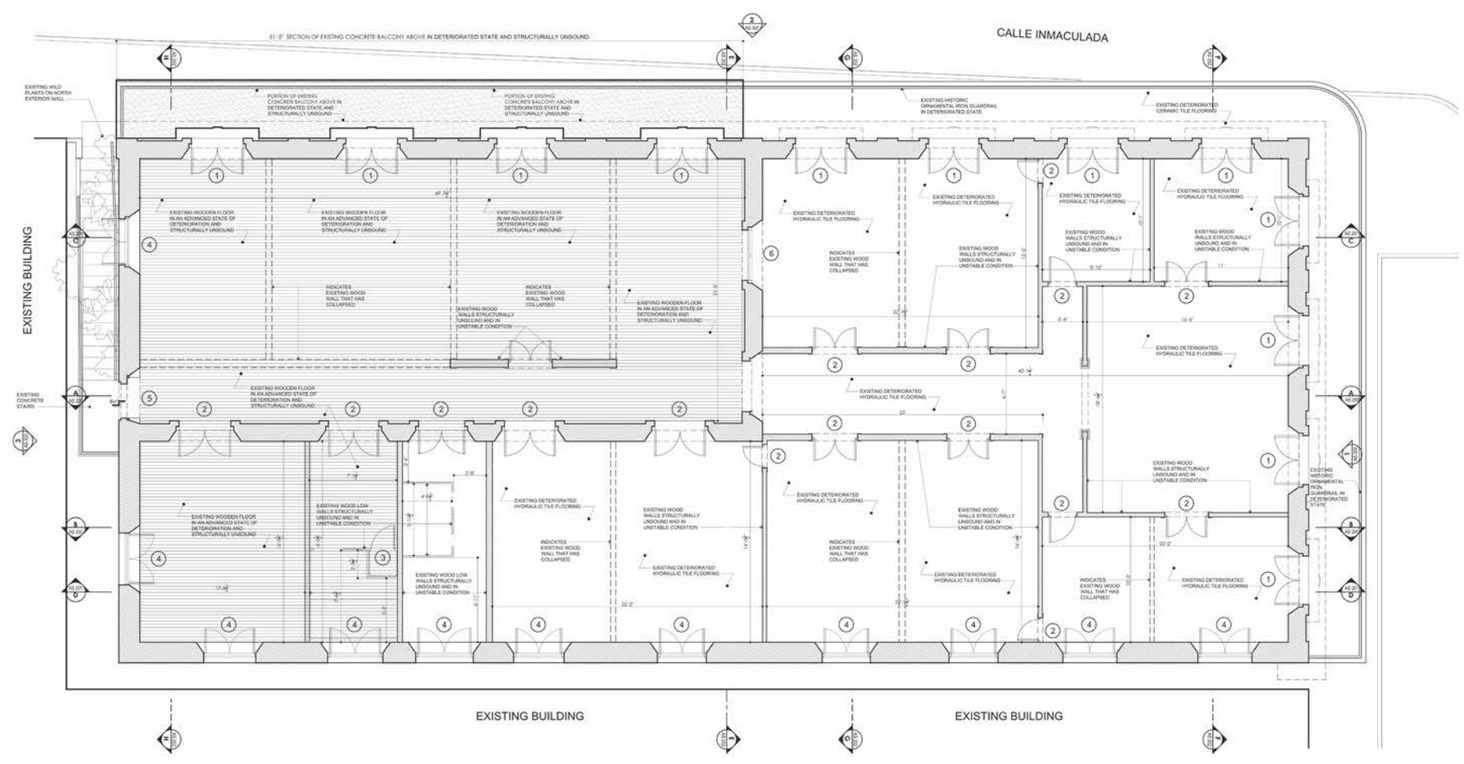


Existing First Floor Plan

Partitions							
First Floor	☐	✓	✓	✓	☐	Several partitions exisit on the first floor. Some metal studs remain from former drywall systems put in place for the Alancenes Gonzales, these are all in severely damaged and have no historical significance. Several CMU walls where built to house a couple of bathrooms, these are plastered and unpainted. There are also some drywall furring walls intalled across the first floor.	All of these non-structural partitions are to be removed to make way for the new layout and partitions.
Second Floor	☐	☐	✓	✓	☐	The second floor walls were built in wood. A section these partitions have collapsed. The ones that still in place are unstable and deteriorated. All wood partitions have tested positive for lead based paints. (LBP)	All of these non-structural partitions are to be removed. The existing arrangement will serve as a reference for the new layout and partitions.

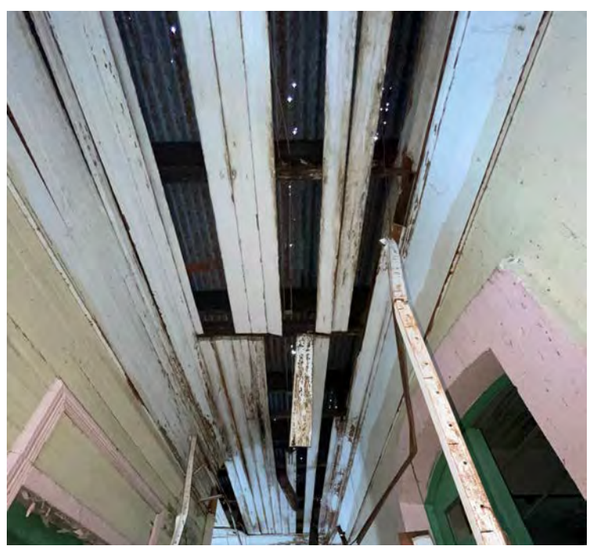
EXISTING CONDITION NOTES:

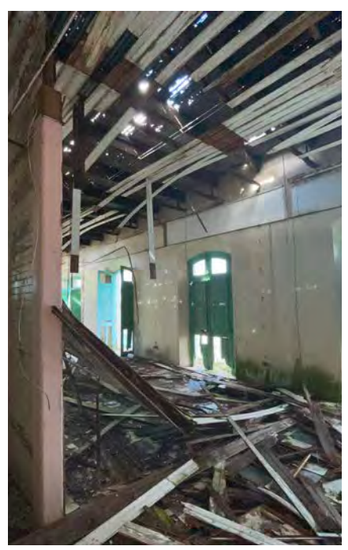
1. EXISTING EXTERIOR HISTORIC WOODEN DOOR DAMA AND IN ADVANCED STATE OF DETERIORATION
2. EXISTING INTERIOR HISTORIC WOODEN DOOR DAMA AND IN ADVANCED STATE OF DETERIORATION
3. EXISTING INTERIOR WOODEN DOOR IN ADVANCED STATE OF DETERIORATION
4. EXISTING HISTORIC WINDOW DAMAGED AND IN ADVANCED STATE OF DETERIORATION
5. EXISTING IRON GATE
6. EXISTING METAL DOOR



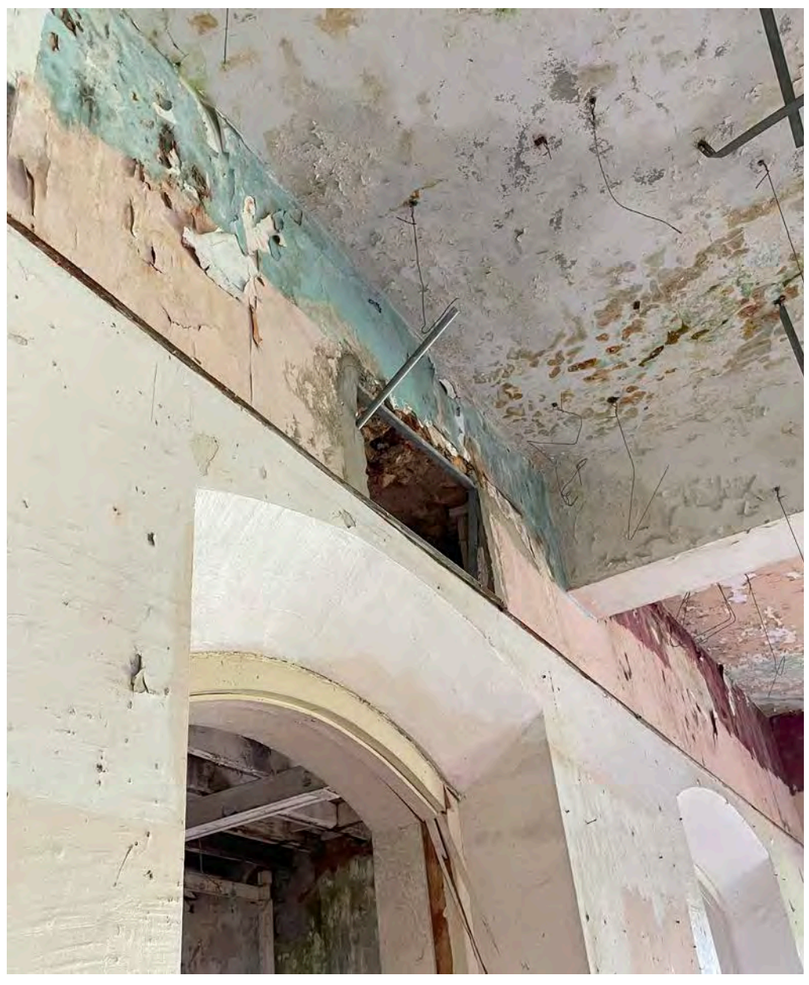
Existing Second Floor Plan

Ceilings							
First Floor	☐	☐	☑	☑	☐	Several small spaces have 2x4 ceiling structures that are severely damaged. No historic ceiling components are found on the first floor.	All ceiling components are to be removed and discarded.
Second Floor	☐	☐	☑	☑	☐	The second floor had traditional wood slat ceilings with ventilation portholes, also made out of wood. The roof openings have severely deteriorated these and they have collapsed for the most part. All wood ceilings have tested positive for LBP.	The wood material shall be salvaged and analized to see its reuse potential as either a ceiling or some other scultptural / record item in the porject.



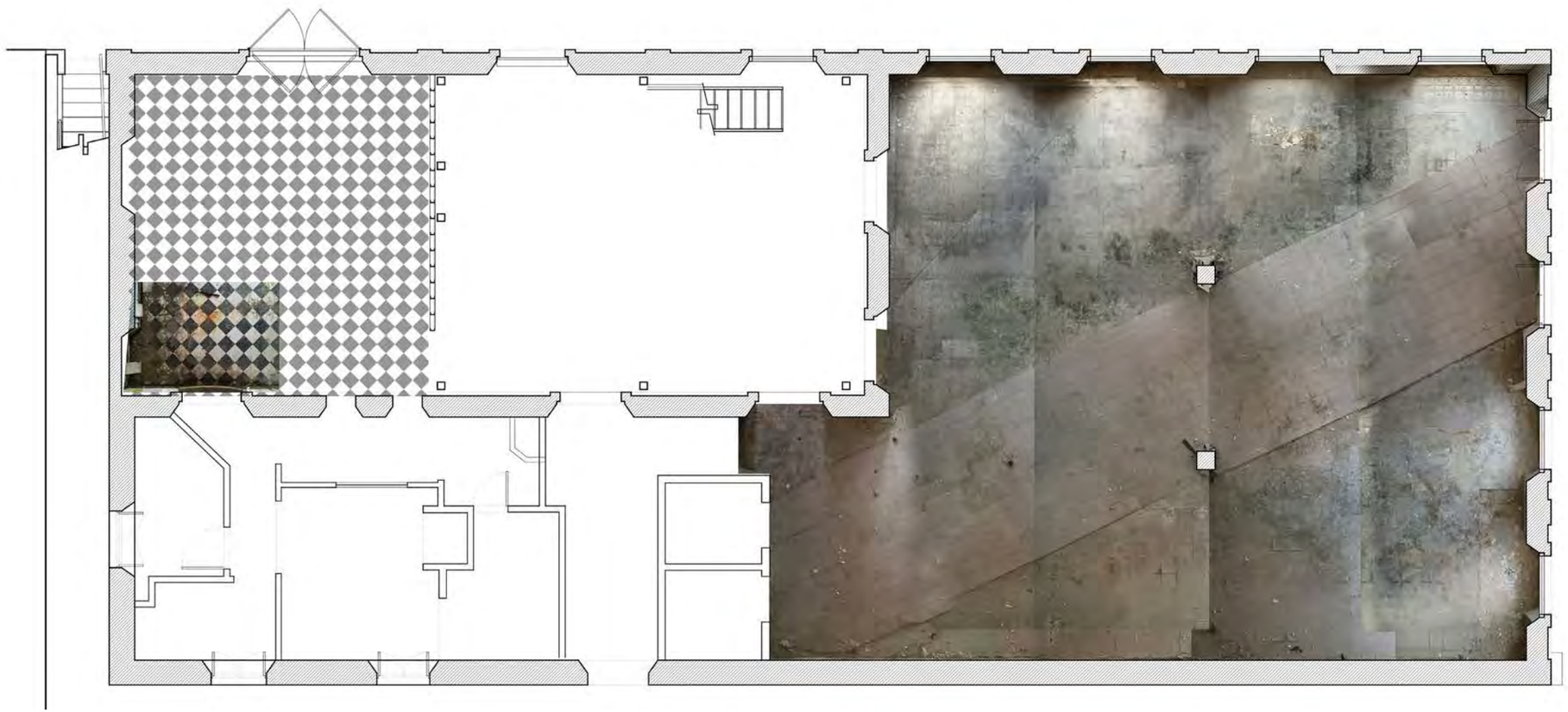


Mechanical and Electrical Systems							
First Floor - HVAC	☐	☐	☑	☑	☐	There are some vestiges of an A/C system in the first floor. Only a few ducts and some wall openings remain.	Remove any A/C Duct and mechanical equipment.
Second Floor - HVAC	☐	☐	☐	☐	☑	No HVAC system is present onf the second floor.	No Action Required
First Floor - Plumbing	☐	☐	☑	☑	☐	Some plumbing for toilets is present on the first floor.	Remove and/or abandon. new plumbing is to be installed in the required locations.
Second Floor - Plumbing	☐	☐	☑	☑	☐	Some plumbing for toilets is present on the second floor.	Remove and/or abandon. new plumbing is to be installed in the required locations.
First Floor - Electrical	☐	☐	☑	☑	☐	There are scarce electrical outlets and fixtures in the first floor.	Remove and/or abandon. new electrical conduit and fixtures are to be installed in the required locations.
Second Floor - Electrical	☐	☐	☑	☑	☐	There are scarce electrical outlets and fixtures in the second floor.	Remove and/or abandon. new electrical conduit and fixtures are to be installed in the required locations.



Features and Finishes							
First Floor - Spatial Configuration	☐	☐	☑	☑	☐	The South half of the building is an open space plan with two columns in the middle. This area is defined by three exterior walls and one interior masonry structural wall. The northern half of the building is divided into an eastern and western half by an interior structural wall. The Eastern side is now mostly an open space due to missing drywall partitions. This area's floor elevation is also lower than the rest of the building. The western half is subdivided into smaller, seemingly utilitarian, spaces, accessible from either the main southern half of the building, or the northernmost opening from the northeast half of the building.	Remove all partitions and use the main open spaces as such in the proposed rehabilitation. Use the cuerrently subdivided areas for needed utilitarian spaces.
Second Floor - Spatial Configuration	☐	☐	☑	☑	☐	While structurally divided in a similar manner to the first floor, the southernmost half of the building is divided in rooms symmetrically arranged around a main corridor that leads from the door in the north wall to a lounge area in the south wall, passing east of the dividing structural wall in the north half.	With new elements, the main spatial sequence, a north south axis and simettrically divided smaller spaces to the south, shall be preserved. The current partitions are severerly deteriorated and cannot be reused. New materials shall not try to recreate the old ones, but still be sensible to the historic context.

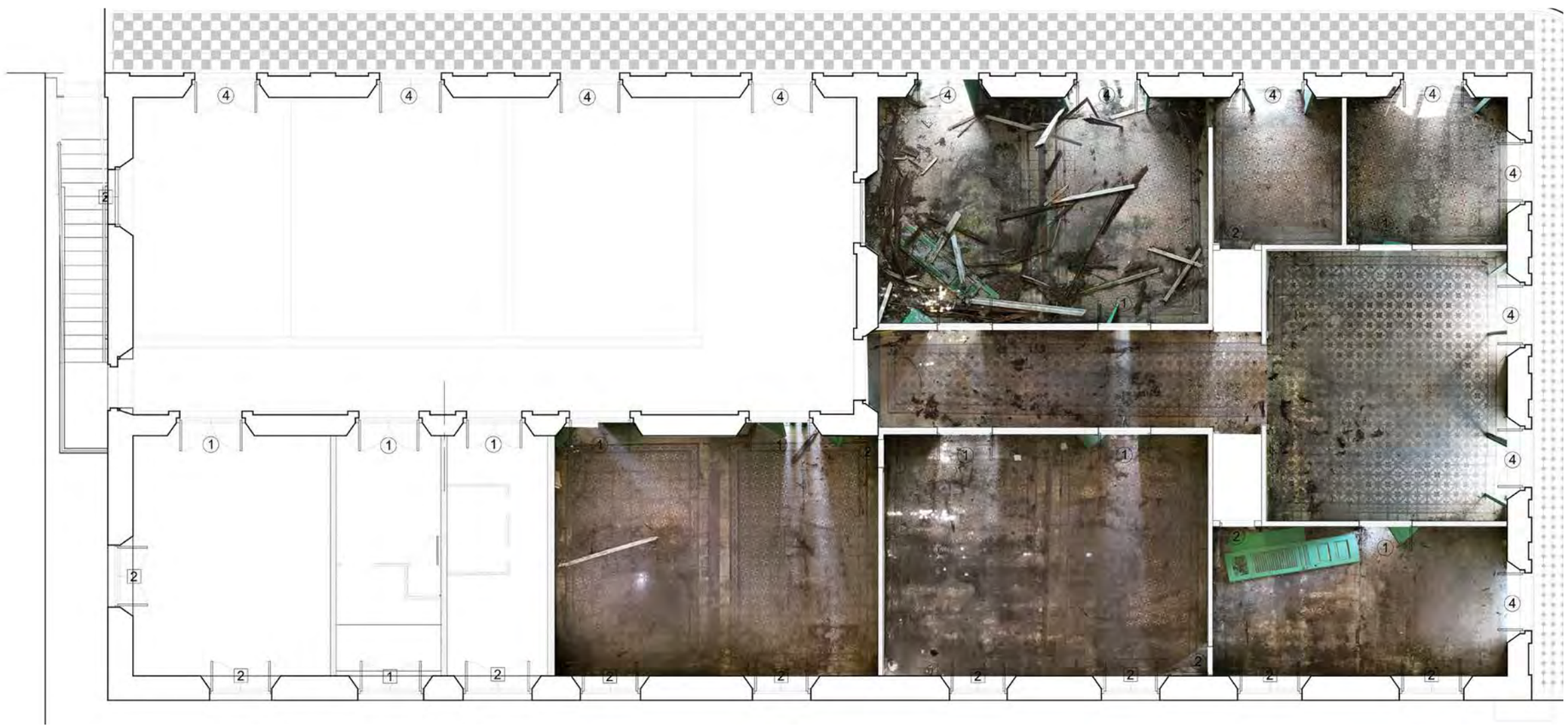
Existing First Floor Plan - Tile Mapping



Tile Detail

First Floor - Floor Finish	☐	☐	☑	☑	☐	The South half of the First Floor finish shows existing hydraulic tiles which are covered with the remanents of a cementitious material. A portion of the floor in this area shows an overlay of ceramic tile. The floor in the northeastern part of this level is few inches lower than the rest of the ground. Here, part of the flooring is missing and the other part is composed of non-historic ceramic tile.	Clean-up testing should be performed in the existing hidraulic cement tile. Is restoration is possible, then a different material shall be chosen for the rest of the flooring, while this one is preserved. If restoration is not possible, a new floor tile or finish shall be selected for the entire floor.
Second Floor - Floor Finish	☐	☑	☑	☐	☐	The South part of the Second Floor also shows a historic hydraulic tile which is moderately deteriorated. Further evaluation will be needed during construction. The northern half otf this floor was built in wood and the actual condition is structurally unsafe. This area is starting to fall apart. The flooring composition in this part of the Second Level is vinyl tile which is severely deteriorated.	The tile over the structural slab should be preserved and restored, addtional flooriing for new floors should be coordinated to harmonize with the existing historic tile.

Existing Second Floor Plan - Tile Mapping

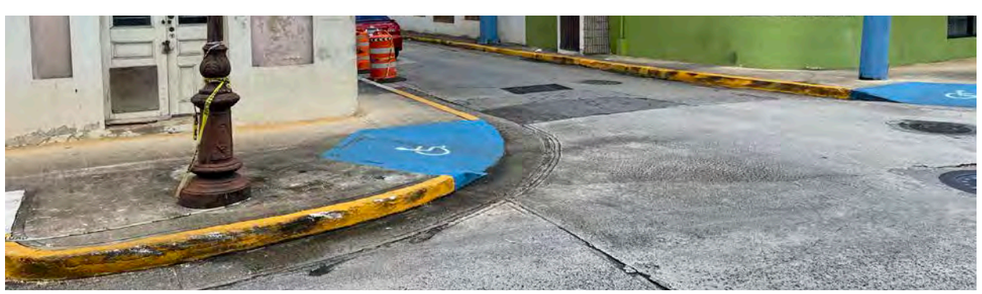


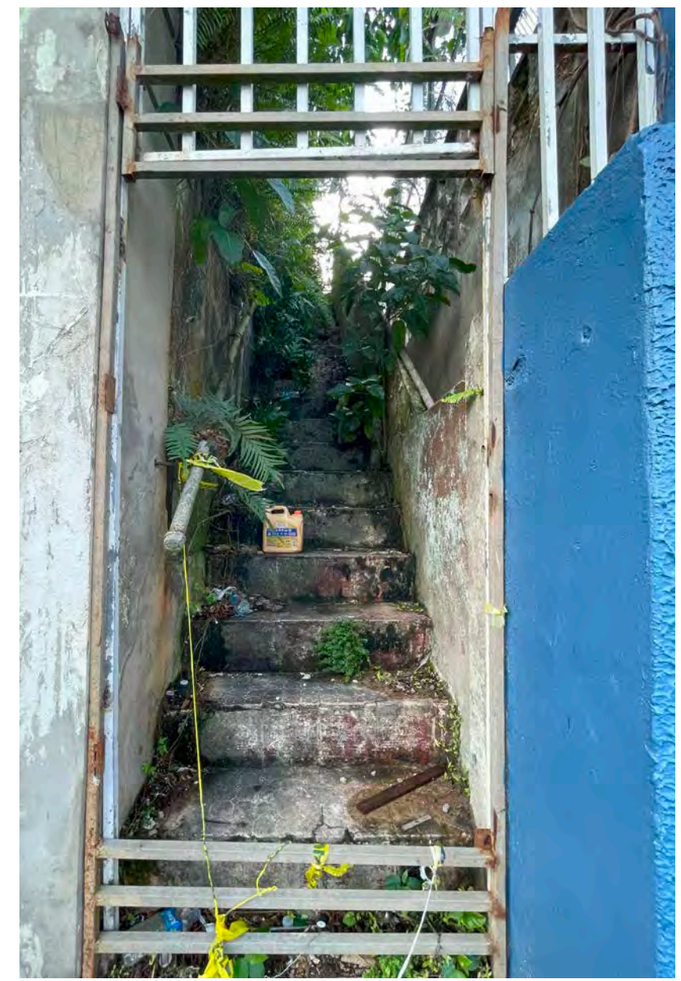
Tile Detail

Physical Condition Assessment

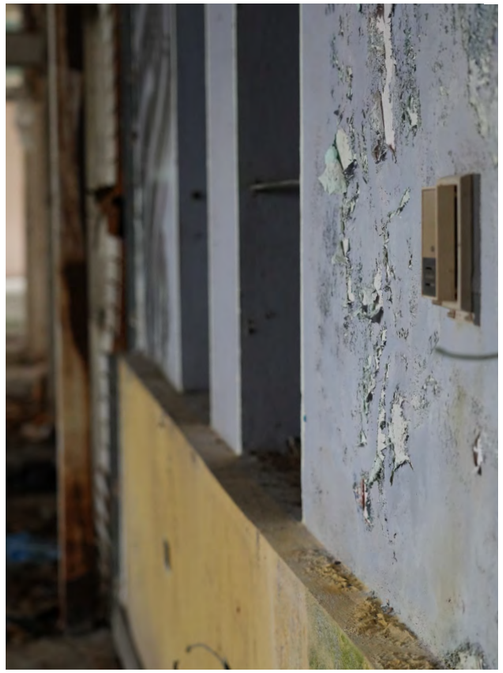
First Floor - Wall Finish	☐	☑	☑	☐	☐	There are myriad wall finishes on the first floor walls.	Historic plaster should be repaired. All other finishes should be removed and replaced or coordinated with the new added elements.
Second Floor - Wall Finish	☐	☑	☑	☐	☐	Exterior walls are plastered. There are several localized damages to the finish. Interior partitions are made of wood frame and slat construction. Because of water infiltration, these are severely damaged.	Remove and Salvage all wood partitions and detailed components. These, if posible, shall be reused in a sculptural/record element.
First Floor - Additional Features	☐	☐	☑	☐	☑	There is a steel structure that served as both a mezzanine and structural support for the second floor. Addtionally, a recent conversation with a former store employee discovered that there is a supposed basement on the northeeast corner of the building.	The steel structure is to be removed as part of the second floor wood floor demolition. Further invasive investigation is required to asses the basement extent and condition, if present.
Second Floor - Addtional Features	☐	☐	☑	☐	☐	There is an existing wooden arc feature that defines and separates the main corridor on the second floor from the lounge on the southern end.	This arch should remain as a feature element. ideally the wood is salvaged and replaced over a new structure. If materially imposible, a new element shall replace it

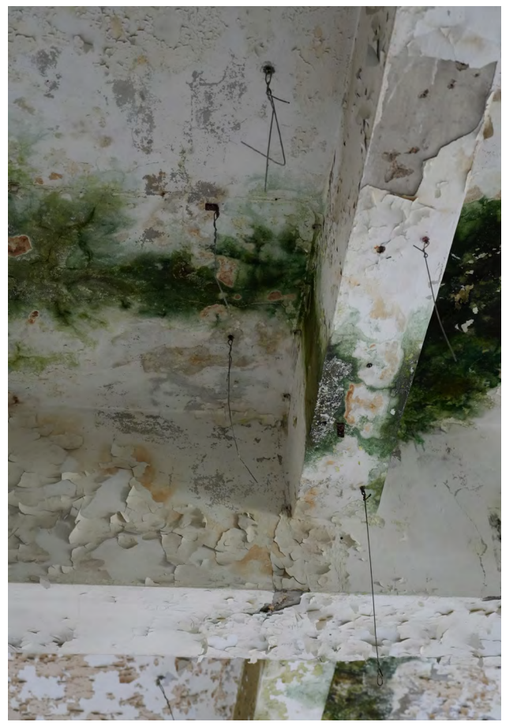
Building Site			
Setbacks	☐ ☐ ☐ ☐ ☑	The building's west side setback varies from 1 foot to about 3 feet with the neighboring property. The northern setback is less than 5 feet, but more than 3.5 feet in most cases. The east and south facades have no setback, but they are also the building frontage.	The west and north setbacks will present a challegnes when it come to complying with the PR Civil Code's "Servidumbre de Luces y Vistas" : PR Laws tit. 1, § 1773 (2019) "No se puede abrir ventanas con vistas rectas, ni balcones u otros voladizos semejantes, sobre la finca del vecino si no hay un metro y medio de distancia entre la pared en que se construyan y dicha propiedad. Tampoco pueden tenerse vistas de costado u oblicuas sobre la misma propiedad, si no hay sesenta (60) centimetros de distancia."
Street Frontage	☐ ☐ ☐ ☐ ☑	The building has frontage to Paseo de Atenas to the south and Inmaculada Street to the east. A balcony overhangs on both sides. To the northeast corner, the existing balcony is too close to an electrical post where the main connection to the grid is.	At street level, no additional action is required. The northeast corner of the blacony must be removed to comply with the electrical utility setback.

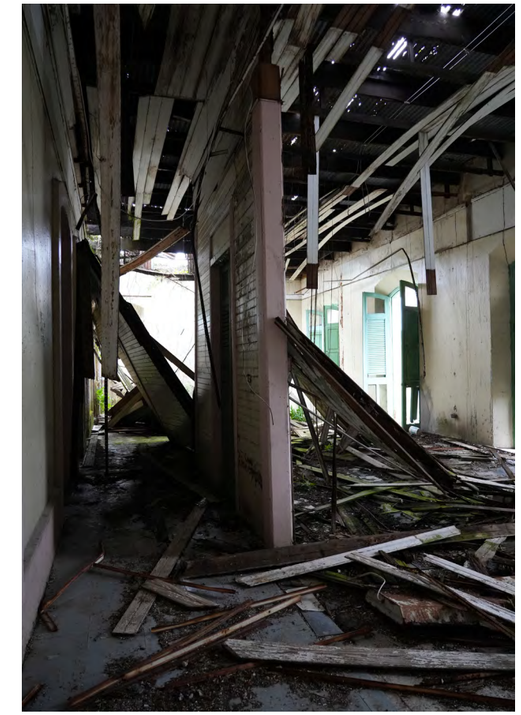




Additional Photos



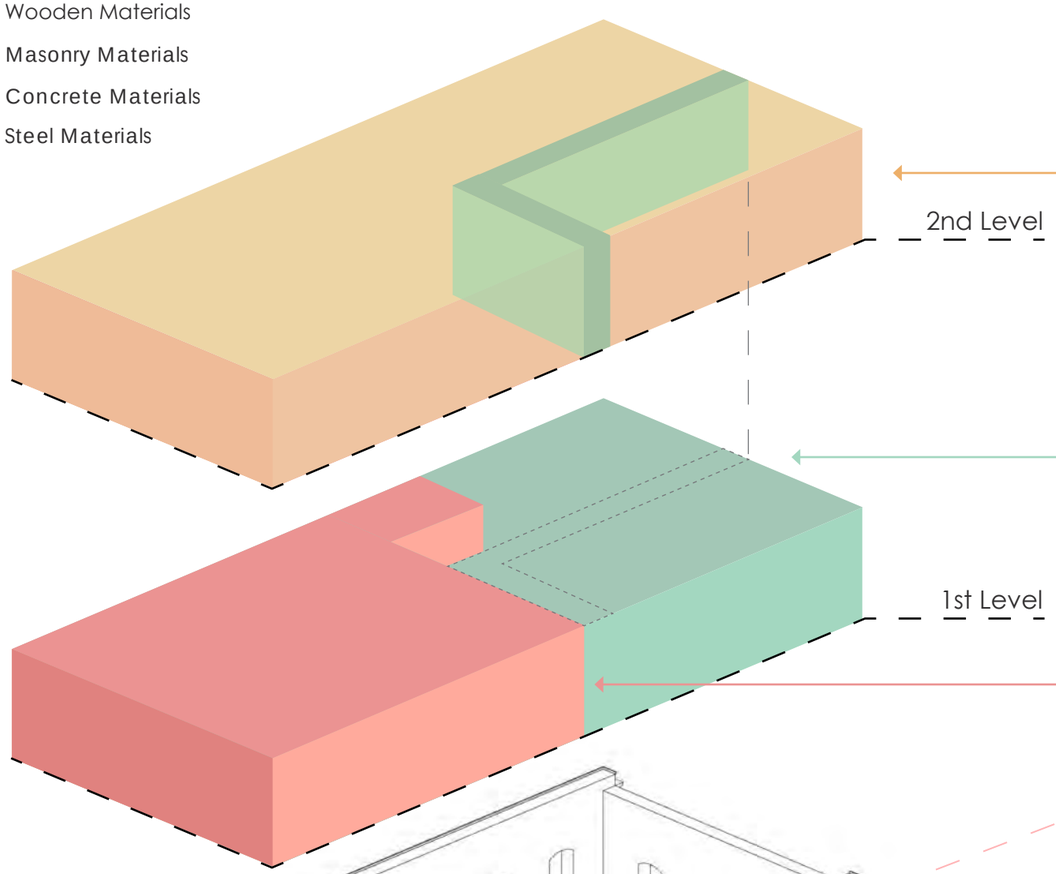


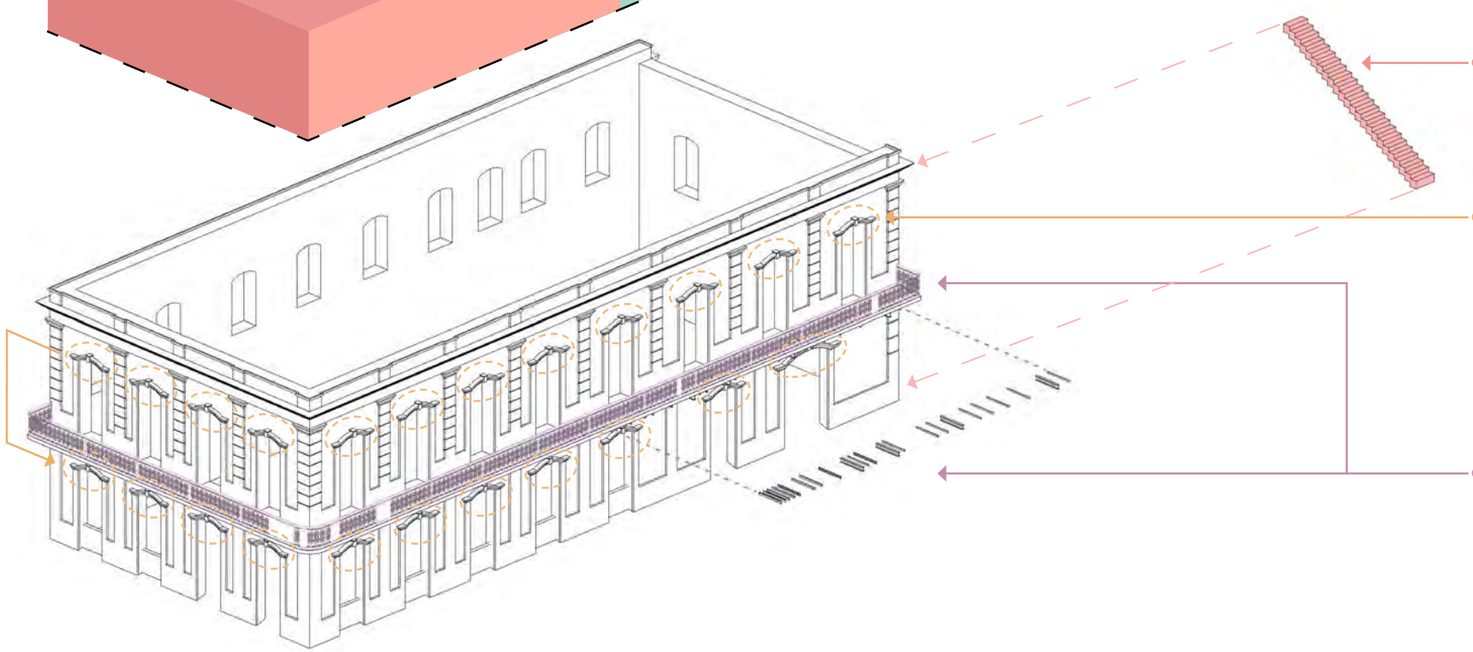


Photos of 1st & 2nd level - Hotel Café Central - 2023
Source: As-Built Plans Puerto Rico LLC

Physical Condition Assessment

- Wooden Materials
- Masonry Materials
- Concrete Materials
- Steel Materials





The Historic Hotel Cafe has a variety of building materials such as, concrete, masonry, wood and steel. Exterior walls are a combination of masonry and concrete, some ornamental woodwork. The building's 1st level, consists of concrete, masonry, and steel elements in some areas. The 2nd level contains masonry, wooden walls/ceiling and some ornamental steelwork in the balcony. This diagram demonstrates where these materials are generally located and how they relate to one another.

Interior partitions in the 2nd level of the building are mainly composed of wooden materials, iIncluding doors, window trims, and the ceiling. A fragment of masonry wall is also present, coinciding with the first level walls.

The interior walls in the 1st level are mostly composed of masonry and concrete materials. On the south-side of the building, a poured concrete structure, consisting of collumns, beams and a slab, serve as the second story floor. On the north-side of the building, the structure is mainly composed of masonry walls. It also contains an interior, steel, sub-structure [See next spread].

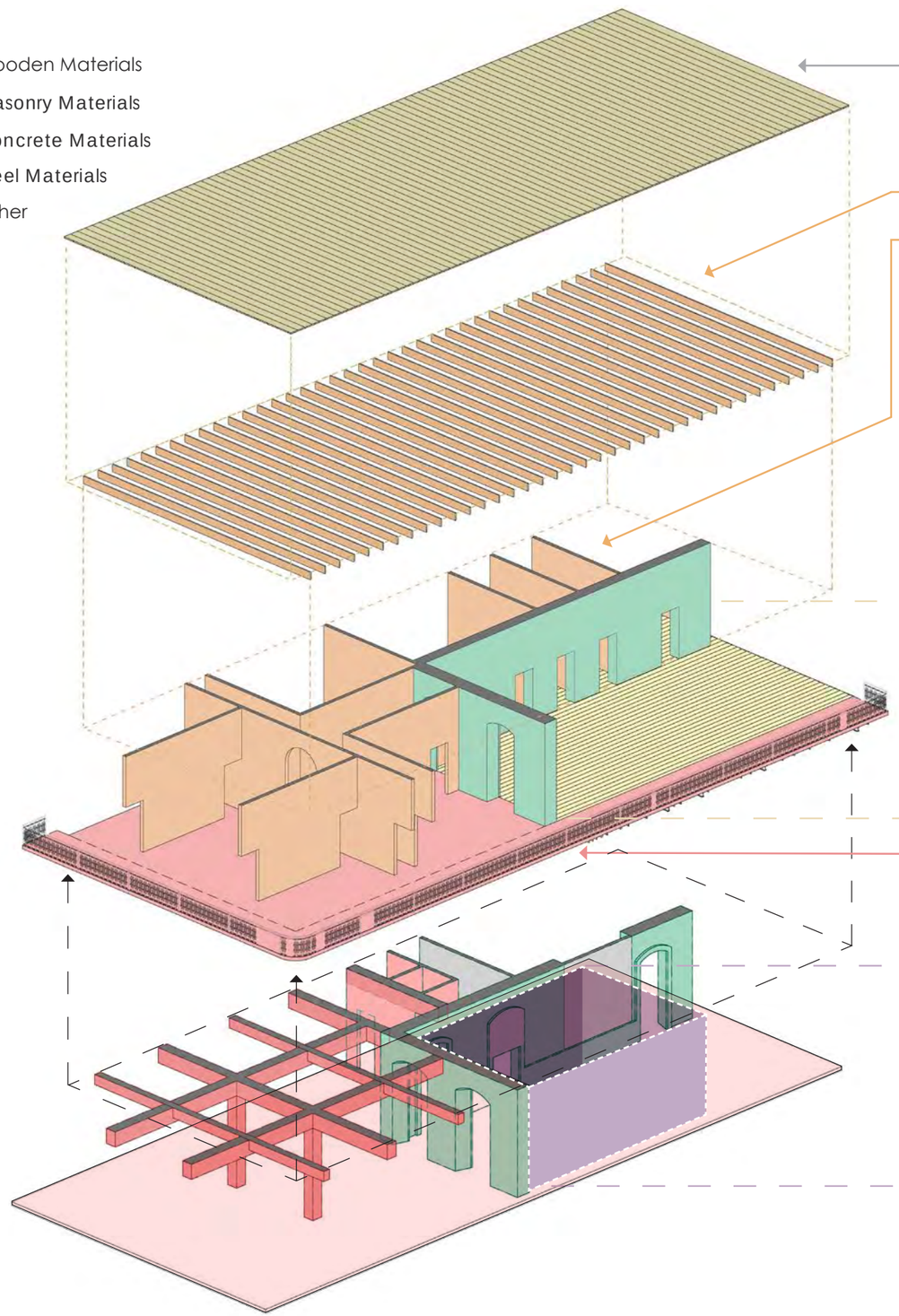
The exterior concrete stairs, on the north-side face of the building, show protruding vegetaion, making the walking surface slippery and unsafe. They are also non-compliant due to riser height and tread width.

On the exterior 1st and 2nd levels of the building, each doorway contains an ornamental wooden trim. One laerge cornice currently serves as a pigoen hotel. Some show moderate to extreme deterioration or damage.

The exterior balcony in the 2nd level has an ornamental metal guardrail. Under the balcony, a fragment of the concrete slab is reinforced with exposed and corroded steel elements. The balcony slab shows considerable downward deflection.

Physical Condition Assessment

- Wooden Materials
- Masonry Materials
- Concrete Materials
- Steel Materials
- Other

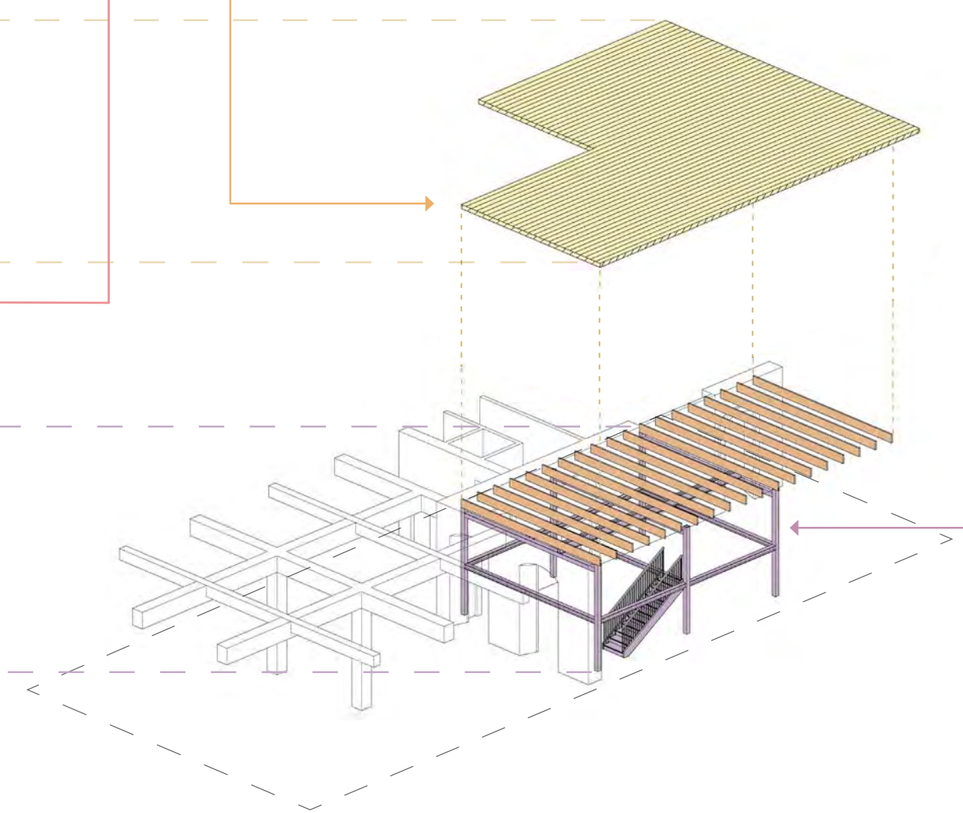


The building's roof has significant damage to its structural members and metal zinc panels. The wooden beams that support the metal panels, demonstrate signs of deterioration due to moisture exposure. It also has a slight slope towards the north-side face wall.

The same moisture is affecting the interior wooden walls, showing signs of decay. The concrete floor, which has ornamental terrazzo tiles, are also affected by mold. Making the area unsanitary and unsafe.

The 2nd level wooden sub-floor has deteriorated over time due to constant exposure to moisture. It is considered uninhabitable.

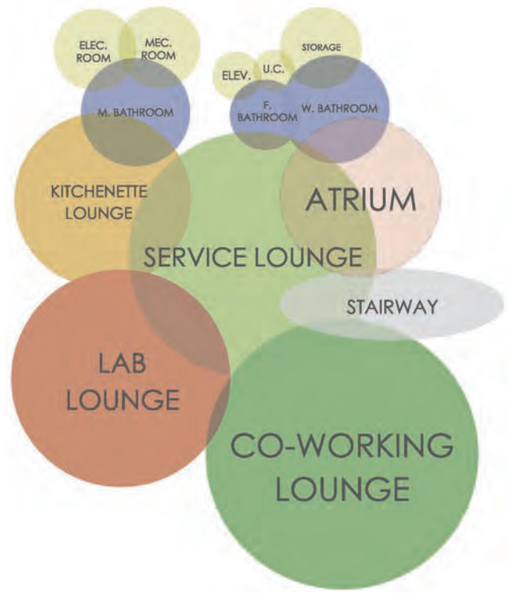
A structural steel frame is currently supporting the existing wooden beams of the 2nd level sub-floor. The beams are rotting and represent a hazard.



Manatí Innovation Center

Spatial Relations

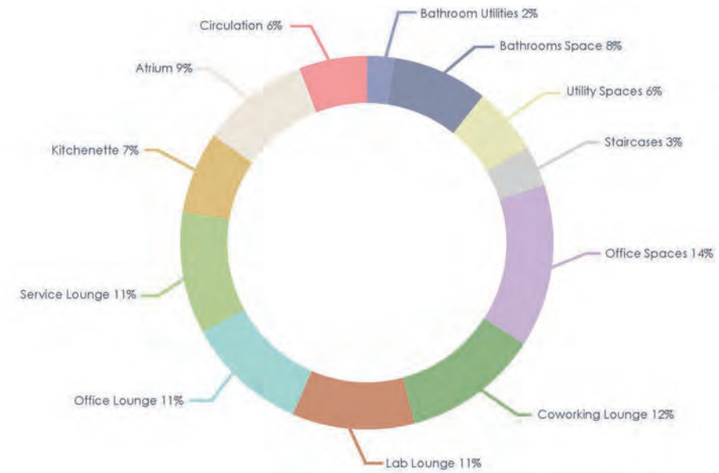
The spatial diagram for the 1st floor, shown below, is organized following a space hierarchy resulting from the intended area for each use. More significant spaces such as the Service Lounge, Coworking Lounge, Kitchenette Lounge and Lab Lounge are located on the east side and south side of the floor plan, making them a priority in terms of uses and taking advantage of the building facades. There is a row of utility spaces organized towards the building's north wall. They are arranged in such a way that no interruption to the flow of circulation or to the proper functioning of other important spaces will be cause. In a similar way, spaces such as restrooms are also strategically located towards the building's north side. An interior proposed stairway and elevator will also be included in order to access the 2nd level. Also, an emergency stair has been considered as a mean of egress from the second floor.



Bubble Diagram - 1st Level

The spatial diagram for the 2nd floor, shown below, is organized following the client's request for more individual areas. Spaces such as the offices and conference room are located around the atrium area that has been added at the east side of the building. Utility spaces in the 2nd floor are located similar to the ones i the 1st floor, towards the north side of the structure. Also, restrooms in the 2nd floor are located towards the building's north-side.

Bubble Diagram - 2ndLevel



Program	Count	Square Feet	Total Square Feet
Bathroom Space (excluding fixtures)	1	697.00	697.00
ADA Water Closets	5	25	125.00
Water Closets	3	15.00	45.00
Urinals	3	4	12.00
Lavatories	7	4.00	28.00
Storage Rooms	2	100.00	200.00
Utility Closets	2	10.00	20.00
Electrical Room	1	50.00	50.00
Mechanical Room	1	50.00	50.00
Battery Room	1	25.00	25.00
Data Room	1	100.00	100.00
Elevator	1	50.00	50.00
Interior Staircase	1	150.00	150.00
Emergency Staircase	1	150.00	150.00
Offices	6	120.00/150.00	900.00
Adaptable Conference	1	240.00	240.00
Coworking Lounge	1	1,000.00	1,000.00
Lab Lounge	1	900.00	900.00
Office Lounge	1	900.00	900.00
Service Lounge	1	1,000.00	1,000.00
Kitchenette Lounge	1	600.00	600.00
Atrium	1	800.00	800.00
Circulation	1	558.00	558.00

Innovation Center of Manati: Program Analysis - Square Footage Table

Applicable Codes	Abbreviation
Plan y Reglamento del Área de Planificación Especial del Carso	PRAPEC
Reglamento Conjunto 2020	RC 2020
2018 International Building Code	IBC 2018
2018 International Existing Building Code	IEBC 2018
Puerto Rico Building Code	PRBC
Puerto Rico Plumbing Code	PRPC
Puerto Rico Fire Code	PRFC
Puerto Rico Fuel Gas Code	PRFGC
Puerto Rico Energy Conservation Code	PRECC
National Electrical Code	NEC
2010 ADA Standards for Accessible Design	ADASAD

Current Code Data:	Project Specific Data:
Building Name: Innovation Center (Hotel Café)	New Building? No
Original Constructed Date: Late 1800's	Addition? No
Occupancy Classification: Business Group B	Remodel? Yes
Construction Type: Type 1B/Type 2A (TBD)	Change of Occupancy? Yes
Allowable Area: N/A	Construction Type Change? Yes
Allowable NO. of Stories: 2	Total Square Footage: 6,310 sq.ft. (approx)
Allowable NO. of Occupants: 60	1st Level Square Footage: 3,460 sq.ft. (approx)
Fire Walls: Yes	2nd Level Square Footage: 2,850 sq.ft. (approx)
Actual NO. of Building Stories: 2	Fire Alarm Notification/Detection: Full
Standpipe Protection: Full	

DISTRITOS PREVIO 2008	DISTRITOS A 2010	DESCRIPCIÓN	DISTRITOS A 2020	NOMBRE DEL DISTRITO
RC-1	RC-M	Residencial Comercial	R-C	Residencial Comercial
C0-1, C-L y C-6	C-L	Comercial Liviano	C-L	Comercial Liviano
C0-2, C-1, C-2 y C-3	C-I	Comercial Intermedio	C-I	Comercial Intermedio
C-4	C-C	Centro Comercial	C-C	Comercial Central
C-5	RC-E	Recreación Comercial Extensa	RC-E	Recreación Comercial Extensa
RT-1, RT-2 y RT-3	RT-I	Residencial Turístico Intermedio	RT-I	Residencial Turístico Intermedio
-----	RT-B	Residencial Turístico de Baja Densidad		
R-0	U-R	Terrenos Urbanizables		
RT-4 y RT-5	RT-A	Residencial Turístico de Alta Densidad	RT-A	Residencial Turístico de Alta Densidad
R-0	U-R	Terrenos Urbanizables		
CT-1 y CT-2	CT-L	Comercial Turístico Liviano	C-T	Comercial Turístico
CT-3 y CT-4	CT-I	Comercial Turístico Intermedio		
RT-0, RT-00, DT y DTS	DTS	Desarrollo Turístico Selectivo	DTS	Desarrollo Turístico Selectivo
----	----	Distrito de Industria Especializada	I-E	Industria Especializada
I-1 y IL-1	I-L	Industrial Liviano	I-L	Industrial Liviano
I-2 y IL-2	I-P	Industrial Pesado	I-P	Industrial Pesado
AD	A-D	Área Desarrollada	ARD	Área Rural Desarrollada

Table 6.1 - Equivalencias Distritos de Calificación
Source: Reglamento Conjunto 2020

CLASIFICACIÓN DEL SUELO	DISTRITOS DE CALIFICACIÓN
SU	C-C, C-H, C-I, C-L, C-R, C-T, D-A, D-G, DTS, I-L, I-P, M, P-P, R-B, R-C, R-I, RC-E, RT-A, RT-I, R-U y S-H
SRC	A-G, ARD, C-H, C-R, D-A, D-G, DTS, I-L, I-P, I-E, P-P, R-E, R-G, RT-A, RT-I y S-H
SREP	A-G, ARD, C-H, C-R, D-A, D-G, P-R, R-G y S-H

Table 6.22 – Distritos de calificación por clasificación de suelos
Source: Reglamento Conjunto 2020

TIPOS DE SOLAR
Solar interior
Solar de una esquina
Solar de dos o tres esquinas
Solar de toda una manzana
ÁREA DE OCUPACIÓN, PORCIENTO MÁXIMO PERMITIDO DEL TAMAÑO DEL SOLAR
75%
85%
95%
100%

Table 6.45 – Área de ocupación en Distrito C-I
Source: Reglamento Conjunto 2020

Summarized Code Considerations

• 2010 ADA Standards for Accessible Design - 35.151.B (3) (i) : Alterations shall comply to the maximum extent feasible. (ii) If not possible, it shall comply with section 35.150.

• 2010 ADA Standards for Accessible Design - 202.5 : Where compliance requirements regarding accesible routes, entrances, or toilet facilities would threaten or destroy historic significance of the building, the exceptions for alterations to historic buildings, shall be permitted.

• 2010 ADA Standards for Accessible Design - 206.2.3 (7) : Where exceptions for alterations to qualified historic buildings are permitted by 202.5, an accessible route shall not be required to stories located above or below the accessible story.

• 2010 ADA Standards for Accessible Design - 206.4 Entrances; Exceptions 1 : Where an alteration includes alterations to an entrance, and the building has another entrance complying with 404 that is on an accessible route, the altered entrance shall not be required to comply with 206.4 unless required by 202.4.

• 2010 ADA Standards for Accessible Design - 213.2 Toilet Rooms & Bathing Rooms; Exceptions 1 : In alterations where it is technically infeasible to comply with 603, altering existing toilet or bathing rooms, shall not be required where a single unisex bathroom complying with 213.2.1 is provided and located in the same area and on the same floor as existing inaccessible toilet or bathing rooms.

• US Access Board Technical Guide - Elevators and Platform Lifts: Where facilities are not required to provide an accessible route to stories/mezzanines, a (407) type Elevator or (408) type LULA, shall be permitted.

STANDARDS FOR REHABILITATION & GUIDELINES
FOR REHABILITATING HISTORIC BUILDINGS

Rehabilitation

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings [pg. 75]
Source: U.S. Department of the Inteior National Park Service Preservation Services

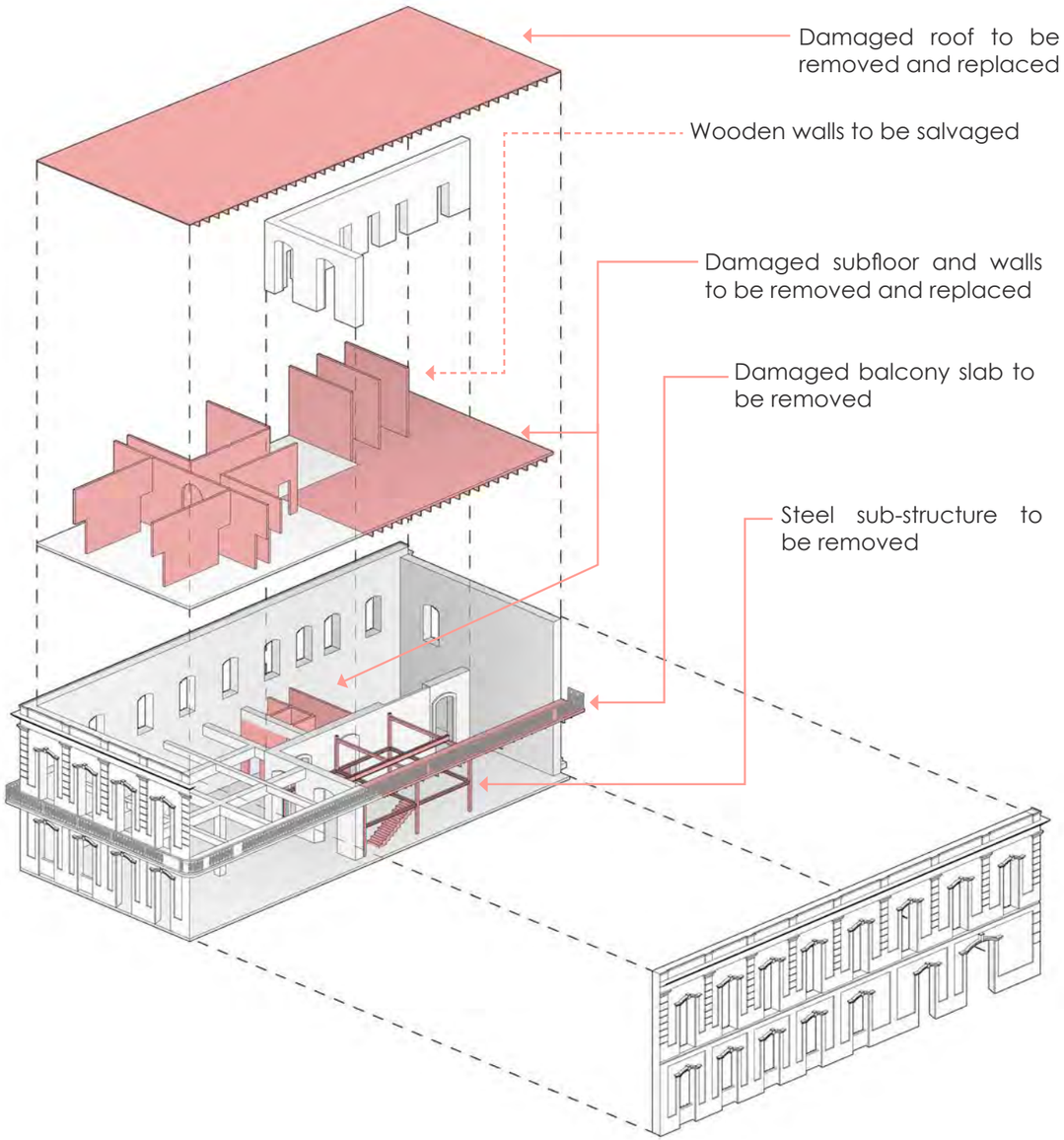
Standards for Rehabilitation

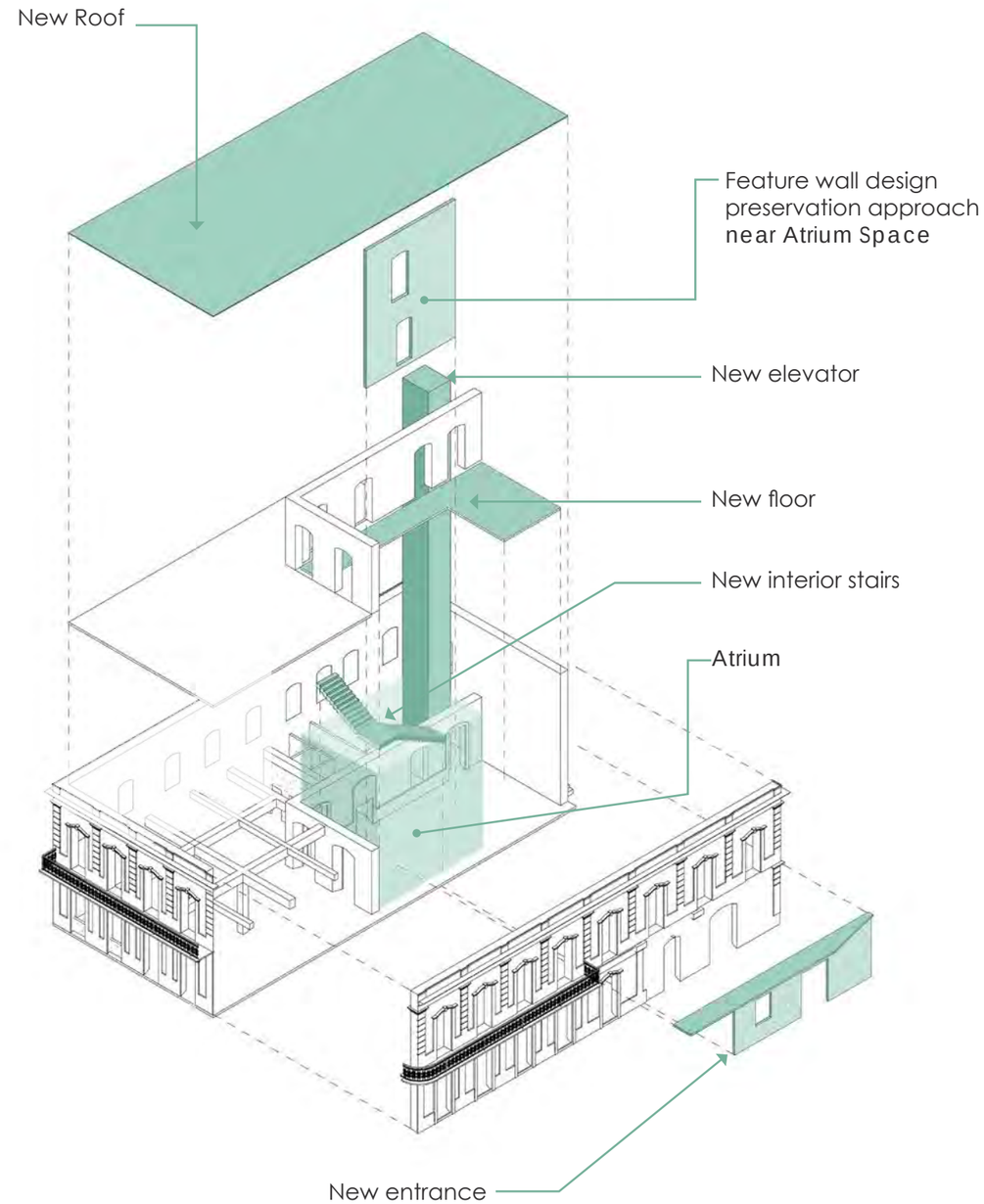
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings [pg. 76]
Source: U.S. Department of the Inteior National Park Service Preservation Services

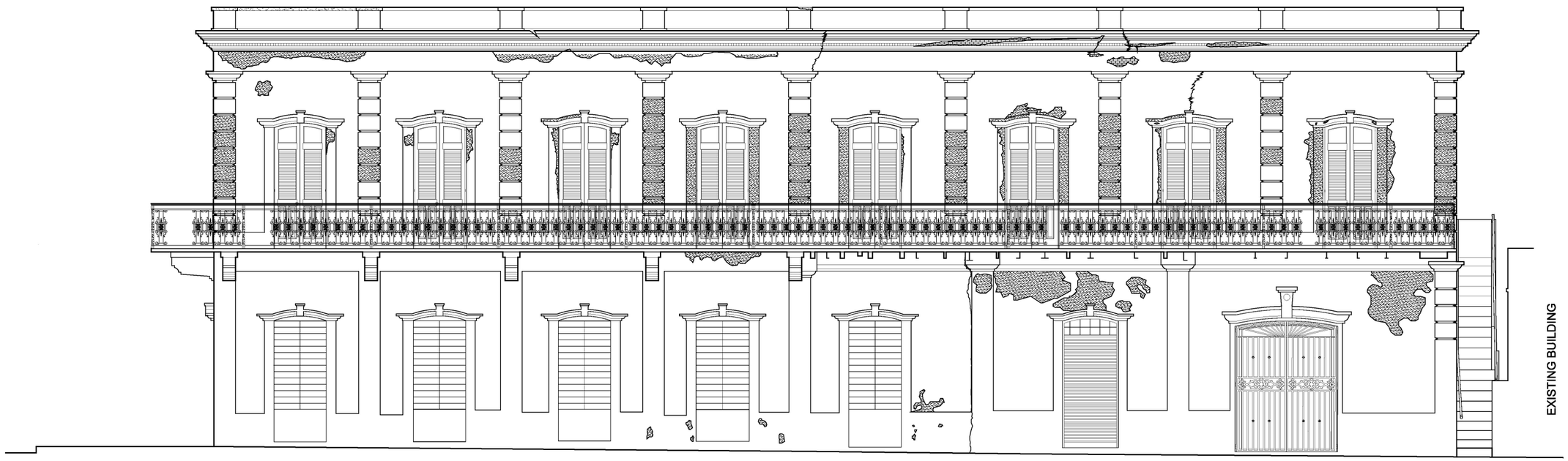
"**Rehabilitation** is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character."

Definition for Rehabilitation [pg. 2-3]
Source: U.S. Department of the Inteior National Park Service Preservation Services





Design Recommendations



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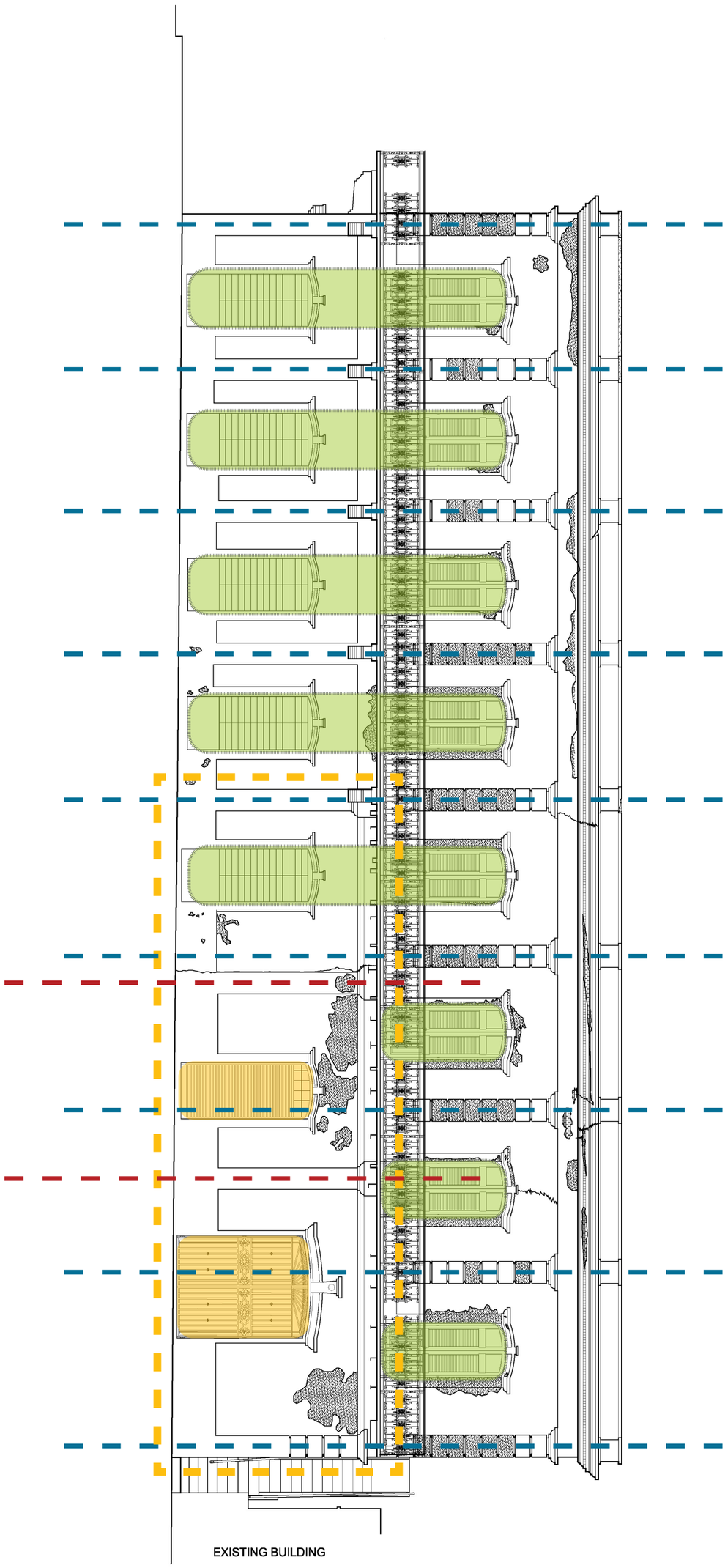
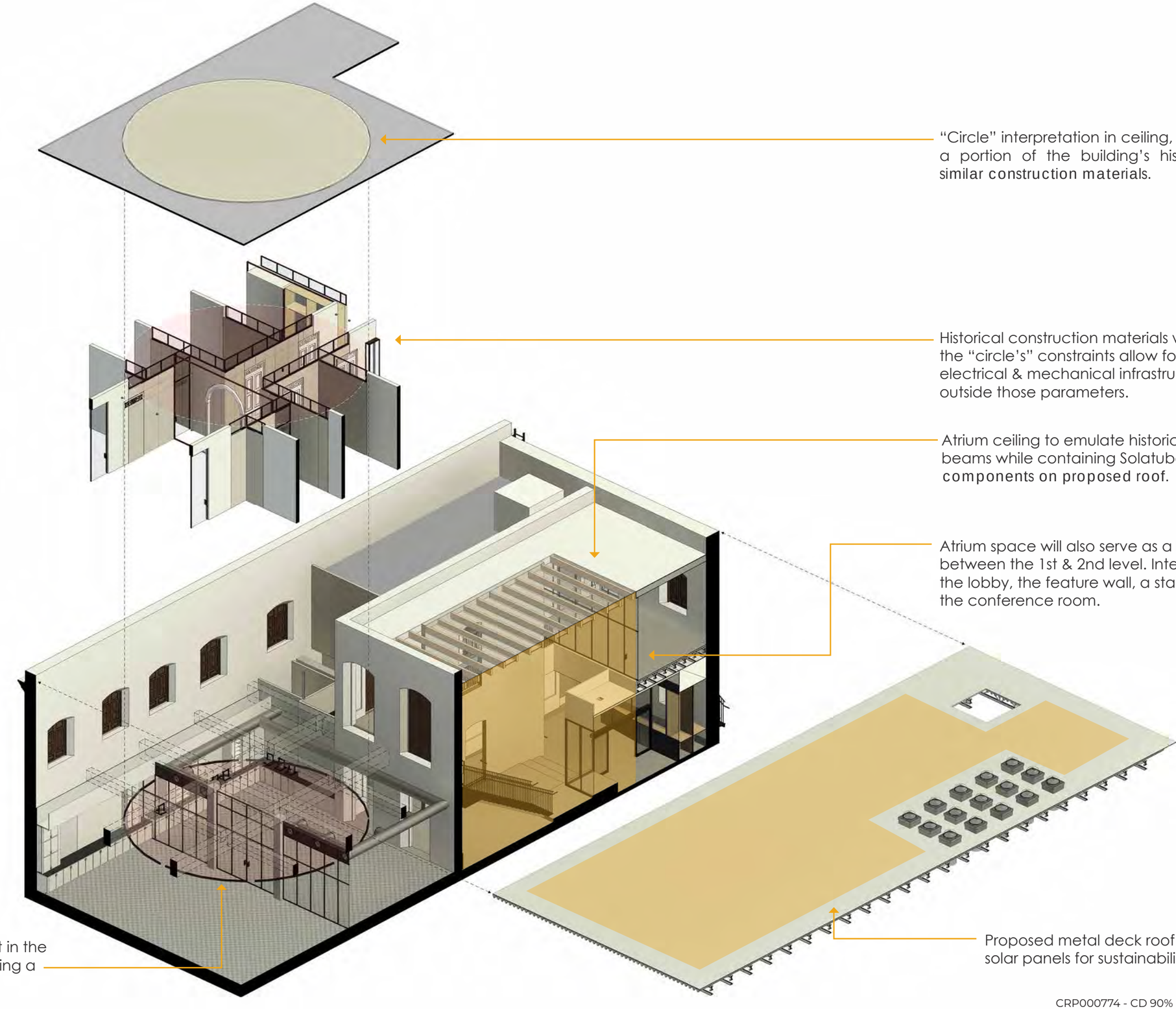


CRP000774 - CD 90%

Design Recommendations

Proposed Design - Elevation

Design Recommendations



"Circle" interpretation in ceiling, highlights a portion of the building's history with similar construction materials.

Historical construction materials within the "circle's" constraints allow for electrical & mechanical infrastructure outside those parameters.

Atrium ceiling to emulate historic timber beams while containing Solatube lighting components on proposed roof.

Atrium space will also serve as a harmony between the 1st & 2nd level. Intergrating the lobby, the feature wall, a staircase & the conference room.

The "circle" is consistent in the 1st level as well, by utilizing a hanging light fixture.

Proposed metal deck roof to contain solar panels for sustainability purposes.

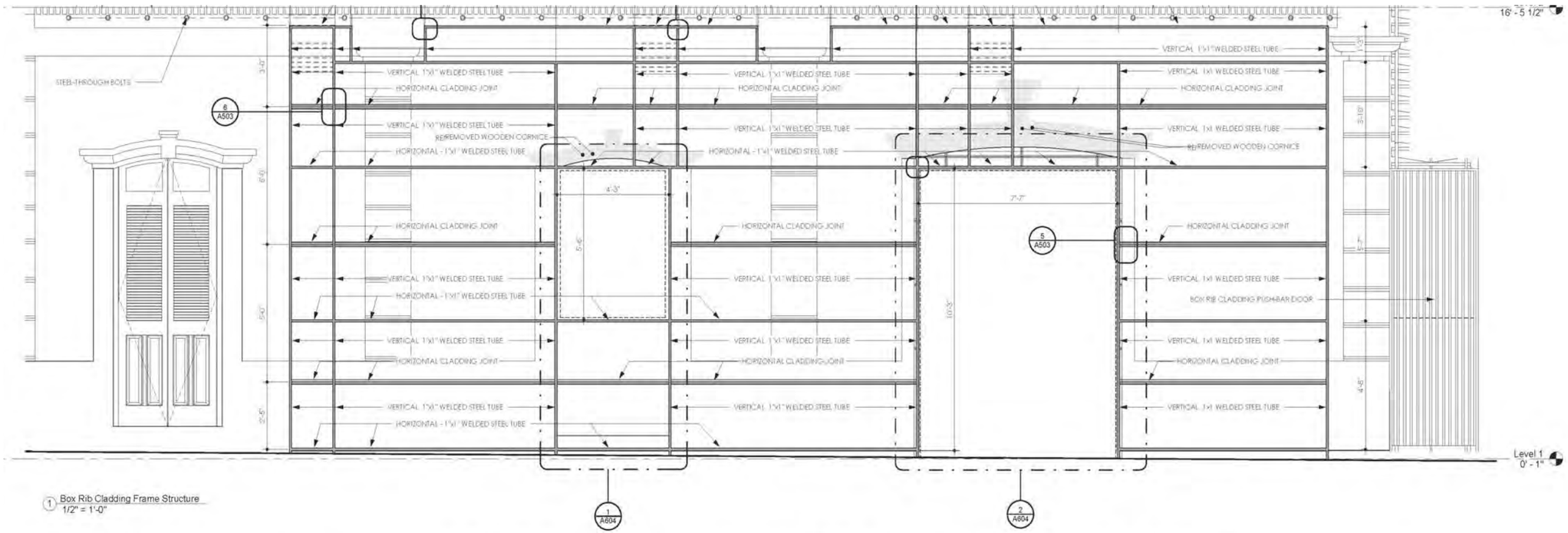
Proposed Design

New Façade - View

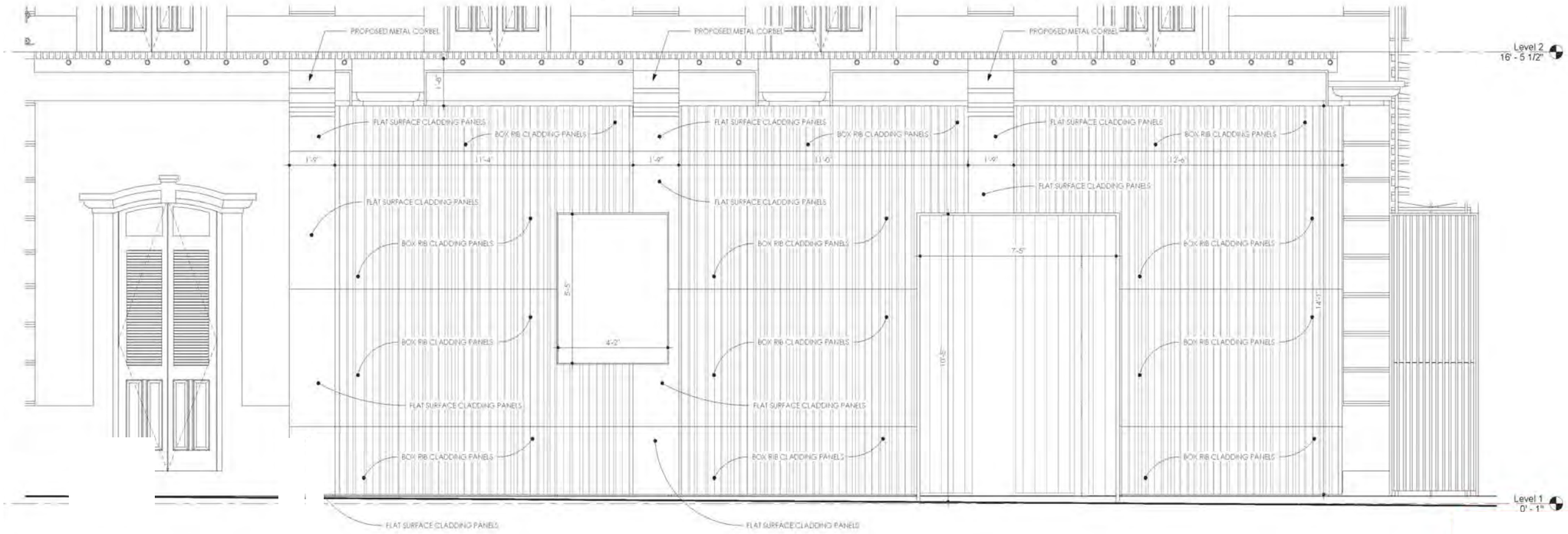
New Façade - Isometric

Elevation

New Façade - 1

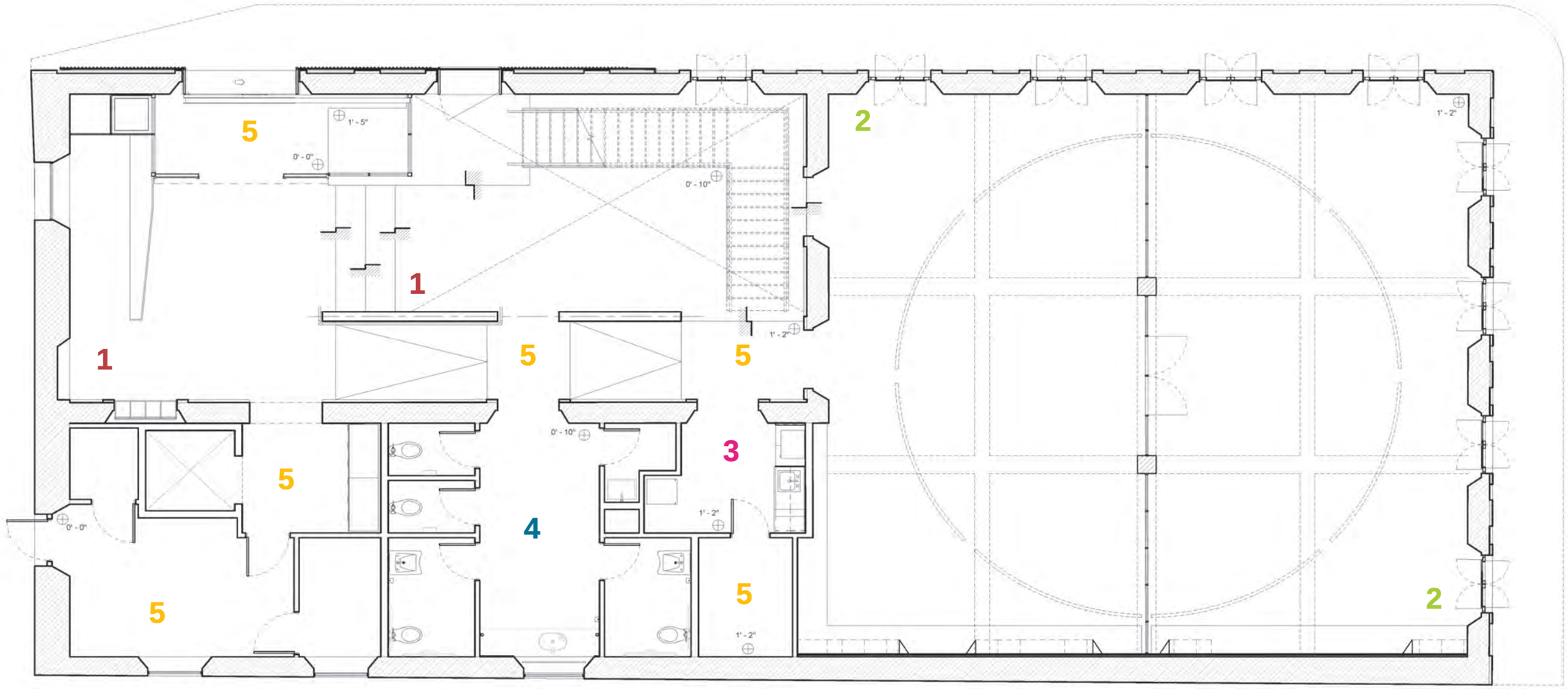


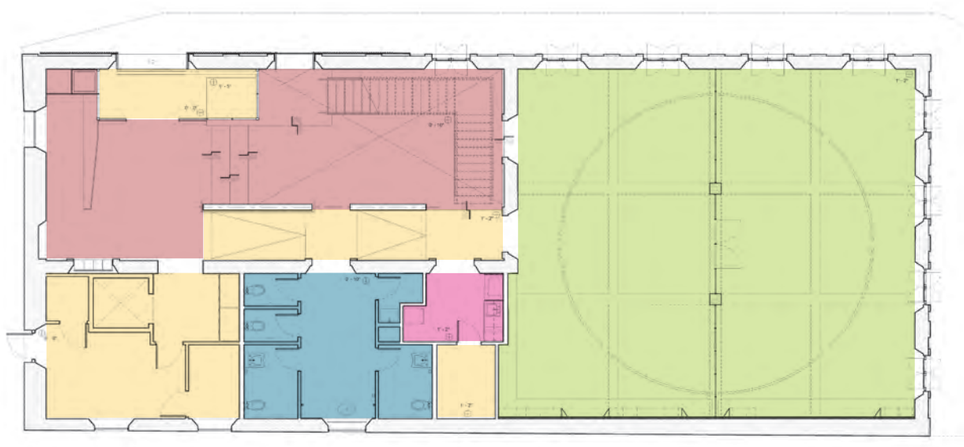
1 Box Rib Cladding Frame Structure
1/2" = 1'-0"



New Façade - View

Proposed Design - 1st Floor





Area Legend 1st Floor:

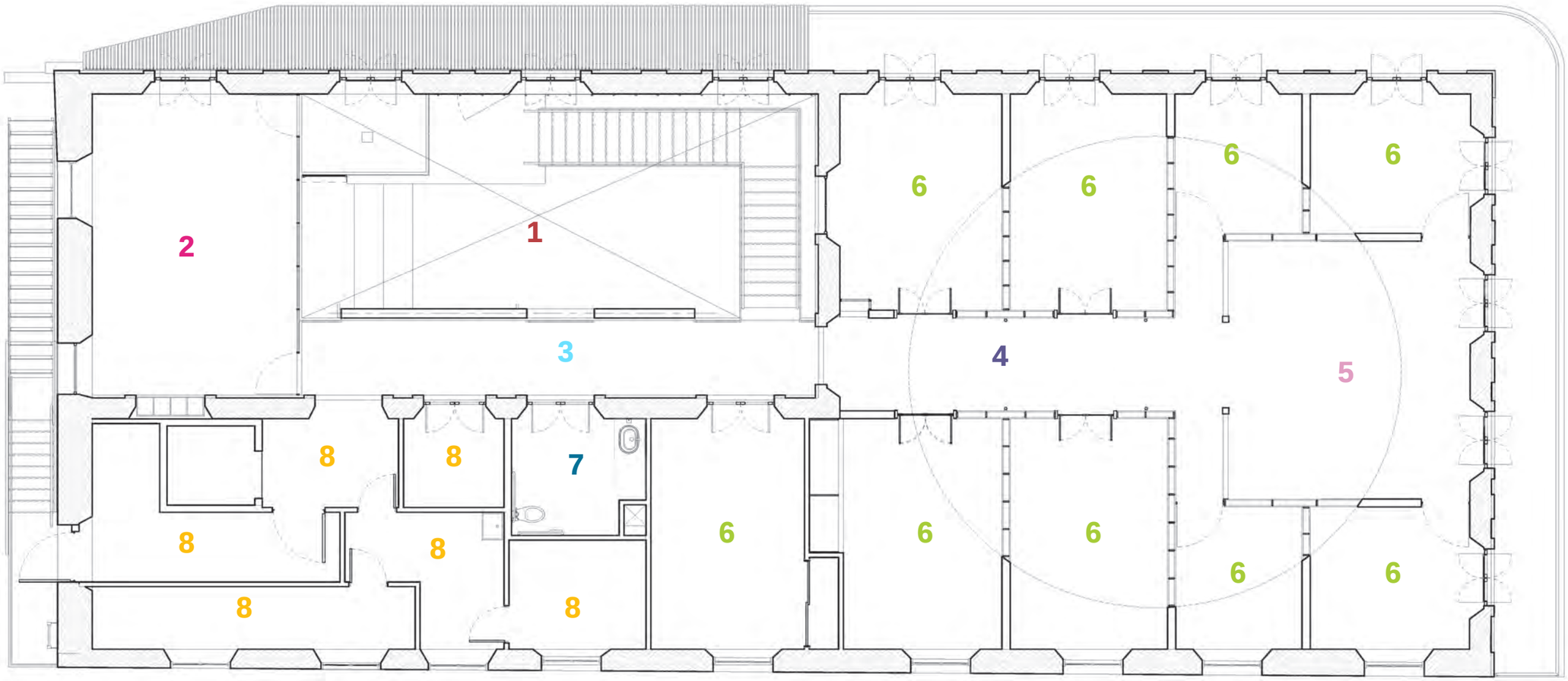
1. Atrium Space/Lobby - Level 1 : 524 sq.ft.
2. Coworking / LAB/ Service Space: 1,715 sq.ft.
3. Kitchenette Lounge : 485 sq.ft.
4. Bathrooms: 230 sq.ft.
5. Circulation/Utilities/Service: 500 sq.ft.

Level 1 - Square Feet Total: 3,499 sq.ft.

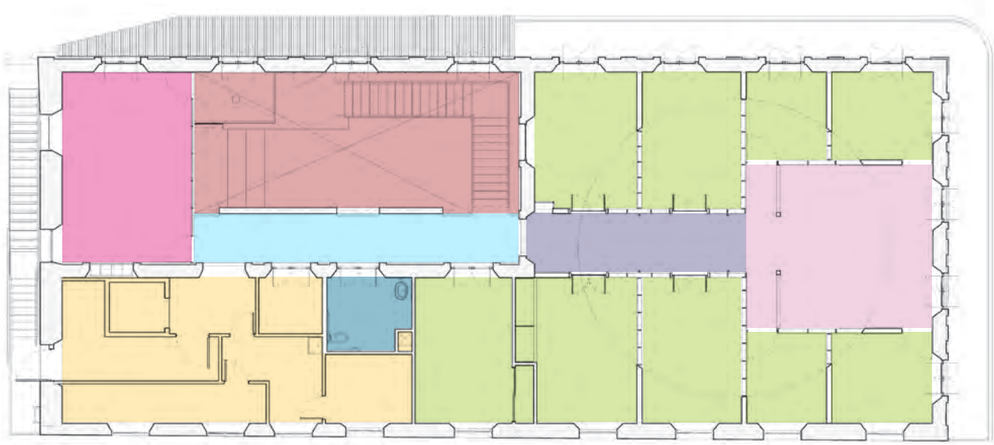
Proposed Design - 1st Floor

Proposed Design - 1st Floor

Proposed Design - 2nd Floor



Area Legend 2nd Floor:



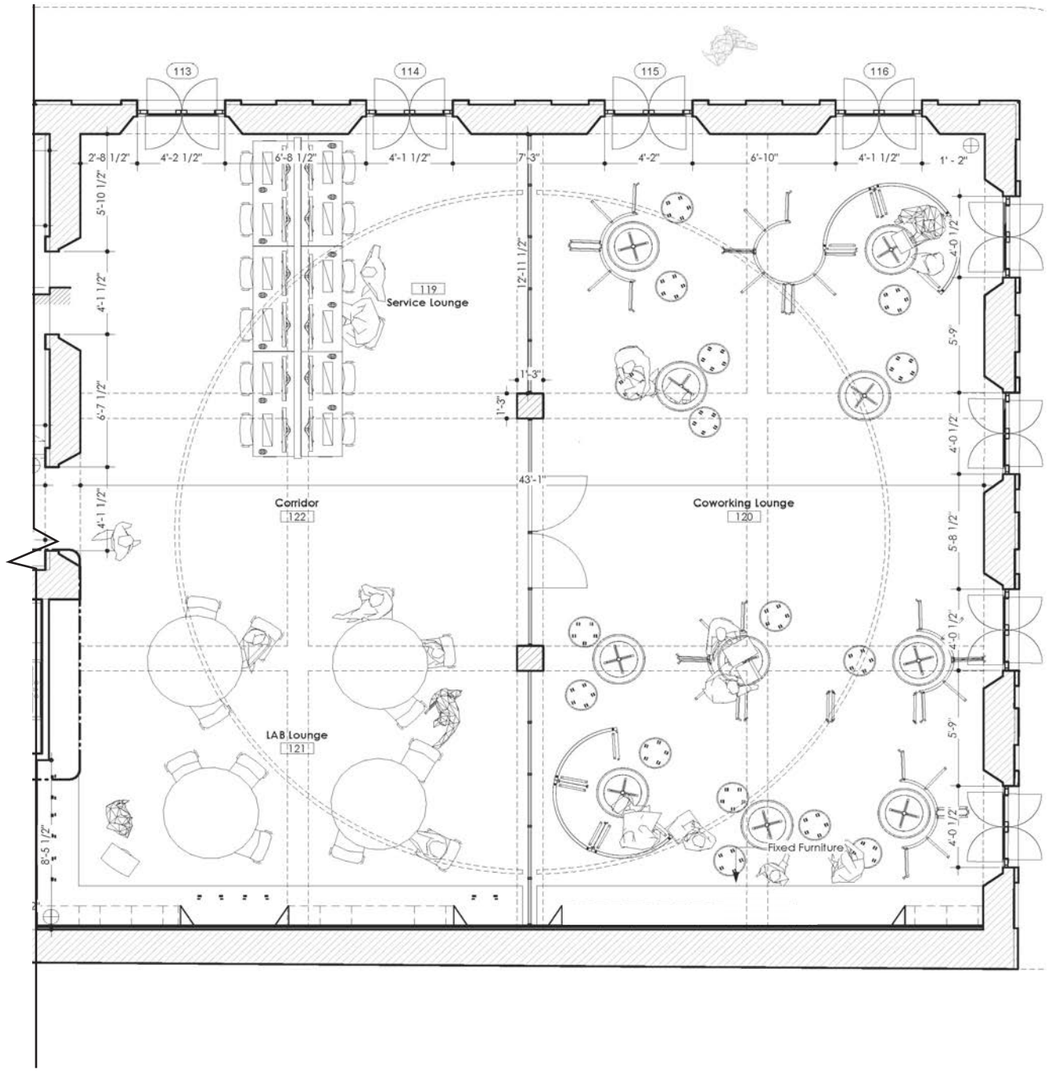
1. Atrium Space - Level 2: N/A
2. Conference Room: 528 sq.ft.
3. Access Corridor : 88 sq.ft.
4. Office Corridor: 164 sq.ft.
5. Office Lounge: 388 sq.ft.
6. Office Spaces: 1,302 sq.ft.
7. Bathrooms: 72 sq.ft.
8. Utilities/Service Areas: 468 sq.ft.

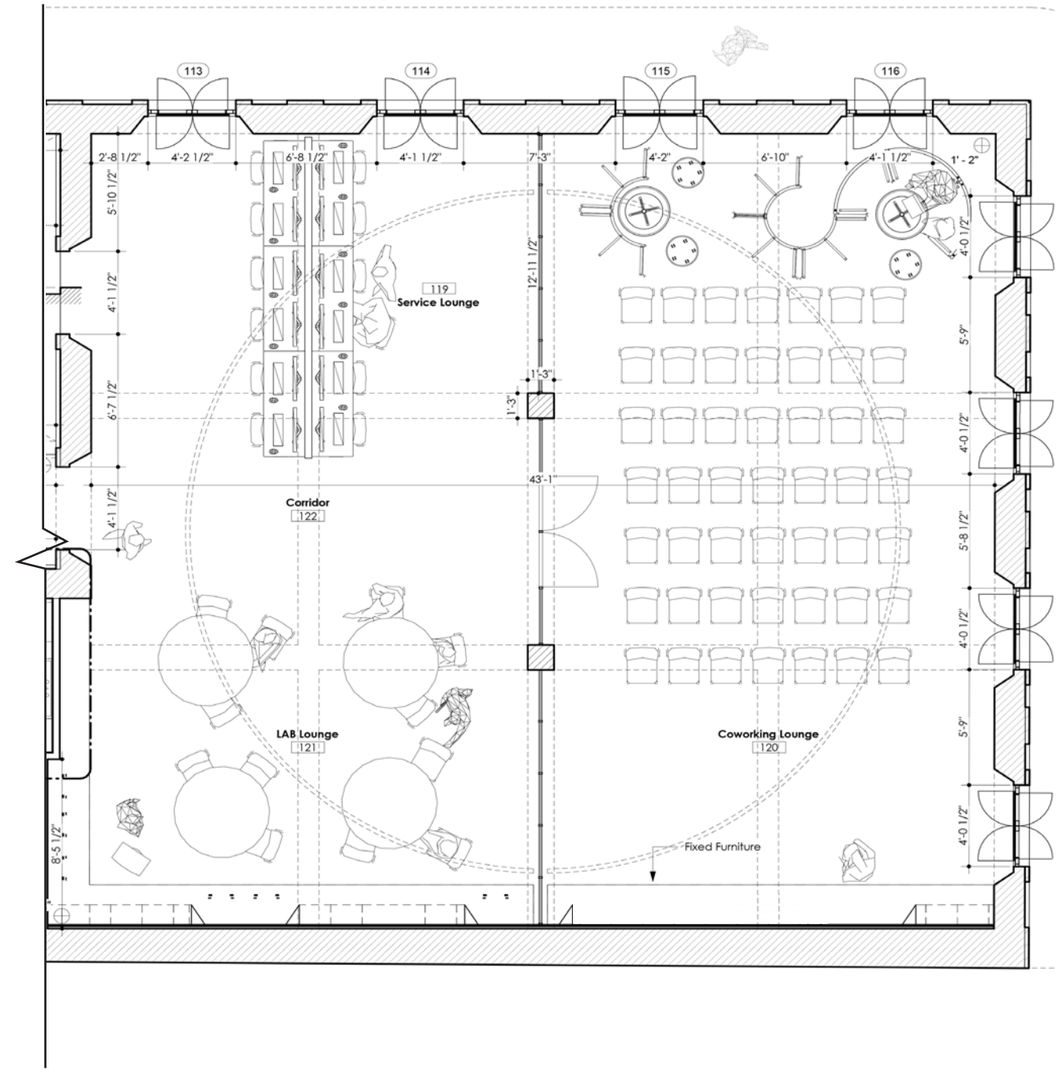
Level 2 - Square Feet Total: 3,055 sq.ft.

Proposed Design - 2nd Floor

Proposed Design - 2nd Floor

1st Floor - Coworking Lounge

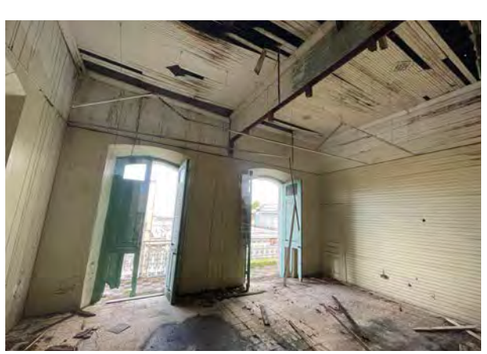


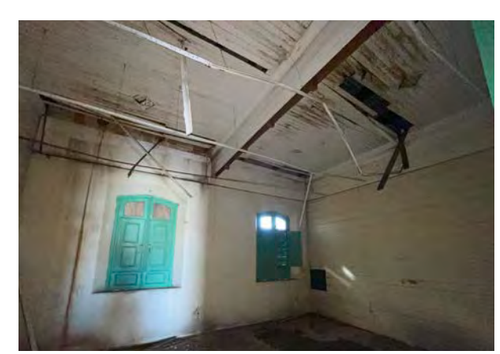


1st Level - Coworking Lounge

1st Floor - Coworking Lounge

1st Floor - Coworking Lounge





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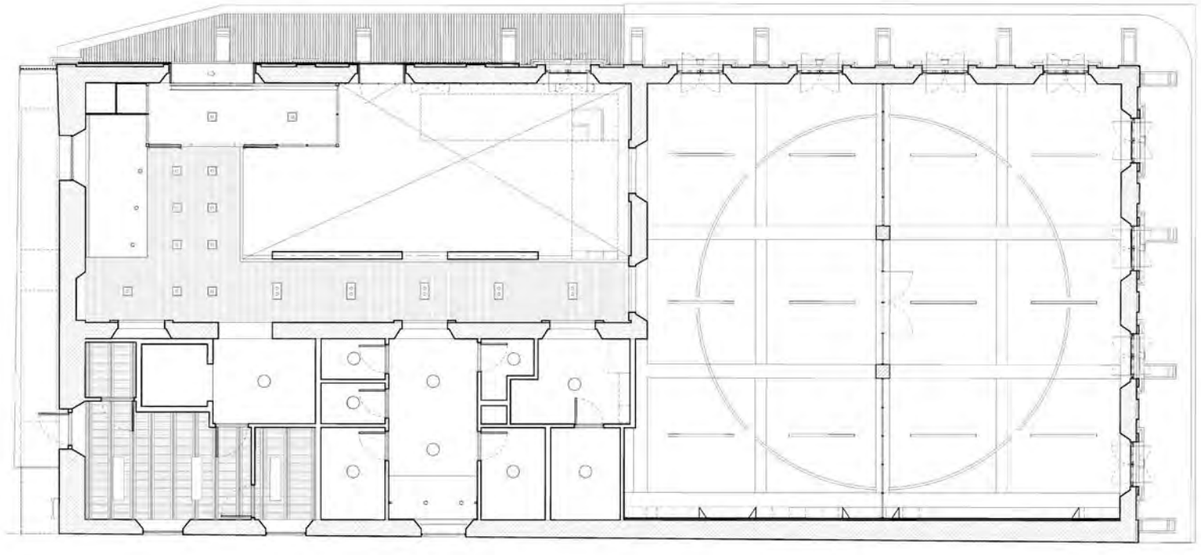
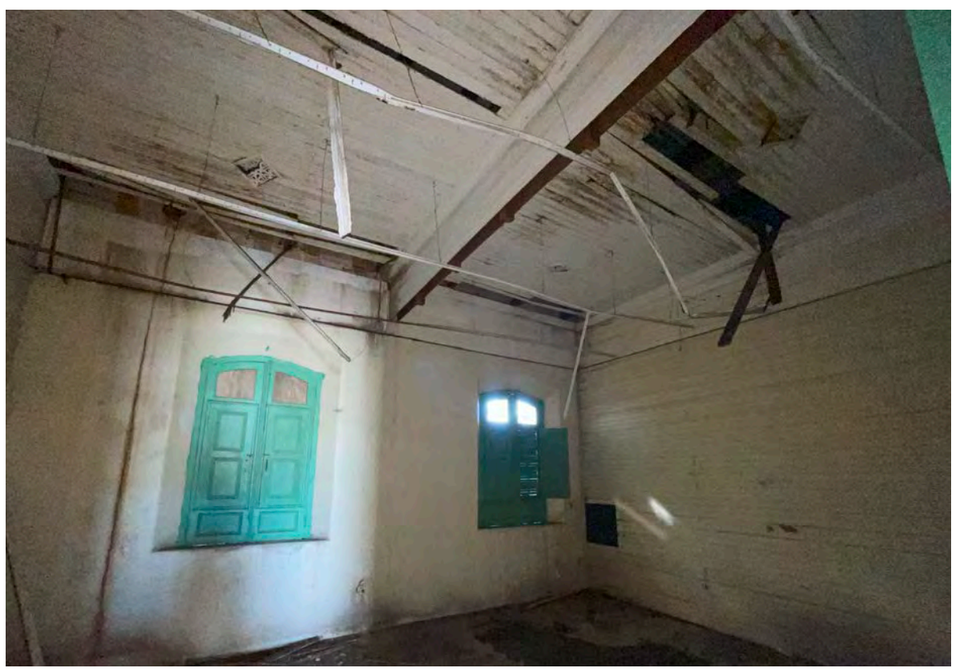
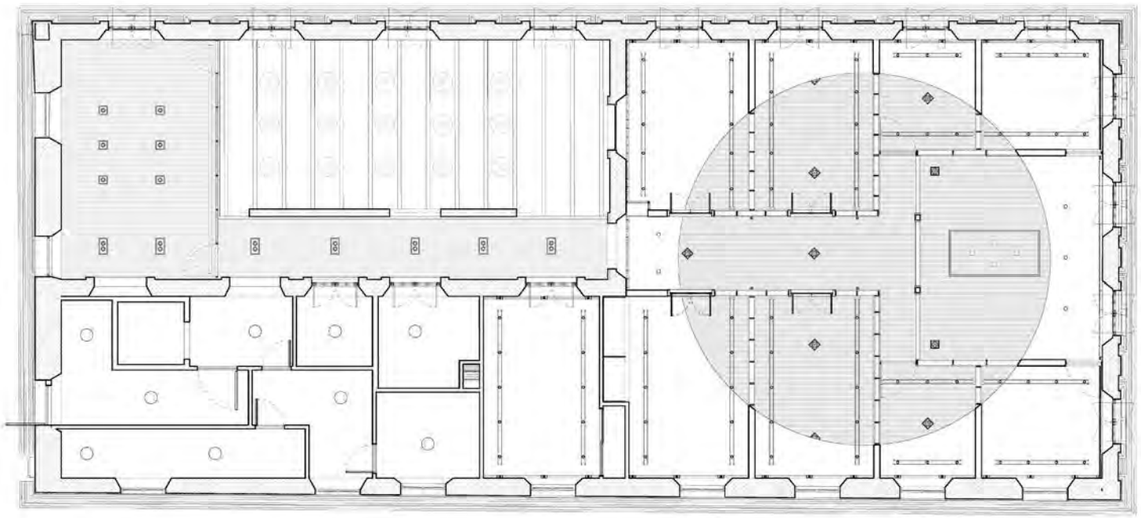


1st Level - Reflected Ceiling Plan





2nd Level - Reflected Ceiling Plan

Elements - Ceilings

Elements - Interior Woodwork

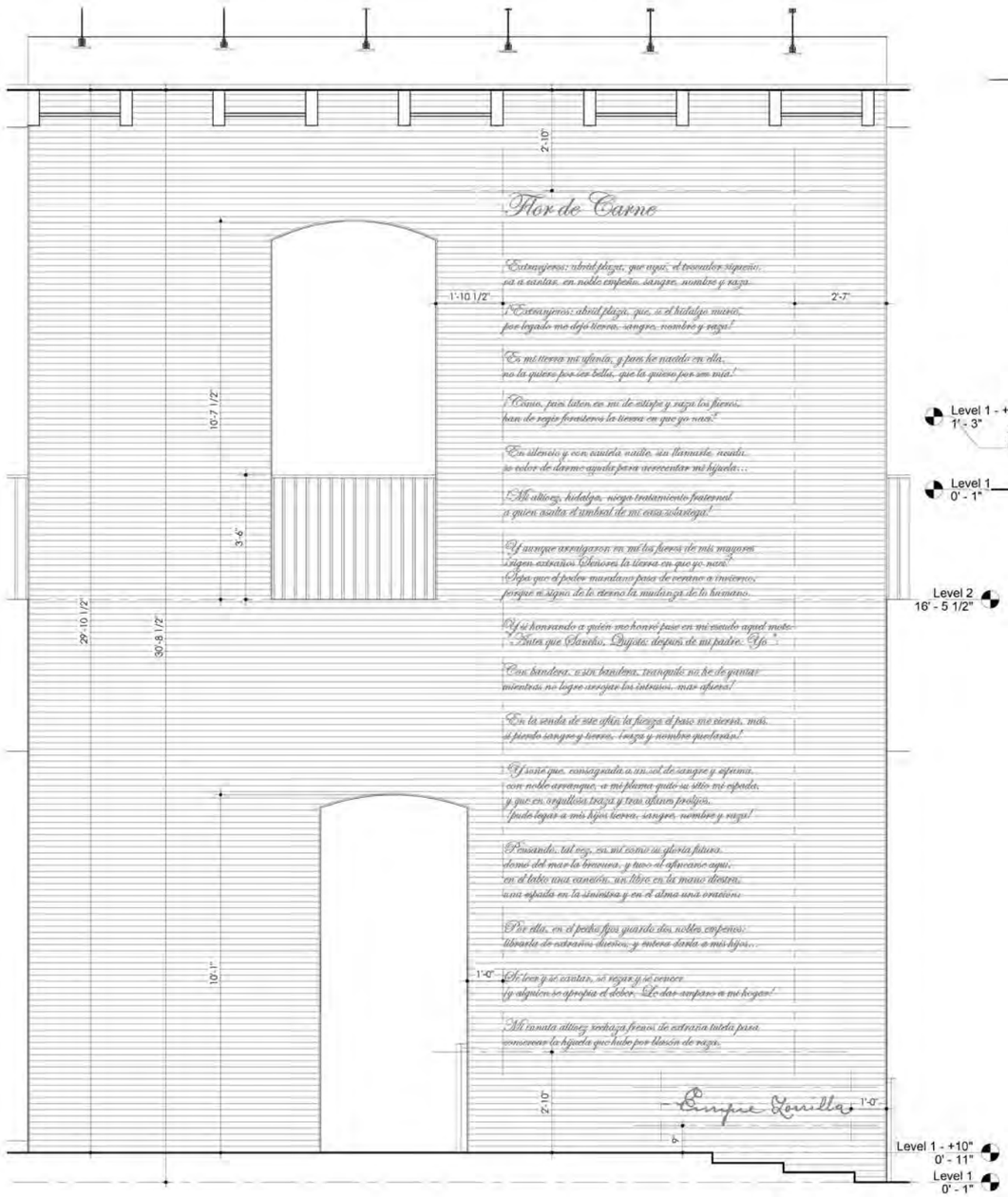
Elements - Interior Woodwork

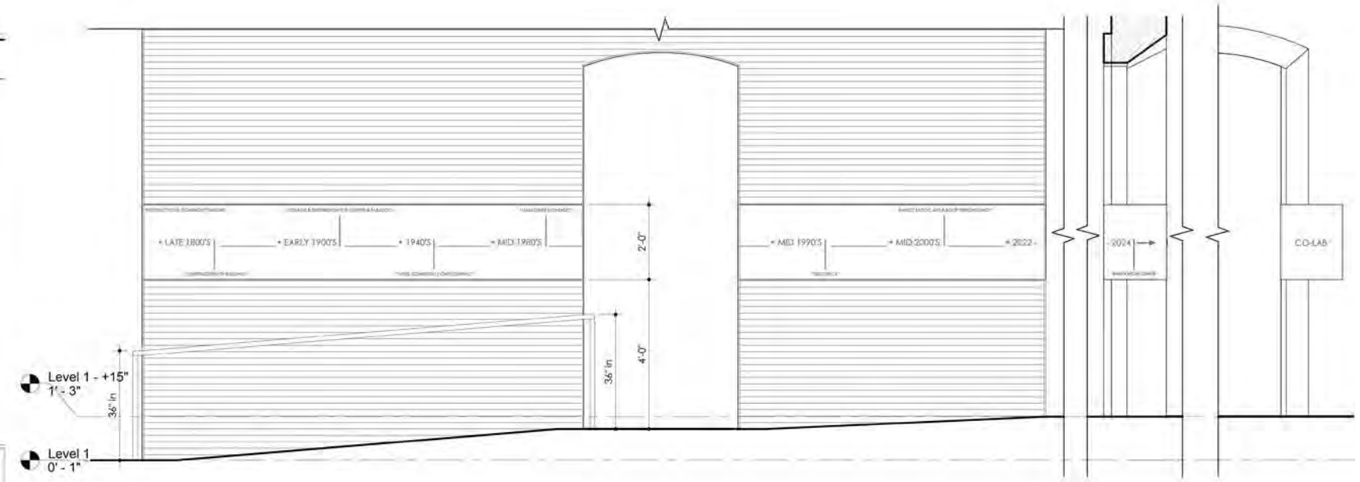
-Enrique Larrilla

FEATURE WALL IDEA

CRP000774 - CD 90%

Feature Wall Design

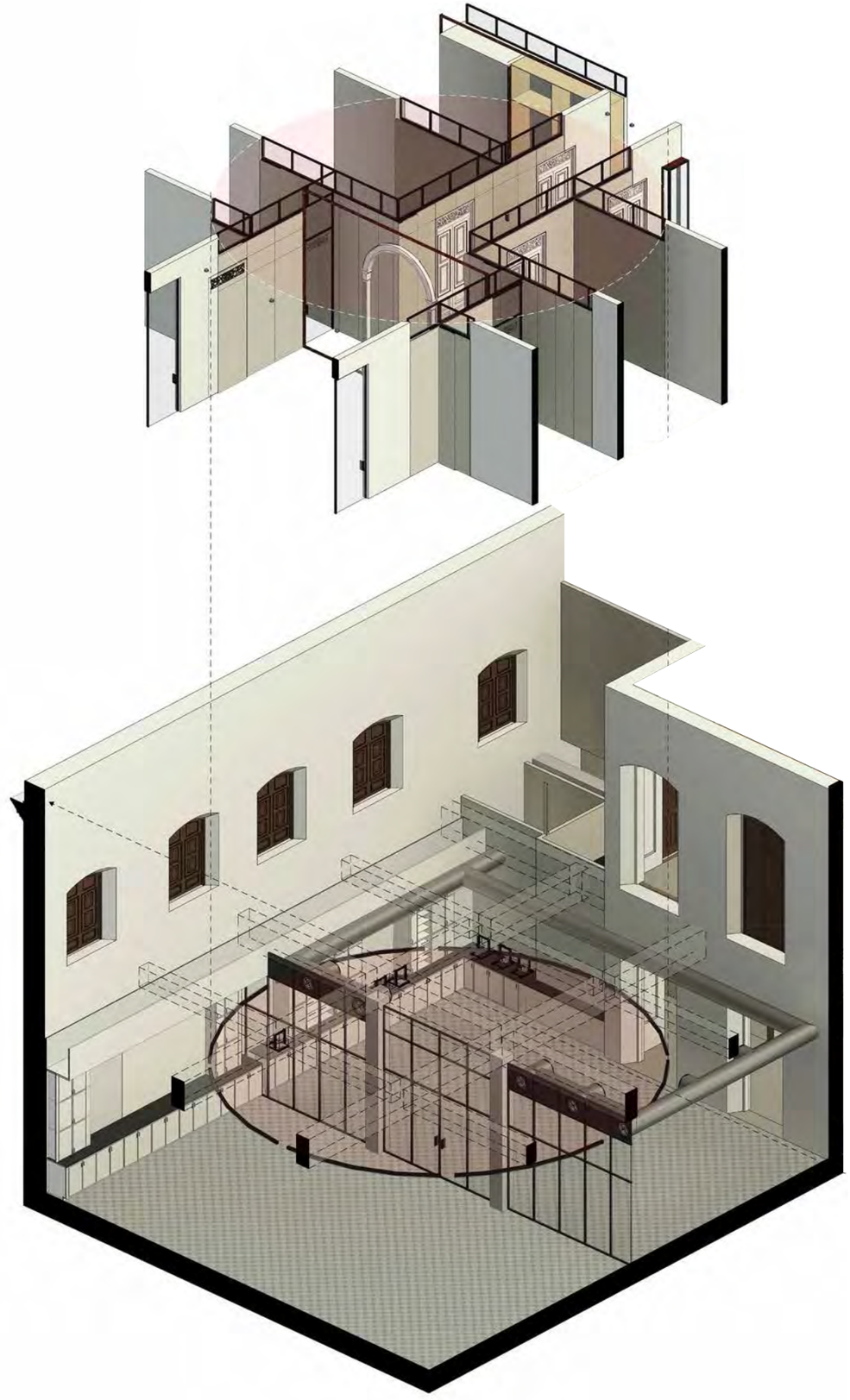




FEATURE WALL DESIGN

Feature Wall Design

2nd Floor Offices - Isometric



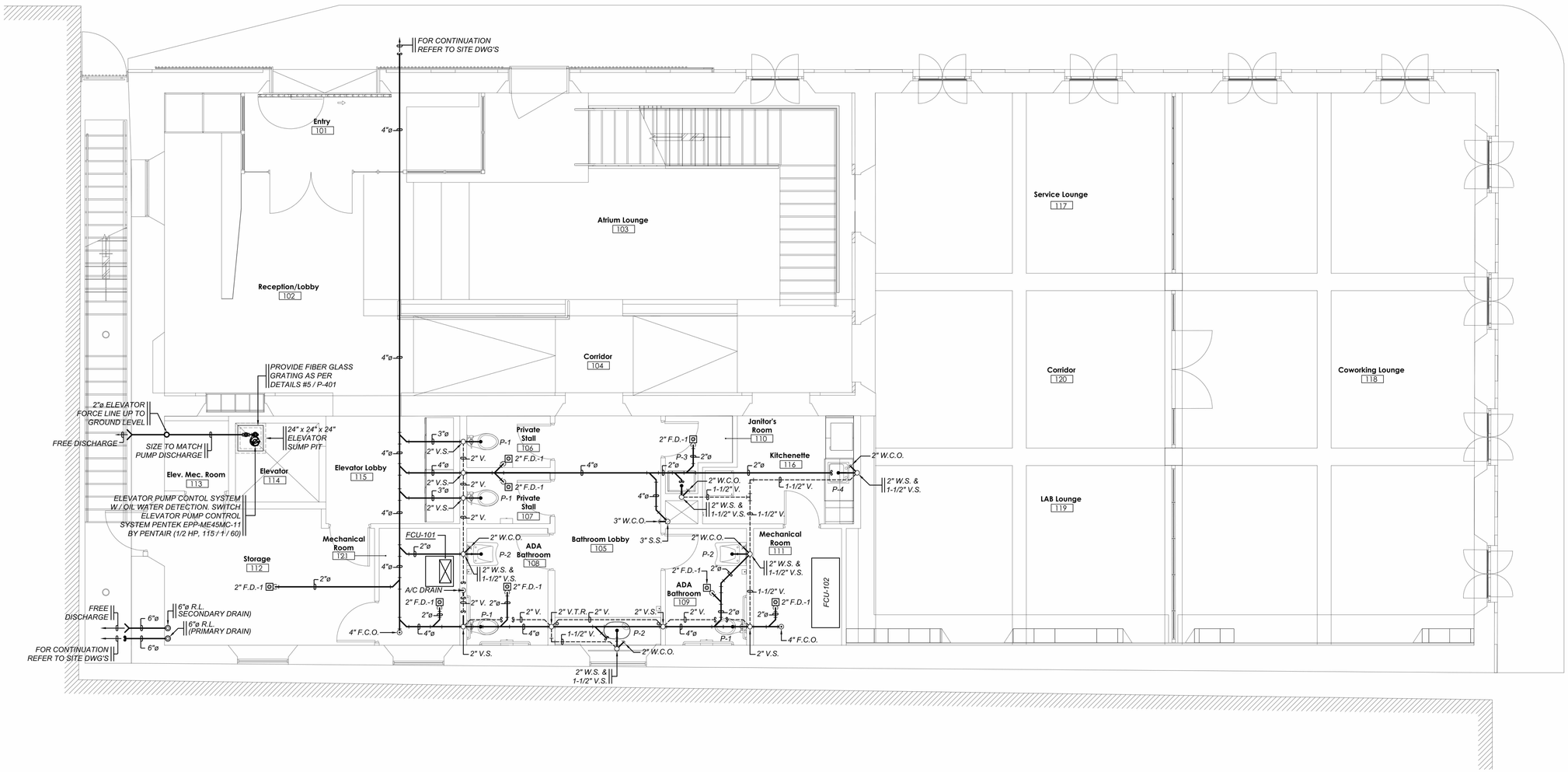
2nd Floor Offices View

2nd Floor Offices - View

2nd Floor Offices View

2nd Floor Offices - View

Night View



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1	*FLOOR PLAN - LEVEL 1, SANITARY LAYOUT*
P-100	*SCALE: 1/4" = 1'-0"*

Level 1 - Sanitary Layout

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PR-CRP-000774 - Municipality of Manatí

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Sheet

P-100

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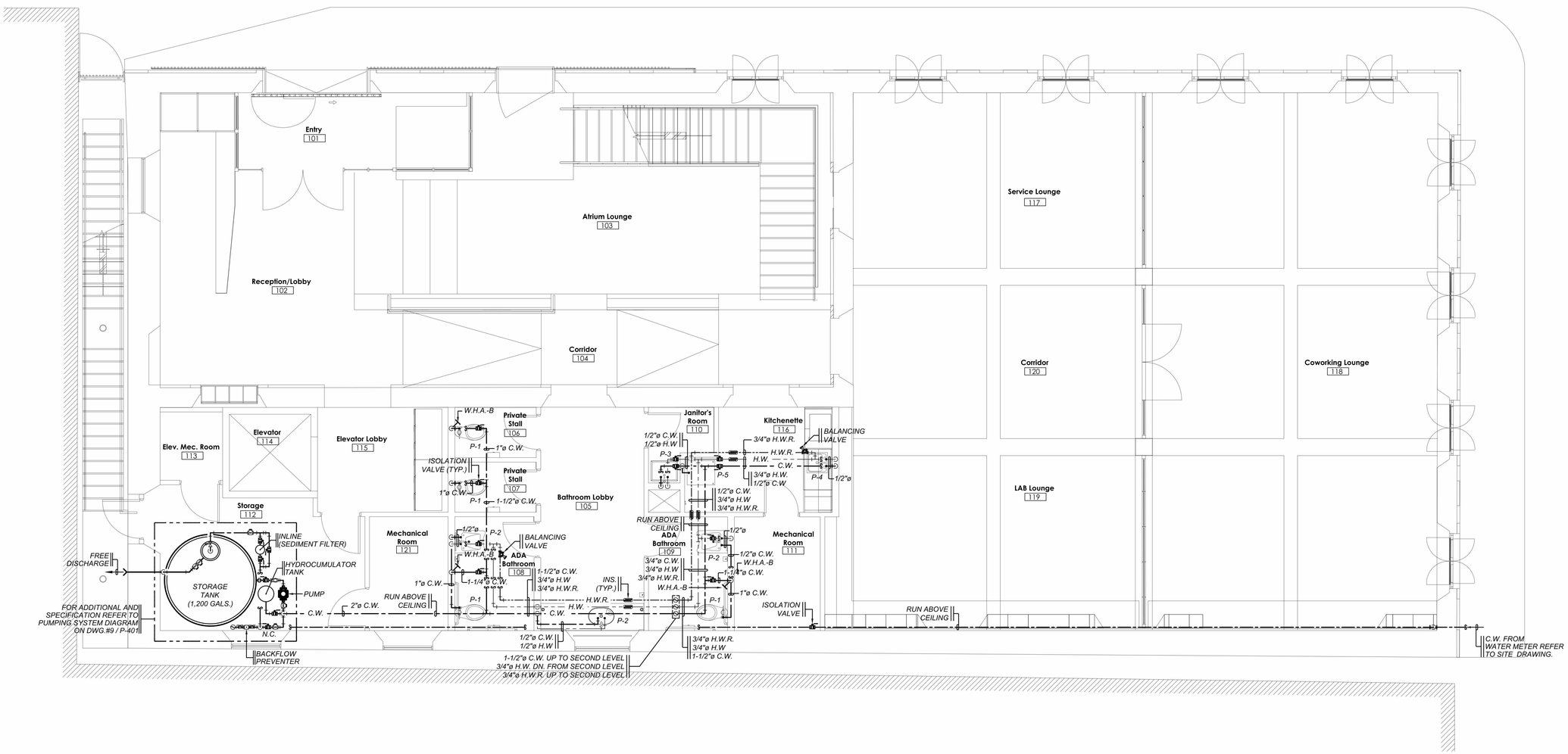

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1	*FLOOR PLAN LEVEL 1, WATER DISTRIBUTION LAYOUT*
P-101	*SCALE: 1/4" = 1'-0"*

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Level 1 - Water Distribution Layout

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P-101

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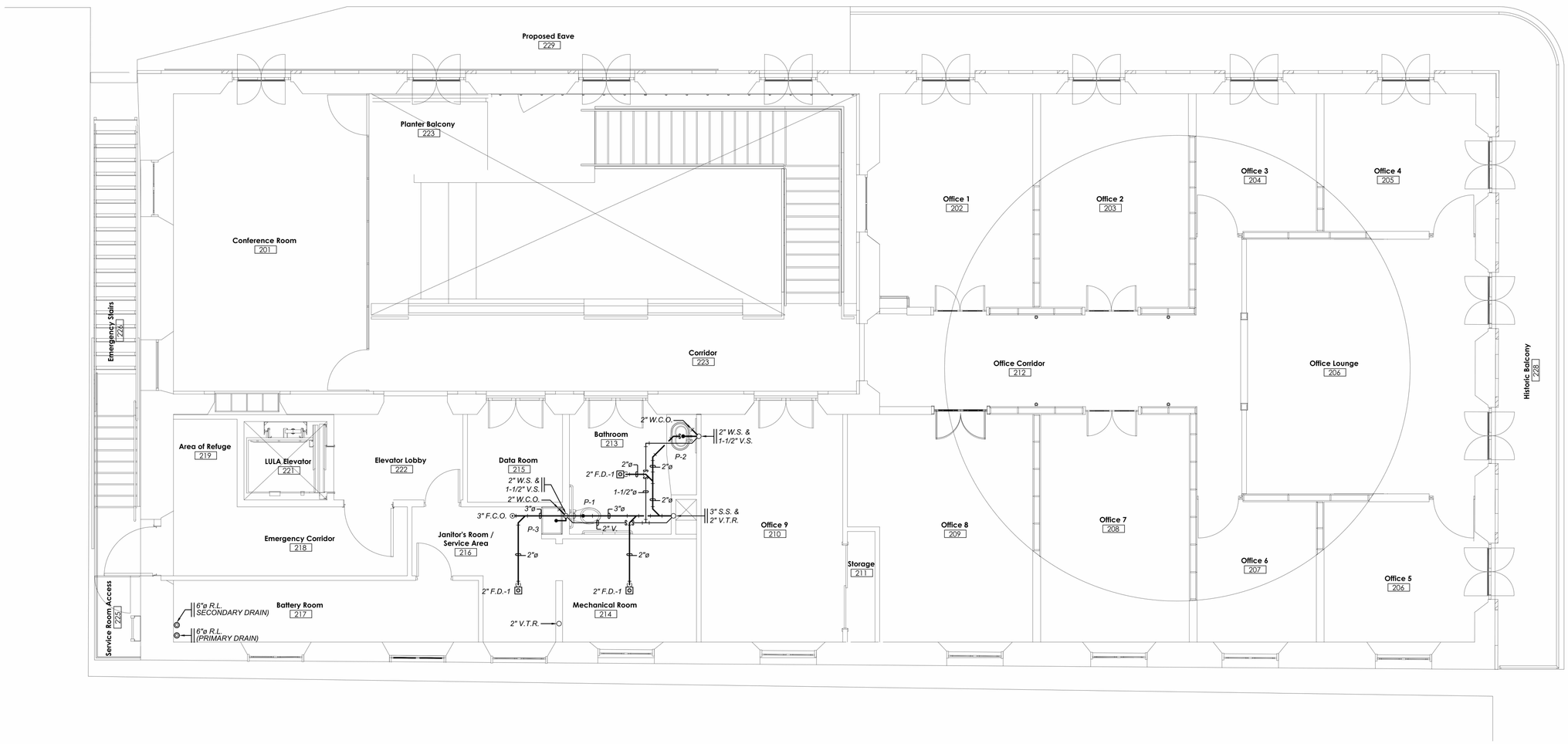

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1	*FLOOR PLAN - LEVEL 2, SANITARY LAYOUT*
P-200	*SCALE: 1/4" = 1'-0"*

Level 2 - Sanitary Layout

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P-200

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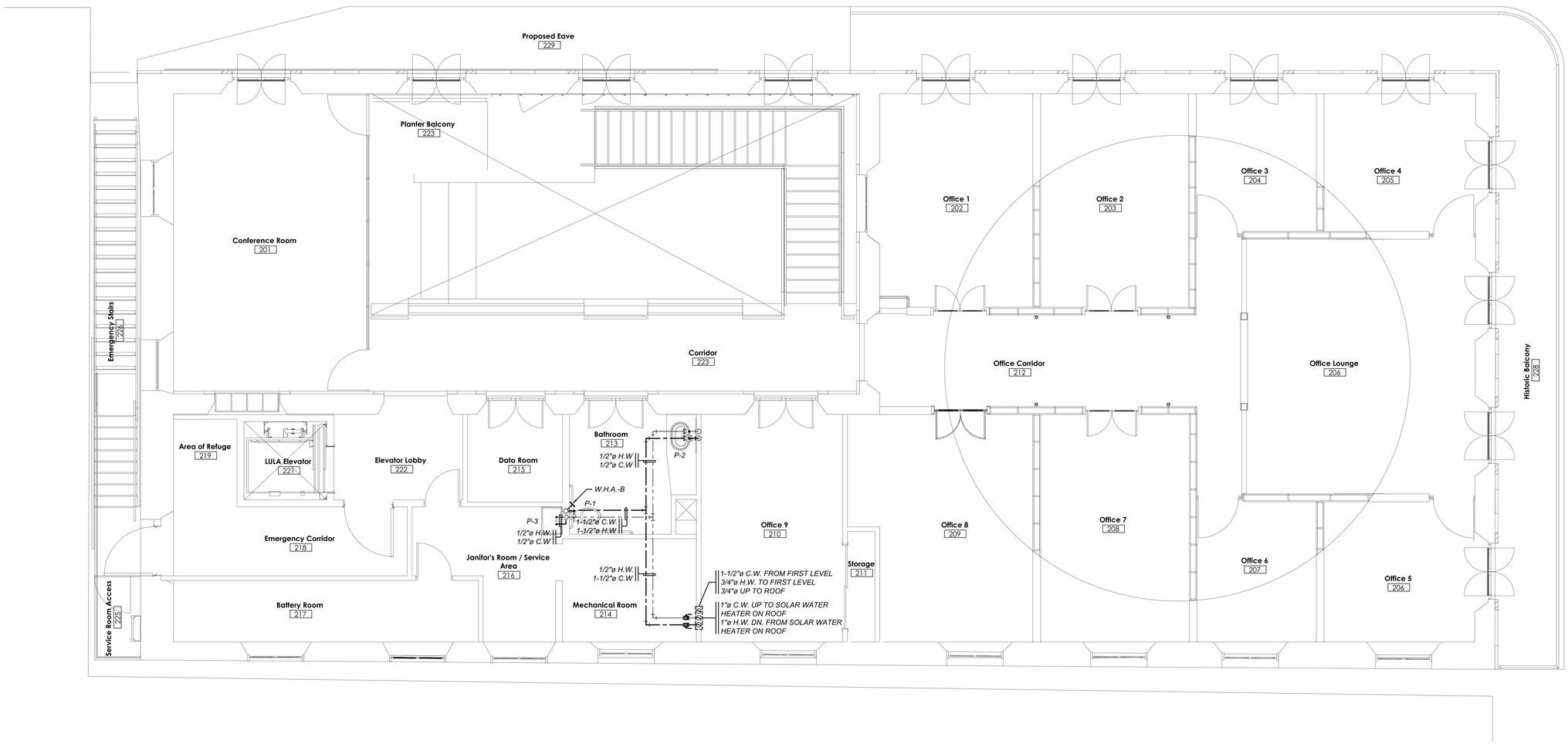

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#	FLOOR PLAN - LEVEL 2, WATER DISTRIBUTION LAYOUT
P-201	SCALE: 1/4" = 1'-0"

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Level 2 - Water Distribution Layout

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PR-CRP-000774 - Municipality of Manatí

Seal:

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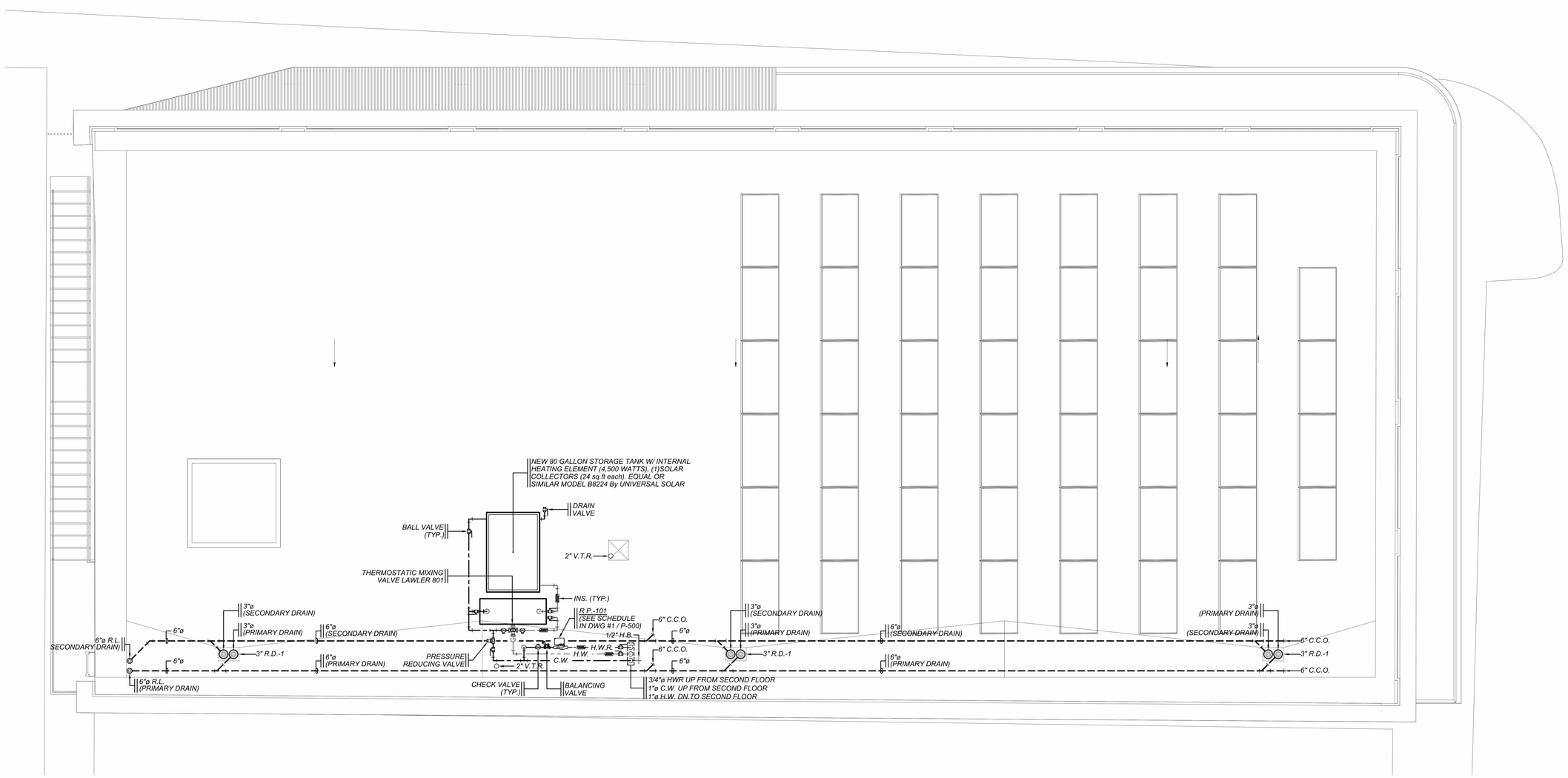
Date	Scale
01/30/2024	

Sheet

P-201

Project #	2023.01
Drawn by	J.A.S.
Checked by	J.A.S.



General Notes

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Roof Plan - Plumbing Layout

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Sheet

P-300

Project #	2023.01
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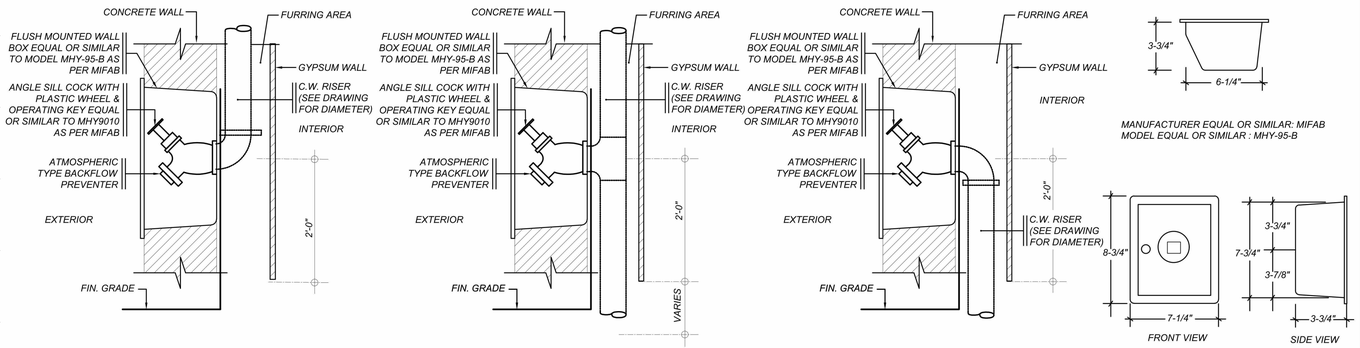
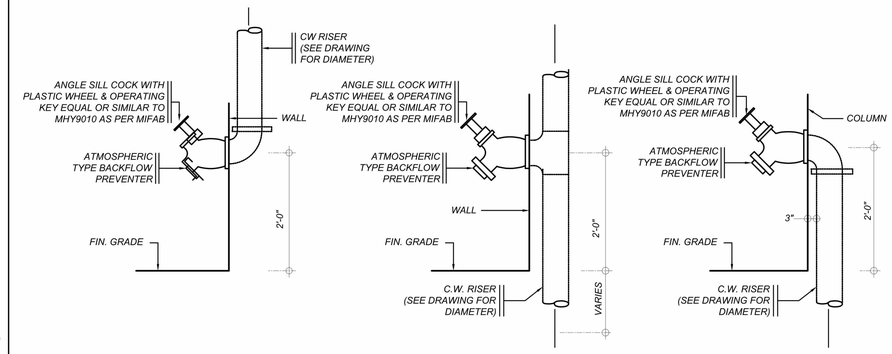
Checked by	J.A.S.

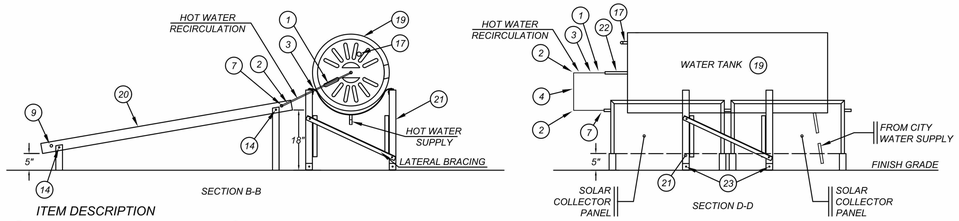
#	ROOF PLAN, PLUMBING LAYOUT
P-300	SCALE: 1/4" = 1'-0"



1	EMBEDDED HOSE BIBB DETAIL
P-400	NOT TO SCALE

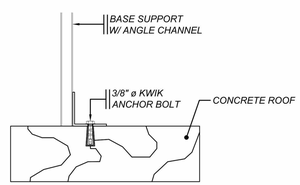


2	EXPOSED HOSE BIBB DETAIL
P-400	NOT TO SCALE

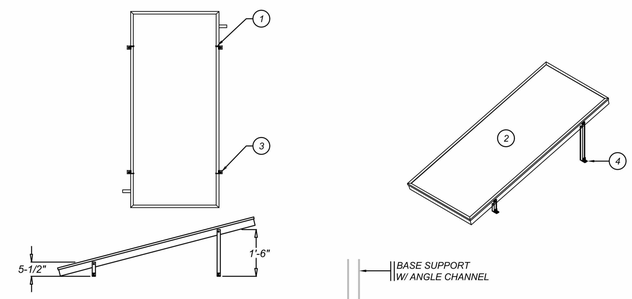


ITEM DESCRIPTION

1. FEMALE ADAPTER 3/4" CXF
2. ELBOW 3/4" CXC
3. UNION 3/4" CXC
4. 3/4" COPPER PIPE
5. FEMALE ADPTER 3/4" x 1/2" CXCXC
6. MALE CAP 1/2" BRONZE
7. COUPLING 3/4" CXC
8. ALUMINUM 6"x8" ACCESS COVER
9. CAP 3/4"
10. TEE 3/4" x 1/2" x 3/4" CXCXC
11. SCREW 10 x 1/2" S.S.
12. BRONZE CHECK VALVE
13. MALE ADAPTER 1/2" CXM
14. HEAD SHEET METAL SCREW SS 14-10 x 3/4" UNION 3/4"
15. WATER PRESSURE REDUCING VALVE 1/2" 300 PSI
16. MALE ADAPTER 3/4" CXM
17. PRESSURE-TEMPERATURE RELIEF VALVE 3/4" 175 PSI
18. BALL VALVE 1/2" PSI
19. HOT WATER STORAGE TANK
20. SOLAR COLLECTOR
21. STORAGE TANK STAND
22. GALVANIZE NIPPLE-POLYPROPYLENE INSERT 3/4" x 4"
23. ANCHOR DETAIL



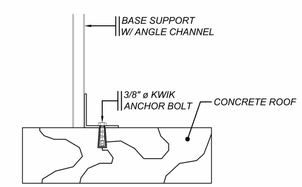
3	SOLAR WATER HEATER DETAIL
P-400	NOT TO SCALE



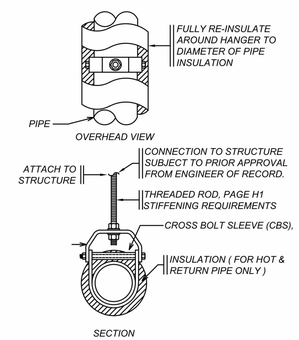
TILTED INSTALATION SIDE VIEW

ITEM DESCRIPTION

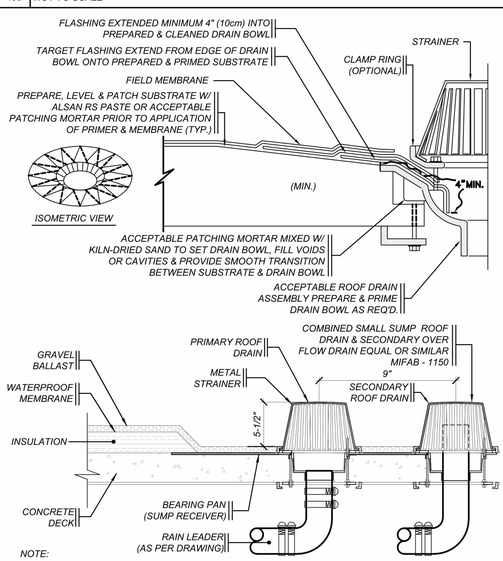
1. 1-1/4" x 1-1/4" x 1/4" ALUMINUM ANGULAR CHANNEL
2. SOLAR COLLECTOR PANEL
3. HEX HEAD SCREW W/ WASHER
4. BASE SUPPORT ANGLE CHANNEL



4	SOLAR WATER HEATER BASE FRAME SUPPORT DETAIL
P-400	NOT TO SCALE



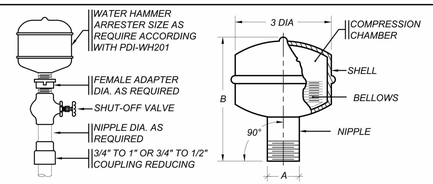
5	PIPE HANGER (P.S.-1)
P-400	NOT TO SCALE



NOTE:

1. SECONDARY ROOF DRAIN TO DISCHARGE FREELY IN CURB / PLANTING.
2. RAIN LEADER DIAMETER & MATERIAL AS PER DRAWING.
3. PIPE MATERIAL SHALL BE CAST IRON OR P.V.C. WITH 2HR. FIRE WRAPPING.
4. SUMP RECEIVER DIMENSION & SLOPE AS PER ROOFING CONTRACTOR.
5. SEALING WEATHERPROOFING AND INSTALLATION SHALL BE AS PER FINAL ROOFING SYSTEM SELECTED AND SHALL COMPLY WITH ROOFING SYSTEM MANUFACTURER RECOMMENDATIONS.

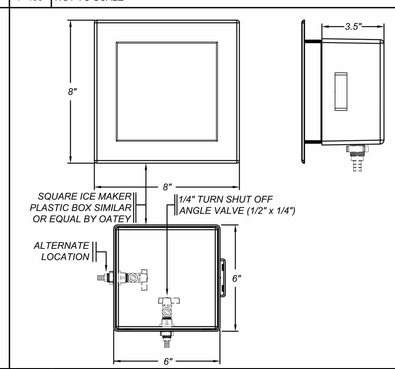
6	ROOF DRAIN DISCHARGE DETAIL
P-400	NOT TO SCALE



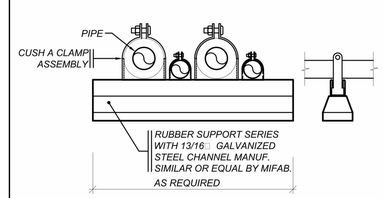
WATER HAMMER ARRESTER

SYMBOL	J.R. SMITH MODEL EQUAL OR SIMILAR	MAX. FIXTURE UNITS	DIMENSIONS		ACCESS DOOR J.R. SMITH EQUAL OR SIMILAR	ACCESS DOOR SIZE.
			A	B		
W.H.A.-A	5005	1-11	3/4	4	FIG. 4735-NB-U	8" X 8"
W.H.A.-B	5010	12-32	1	5	FIG. 4735-NB-U	10" X 10"
W.H.A.-C	5020	33-60	1	6	FIG. 4735-NB-U	12" X 12"
W.H.A.-D	5030	61-113	1	7	FIG. 4735-NB-U	15" X 15"

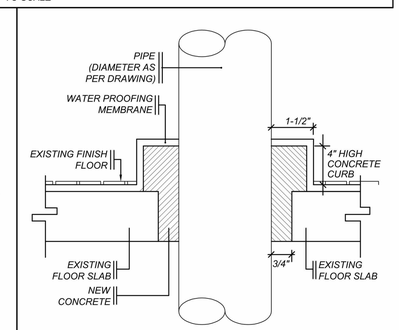
7	WATER HAMMER ARRESTER INSTALLATION DETAIL
P-400	NOT TO SCALE



8	ICE MAKER & REFRIGERATOR WATER CONNECTION BOX
P-400	NOT TO SCALE

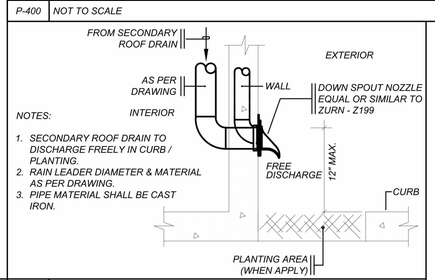


9	PIPING SUPPORT (P.S-2)
P-400	NOT TO SCALE



NOTE: THIS APPLY ONLY TO GROUND FLOOR

10	FLOOR SLAB PENETRATION & SEALING DETAIL
P-400	NOT TO SCALE



NOTES:

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2. RAIN LEADER DIAMETER & MATERIAL AS PER DRAWING.
3. PIPE MATERIAL SHALL BE CAST IRON.

11	SECONDARY ROOF DRAIN DISCHARGE DETAIL
P-400	NOT TO SCALE

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P-400

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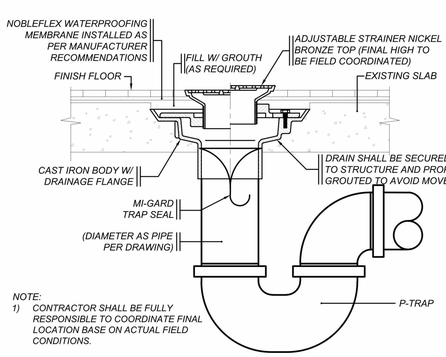
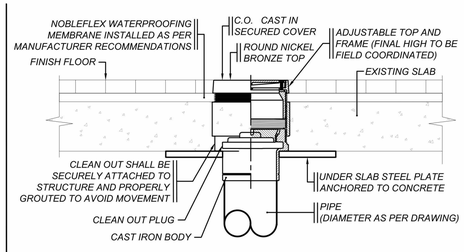


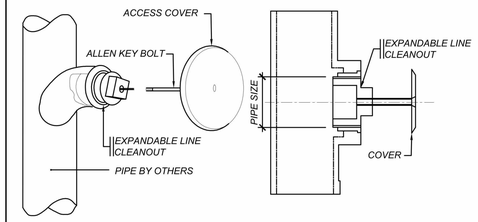
NOTE:
1) CONTRACTOR SHALL BE FULLY RESPONSIBLE TO COORDINATE FINAL LOCATION BASE ON ACTUAL FIELD CONDITIONS.

1	FLOOR DRAIN INSTALLATION DETAIL
P-401	NOT TO SCALE

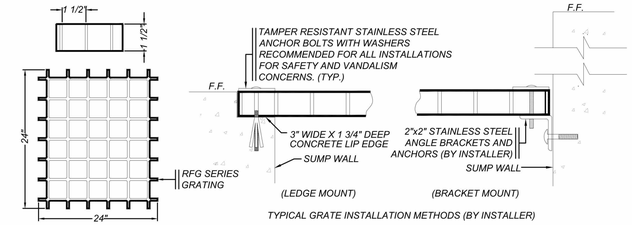


NOTE:
1. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO COORDINATE FINAL LOCATION BASE ON ACTUAL FIELD CONDITIONS.

2	CLEAN OUT INSTALLATION DETAIL
P-401	NOT TO SCALE



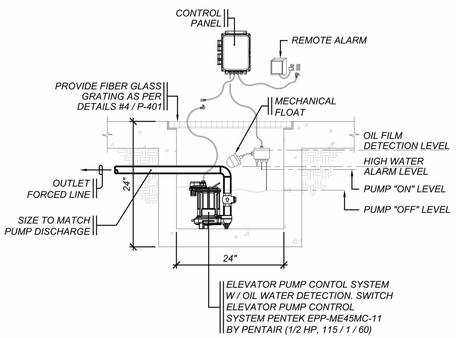
3	WALL CLEAN OUT INSTALLATION DETAIL
P-401	NOT TO SCALE



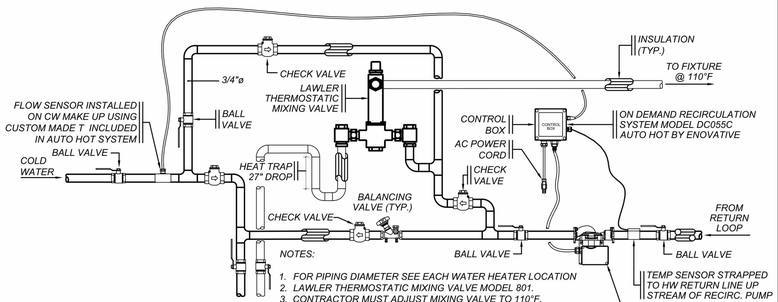
SPECIFICATION DATA:
Fiberglass Grating; High strength polyester reinforced plastic, balanced glass-to-resin ratio for optimum corrosion resistance and strength. Dark gray color for minimum visual intrusion. 1 1/2" square hole pattern for maximum flow through area.

DESIGN/APPLICATION DATA:
RFG Series polyester reinforced sump grate material is used for pool sump covers, where a large open area is desired. Extremely strong and lightweight, this material can be cut on site to virtually any size requirement, and is man-safe due to its high load and deflection properties.

4	SUMP PIT FIBERGLASS GRATING DETAIL
P-401	NOT TO SCALE

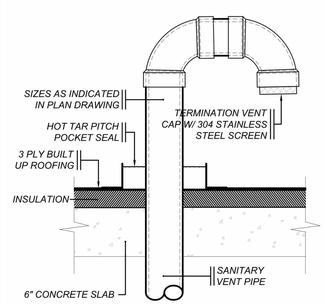


5	ELEVATOR SUMP PIT DETAIL
P-401	NOT TO SCALE



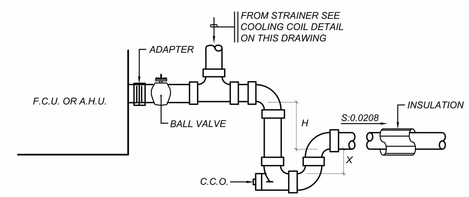
NOTES:
1. FOR PIPING DIAMETER SEE EACH WATER HEATER LOCATION
2. LAWLER THERMOSTATIC MIXING VALVE MODEL 801.
3. CONTRACTOR MUST ADJUST MIXING VALVE TO 110°F.
4. RECIRCULATION SYSTEM, MIXING VALVE AND WATER HEATER INSTALLATION SHALL BE DONE AS PER MANUFACTURER RECOMMENDATIONS.
5. DURING INSTALLATION AND PRIOR TO START UP EQUIPMENT SUPPLIER SHALL VISIT SITE AND VALIDATE INSTALLATION AND COMPONENT ARE IN FULL COMPLIANCE WITH MANUFACTURER RECOMMENDATIONS.
6. HOT WATER MIXING VALVE MODEL 801 BY LAWLER ADJUST TO 110°F.

6	MIXING VALVE INSTALLATION DETAIL
P-401	NOT TO SCALE



NOTE:
SEPARATE VENT AT LEAST 10'-0" FROM ANY OPENING OR INTAKE

7	VENT THROUGH ROOF DETAIL
P-401	NOT TO SCALE



8	DRAIN TRAP DETAIL
P-401	NOT TO SCALE

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Certificación

Yo, Edmundo R. Colón Izquierdo, licencia #19992, certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido sin conocimiento o por negligencia ya sea por mí, mis agentes o empleados o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe y cualquier otra autoridad competente, incluyendo, pero sin limitarse, la terminación de la participación en los procedimientos de certificación profesional en la OGPe.

No.	Description	Date

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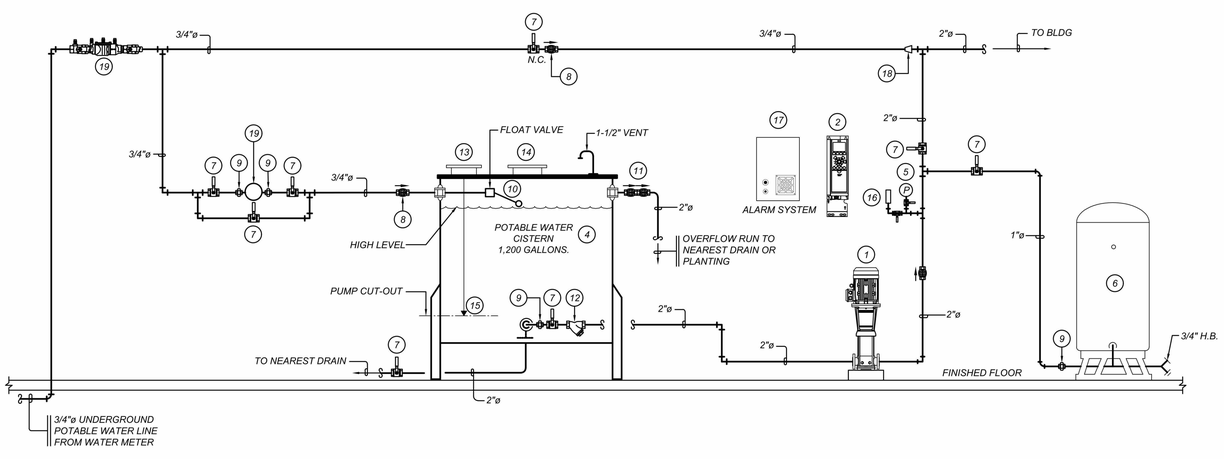

9	PUMPING SYSTEM PIPING DIAGRAM (POTABLE WATER CISTERN TANK)
P-401	NOT TO SCALE

LEGEND OF PIPING DIAGRAM

1. VERTICAL MULTI STAGE PUMP AURORA PVM(X)10-4
   A- 60 GPM @ 140 FT
   B- 60 PSI
   C- 3 HP (4 STAGE)
   D- 230 / 3 / 60
   E- TEFC PREMIUM EFF. MOTOR
2. VARIABLE FREQUENCY DRIVE RHOMBUS VARIO SPEED
   A- 3 HORSE POWER RATED
   B- NEMA 3R ENCLOSURE
   C- DIGITAL DISPLAY
   D- TIME BATTERY BACKUP
3. NON-SLAM CHECK VALVE
4. ABOVE GROUND STORAGE
   A- 1,200 GALLONS
   B- POLYETHYLENE CONSTRUCTION
   C- FDA APROVED FOR POTABLE WATER
   D- ACCESS HATCH
5. PRESSURE GAUGE W/VALVE
6. PRE CHARGE TANK
   A- 52 GALLONS
   B- DIAPHRAGM
   C- NSF CERTIFIED
   D- FIBER GASS & EPOXY CONSTRUCTION
7. BALL VALVE (LINE SIZE)
8. CHECK VALVE (LINE SIZE)
9. UNIVERSAL UNION (LINE SIZE)
10. MECHANICAL FLOAT VALVE
11. DOUBLE CHECK VALVE
12. WYE STRAINER W/ BLEED VALVE (LINE SIZE)
13. JUNCTION BOX
14. CISTERN ACCESS DOOR
15. MECHANICAL FLOAT SWITCHES (FINAL HIGH TO BE FIELD DETERMINED)
    A- PUMP CUT-OUT
    B- HIGH LEVEL
16. PRESSURE TRANSDUCEER
    A- HARD WIRE TO VFD
    B- SHIELDED CABLE
17. MONITORING ALARM SYSTEM MODEL 1100-4 BY ANCHOR SCIENTIFIC
    A- AUDIBLE HORN
    B- VISUAL ALARM
    C- TOGGLE SWITCH
    D- NEMA 4X
18. REDUCER
19. INLINE SEDIMENT FILTER
    A) 5 MICRONS
    B) LINE SIZE
20. DOUBLE CHECK VALVE ASSEMBLY BACKFLOW PREVENTER (MODEL: LF007 By WATTS)

NOTES:
1. CONTRACTOR TO PROVIDE ALL FLOAT SWITCH FOR SYSTEM CONTROL, PROTECTION AND PROPER OPERATION
2. FINAL LOCATION AND CLEARANCES OF EQUIPMENT IS CONTRACTOR SOLELY RESPONSIBILITY.

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NOTE:
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Details & Diagram

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P-401

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Checked by	J.A.S.

FLOOR & ROOFD RAIN SPECIFICATIONS

DRAIN NO.	LOCATION	MODEL NO. (EQUAL OR SIMILAR)	MANUFACTURER (EQUAL OR SIMILAR)	REMARKS
F.D.-1	BATH.JANITOR	F1100-C-S	MIFAB	PUSH-ON OUTLET, MI-GARD TRAP SEAL, BACKWATER VALVE, NICKEL SQUARE STRAINER
R.D.-1	ROOF	R1150	MIFAB	METALDOME STRAINER, 43 sq.in. FREE AREA, MEMBRANE CLAMP, INTEGRAL SUMP, ADJUSTABLE STAND PIPE

CLEANOUT SPECIFICATIONS

C.O. NO.	MODEL NO. (EQUAL OR SIMILAR)	MANUFACTURER (EQUAL OR SIMILAR)	REMARKS
F.C.O.	C1100-R	MIFAB	POLISHED BRONZE TOP W/ GASKET SEAL
W.C.O.	C1430-RD	MIFAB	STAINLESS STEEL COVER AND BRONZE PLUG & SCREW
C.C.O.	C1430	MIFAB	BRONZE PLUG ONLY

ACCESS DOOR SPECIFICATIONS

A.C. NO.	CATALOG NO. (EQUAL OR SIMILAR)	SIZE	MANUFACTURER (EQUAL OR SIMILAR)	FUNCTION
A.D.-1	C1400-S	10" x 10"	MIFAB	HAMMER ARRESTER AND VALVE IN WALL

RECIRCULATOR SCHEDULE

TAG NO.	MANUFACTURER	MODEL NO.	MOTOR (HP)	CONNECTION		WEIGHT (LBS.)	ELECTRICAL DATA		
				TYPE	SIZE		VOLTS	AMPS	WATTS
RP-101	ENOVATIVE	DC055C	1/8	SWEAT	3/4"	6.5	115	0.75	87

FURNISH SYSTEM WITH: (1) CONTROL BOX (2) PUMP & CONTROL (3) FLOW SENSOR (4) TEMPERATURE SENSOR

NOTE: RECIRCULATION PUMP IS A COMPONENT FOR ON DEMAND RECIRCULATION SYSTEM MODEL DC055C AUTO HOT BY ENOVATIVE.

PLUMBING FIXTURE SCHEDULE

ITEM	DESCRIPTION	TRAP	VENT	WATER SUPPLY			
				FIXTURE		BRANCH	
				COLD	HOT	COLD	HOT
P-1	WATER CLOSET (FLUSHVALVE)	3"	2"	1"	---	1"	---
P-2	LAVATORIES	1-1/4"	1-1/2"	3/8"	3/8"	1/2"	1/2"
P-3	SERVISE SINK	1-1/2"	1-1/2"	3/8"	3/8"	1/2"	1/2"
P-4	KITCHEN SINK	1-1/2"	1-1/2"	3/8"	3/8"	1/2"	1/2"
P-5	REFRIGERATOR	---	---	1/4"	---	1/2"	---

* ARCHITECT TO SELECT ALL MODELS AND COLOR OF FIXTURE
* ALL FIXTURE SHALL BE ADA COMPLIANT

WATER HAMMER ARRESTER SPECS.

A.C. NO.	F.U. RATING	MODEL NO.	MANUFACTURER
W.H.A.-A	1 - 11	WHB-A	MIFAB
W.H.A.-B	12 - 32	WHB-B	MIFAB
W.H.A.-C	33 - 60	WHB-C	MIFAB
W.H.A.-D	61 - 113	WHB-D	MIFAB
W.H.A.-E	114 - 154	WHB-E	MIFAB
W.H.A.-F	155 - 330	WHB-F	MIFAB

HORIZONTAL DRAINAGE LINE SLOPE SCHEDULE

PIPE SIZE (INCHES)	MINIMUM SLOPE (INCH PER FOOT)
2-1/2" OR LESS	1/4"
3" TO 6"	1/8"
8"	1/16"
ALL PIPES UPSTREAM OF GREASE INTERCEPTOR	1/4"

General Notes

IMPORTANT INFORMATION FOR THE CONTRACTOR

Contractor shall verify al dimensions, levels and condition on-site before commencing any and all work. Any discrepancy, error or omission in these plans shall be notified to the Architect, Landscape Architect or Engineer who stamps and signs these drawings so that proper corrections to the documents can be made.

Do not take any measurements from the physical drawings.

All drawings, specifications and other documents are property of ECo and can solely be used as an instrument of the Architect, Landscape Architect or Engineers' service as reference for this project.

ECo, the signing Architect, Landscape Architect or Engineer, and Eco's Consultants shall be deemed the author(s) of these documents and shall retain all common and statutory laws, including reserved and copyright(s). The full and/or partial reproduction of these drawings may only be done with the express written consent of the Architect, Landscape Architect or Engineer.

Only use documents with a "FOR CONSTRUCTION ONLY" stamp and sealed and signed by the designer.

Certificación

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No.	Description	Date

1	SCHEDULES
P-500	NOT TO SCALE

1. CLEANOUTS SHALL BE OF THE SAME NOMINAL SIZE AS THE PIPE DIAMETER UP TO 4"
2. THE CONTRACTOR SHALL FURNISH AND SET IN PLACE BEFORE CONCRETE POURING ALL NECESSARY SLEEVES FOR WASTE OR SANITARY, COLD & HOT WATER LINES. THESE SLEEVES SHALL BE AS PER THE SPECIFICATIONS.
3. THE PLUMBING CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF THE PIPING TO AVOID ANY INTERFERENCE WITH PIPING AND/OR EQUIPMENT BEING INSTALLED BY OTHER CONTRACTORS.
4. FOR FIXTURES AND/OR EQUIPMENT NOT LISTED IN THE SCHEDULE, SEE THE SPECIFICATIONS.
5. CLEANOUTS SHALL BE PLACED AS SHOWN ON DRAWINGS.
6. THE CONTRACTOR SHALL VERIFY IN FIELD ALL INVERT ELEVATIONS AND SHALL MAKE ANY NECESSARY ADJUSTMENT AS REQUIRED BY FIELD CONDITIONS AND AS REQUIRED, TO OBTAIN THE PROPER SLOPES.
7. IT IS THE INTENTION OF THE DRAWINGS TO CALL FOR FINISHED WORK, COMPLETE, TESTED AND READY FOR OPERATION. MINOR DETAILS NOT SHOWN OR SPECIFIED, BUT NECESSARY FOR THE PROPER INSTALLATION AND FOR FUNCTIONING AND OPERATION OF THE SYSTEM SHALL FORM PART OF THE WORK TO BE DONE BY THE CONTRACTOR.
8. BIDDERS SHALL VISIT THE SITE AND ACQUAINT THEMSELVES WITH THE CONDITIONS AS THEY ACTUALLY EXIST AND VERIFY DIMENSIONS, LOCATIONS AND DETAILS REQUIRED TO COMPLETE THE WORK. WHICH WILL BE THE ONLY OPPORTUNITY FOR POTENTIAL CONTRACTORS TO SEE THE SITE. FAILURE TO VISIT THE PROJECT AREA WILL IN NO WAY RELIEVE THE SUCCESSFUL BIDDER OF FURNISHING ALL MATERIAL AND PERFORMING ALL WORK REQUIRED FOR THE COMPLETION OF THE CONTRACT. VISITS TO THE PROJECT AREA SHALL BE ARRANGED THROUGH THE OWNER.
9. PROVIDE ACCESS FOR OPERATION AND MAINTENANCE TO EVERY PLUMBING VALVE. ACCESS SHALL BE AS REQUIRED BY ARCHITECT.
10. THE CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE REASONABLE MODIFICATIONS IN THE LAYOUT, AS NEEDED, TO PREVENT CONFLICT WITH WORK OF OTHER TRADES OR FOR PROPER EXECUTION OF THE WORK.
11. CONTRACTOR SHALL LOCATE IN FULLY ACCESSIBLE POSITIONS ALL EQUIPMENT WHICH MUST BE SERVICED, OPERATED, OR MAINTAINED.
12. INSTALL WATER HAMMER ARRESTER AS PER PDI-WH-201.
13. ALL UNDERGROUND COPPER PIPING SHALL BE TYPE "K"ASTM B-88, DIAMETER AS INDICATED.
14. ALL COPPER PIPING ABOVE FINISH FLOOR ELEVATION SHALL BE TYPE "L"ASTM B-88, DIAMETER AS INDICATED.
15. ALL UNDERGROUND WASTE, SANITARY AND STORM DRAINAGE LINES SHALL BE:
    A) FOR UNDERGROUND INSIDE BUILDING SHALL BE PVC (ASTM D2665) SCHEDULE 40 DWV.
    B) FOR NON PRESSURE UNDERGROUND OUTSIDE BUILDING SHALL BE SDR 35 (ASTM D3034) WITH RUBBER COMPRESSION GASKET.
    C) FOR PRESSURE UNDERGROUND OUTSIDE BUILDING USE SDR 14 (ASTM D2241) WITH SOLVENT CEMENT JOINTS.
    D) ALL INSTALLATION SHALL BE IN FULL COMPLIANCE WITH THE INTERNATIONAL PLUMBING CODE AND PIPE MANUFACTURER RECOMMENDATIONS.
16. ALL ABOVE GROUND WASTE, SANITARY SEWER AND STORM DRAIN LINES SHALL BE:
    A) FOR KITCHENS AND FOOD HANDLING SPACES USE CPVC (ASTM D1784) SCHEDULE 40.
    B) FOR ALL OTHER INSTALLATION EXCEPT AS ABOVE USE PVC (ASTM D1785/D2665) SCHEDULE 40/DWV.
    C) FOR PLENUM RETURN USE CAST IRON WITHOUT HUB OR COPPER (ASTM B306) DWV, BY NO MEANS PVC PIPE SHALL BE USED.
    D) ALL INSTALLATION SHALL BE IN FULL COMPLIANCE WITH THE INTERNATIONAL PLUMBING CODE AND PIPE MANUFACTURER RECOMMENDATIONS.
    E) ALL SANITARY SEWER AND WASTE LINES SUSPENDED AND/OR CEILING CONCEALED SHALL BE FULLY INSULATED WITH 3/4" THICK CLOSED CELL INSULATION. VAPOR SEAL ALL SEAMS AND JOINT WITH ADHESIVE AS PER MANUFACTURER RECOMMENDATION.
17. ALL WASTE & SANITARY SEWER VENTILATION SHALL BE AS FOLLOW:
    A) RETURN AIR PLENUM AND EXPOSED VENTILATION SHALL BE CAST IRON D.W.V. W/O HUB COUPLING OR COPPER D.W.V..
    B) UNDERGROUND AND ALL OTHER INSTALLATION EXCEPT AS ABOVE USE PVC (ASTM D1785/D2665) SCHEDULE 40/DWV.
    C) ALL INSTALLATION SHALL BE IN FULL COMPLIANCE WITH THE INTERNATIONAL PLUMBING CODE AND PIPE MANUFACTURER RECOMMENDATIONS.
18. CLEANOUTS SHALL NOT BE MORE THAN 50 FEET APART .
19. THE PLUMBING CONTRACTOR SHALL COORDINATE HIS/HER PORTION OF THE WORK WITH THE GENERAL CONTRACTOR AND SHALL PROVIDE SLEEVES AT SLABS OR BEAMS FOR PIPING LAYOUT AND FIXTURES INSTALLATION.
20. ALL FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATIONS.
21. SIZES SHOWN IN FIXTURES SCHEDULE ARE MINIMUM AND SHALL BE INCREASED AS NECESSARY TO COMPLY WITH CODE REQUIREMENTS OR AS SHOWN ON DRAWINGS.
22. SINGLE AND DOUBLE TEES AND QUATER BENDS SHALL BE USED IN LINES ONLY WHERE THE DIRECTION OF FLOW IS FROM THE HORIZONTAL TO THE VERTICAL.
23. ALL HORIZONTAL PORTIONS OF WASTE OR SANITARY STACKS AND BRANCHES SHALL HAVE MINIMUM SLOPE OF 1/4" PER FOOT FOR PIPES 3" DIAMETER OR LESS. 1/8" PER FOOT FOR PIPES 4" OR LARGER IN DIAMETER.
24. THE PLUMBING CONTRACTOR SHALL COORDINATE HIS/HER WORK IN ORDER TO AVOID ANY INTERFERENCE WITH THE WORK OF OTHER CONTRACTORS AND THE INSTALLATION OF FIXTURES AND OR EQUIPMENT BY OTHERS.
25. WATER HAMMER ARRESTER SHALL BE INSTALLED IN ALL WATER DISTRIBUTION BRANCHES WHENEVER INDICATED ON THE DRAWINGS AS PER MANUFACTURER RECOMMENDATIONS. SAME SHALL BE SERIES 5000, MODELS AS SHOWN ON LEGEND.
26. WATER HAMMER ARRESTERS INSTALLED ON WALLS SHALL BE PROVIDED WITH 12" X 12" FRAME WITH HINGED LOCKED DOOR, EQUAL OR SIMILAR TO MODEL JAY R. SMITH FIG.4762-SL.
27. GATE VALVES LOCATED UNDERGROUND OR BELOW FLOOR SLABS SHALL BE INSTALLED WITHIN A CAST IRON OR CONCRETE BOX WITH 9 X 9 EQUAL OR SIMILAR TO MODEL J.R. SMITH ACCESS COVER FIG. 4915-U.
28. PLUMBING CONTRACTOR SHALL PROVIDE ALL NECESSARY SERVICES AND/ OR CONNECTIONS REQUIRED FOR THE PLUMBING FIXTURES AND/ OR EQUIPMENT SHOWN ON THE FIXTURES PLANS.
29. PLUMBING CONTRACTOR SHALL PROVIDE ALL NECESSARY ROUGHING-IN AND SHALL INSTALL THE PLUMBING FIXTURES INDICATED ON THESE DRAWINGS.
30. WHENEVER REQUIRED OR NEEDED. THE PLUMBING CONTRACTOR SHALL PREPARE AND SUBMIT THE NECESSARY SHOP DRAWINGS FOR THE APPROVAL OF THE ARCHITECT.
31. BEFORE STARTING CONSTRUCTION, THE PLUMBING CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND ELEVATIONS OF EXISTING PIPE LINES TO REMAIN IN USE ANY SIGNIFICANT DISCREPANCY WITH THE INFORMATION SHOWN ON THESE DRAWINGS SHALL BE NOTIFIED TO THE ARCHITECT FOR REVISION AND/OR CLARIFICATION.
32. ALL HOT WATER LINES SHALL BE INSULATED WITH 3/4" THICK CLOSED CELL NSULATION. (SIMILAR TO ARMAFLEX)
33. FIXTURES, FITTINGS, ACCESSORIES, MATERIAL AND ALL PLUMBING PRODUCTS SHALL BE AS PER SPECIFICATIONS ON THESE DRAWINGS AND CONTRACT SPECIFICATIONS. EQUAL OR SIMILAR SHALL BE ONLY ACCEPTED IF PREVIOUSLY APPROVED BY THE ARCHITECT.
34. CONDENSATE DRAINS FROM AIR CONDITIONING AND REFRIGERATION EQUIPMENTS SHALL BE CONNECTED TO WASTE OR SANITARY LINES THRU THE USE OF AN AIR GAP OR FUNNEL DRAIN DEPENDING ON THE LOCATION OF THE EQUIPMENT.
35. INSULATE ALL CONDENSATE DRAIN PIPES, WASTE OR SANITARY LINES WHICH MAY PRODUCE CONDENSATION DUE TO THE FLOW OF COLD LIQUIDS WITH 3/4" THICK CLOSED CELL INSULATION. (SIMILAR TO ARMAFLEX)
36. PRIOR TO BE COVERED ALL PLUMBING WORK SHALL BE INSPECTED, TESTED AND CERTIFICATED BY MASTER PLUMBER.
37. ALL PLUMBING WORK SHALL BE DONE AND SUPERVISED BY A LICENSED PLUMBER IN FULL COMPLIANCE WITH THE INTERNATIONAL PLUMBING CODE.

2	GENERAL NOTES
P-500	NOT TO SCALE

	SOIL PIPE	V.T.R.	VENT TO ROOF
	SLOPE	V.T.W.	VENT TO WALL
	VENTILATION PIPING	V.	VENTILATION
	COLD WATER PIPING	A.C.	WATER HAMMER ARRESTER
	HOT WATER PIPING	A.D.	ACCESS DOOR
	HOT WATER RETURN PIPING	G.T.	GREASE TRAP
STS	STORM SEWER PIPE	P-#	PLUMBING FIXTURE
F.C.O.	FLOOR CLEANOUT		FIRST/ OR SECOND STAGE REGULATOR
C.C.O.	CEILING CLEANOUT		
W.C.O.	WALL CLEANOUT		
	FREE DISCHARGE		
	BALL VALVE		
	PRESSURE REDUCING VALVE		
	CHECK VALVE		
	THERMOSTATIC VALVE		
	SOLENOID VALVE		
H.B.	HOSE BIBB		
W.S.	WASTE STACK		
S.S.	SANITARY / SOIL STACK		
V.S.	VENTILATION STACK		
W.R.	WATER RISER		
R.L.	RAIN LEADER		
R.D.	ROOF DRAIN		
F.S.	FLOOR SINK		
F.D.	FLOOR DRAIN		
INS.	INSULATION		
P.D.	PLANTING DRAIN		
C.W.	COLD WATER		
H.W.	HOT WATER		
H.W.R.	HOT WATER RETURN		
W.H.E.	WATER HEATER ELECTRIC		
W.H.G.	WATER HEATER GAS		
T.W.H.E.	TANKLESS WATER HEATER ELECTRIC		
T.W.H.G.	TANKLESS WATER HEATER GAS		
(TYP.)	TYPICAL		

4	LEGEND & ABBREVIATIONS
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Schedule, General Notes, Legend & Abbreviations

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Project #	2023.01
Drawn by	J.A.S.
Checked by	J.A.S.

GOVERNMENT OF PUERTO RICO
STATE HISTORIC PRESERVATION OFFICE
Executive Director I Carlos A. Rubio-Cancela I carubio@prshpo.pr.gov

Thursday, October 5, 2023

Lauren Bair Poche, M.A.
Historic Preservation Senior Manager
HORNE Puerto Rico
10000 Perkins Rowe, Suite 610 Bldg G
Baton Rouge, LA 70810

SHPO: 09-06-23-03 TECHNICAL ASSISTANCE REQUEST FOR STRUCTURAL AND EXPLORATORY STUDIES FOR PR-CRP-000774: REHABILITACIÓN DE ESTRUCTURA EXISTENTE PARA FACILIDAD DE COLABORACIÓN, CONOCIMIENTO, IDEAS E INNOVACIÓN (ANTES HOTEL CAFÉ CENTRAL), MANATÍ, PUERTO RICO

Dear Ms. Poche,

We acknowledge the receipt of your electronic correspondence dated September 6, 2023 regarding the above referenced project. We are providing comments and recommendations as a technical assistance. Please be advised that in the event that federal jurisdiction (funds, permits, assistance, licenses or guarantees) is identified for the project, similar comments will be emitted.

The SHPO believes that a finding of "no adverse effect" would be adequate for the proposed activities. Please note that should the Agency discover other historic properties at any point during the implementation of said activities, you should notify the SHPO immediately.

If you have any questions or comments regarding this matter or require our further assistance, do not hesitate to contact our Office.

Sincerely,

pr Carlos A. Rubio-Cancela
State Historic Preservation Officer

CARC/GMO/SG

October 20, 2022

Arch. Carlos A. Rubio Cancela
Executive Director
State Historic Preservation Officer
Cuartel de Ballajá Bldg.
San Juan, Puerto Rico

Re: Authorization to Submit Documents

Dear Arch. Rubio Cancela:

The U.S. Department of Housing (HUD) approved the allocations of Community Development Block Grant (CDBG-DR) funds on February 9, 2018. It also approved the allocation of Community Development Block Grant Mitigation (CDBG-MIT) funds on January 27, 2020. The purpose of these allocations is to address unsatisfied needs as a result of Hurricanes Irma and Maria in September 2017; and to carry out strategic and high-impact activities to mitigate disaster risks and reduce future losses.

To comply with the environmental requirements established by HUD, the Department of Housing of Puerto Rico (PRDOH) contracted Horne Federal LLC to provide environmental registry review services, among others, that will support the objectives of the agenda for both CDBG-DR and CDBG -MIT Programs.

In line to expedite the processes, Horne Federal LLC, is authorized to submit to the State Historic Preservation Officer, documentation of projects related to both the CDBG-DR and CDBG-MIT on behalf of PRDOH.

Cordially,

Juan C. Pérez Bofill, P.E. M.Eng
Director of Disaster Recovery
CDBG DR-MIT

HORNE
Puerto Rico

September 6, 2023

Carlos A. Rubio Cancela
State Historic Preservation Officer
Puerto Rico State Historic Preservation Office
Cuartel de Ballajá (Tercer Piso)
San Juan, PR 00902-3935

Puerto Rico Disaster Recovery, CDBG-DR City Revitalization (City-Rev) Program

Technical Assistance Request for Structural and Exploratory Studies for PR-CRP-000774: Rehabilitación de Estructura Existente para Facilidad de Colaboración, Conocimiento, Ideas e Innovación (Antes Hotel Café Central), Manatí, Puerto Rico

Dear Architect Rubio Cancela,

On February 9, 2018, an allocation of Community Development Block Grant - Disaster Recovery (CDBG-DR) funds was approved by the United States Department of Housing and Urban Development (HUD) under the Federal Register Volume 83, No. 28, 83 FR 5844, to assist the Commonwealth of Puerto Rico in meeting unmet needs in the wake of Hurricanes Irma and Maria. On August 14, 2018, an additional $8.22 billion recovery allocation was allocated to Puerto Rico under the Federal Register Volume 83, No. 157, 83 FR 40314. With these funding allocations, the Puerto Rico Department of Housing (PRDOH) aims to lead a comprehensive and transparent recovery for the benefit of Puerto Rico residents. To faithfully comply with HUD's environmental requirements, the Puerto Rico Department of Housing contracted Horne Federal, LLC (HORNE) to provide environmental records review services that will support the Department's objectives Puerto Rico Housing (PRDOH) for CDBG-DR.

On behalf of PRDOH and the subrecipient, the Municipality of Manatí, we are requesting technical assistance regarding structural condition studies for PR-CRP-000774, the Rehabilitación de Estructura Existente para Facilidad de Colaboración, Conocimiento, Ideas e Innovación (Antes Hotel Café Central), in order to continue with the design process. This Technical Assistance request is specifically focused on the need for studies to understand the structural condition of the building through soil testing and basement location studies. The subject property is located at in the Manatí Traditional Urban Center and Historic Zone at Paseo de la Atenas (McKinley Street) #34 and the coordinates are 18.429111 -66.492251. The parcel ID for the building formerly known as the Antiguo Hotel Café is 056-012-123-02-001.

The proposed assessment will consist of the performance of one (1) to two (2) soil borings to estimated depths in the range of 10 to 20 feet below existing grade to study subsoil conditions at the site. Due to accessibility, borings shall be drilled with portable equipment to limited depths at cleared areas. It should be noted that the prevailing building codes require drilling down to 100 feet for a proper seismic site classification. However, based on the general knowledge of

the area, project nature, and accessibility, we expect the established depths to be sufficient at this time. The number and depth of borings, therefore, may vary up or down, depending on actual subsoil conditions encountered and accessibility.

Field and laboratory testing will be focused on evaluating subsoil conditions at the site for providing general geotechnical recommendations, as applicable. At the completion of both field and laboratory testing, a report will be submitted containing the soil and index properties of the subsoil at the location of the borings and our assessment on the geotechnical aspects of the site.

Additionally, the study considers the performance of an additional boring to identify and locate an existing basement. A core will be drilled using a Hilti Wet Diamond Coring for the extraction of up to 4" diameter. Observation of surroundings will be performed using a Dual Lens Borescope. DepsTech Endoscope is a dual lens waterproof camera that is commonly used to get visual access on narrow places. Is a wireless camera compatible with many devices, that is ideal for incepting house appliances, industrial equipment, drainages, water tanks, tubes, and an extensive other use. The camera is capable of detecting objects in dark or too exposed to environments by adjusting the brightness. All investigated (cored) areas will be filled with cementitious high strength non-shrink grout. The proposed locations of the borings can be seen in the attached document.

We thank you for your assistance and look forward to your response for this proposed study.

Please contact me with any questions or concerns by email at lauren.poche@horne.com or phone at 225-405-7676.

Kindest regards,

Lauren Bair Poche. M.A.
Architectural Historian, Historic Preservation Senior Manager
Attachments

MANATÍ

Survey area

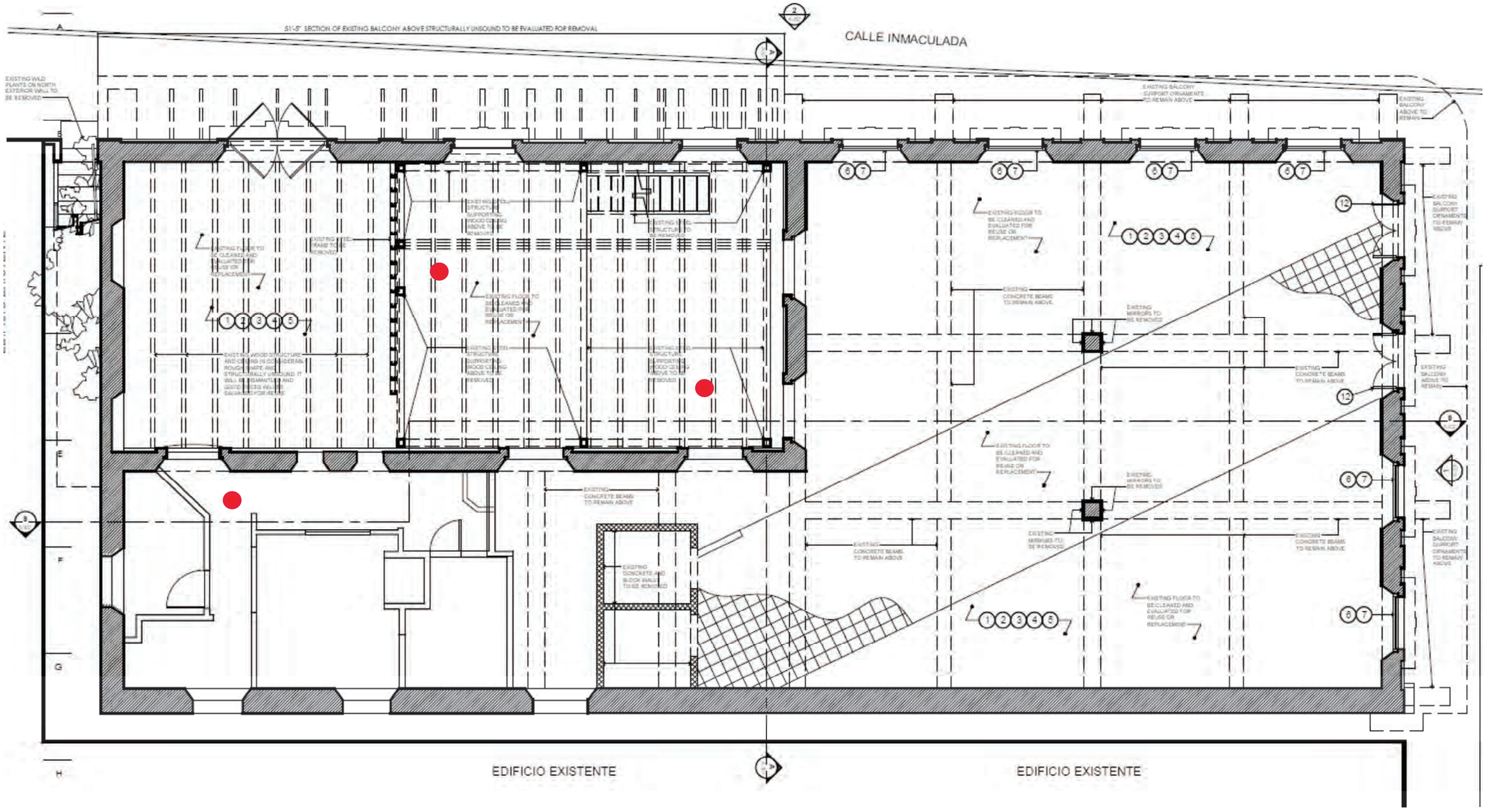
Parcels

0 100 200 m

Survey area acreage: **83**

Total parcels within survey area: **1184**

PR State Historic Preservation Office
December 16, 2020


51'-5" SECTION OF EXISTING BALCONY ABOVE STRUCTURALLY UNSOUND TO BE EVALUATED FOR REMOVAL
CALLE INMACULADA
EXISTING WILD PLANTS ON NORTH EXTERIOR WALL TO BE REMOVED
EXISTING BALCONY SUPPORT ORNAMENTS TO REMAIN ABOVE
EXISTING BALCONY ABOVE TO REMAIN
EXISTING FLOOR TO BE CLEANED AND EVALUATED FOR REUSE OR REPLACEMENT
EXISTING FRAME TO BE REMOVED
EXISTING STEEL STRUCTURE SUPPORTING WOOD CEILING ABOVE TO BE REMOVED
EXISTING STEEL STRUCTURE TO REMAIN
EXISTING WOOD STRUCTURE AND CEILING IN CONSIDERABLY ROUGH SHAPE AND STRUCTURALLY UNSOUND. IT WILL BE DEMANTLED AND GOOD PIECES WILL BE SALVAGED FOR REUSE
EXISTING CONCRETE BEAMS TO REMAIN ABOVE
EXISTING MIRRORS TO BE REMOVED
EXISTING CONCRETE AND BLOCK WALL TO BE REMOVED
EXISTING BALCONY SUPPORT ORNAMENTS TO REMAIN ABOVE
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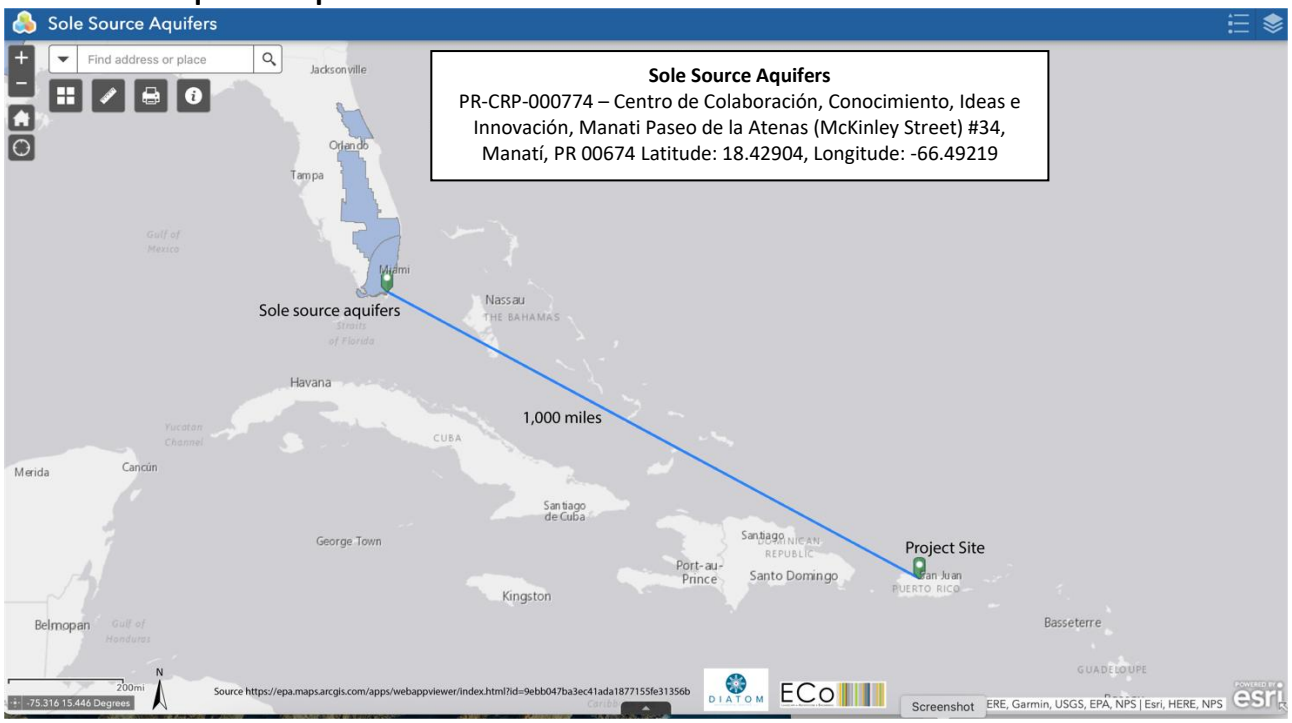
1.12 Sole Source Aquifer Map



1.13 Wetlands Map

PR-CRP-000774 – Centro de Colaboración, Conocimiento, Ideas e Innovación, Manati Paseo de la Atenas (McKinley Street) #34, Manatí, PR 00674 Latitude: 18.42904, Longitude: -66.49219

January 16, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Source: https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/

1.14 Wild and Scenic Rivers Map

Source: https://www.arcgis.com/home/webmap/print.html

National Wild and Scenic Rivers Web Map

A map depicting US Forest Service Wild and Scenic Rivers

US Forest Service Enterprise Map Services Program | Earthstar Geographics | Esri, TomTom, Garmin, Foursquare, SafeGraph, FAO, METI/NASA, USGS, NPS, USFWS

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