Environmental Assessment
Determinations and Compliance Findings for HUD-assisted Projects
24 CFR Part 58

Project Information

Project Name:	**Ventana del Bucanero (Posada)** **Marina St. and Morse St. Arroyo, PR 00714**
Responsible Entity:	**Puerto Rico Department of Housing (PRDOH)**
Grant Recipient:	**Municipality of Arroyo**
State/Local Identifier:	**Puerto Rico/ Arroyo (PR-CRP-000170)**
Preparer:	**Ramón Gustavo Luna Miranda BSCE, MEM, ROV Engineering, PSC**
Certifying Officer:	Juan Carlos Perez-Bofill (Director, Disaster Recovery CDBG-DR), Sally Z. Acevedo-Cosme (Permits and Environmental Compliance Specialist), Pedro de León Rodriguez (Permits and Environmental Compliance Specialist), Maria T. Torres-Bregón (Environmental Compliance Manager), Angel G. López Guzmán (Deputy Director, Permits and Environmental Compliance Specialist), Ivelisse Lorenzo Torres (Permits and Environmental Compliance Specialist), Santa Ramírez Lebrón (Permits and Environmental Compliance Specialist), Janette I. Cambrelen (Permits and Environmental Compliance Specialist), Limary Vélez Marrero (Permits and Environmental Compliance Specialist), Mónica Machuca Rios (Permits and Environmental Compliance Specialist)
Consultant:	**ROV Engineering Services, PSC**
Direct Comments to:	**PR Department of Housing: environmentcdbg@vivienda.pr.gov**
Project Location:	Marina St. and Morse St. Arroyo, PR 00714

1.0 PROJECT DESCRIPTION

1.1 Project Location

The proposed project is in the vicinity of the City Hall and the town hall of the municipality of Arroyo, Puerto Rico. Its coordinates are N 17.962449, W -66.064224. Cadastre 442-020-042-03

Figure 1. Location



Figure 2.General Project Location (Municipalities map, US Census Bureau 2000)



Figure 3.1 General Project Location

Schematic Design



1.2 Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Ventana del Bucanero (Posada) Project consists of the development of an inn with 34 rooms to be built in the urban area of Arroyo. The property belongs to the municipality of Arroyo.

The inn will be constructed in an area where there is an abandoned concrete structure with an area of 4,176 square feet (Lat. 17.962268 Long. -66.064147) and two concrete structures that are currently used as a restaurant, one structure with aluminum roof with an area of 1,327 square feet (Lat. 17.962499, Long. -66.064271) and the other structure with an area of 8,300 square feet (Lat. 17.962689, Long. -66.064411). The abandoned structure does not have a roof, doors, or windows. A portion of the existing structural elements will be used for the proposed project. The scope of work for the project includes a slab on grade, construction of floors, walls, and roofs, doors and windows, plumbing, air conditioning, electrical, sprinklers, security and communications, and drainage.

The inn will have three independent areas (Hotel, Open Site, and Annex Building). The first level (approx. 21,250 sq. ft.) will have 8 rooms, commercial spaces, restaurant spaces, administration offices, a reception area, restrooms, laundry, and lobby. The second level (approx. 19,740 sq. ft.) will have 17 rooms, an open terrace, a bar with a kitchen, open atrium spaces and a janitor's room. The third level (approx. 12,060 sq. ft.) will have 9 rooms, a terrace and pool area.

Excavations will include infrastructure for potable water connections and sanitary discharge 4'-6" deep, pipe installation for trenches 3'-4" deep, curb construction 1'-0"

deep, pipe installation for cistern 7'-6" deep, electrical conduit installation of 4" deep, concrete pad for emergency generator installation 6" deep, telecommunications infrastructure 3'-0" deep, and column foundations 5-4" deep.

The proposed project will be located on Marina Street with Morse corner on the Arroyo boardwalk. It comprises a plot area of approx. 2,318 square meters owned by the Municipality of Arroyo under cadaster number 442-020-042-03. This lot has about 24,951 square feet and is in zone AE 2.7 according to the FEMA Panel 72000C2130, effective as of November 18, 2009. The footprint of the proposed building is approx. 21,250 sq.ft.

The proposed development along with physical improvements of the nearby public areas, is aimed at becoming an important tourism area by facilitating commercial activities and promoting hospitality, tourism, and entertainment in the South Region of Puerto Rico.

1.3 Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

After the impact of Hurricane Maria through the island in September of 2017, the 70 years old building lost its structural components, becoming a public safety hazard. After the atmospheric event, many residents lost their houses, jobs, and personal belongings. These conditions have led to attend the need of finding new economic opportunities by the creation and retention of new jobs for low-income and moderate-income families, and by promoting tourism in the Municipality of Arroyo. The proposed project attends both necessities where the Municipality will employ people from the LMI sector, promote local economy and tourism in the surrounding areas of the proposed inn, generating an income increase and economic movement.

The project includes the structural renovation of the property in accordance with the new construction and design codes to increase the structure resistance.

1.4 Existing Conditions and Trends [24 CFR 58.40(a)]:

The proposed project is located at Arroyo's Malecon Area between Marina Street and Morse Street#64 of the Municipality of Arroyo. An abandoned structure currently exists on the property. The construction site lies in an impacted, historic, and coastal zone of Arroyo.

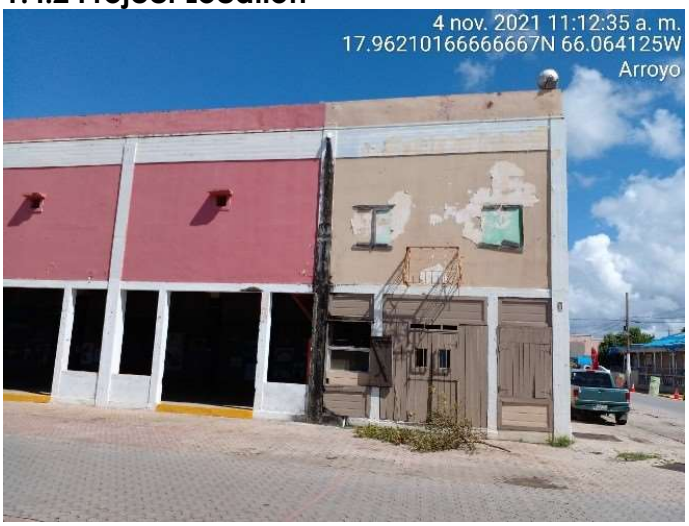
The surrounding neighborhood consists of restaurants, a harbor, a pier with open space for entertainment, and small businesses. The development of the project will promote tourism and impulse local economy.

1.4.1 Project Location



Development of an inn of approximately 34 rooms to be built in the urban area.

1.4.2 Project Location



Development of an inn of approximately 34 rooms to be built in the urban area.

1.4.3 Project Location



Development of an inn of approximately 34 rooms to be built in the urban area.

1.4.4 Project Location



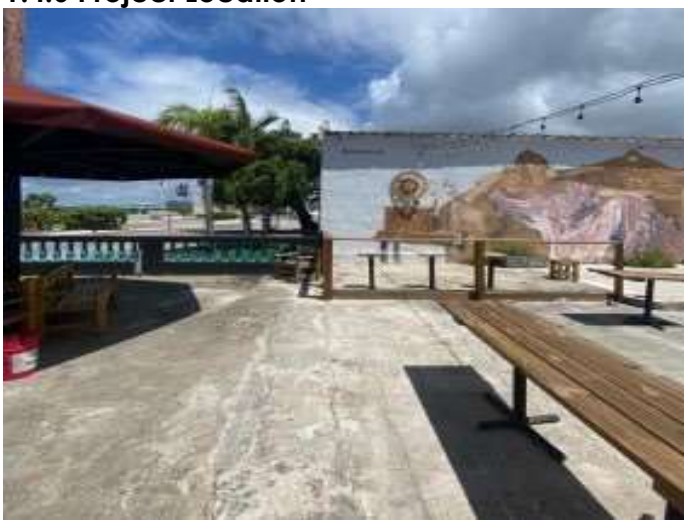
Existing Structure at site interior view. Development of an inn of approximately 34 rooms to be built in the urban area.

1.4.5 Project Location



Existing Structure at site interior view. Development of an inn of approximately 34 rooms to be built in the urban area.

1.4.6 Project Location



Existing Structure at site exterior view. Development of an inn of approximately 34 rooms to be built in the urban area.

1.4.7 Project Location



Existing Structure at site exterior view. Development of an inn of approximately 34 rooms to be built in the urban area.

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 Planning and Development (CPD)/ Community Development Block Grant - Disaster Recovery (CDBG-DR)**	**$11,938,162,230**

Estimated Total HUD Funded Amount: **$11,988,035.42**

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]**:** **$11,988,035.42**

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
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 site is approximately 176,881 feet from the nearest military and civilian airport (Luis Muñoz Marín Airport). Hence the site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport and is in compliance with the Airport Hazards requirements. See Exhibit 1.
Coastal Barrier Resources [Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990, 16 USC 3501]	Yes ☐ No ☒	The proposed project consists of a hotel and is located outside of the Coastal Barrier Resource System (approximately .65 miles from the nearest coastal barrier resource system). This project does not include any activities that could potentially intervene the Coastal Barrier Resource System. Hence, the project is in compliance with the Coastal Barrier Resources Act. See Exhibit 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 location is within Zone AE (2.7)- Flood insurance requirement as determined by the Flood Insurance Rate Map (FIRM), FEMA panel 72000C2130J dated 11/18/2009. Due to its zoning designation, flood insurance must be obtained for the structures. See Exhibits 3, 3A.

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 site is in the Barrio Pueblo of the Municipality of Arroyo. It is not currently listed as an area of non-compliance. EPA NEPA Assist or another official regulatory webpage. https://www.epa.gov/nepa/nepassist EPA's Green Book was also reviewed to identify nonattainment areas, Arroyo is not listed. The data reviewed in this source was updated as of August 31, 2022. https://www3.epa.gov/airquality/greenbook/ancl.html#PR During construction, the contractor will implement controls for fugitive dust. See Exhibits 4, 4A and 4B.
Coastal Zone Management [Coastal Zone Management Act, sections 307(c) & (d)]	Yes ☒ No ☐	The project is located approx. 110 meters from the nearest coastline. Hence, the project is located within the coastal management zone for PR which is a 1000-meter buffer from the coastline. On October 18, 2023, the Puerto Rico Planning Board issued a federal consistency certificate for the project. See Exhibit 5, 5B.
Contamination, and Toxic Substances [24 CFR 50.3 (i) and 58.5(i)(2)]	Yes ☒ No ☐	NEPA Assistance website was used to identify known contaminated landfills or other sites, properties, or emission sources within a 3000-foot radius. According to the information, within this radius there is a site for Water Discharges and a site for Toxic Emissions at 5,280.0 linear feet and in addition to 622 ft - Johnson & Johnson Hemispherical. 1,526 ft - Total Petroleum Puerto Rico, as detailed in the information included in Exhibit 6. The Total Petroleum 3147 gas station, today a Gulf gas station located on PR-178 in the Guásima neighborhood, is located one mile northwest of the proposed project and according to the report requested in 2022 and reviewed in 2018, in the executive summary by database page 5/288 tells us that said property is not infringed. Therefore, the proposed project activities do not include any contaminated materials, nor will there be exposure to contaminated materials. or toxins from surrounding sites. In the studies carried out for asbestos and lead of the existing structure to remain some structural elements in the location of the proposed project, the results of these were the following: Summary of building with component containing asbestos are Building #1 (Roof area) and the same building #1 area

		1-1 (Gray Tile 12"x12"). The study indicates that eliminating this contaminant will be through a company licensed for the management and disposal of asbestos in a landfill. Summary of component containing Lead Building 3 (Area 1-4,1-5,1-6 and 1-7) walls Tiles and floor Tiles. Building 2 (Area 1-1 and 1-4) walls Tiles and floor Tiles. The study indicates that the DRNA requires that pollution be mitigated, and it must be a signature authorized by the DRNA. See the lead and asbestos inspection results within the attachment. See Exhibits 6, 6A-6L.
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes ☐ No ☒	The project does not meet the USFWS self-certification as lighting from the project may be visible from the beach. An effect determination memo was prepared which determined that the project has No Effect on the Puerto Rican boa, the West Indian manatee, and the Roseate Tern Sterna who may be found in the project area. On April 8, 2024, USFWS notified PRDOH that the range for some of the species had been updated and a new species may be present in the area. Hence, the iPaC determination was revised on April 29,2024. The previous iPaC determination indicated the presence of the West Indian Manatee and the Puerto Rican Boa in the project area. The updated iPaC determination shows the presence of the Roseate Tern Sterna in addition to the West Indian Manatee and the Puerto Rican Boa in the project area. However, as stated in the Effect Determination memo, this project will have no effect on these species. If a Puerto Rican Boa is found in the project action site, work shall cease until the Boa moves off on its own. If the Boa does not move off, the CM shall contact the Puerto Rico Department of Natural and Environmental Resources and ask for them to relocate the Boa. The conservation measures for manatees apply to in-water work. As this project does not involve in-water construction, these measures are not applicable. See Exhibit 7.

Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes ☐ No ☒	The project is located in an area where within a one-mile radius of the proposed project no current or planned stationary, above-ground storage containers with a capacity of more than 100 gallons containing common liquid industrial fuels or any capacity were identified, containing dangerous liquids or gases other than common industrial liquids. At .5 miles from the proposed project on PR-178 between the Market Square and the State Post Office is located the MOBIL gas station that recently obtained the permit for use by the Planning Board and complies with all applicable parameters. for the month of May 26, 2023, in what we understand does not represent a risk to the site. See Exhibits 8, 8A-8F.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes ☐ No ☒	The proposed project consists of a hotel. The project is located outside of agricultural reserves, experiment stations, soil classified as agricultural capacity or classified as prime agricultural land. This project does not include any activities that could potentially convert agricultural land to non-agricultural uses. The project complies with the Agricultural Land Protection Policy Act. See Exhibit 9.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes ☒ No ☐	The proposed project is in the AE flood zone based on FEMA ABFE maps. The project has been adapted to minimize floodplain impact. Additionally, steps were taken to reduce human life and property risks, including evacuation plans, construction methods, and flood insurance. This existing building complex is located within Zone AE (2.7) - Base Flood Elevation determined in FEMA panel 72000C2130J dated 11/18/2009. Given these circumstances, the design proposes establishing a final floor elevation (FFE) of 3.00 meters on the first floor, in compliance with Regulation #13, section 7.0 (Zone AE, land between the limit of the main channel and the floodplain, land in the floodplain Zone A and Zone AO) for a rainfall activity of 100 years. Flood insurance is required. Vertical clearance:

		a) Any new construction or substantial improvement for residential use in all area's scenarios within Zones AE, A, AO and AH will have the lowest floor level (including basement) at 0.30 meters, (1 foot), meters above flood level base. b) For non-residential use the floor level can be designed equal to or above the level base flood or flood proof, if below the level base flood. See map included in Exhibit 3A and Floodplain Management 8-Steps Decision – Making Process, EARLY AND FINAL FLOODPLAIN NOTICE, AND CERTIFICATION OF NO COMMENTS
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes ☒ No ☐	The Puerto Rico State Historic Preservation Office (SHPO) and local historic preservation commissions were consulted for the proposed activities on March 21, 2023. In letter on April 17, 2023, the Section 106 SHPO consultation coincides with the conclusion of "no adverse effects", however as a preventive method it requests archaeological monitoring during construction. On November 16, 2023, SHPO stated that the archaeological monitoring plan was deemed acceptable, and SHPO concurred with the implementation of the monitoring plan. See information and monitoring plan in Exhibit 10.
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 ☒	There is no new construction for residential use and no rehabilitation of an existing residential property. Therefore, this project is in compliance with the Noise Control Act of 1972. The proposed action is not within 1000 feet of a major roadway, 3,000 feet of a railroad, or 15 miles of a military or FAA-regulated civil airfield. See information in Exhibit 11.

Sole Source Aquifers [Safe Drinking Water Act of 1974, as amended, particularly section 1424©; 40 CFR Part 149]	Yes ☐ No ☒	According to the information published by the United States Environmental Protection Agency (USEPA) in the Interactive Map of Single Source Aquifers (SSA), there are no Single Source Aquifers in Puerto Rico. The nearest aquifer is located 964 miles in the state of Florida; therefore, the project will not impact any SSA. See information in Exhibit 12.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes ☐ No ☒	With the proposed project located 106 feet from the estuary and marine wetland fronting the boardwalk, it is likely that project activities involving the repair or reconstruction of infrastructure in the previously developed area will not result in direct or indirect permanent impacts on the wetlands. See information in Exhibit 13.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes ☐ No ☒	There are no designated Wild and Scenic Rivers in the project area. The existing wild and scenic rivers in Puerto Rico are located 158,416.0 linear feet from the proposed project. The project complies with the Wild and Scenic Rivers Act. See information in Exhibits 14, 14A.
Environmental Justice Executive Order 12898	Yes ☐ No ☒	The project will benefit low- and moderate-income communities. Therefore, there will not be a disproportionate impact on these communities. Environmental impacts were identified in the environmental evaluation and for this purpose each one was evaluated in its context to determine the mitigation provided by law and fully comply with Executive Order 12898.

3.0 Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features, and resources of the project area. Each factor has been evaluated and documented as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable, and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

(1) Minor beneficial impact
(2) No impact anticipated
(3) Minor Adverse Impact – May require mitigation
(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	According to the current qualification map, the land is in RT-I (Intermediate Truistic Residential) This residential district in the Zones of Tourist Interest, is established to promote the Orderly, aesthetic, and compact development, to classify land that, due to its location, and infrastructure have been developed or can be developed, at a density and intensity intermediate. Includes land on the periphery of developed areas or with some limitations for its use, which could be developed at a low intensity, or to facilitate the location of tourist and recreational projects, subject to the availability of infrastructure in the area and where it is necessary to maintain the landscape character and natural conditions of the place. According to the current Joint Regulation of the Planning Board, the proposed project complies with existing zoning regulations. The location of the proposed project is Intermediate Tourist Residential according to current regulations in which it includes land on the periphery of developed areas or with some limitations for its use, which could be developed at low intensity or to facilitate the location of tourist and recreational projects, subject to the availability of infrastructure in the area and where necessary. to maintain the landscape character and natural conditions of the place. Which limits the contribution to urban expansion. The proposed project is in Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design of site. See Exhibits 15, 15A, 15B.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The proposed action is the construction of the Ventana del Bucanero (Posada) in the urban area. Soils are not expected to affect the proposed project. Any soil issues that may have posed previously disturbing issues should have been addressed during the initial construction

		activities. The proposed project consists of approximately 0.5105 acres of which the surface will be impacted as follows: 90% concrete and 10% landscaping. In addition, the contractor will be required to comply with the SWPPP permit for commercial projects of less than 5 acres. Surface water caused by a rain event will be pre-directed to storm wells located at low points with prevailing 1% slopes and discharged into the existing storm sewer system in front of the proposed project. The contractor must comply with the CES plan (Sediment and Erosion Control Plan) during construction and after use, all surfaces must be covered with grass, concrete, asphalt, or crushed rock. The existing land use at the project location is (UI) Urban Land and is the same land use of the adjacent and surrounding properties. The proposed project site has the infrastructure to meet soil/slope/erosion/drainage/stormwater runoff suitability.
Hazards and Nuisances including Site Safety and Noise	2	Require contractors to provide health and safety plans and monitoring during construction. The project is well located, and the design should comply with all applicable regulations to reduce natural and man-made risks to people or property damage to both the public and users of the project. They can be included as integral components of the proposed project design by the designer (seismic resistance, engineering designs, fire protection and/or elevation or flood protection) and can be implemented with the proposed project. The location of the proposed project does not place it at a greater environmental risk compared to the community since it has been designed in compliance with current Regulation 13 of the Regulatory Board regarding projects located in flood zones.
Energy Consumption	2	LUMA presented its comments regarding the commercial development project in a letter dated October 10, 2022. 1. The Project is located at: Cadastre Number: 442-020-042-03 Project centroid: Projection coordinates in meters +East +North (239093.68096642, 214335.85271146). Geographic Coordinates Latitude and Longitude (17.96250209, -66.06427367) 2. The Connection Point is located at: Projection coordinates in meters +East +North (239055.90, 214332.06). Geographic Coordinates Latitude and Longitude (17.962471, -66.064628) LUMA/PREPA FID 1001049631. 3. The Project will be connected to the Connection Point (SU-1) indicated in the sketch that is included.

		4. The Connection Point (SU-1) indicated in the sketch is called the "Delivery Point". Will not transfer to LUMA the electrical infrastructure from that point. The service derived from it is considered exclusive and private, so the maintenance, repair and replacement of the system is the responsibility of the Owner. 5. You must submit a design plan for endorsement and the Certification of Electrical Construction Plans for the corresponding electrical distribution, accompanied by the Special Digital Stamp, and digitally signed. These must be filed through the Single Business Portal (SBP) of the Management Office of Permits (OGPe). (See Technical Communication 18-01 and 17-01); and must comply with the following regulations, guidelines, communications, and specific technical information presented below: to. Ensure that the proposed design complies with the "Joint Regulations for the evaluation and issuance of permits related to development, land use and business operation" of June 7, 2019, the NEW LUMA Construction patterns and the PREPA Technical Communications: See Exhibit 17.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	The project will generate temporary work for the construction period. Additionally, additional permanent staff will be added to provide maintenance services for the infrastructure to be revitalized. The project will have a Bar, Restaurant and five commercial premises, 34 rooms, administrative offices for the operation of the hotel. All these areas represent the opportunity to create employment. The proposed project will assist in employment and income patterns; therefore, it leads to favorable developments for commercial, industrial, and institutional operations in the project area with better accessibility to the urban area. In addition, the project promotes coordination with community resources and organizations that provide job training and promote job development or job placement for unemployed people. Provide specialized job training for the types of jobs created by the project to support the job placement of workers from local communities. The service capacity of the proposed project varies depending on its size, category, and focus. Capacity is evaluated in terms of the number of rooms, facilities (such as restaurants, meeting rooms, gyms), and the ability of staff to provide services to guests. In addition, aspects such

		as operational efficiency, staff training and demand management impact the ability to offer services effectively. In general, the service capacity of the proposed project is adapted to its design, business model and the experience it seeks to provide to its guests.
Demographic Character Changes, Displacement	2	The proposed project will not significantly alter the demographic characteristics of the communities involved. Most of the proposed activities will promote the local economy and generate new job opportunities and new business opportunities by having access that integrate the community to the urban area. The number of shares would not significantly alter the demographics of the communities and would allow for a better quality of life for families in the area. The proposed project will help reduce racial, ethnic, or income segregation in the area. The proposed project will not create physical barriers or access difficulties that isolate a particular neighborhood or population group, nor will it hinder access to local services, facilities and institutions or other parts of the city. The tourist, historical, commercial, or residential uses will not be altered by the project since the proposed activities serve as an ancillary use of the commercial behavior of the area. The development of tourism projects can boost housing opportunities for low-income people by stimulating the local economy and generating employment. Additionally, the demand for services and labor in these areas can lead to the construction of affordable housing to meet the needs of the growing local population. However, it is crucial to manage this growth sustainably to prevent gentrification and ensure local communities benefit equitably. Tourism development can represent a potential risk for low-income people. Tourist arrivals often drive demand for properties and services, which can increase living and housing costs. This sometimes leads to gentrification, where housing prices rise, and local low-income communities can be displaced. It is essential to implement appropriate policies and strategies to address these challenges and ensure equitable and sustainable tourism development. Adapting a community to new growth, which comes with increased costs of providing community services due to new developments, can be challenging but possible. Effective planning and collaboration between local government and the community is important to anticipate and manage increased demand for services such as infrastructure, education, and healthcare. Sustainable development and citizen participation strategies can help minimize negative impacts and ensure that the benefits of growth are equitably distributed.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	The proposed action will not affect educational facilities. The project proposed is located on a property that has a potential for archaeological resources, hence SHPO required archaeological monitoring during ground disturbing activities.
Commercial Facilities	1	The proposed action will generate new business opportunities and commercial facilities in its surroundings. The proposed project would in turn increase the demand for local business services. Near the proposed project there are restaurants, gas station, supermarket, passive park, rides, post office, among others, which will have a positive impact with the proposed project since they provide essential and necessary services to the community in general. The amount of new development that may occur due to the installation of the proposed project depends on several factors, such as the size of the hotel, its location, tourism demand in the region and local development policies. In some areas it can stimulate the growth of restaurants, shops and other tourist services. It can also boost investment in local infrastructure. However, the scope and magnitude of these developments will depend on site-specific circumstances and urban planning decisions.
Health Care and Social Services	2	The proposed project would have little effect on regional health facilities. Movement of pedestrians into the area will not affect that trend and therefore will not create the need for additional health care facilities. The project would not cause an increase in the demand for social services at the city or Island level.
Solid Waste Disposal / Recycling	2	The proposed action would result in the generation of substantial amounts of construction debris. These activities can lead to increases in the short-term generation of municipal solid waste. Once it is in use, the generation of garbage would be domestic and would be included in the municipal garbage collection route and using the recycling program that the Municipality of Arroyo has. See information Exhibit 18.
Wastewater / Sanitary Sewers	2	The activities of the users of the Ventana del Bucanero (Posada) will generate and will produce an increase or increases in the generation of wastewater due to the nature of its use. Wastewater will be channeled to the nearest manhole through gravity lines. According to the Design Standards of the Aqueduct and Sewer Authority, the wastewater flow for public works is 350 gallons per day for sanitary services. The connection to the system will be in accordance with the requirements requested in the

		communication from the South Aqueduct and Sewer Authority / Infrastructure / Public and Private Projects. The Aqueduct and Sewer Authority / Infrastructure / South Public and Private Projects in a letter dated November 9, 2022, indicates the connection point for the provision of services. See information Exhibit 19.
Water Supply	2	During construction, most of the consumption is supplied by non-potable water trucks and will not cause increases in water demand in the area. Already in its operation of the project this service will be connected to the service of the Aqueduct and Sewer Authority for its operation. According to the Design Standards, the consumption of potable water will be 400 gallons per day for the restrooms. The connection to the system will be in accordance with the requirements requested in the communication of the Aqueduct and Sewerage Authority / Infrastructure / South Public and Private Projects. The Aqueduct and Sewer Authority / Infrastructure / South Public and Private Projects in a letter dated November 9, 2022, indicates the connection point for the provision of services. See information Exhibit 19.
Public Safety - Police, Fire and Emergency Medical	2	The new project and the commercial activities it promote are not expected to strain the effectiveness of these local services. The proposed actions will increase the tourism in the area, this will cause some increases in the population eligible to receive medical services in the area, this impact is not anticipated to overload the current emergency medical services available.
Parks, Open Space and Recreation	1	The activities of the proposed project take place in the center of the city. The tourism and commercial activities that you promote must have a positive impact on the surrounding open spaces or recreational facilities. The proposed project involves the development of a community service for open space and recreation directly impacting the commercial activities of small and medium businesses adjacent to the proposed project. See information Exhibit 20.
Transportation and Accessibility	2	The Puerto Rico Highway and Transportation Authority in the letter dated September 22, 2022, indicates the following: 1. If a parking area is proposed within the property of the proposed project, the Access to said parking lot will be through the municipal streets, adjacent to the property. 2. Any work to be carried out on existing municipal streets at their intersection with the state road in this sector or less than 25.00 meters from the right of way of the latter, will

		require the regulatory permission of the Regional Office of Guayama of the Department of Transportation and Public Works. 3. In order to promote orderly urban development and the creation of a public space safe and pleasant pedestrian, the following must be incorporated into the plan recommendations: to. Sidewalks and all public spaces must facilitate access and mobility of all people who use them, regardless of their abilities or abilities, in accordance with the requirements of the ADA Law (Sec. 204 – 2010 ADA Standards for Accessible Design) and the principles of "Complete Streets" and "Design Universal" (see: Complete Street Design Plan and Guides for Puerto Rico). b. The criteria established by the "American with Disabilities Act (ADA)" for the design of sidewalks, ramps and pedestrian access, as well as parking spaces for people with diversity functional. Parking spaces for people with diversity must comply with the provisions of the 2010 ADA Standards for Accessible Design in Chapter 2 (ADA Chapter 2: Scoping Requirements; 208 Parking Spaces) and in Chapter 5 (Chapter 5: General Site and Building elements). The project does not include parking since the location is classified as historic by the Puerto Rican Institute of Culture and under the protection of the current Joint Regulation (Section 10.2.9.1 Parking Requirements). The regulation refers to structures classified as historic or eligible in historic zones. only parking that can be accommodated without prejudice to the integrity of the property or public space will be required. Hence, this project does not have a parking area. See information Exhibit 21.
Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The proposed project is not expected to cause any water quality problems at or around the construction site. Construction activities must implement the best management practices and will not imply discharges or sewage effluents to surface water bodies. During operation, the best engineering practices will be used to preserve its current state, using a retention pond and/or storage tank with spillways as necessary. Reconstruction activities will be carried out in an urbanized area of the municipality. Currently, the site consists of concrete slabs in the site was previously developed, it has been deprived of its original state. Therefore, unique natural features are not expected to be affected or impact the proposed project.

Vegetation, Wildlife	2	Construction activities will take place in the Malecon area of the municipality of Arroyo, and it is not anticipated that trees, vegetation, native plant community habitats, or wildlife will be adversely affected. The contractor will comply with the Planting and Reforestation Plan of the current Joint Regulation. The proposed project could include specific measures for the conservation and protection of ecosystems. This could involve the implementation of protected areas, biological corridors, and the restoration of degraded habitats. In addition, the responsible management of natural resources and the promotion of biodiversity also play a crucial role. Public awareness and education about the importance of wildlife and its conservation are additional aspects that can be an integral part of a beneficial project.
Climate Change	2	Climate change mitigation strategies in buildings focus mainly on promoting energy savings, the use of renewable energy, proper waste management, and the integration of vegetation in building projects (such as roofs, walls, and green terraces). The project proposed as part of the program will use advanced technology for energy saving and renewable energy and green roofs ect. The use of a combination of construction materials to address the effects of corrosion by saltpeter and climatic effects are part of the development of this project. Potential impacts of extreme weather events with increased severity due to climate change over the next 30 years include: 1. **Sea level rise: ** 2. **Most extreme weather: ** 3. **Changes in precipitation: ** 4. **Increase in temperatures: ** 5. **Increase in the intensity of forest fires: ** These impacts highlight the importance of adaptation and mitigation in the face of climate change, as well as the need to take measures to reduce greenhouse gas emissions and strengthen the resilience of communities in the face of extreme weather events.

Additional Studies Performed: Noise calculations and AST evaluation.

Field Inspection (Date and completed by)**:** **11/04/2021.**

Ramón G. Luna Miranda, Environmental Specialist, ROV Engineering, PSC

Eng. Omar Alvarado, Senior Project Manager ROV Engineering, PSC

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]**:**

1. Envirosite Corporation
2. MIPR - Planning Board

3. DRNA - Department of Natural and Environmental Resources
4. JCA - Environmental Quality Board
5. NEPAssist - National Environmental Policy Act
6. National Parks Services
   https://www.nps.gov/subjects/nnlandmarks/index.htm
7. FEMA Flood Map Service Center
   https://msc.fema.gov/portal/home
8. The National Flood Insurance Program Community Status Book
   https://www.fema.gov/cis/PR.html
9. National Wetlands Inventory
   https://www.fws.gov/wetlands/data/mapper.html
10. Puerto Rico Coastal Zone Management Program
    http://drna.pr.gov/historico/oficinas/arn/recursosvivientes/costasreservasrefugios/pmzc/pmzc/pmzc2009/PMZCPR%20ingles%202009%20final.pdf
11. Office for Coastal Zone Management
    https://coast.noaa.gov/czm/mystate/#puertorico
12. United States Environmental Protection Agency
    https://www.epa.gov/dwssa

    https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b

    https://www3.epa.gov/airquality/greenbo

    https://www3.epa.gov/airquality/greenbook/anayo_pr.html
13. National Wildlife Refuge System
    https://www.fws.gov/refuges/
    https://www.fws.gov/refuges/refugeLocatorMaps/PuertoRico.html
    https://www.fws.gov/refuges/maps/NWRS_National_Map.pdf
14. USA National Wild and Scenic Rivers
    www.rivers.gov
15. Federal Aviation Administration
16. https://www.faa.gov/airports/planning_capacity/npias/reports/media/NPIAS-Report 2019-2023-Appendix-B.pdf
17. Google Earth
    https://earth.google.com
18. Google Maps
    https://maps.google.com
19. USFWS Coastal Barrier Resources System
    https://www.fws.gov/cbra
20. Department of the Army- US Corps of Engineers
21. Planning Board https://jp.pr.gov/

List of Permits or Recommendations Obtained:

LUMA: 22-3-0197 **Exhibit 17**

AAA-RS-22-08-0002 **Exhibit 19**

ACT INFRASTRUCTURE CASE NO.: 5005-22-381 **Exhibit 21**

TELECOMUNICATIONS NETPR-2022-RI-0352 **Exhibit 23**

DEPARMENT OF ECONOMIC DEVELOPMENT AND COMMERCE CASE NO. 2022-457304-SRM-059995 **Exhibit 25**

INSTITUTE OF PUERTO RICAN CULTURE OGPe: 2022-457304-SRA-060000 **Exhibit 26**

Public Outreach [24 CFR 50.23 & 58.43]**:**	**FONSI/NOI-RROF in compliance with NEPA regulations for HUD. See Exhibit 3A**
Cumulative Impact Analysis [24 CFR 58.32]**:**	The proposed project will have a cumulative effect since it is located in an urban setting, often resulting in altered topography, habitat fragmentation, changes in water flows and water quality, increased sediment and pollutant runoff. It can also bring improvements made to the connecting roads within the study area. Past actions such as the construction of the boardwalk that is located in front of the proposed project had its cumulative effect, it also caused the alteration of hydrological flows to control flooding, filling, construction of new infrastructure at the time of construction. Also the increase of large and small businesses in the area and the region. The proposed project can promote future actions such as any planned community or commercial areas, induced growth and accompanying infrastructure, projected increase in a possible developed and sustainable urban area and thus avoid urban sprawl.
Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]	The optimal location was determined to locate the project near the Arroyo oceanfront, the public plaza, schools, grocery stores, pharmacies, and a federal post office. The goal of the project is to provide tourists with an experience of the culture, history, and architecture of the urban environment where the project is located; simultaneously, a synergy is created to revitalize the old urban centers economically. It also preserves the stock of hotel rooms in the region. The option of securing an alternative site from that proposed was determined to be inappropriate as the selected property is located in an optimal location and in need of refurbishment. Additionally, cost of property within the region, and scarcity of developable property specifically, contributed to selection to the proposed site. Were an alternate site selected, it could potentially not meet the needs of the project while also resulting in additional property acquisition costs.
No Action Alternative [24 CFR 58.40(e)]:	Currently the municipality, as the owner of the property, provides mostly maintenance to the site without obtaining any benefit for its inhabitants, only a small portion is leased for a Bar. The site serves as one of the main entrances to the Malecon of the Municipality of Arroyo and Currently it is mostly an abandoned site. This

reflects the intention of the municipality to provide quality conditions and services to its residents. Therefore, a no action alternative is not in the interest of the municipality.

Summary of Findings and Conclusions: Because the site was previously impacted, there will be no significant environmental impact as a result of this action. In addition, the site was an impacted site many years ago that will be improved and retain certain pervious surfaces and improved landscaping features that are currently lacking, which may have a positive impact on ecological diversity. Therefore, this project will not have any adverse impact on the environment and the concerned agencies have already been consulted.

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
Erosion	Plan for Erosion and Sedimentation Control
Vegetation	Planting and Reforestation Plan of Regulation #25.
Flood	The project will have flood insurance as provided by Regulation #13, Section 7 of the Planning Board.
Floodplain management	The design will comply with the elevation required for structures to be built as provided by Regulation #13, Section 7 of the Planning Board.
Contamination, and Toxic Substances Lead Based Paint & Asbestos	Lead Paint Mitigation Removal: Lead paint will be safely removed using advanced techniques while ensuring minimal dispersal of dust or particles. Asbestos Mitigation Removal: Asbestos will be safely removed by certified professionals who follow strict guidelines, ensuring safe disposal and minimal fiber release.
Historic Preservation	Archeological Monitoring
Endangered Species	Conservation measures for the Puerto Rican boa
Coastal Zone Management	Compliance with the provisions of the Special Flood Hazard Areas Regulation (Planning Regulation No. 13). The design will comply with the elevation required for structures to be built as provided by Regulation #13, Section 7 of the Planning Board.

LUMA

1. The Project is located at: Cadastre Number: 442-020-042-03 Project centroid: Projection coordinates in meters +East +North (239093.68096642, 214335.85271146). Geographic Coordinates Latitude and Longitude (17.96250209, -66.06427367)

2. The Connection Point is located at: Projection coordinates in meters +East +North (239055.90, 214332.06). Geographic Coordinates Latitude and Longitude (17.962471, -66.064628) LUMA/PREPA FID 1001049631.

3. The Project will be connected to the Connection Point (SU-1) indicated in the sketch that is included.

4. The Connection Point (SU-1) indicated in the sketch is called the "Delivery Point". Will not transfer to LUMA the electrical infrastructure from that point. The service derived from it is considered exclusive and private, so the maintenance, repair and replacement of the system is the responsibility of the Owner.

5. You must submit a design plan for endorsement and the Certification of Electrical Construction Plans for the corresponding electrical distribution, accompanied by the Special Digital Stamp, and digitally signed. These must be filed through the Single Business Portal (SBP) of the Management Office of Permits (OGPe). (See Technical Communication 18-01 and 17-01); and must comply with the following regulations, guidelines, communications, and specific technical information presented below: to. Ensure that the proposed design complies with the "Joint Regulations for the evaluation and issuance of permits related to development, land use and business operation" of June 7, 2019, the NEW LUMA Construction patterns and the following PREPA Technical Communications:

i. 07-02 "Tests of new underground cables and their accessories in private projects" of June 29 from 2007.

ii. 12-01: Public Policy for the Construction of Electrical Systems.

iii. 14-03: Equipment with Silicon Rubber Insulation. iv. 15-03: Review of Parameters for Transformers according to Regulations of the Department of Federal Energy (DOE).

b. In the sector there are underground electrical lines, triphasic with 4 conductors caliber number 750 CU XLP at a voltage of 4.16 kV.

c. The supply voltage for the Project will be 4.16 kV. Feeder 4101-03 will be used.

d. The design shall be an underground system. and. It will be the responsibility of the Project designed to indicate the exact location of the Project, to illustrate the lines existing power lines and, if necessary, coordinate the relocation of power lines.

F. You must include in the design plans the Lambert coordinates corresponding to the location of the Project, in version of the North American Datum (NAD 83) and the unit of measurement in meters [Refer to item 1 of this report]; These coordinates must appear printed on the location plan to be filed for review and eventual endorsement, on a scale of 1:10,000 or 1:20,000.

Include drawings in .DWG or .DXF format, the it must be georeferenced.

g. Together with the filing of the plans, the explanatory letter of the Project, calculations of load, strain, and sag for overhead systems, and voltage drop computations for system designs buried.

h. It is required to include as part of the design the installation of circuit breakers with fuse protection at the entrance of the project at the Connection Point. Include the detail and note to that effect in the design plans.

i. If this Project contemplates installing a substation on the roof of the building or another level on any structure other than the ground, you must submit a structural certification of the building or structure where it indicates that it can sustain said substation. For more details, refer to the Supplementary Regulations at National Electric Code in its Section IX, Article B, subsection 1-t. j. For all services of exclusive use or subdivisions, the owner of the project will provide all the materials necessary, including the transformer. Include a note to that effect in the design plans. k. Less than a mile from the coast, both the equipment and the materials must be made of steel. stainless steel, and the conductor to be used will be ACAR (Aluminum Conductor Alloy Reinforced), AAAC (All Aluminum Alloy Conductor) or its equivalent in copper. Include a note to that effect in the design plans. he. This Point of Connection evaluation does not constitute a review of the design drawing. The designer is responsible for complying with current applicable codes, regulations, manuals, standards and norms for electrical systems in Puerto Rico. In addition, he must comply with the management regulations of the infrastructure in public space (Planning Regulation Number 22), as required by the Office of Permits Management (OGPe). The distribution and transmission systems to be developed in these areas They must follow the guidelines established by this regulation. Include a note to that effect in the design plans. m. The project owner or his representative must notify the Distribution Engineering Office of the Corresponding region the beginning of the work after the endorsement of the plans and prior to the start of the electrical works of the project for the required inspection, approval and necessary coordination. include note for this purpose in the design plans. 6. In any project that requires the installation of secondary or primary measurement for one or more services with a fee to the wholesale, the designer of the electrical system must coordinate with the Director of Measurements by mail email consulta.mediciones@lumapr.com, the equipment that will be used and its location. LUMA will select the type of meter meter to be installed in this project according to the requested service and its availability in the warehouses. Include a note to that effect in the design plans. In addition, you must include a note on the design drawings stating the following: “This project requires a contract of wholesale accounts, which is required to be signed prior to the energization of the project. The kind of measurement, the equipment to be used and the location of

the measurement equipment was coordinated with the Director of Measurements."

7. To serve the Project, the proponent will be responsible for the following. Include notes to that effect on the design drawings: to. It will contribute the amount of $3,300.00, to make improvements to the electrical system. Said Contribution is based in the 300 kVA transformation that will be added to the system. Payment will be by cash, card credit card, certified check or money order at any LUMA Customer Experience Office. The office Customer Experience will credit the payment to the Construction Assistance account CIG – 419.06. You must send to the corresponding Distribution Engineering Office, to the email ingenieria.distribucionponce@lumapr.com evidence of payment. b. Extend the three-phase underground socket with 15 kV insulation, required from the Connection Point to the project and to obtain the permits and easements for such purposes. You must identify the "Delivery Point" in the design plans, according to the Complementary Regulation to the National Electrical Code and the Regulation of General Terms and Conditions for the Supply of Electric Power. c. Eliminate the existing right-of-way encroachment condition around the SU-1 sectioning unit. exist several beach grape trees planted around this sectioning unit and impeding its operation safe. As stipulated in Regulation 7282 (Easements) there must be a 4-foot easement for the side with co-operating switches, 9 feet on the side with fuses, and 2 feet on all other sides. d. Obtain and manage all endorsements from relevant regulatory agencies such as:

i. Department of Natural and Environmental Resources (DNER) - Environmental Impact Statement (DAY),

ii. Institute of Puerto Rican Culture - Division of Archaeological Permits,

iii. United States Corps of Engineers,

iv. Department of Transportation and State or Municipal Public Works,

v. Planning Board, saw. Office of Management and Permits (OGPe), vii. Other government, federal and private agencies required for the development of the project.

8. In order to service the Project, LUMA will carry out the following works with charges to the owner. Include notes to that effect in the design plans: to. You will connect the project to the assigned connection point. b. It will carry out the operations that are necessary, such as de-energizing the connection point, installing insulating protective barriers in this, etc. so that the project owner can extend his service tap primary from the connection point to the project. c. Once the design plan is endorsed, to know the cost for the work to be carried out by LUMA specified in this report, LUMA (Distribution Engineering Department) will be issuing to the proponent a preliminary estimate for informational purposes; this will not be for payment purposes. In In due course, at the pre-construction meeting you must formalize the request for the official estimate. Once Once the official estimate has been received, you can make the

payment of the quote and notify this Engineering Department of Distribution three months in advance of the estimated work for the project and within the Validity of the quote (90 days).

9. The owner of the project is responsible for complying with the requirements established in the Easements Regulations for the Electric Power Authority. All new easements to be established for electrical lines and equipment must comply with the requirements established in Appendix B of the Regulations. Similarly, with the requirements related to easements associated with existing electrical installations in the project area.

10. Any necessary work to relocate energized power lines will be carried out by LUMA with charges to the Owner and must be coordinated with the corresponding District Manager. In addition, it is prohibited to carry out any type of work in the electric right-of-way strips without the written authorization of LUMA. LUMA will not approve the connection of Projects with conditions of encroachment of easements or that do not comply with the clearances of security required.

11. The Project must comply with the Complementary Regulation to the National Electric Code.

12. We include as part of this evaluation, a sketch with graphic information on electrical facilities.

13. Any questions about this evaluation and its content, you can contact our office by email ingeniería.distribucionponce@lumapr.com and the telephone number (787) 349-9639.

14. This evaluation expires one year from the date of issuance, and cancels and replaces any other previously carried out.

Wastewater:

Sanitary Sewer System

The sanitary sewerage service, for this project, may be provided by connecting to the sanitary registry from Sanitary Sewer System

The sanitary sewerage service, for this project, may be provided by connecting to the sanitary registry from the 12" collector on the southwest side of the building to be rehabilitated on Marina Street.

• You will have to install a "drop" in the connection registry, replacement of damaged rungs, cleaning, and application "epoxy" paint on walls and top. Under Law 240 of December 22, 2014, contributions of levies are exempted for given impact than the owner of the project in reference to the Municipality of Arroyo.

Before starting the construction process, they must file through the Permit Management Office (OGPe) the plans for the aqueduct and sanitary sewerage works for the approval of the PRASA, which must be stamped and signed by the professional responsible for them. These include, as applicable to the case, plans that include:

• Water distribution systems and their connection to PRASA systems.

• Relocation or extension of aqueduct works

• Extramural Works and Facilities to be transferred to PRASA for its operation. The requirements established in the Joint Regulation of Permits for Construction Works must be met and Land Uses. The plans must be submitted and approved by this Authority, in accordance with the Certification Regulations. of Construction Plans, before proceeding with the construction of the works. When submitting the final plan for approval, the following requirements must also be met:

1. Submit the duly completed certification documents of the engineer or architect to. AAA-972 (Request for Approval of Construction Plans) b. AAA-1294 (Certification of Engineer or Architect)

2. Submit a disaggregated estimate by item of the aqueduct and sanitary sewerage works to settle into the project. The final computation of the equivalent units will be based on what, when presenting the hydraulic plans, turns out to be the demand required for the proposed project. If the equivalent units turn out to be different than what contemplated for purposes of this evaluation, this Authority reserves the right to modify the terms of this recommendation.

Traffic:

1. If a parking area is proposed within the property of the proposed project, the Access to said parking lot will be through the municipal streets, adjacent to the property.

2. Any work to be carried out on existing municipal streets at their intersection with the state road in this sector or less than 25.00 meters from the right of way of the latter, will require the regulatory permission of the Regional Office of Guayama of the Department of Transportation and Public Works.

3. In order to promote orderly urban development and the creation of a public space safe and pleasant pedestrian, the following must be incorporated into the plan recommendations: to. Sidewalks and all public spaces must facilitate access and mobility of all people who use them, regardless of their abilities or abilities, in accordance with the requirements of the ADA Law (Sec. 204 – 2010 ADA Standards for Accessible Design) and the principles of "Complete Streets" and "Design Universal" (see: Complete Street Design Plan and Guides for Puerto Rico). b. The criteria established by the "American with Disabilities Act (ADA)" for the design of sidewalks, ramps and pedestrian access, as well as parking spaces for people with diversity functional. Parking spaces for people with diversity must comply with the provisions of the 2010 ADA Standards for Accessible Design in Chapter 2 (ADA Chapter 2: Scoping Requirements; 208 Parking Spaces) and in Chapter 5 (Chapter 5: General Site and Building elements).

Finance Area of this Authority. You can contact said Area of Finance at 787-721-8787, extension 52715.

SHPO:

Archaeological monitor

	In letter of April 17, 2023, indicate that after reviewing all documentation provided the PRSHPO agrees with you finding that the proposed project with the stablished conditions, we have no adverse effect upon PR-CRP-000170 Arroyo. As a preventive method and aware that the project area is located within a port established close to the XVIII century. By the previous investigations carried out and archaeological findings it is recommended that an archaeological monitoring construction.
Hazards and Nuisances including Site Safety and Noise Asbestos and Lead Based Paint:	Asbestos and lead-based paint studies were conducted, and their locations were identified to mitigate their removal.
Public Safety - Police, Fire and Emergency Medical	The new project and the commercial activities it promotes are not expected to strain the effectiveness of these local services. The proposed actions will increase the tourism in the area, this will cause some increases in the population eligible to receive medical services in the area, this impact is not anticipated to overload the current emergency medical services available.
Endangered Species	If a Puerto Rican Boa is found in the project action site, work shall cease until the Boa moves off on its own. If the Boa does not move off, the CM shall contact the Puerto Rico Department of Natural and Environmental Resources and ask for them to relocate the Boa.
Coastal Zone Management	The Puerto Rico Management Office emitted the required Environmental Compliance Determination Through the case num. 2022-470944-DEA-0104-010459. The proposed project is located within in a AE Flood Risk Zone according to the Advisory FEMA Flood Map of April 13,2018. The applicant indicated that insurance must be obtained for the onside structure.

Determination:

☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27] The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27] The project may significantly affect the quality of the human environment.

Preparer Signature: Ramón Luna Miranda Date: **05/09/2024**

Name/Title/Organization: Ramón Luna /Environmental Specialties/ROV Engineering, PSC

Certifying Officer Signature: I. Lorenzo Date: May 10, 2024

Name/Title: I. Lorenzo, Permits and Environmental Compliance Specialist

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).

APPENDIX A

Figures, Agency Consultations and Correspondence

Exhibit 1. Airport Hazards (MAP)

Exhibit 2. Coastal Barrier Resources Act

Exhibit 3. Flood Insurance and Floodplain Management

Exhibit 3A. Flood zone based on FEMA ABFE maps. Floodplain Management 8-Step Decision-Making Process and Early Floodplain Notice

Exhibit 4. Air Quality

Exhibit 4A. Air Quality

Exhibit 4B. Air Quality

Exhibit 5. Coastal Zone Management

Exhibit 5B. Coastal Zone Management

Exhibit 6. Toxic and Contamination Substances, See the lead and asbestos inspection results and Environmental Site assessment Fase I within the attachment.

Exhibits 6A-6L. Toxic and Contamination Substances

Exhibit 7. Endangered Species Effect Determination Memo

Exhibit 8. Explosive and Flammable Hazards

Exhibits 8A-8F. Explosive and Flammable Hazards

Exhibit 9. Farmland Protection

Exhibit 10 Historic Preservation, See archaeological monitor plan within the attachment.

Exhibit 11. Noise Abatement and Control

Exhibit 12. Sole Source Aquifers

Exhibit 13. Wetland Protection (MAP)

Exhibit 14. Wild and Scenic Rivers

Exhibit 14A. Wild and Scenic Rivers

Exhibit 15. Zoning Map

Exhibit 15A. Zoning

Exhibit 15B. Zoning

Exhibit 16. Soil Report

Exhibit 17. LUMA

Exhibit 18. Solid Waste Disposal / Recycling

Exhibit 19. Aqueduct and Sewer Authority / Infrastructure / North Public and Private Projects

Exhibit 20. Endorsement from the Municipality

Exhibit 21. Highway and Transportation Authority

Exhibit 22. Certification of Environmental Compliance by Permit General Office of PR

Exhibit 23. Telecommunications

Exhibit 24. Tourism Company

Exhibit 25. Department of Economic Development and Commerce

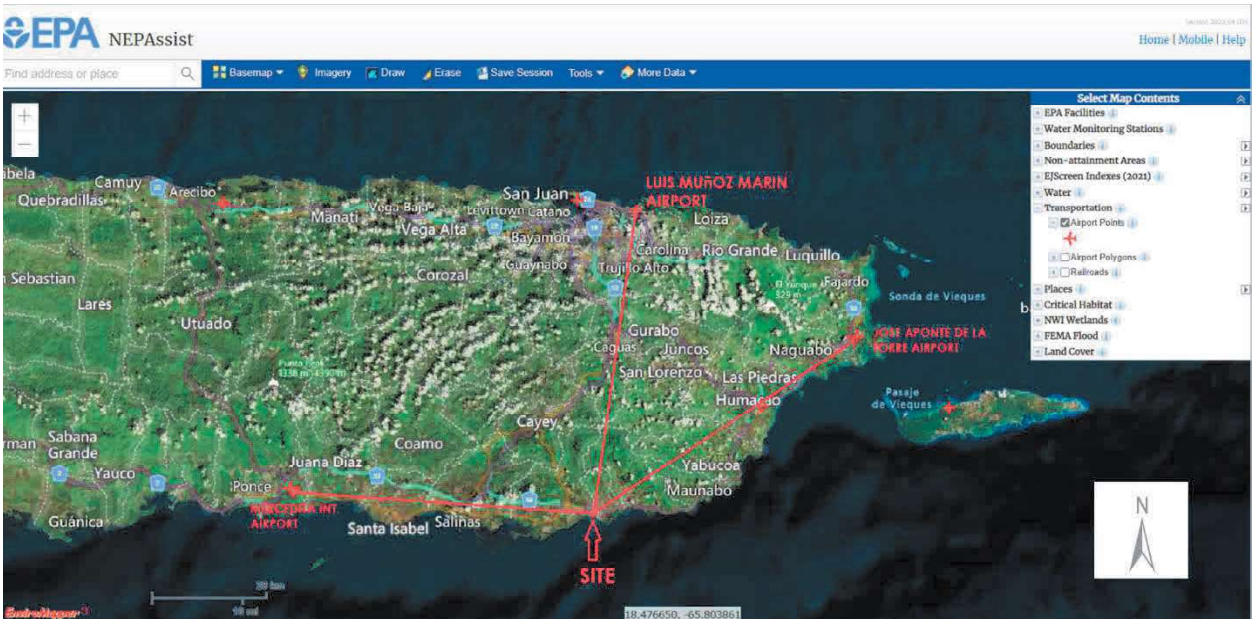
Exhibit 26. Institute of Puerto Rican Culture

Exhibit 27. Plans for the Proposed Project

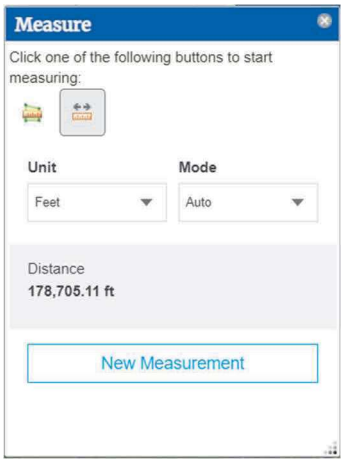
Exhibit 1. Airport Hazards

Ventana del Bucanero (Posada), PR-CRP-000170, Marina St. and Morse St. Arroyo, PR 00714/ Coordinates (lat/long): 17.962449°, - 66.064224°

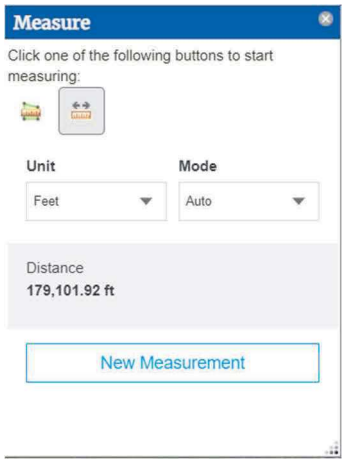
https://nepassisttool.epa.gov/nepassist/nepamap.aspx?wherestr=C.+Marina+and+C.+Morse%2C+arroyo%2C+puerto+rico



Mercedita Int. Airport



José Aponte de la Torre Airport



Luis Muñoz Marin Airport

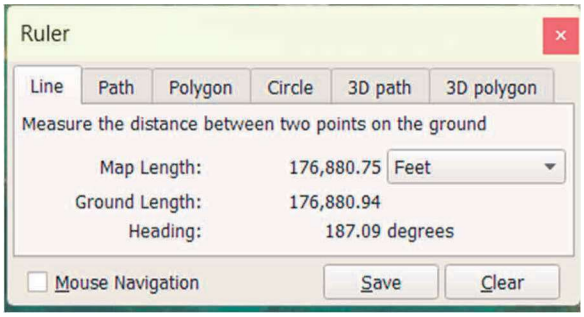


Exhibit 2. Coastal Barrier Resources Act
Ventana del Bucanero (Posada), PR-CRP-000170, Marina St. and Morse St. Arroyo, PR 00714/ Coordinates (lat/long): 17.962449°, - 66.064224°
https://www.hudexchange.info/environmental-review/coastal-barrier-resources



Exhibit 3. Flood Insurance
Ventana del Bucanero (Posada), PR-CRP-000170, Marina St. and Morse St. Arroyo, PR 00714/ Coordinates (lat/long): 17.962449°, - 66.064224°
https://www.hudexchange.info/environmental-review/flood-insurance

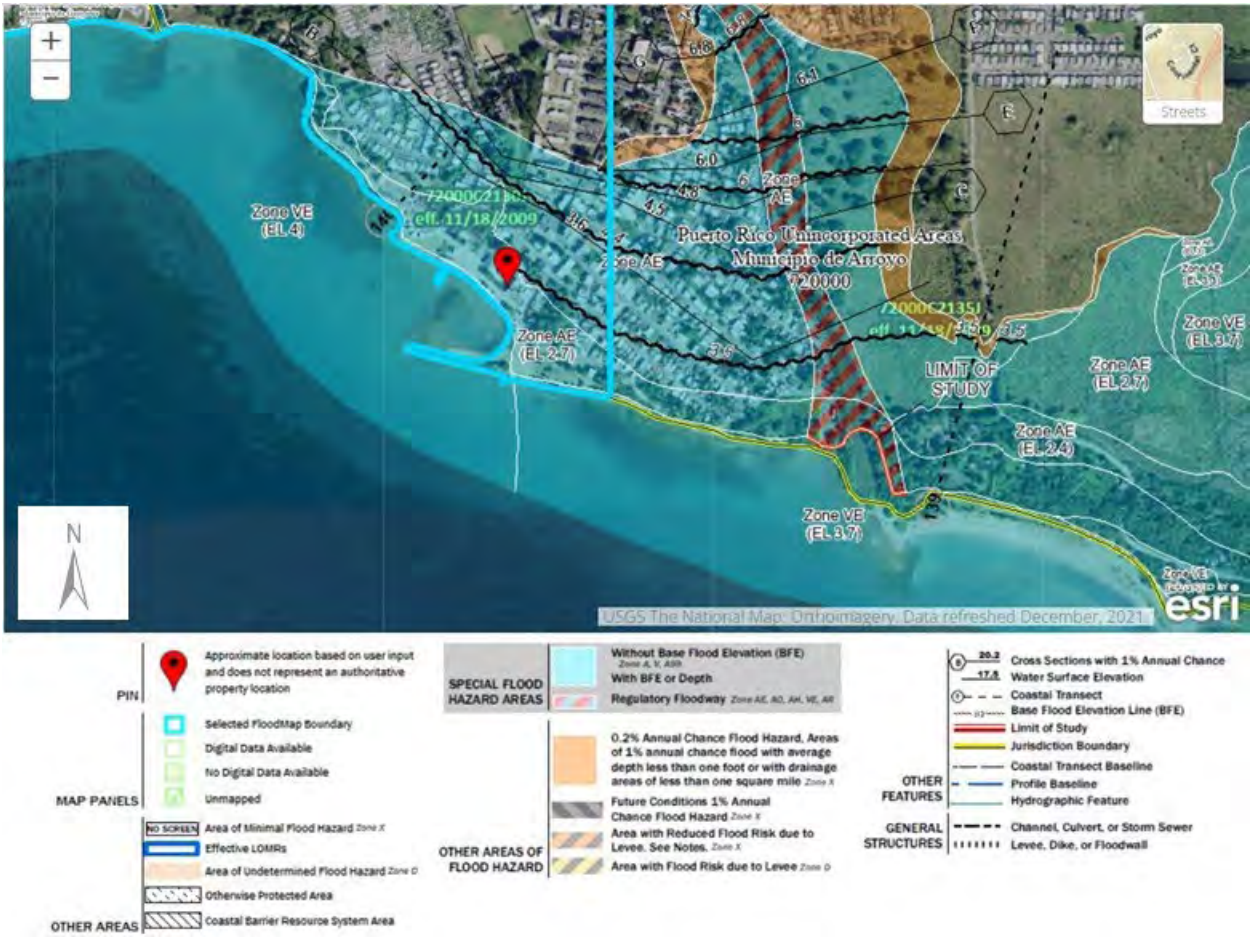


Exhibit 3A. Advisory Base Flood Elevation map (ABFE)
Ventana del Bucanero (Posada), PR-CRP-000170, Marina St. and Morse St. Arroyo, PR 00714/ Coordinates (lat/long): 17.962449°, - 66.064224°
https://maps.jp.pr.gov/index.php/mapas-de-inundacion



VENTANA DEL BUCANERO (POSADA) FLOODPLAIN MANAGEMENT 8-STEP DECISION-MAKING PROCESS

Ventana del Bucanero (Posada) - Arroyo, Puerto Rico, USA

The Puerto Rico Department of Housing (PRDOH) intends to administer a grant involving actions that may affect or be affected by the 100-year floodplain, 500-year floodplain for critical action, and wetlands and seeks to involve the public in the decision-making process. PRDOH is conducting this evaluation as required by Executive Orders 11988 and 11990, in accordance with U.S. Department of Housing and Urban Development (HUD) regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection.

Any action by PRDOH in a 100-year floodplain and / or involving critical actions within a 500-year floodplain is guided by Executive Order (EO) 11988. This EO was enacted to "avoid to the extent possible the long- and short-term adverse impacts associated with the occupancy and modification of floodplains and to avoid direct or indirect support of floodplain development wherever there is a practicable alternative." The EO 11988 requires agencies to follow an eight-step decision making process to assure all alternatives and guidelines would be met. Similarly, any action by PRDOH in wetlands is guided by Executive Order (EO) 11990. This EO was enacted to "avoid to the extent possible the long- and short-term adverse impacts associated with the destruction or modification of wetlands and to avoid direct or indirect support of new construction in wetlands wherever there is a practicable alternative." The EO 11990 requires agencies to consider relevant factors and develop procedures to assess the effect of the proposed project on wetlands. Detailed below is a summary of the eight steps and how PRDOH has or will comply with Executive Order 11988 and Executive Order 11990:

This eight-step summary is based on PRDOH's current scope of work. In accordance with HUD policy, the "8-Step Process" focuses on the proposed action but includes evaluating both the direct and indirect impacts associated with it. The specifics of the funded action are discussed below in Step 1 and further described with a discussion of alternatives in Step 3.

Step 1: ***Determine whether the action is in a 100-year floodplain (or a 500-year floodplain for critical activities) or wetland.***

This project proposes remodeling and reusing two existing structures and a vacant lot between the previously mentioned structures to develop a hotel with thirty-four (34) rooms. The first existing structure was the previously "Ron Venerable" distillery produced by "J.R. Nieves & Compañía" in Arroyo during the 1930s. The building has been in disuse and abandoned for over 30 years. This structure will house 14 rooms, a shared space, meeting rooms, an area for eating, and a pool on the upper deck. The second existing structure is the previous Arroyo customs checkpoint. This building was built with brick walls from the Spanish colonization period, concrete columns and beams post-American invasion and later interventions from the past 30 years. Although the cover is made from structural steel and galvanized metal, it is in a precarious state which needs substantial

intervention. The architectural proposal for this building recommends fixing the brick walls while maintaining the historic architectural vocabulary and interior intervention with a new steel structure for a livable roof for expanding the hotel spaces. The vacant solar is proposed to house the hotel lobby, all the "back ends" functions such as supply storage, electrical and mechanical rooms, administrative offices, and all other necessary dependencies for hotel logistics, and two superior levels with rooms. This structure will have 20 rooms.

This project is (a) demolition (minor selective demolition), (b) improvement, and (c) new construction of an affordable urban boutique hotel, and for these reasons, E.O. 11988- Floodplain Management and E.O. 11990- Wetlands Protection apply to the proposed project. According to FEMA FIRM, 72000C2130J eff. 11/18/2009, the project is located within Zone AE (2.7) - Base Flood Elevation. The FIRM is attached to this document. No wetland areas are within or near the proposed site, as stated in the United States Fish and Wildlife letter from February 23, 2023.

Step 2: ***Notify the public for early proposal review and involve the affected and interested people in decision-making.***

Two public notices were prepared and published on February 1, 2023, in PrimeraHora, one of the significant distribution newspapers in Puerto Rico. The public notice included the project description and the potential impacts of the proposed actions for public comments. The public notices targeted residents, including those in adjacent communities. Comments and recommendations from the attendees are kept in the project's environmental review records and attached to this document. As required by regulation, the public notice includes the name, proposed location, description of the activity, and the official municipal contact for information. On March 23, 2023, the municipal government of Arroyo confirmed that no comments were received at their offices. During the planning process, FEMA and city engineers were contacted concerning mitigation requirements of the National Flood Insurance Program (NFIP) and local ordinances that must be implemented as part of NFIP.

Step 3: ***Identify and evaluate practicable alternatives.***

Consideration of practicable alternatives to the proposed project location and its inclusion of property in a floodplain and wetlands were identified and evaluated and include the following, for the HUD funded action:

- Alternative 1 - Locating the actions outside of the floodplain;
- Alternative 2 - Alternative methods / Construction to accomplish the proposed objectives;
- Alternative 3 - Impact of taking no action.

Alternative options/locations for completing the projects objectives were considered. These options were compared based on the functionality of the current property and potential options for improvement. These included the following alternatives:

Alternative 1- PRDOH considered multiple alternative locations for the improvement. The optimal location was determined to locate the project near the Arroyo oceanfront, the public plaza, schools, grocery stores, pharmacies, and a federal post office. The goal of the project is to provide tourists with an experience of the culture, history, and architecture of the urban environment where the project is located; simultaneously, a synergy is created to revitalize the old urban centers economically. It also preserves the stock of hotel rooms in the region. The option of securing an alternative site from that proposed was determined to be inappropriate as the selected property is located in an optimal location and in need of refurbishment. Additionally, cost of property within the region, and scarcity of developable property specifically, contributed to selection to the proposed site. Were an alternate site selected, it could potentially not meet the needs of the project while also resulting in additional property acquisition costs. In accordance with 24 CFR 55.20.g.1, no feasible alternatives to locating the proposed project completely outside the floodplain and wetlands were identified leaving the proposed action as the most practicable alternative. To avoid or minimize any impacts the applicant has taken multiple measures described below.

Alternative 2- Alternative methods to the current plan would be to limit all improvements to areas outside of the 100-year floodplain. However, it is unlikely that this option would provide much if any aid or benefit in enhancing floodplain function as the area is currently urban and built up. It is not anticipated that the floodplain will experience adverse impacts from the currently proposed project activities.

Alternative 3 – PRDOH considered a “No Action” alternative. However, the project will provide vital business opportunities for the economically challenged municipality of Arroyo. There has been an increase in the demand for hotel room alternatives within the southeast region. The proposed project fits within the objectives of Arroyo’s Territorial Plan of urban redevelopment to address the lack of urban space for new business opportunities. Therefore, no action would leave the area with a need for the services this development proposes to provide. The “No Action” scenario was therefore rejected.

Step 4: ***Identify Potential Direct and Indirect Impacts Associated with Floodplain Development.***

The features for the proposed project activity are strategically designed with development and construction to areas outside the 100-year floodplain and wetlands to the fullest practical extent such that they have minimal direct impacts on floodplain and wetlands.

The location of the project at Morse Street East Section will have minimal impacts on the floodplain. The complex has been operational for 41 years and has a footprint designed to minimize these impacts. The original design also reduces potential damage to the

property due to flooding. The area has experienced some flooding but never above 1 meter of the proposed elevation.

The proposed finish floor elevation will be 3.0 meters as shown on sheet C-6. The property is across the main street, opposite the Arroyo Pier. Arroyo Bay is a protected surface water resource with a low possibility of being flooded by storm surges. No structures or improvements will be in the floodway.

The highest priority of this review is to prevent the loss of life. FEMA estimates that it would take a warning time of between five and seven hours to evacuate people from the area safely. The additional elevation will also help to protect financial investment.

The city of Arroyo is a member of the National Flood Insurance Program, and structures located in the flood zone must comply with the local flood ordinance. HUD requires projects in the floodplain to maintain flood insurance for the life of the property. Besides concerns for life and property, the city considered the natural and beneficial values of the floodplain. The natural resources of the floodplain include coastal water, wetland, and biological and societal resources.

The construction will have minimal effects on water resources by reconstructing an existing building and managing stormwater runoff in and around the floodplain. It will be handled in a laminar manner pre-directed to the existing storm sewer system on the boardwalk. The design contains runoff water from the project to avoid causing nearby flooding properties.

The Fish and Wildlife Service has determined that the reconstruction/existence of the buildings will have no quantifiable impact on plant and animal life. Only native plants will be used in the floodplain and on the site. Due to the distance of the project to the Río Nigua Estuary Wetland Area, there will be no impact because fill and compensatory mitigation are not required.

Societal resources were also considered during the design process. The designs complement the area's natural features and offer an aesthetically pleasing structure. The site will not affect agricultural lands, and efforts have been made to add proper landscape according to the US Building and state code.

Step 5: ***Where practicable, design or modify the proposed action to minimize the potential adverse impacts to lives, property, and natural values within the floodplain and to restore and preserve the values of the floodplain.***

Design modifications have been incorporated into the proposed action to minimize potential adverse impacts to the floodplain. Through such modifications, the characteristics of the floodplain will not be significantly altered. Such modifications demonstrate the implementation of practicable alternatives, whenever possible within the design process, to limit adverse impacts to the floodplain.

(a) Preserving Lives: To maintain lives, Arroyo's Office of Municipal Emergency Management and Municipal Police and the Emergency Broadcast System will implement an early warning system should flooding conditions arise. In addition to the warning system, Arroyo has an emergency evacuation and relocation plan. The existing structures will also be marked with past and estimated flooding identification marks, and the standard interior areas will display an evacuation plan. All residents will also be briefed on the location of the flood hazard area and evacuation plans upon placement.

(b) Preserving Property: To protect property, flood insurance will also be acquired and maintained to mitigate possible flood damage. The structures have been designed to withstand floods, and all construction will use flood-resistant materials consistent with FEMA bulletins (see https://www.fema.gov/media-library/assets/documents/2655?id=1580).

(c) Preservation of Natural Values and Minimizing Impacts: The structure will have minimal water resources impacts with no modifications to the stormwater system. The floodplain's impact will also be limited due to construction within the previously developed area. In addition to prohibiting impervious surfaces in and directly around the floodplain, the floodplain was preserved by avoiding additional construction, beyond the reuse of the two existing structures, and the extension of the primary building. This extension will take place in the middle of both buildings. At this site, a structure existed years ago which has since been demolished. Arroyo is a coastal town, and implementation activities will occur within the project area to educate residents on the importance of conservation practices to prevent solid waste and other sources of pollution from reaching the neighboring Arroyo Bay. Additionally, the city works with local organizations to educate the residents on protecting Arroyo's coastal environment.

Step 6: ***Reevaluate the Alternatives.***

Although the Morse Street and East Section site is in a floodplain, the project has been adapted to minimize floodplain impact. Additionally, steps were taken to reduce human life and property risks, including evacuation plans, construction methods, and flood insurance. This existing building complex is located within Zone AE (2.7) - Base Flood Elevation determined in FEMA panel 72000C2130J dated 11/18/2009. Given these circumstances, the design proposes establishing a final floor elevation (FFE) of 3.00 meters on the first floor, in compliance with Regulation #13, section 7.0 (Zone AE, land between the limit of the main channel and the floodplain, land in the floodplain Zone A and Zone AO) for a rainfall activity of 100 years. Due to state regulation, the developer alone will bear the costs of maintaining the statutorily required flood insurance premiums for the structure's life following the Flood Disaster Protection Act of 1973.

The costs of considering other alternatives around the area are problematic mainly due to the high price of available properties and the scarcity of land suitable for development. Many areas within the urban center have flooding problems and poor

stormwater infrastructure, and the stormwater runoff costs here are worse than those of Morse Street East Section. For more than three decades, communities around the Ventana del Bucanero site have been experiencing severe flooding due to illegal construction near the banks of the Nigua River and the coastal estuary. The Puerto Rico Department of Natural and Environmental Resources has been working with the US Army Corps of Engineers for more than 15 years to design and acquire lands for the construction of the Río Nigua Flood Control Project. This project will provide much-needed relief for the local communities. The cost of the mitigating measures for these environmental impacts and endangered species habitat made other sites prohibitively expensive to develop. The amount of fill and soil stabilization required would cost dozens of millions of dollars, which significantly exceeds the cost of the Ventana del Bucanero site.

(a) Historically there has been a need for new hotel rooms in southeast Puerto Rico. The Patillas – Juana Díaz Corridor lacks affordable hotel alternatives. Due to the lack of available land and properties, contamination, wetland, financial costs, and other concerns, as well as the requirement that the project is constructed within city limits due to state regulations, the Ventana del Bucanero site is the only location that satisfies these needs and concerns without displacing residents, businesses or severely impacting the environment. The no-action alternative is also impracticable because it will not fulfill the need to provide affordable hotel options inside the urban setting of Arroyo.

Step 7: *Determination of No Practicable Alternative*

In reevaluation of the alternatives, it has been determined that there are no practical alternatives to the proposed action and a final floodplain explanation notice will be published. The public notice procedures of 55.20(b)(1) will be followed in the final notice dated June 12, 2023, and observe a comment period of 7 calendar days ending on June 20, 2023.

Step 8: *Implement the Proposed Action*

The Ventana del Bucanero (Posada) will ensure that this plan, as described above, is executed and necessary language will be included in all agreements with participating parties. The Municipality of Arroyo will also actively monitor the construction process to ensure no unnecessary impacts or risks are taken. Arroyo will monitor the flood insurance requirement for the life of the property by listing the agency as an interested party on the 2nd mortgagee/another box of the flood insurance application and placing a covenant on the property that lasts for the useful life of the structure. The proposed action is estimated to begin in calendar year 2023.

public notice

Early Notice and Public Review of a Proposed Activity in the 100-Year Floodplain

To: All Interested Parties, Groups & Individuals

This is to give notice that the Puerto Rico Department of Housing (PRDOH) has determined that the following proposed action under the PRDOH Community Development Block Grant – Disaster Recovery (CDBG-DR) City Revitalization Program, Grant number B-17-DM-72-0001& B-18-DP-72-0001, is located in the 100-year floodplain, and PRDOH will be identifying and evaluating practicable alternatives to locate the action in the floodplain and the potential impacts on the floodplain from the proposed action, as required by the Executive Order 11988, in accordance with HUD regulations at 24 CFR 55.20 Subpart C - Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. The proposed project, PR-CRP-000170 *Ventana del Bucanero Hotel*, is within a municipality with structures damaged by Hurricanes Irma and María and it is located between Marina Street and Morse Street in Arroyo, PR 00714, coordinates 17.96250209, -66.064628. The proposed activity is situated in a flood zone AE with dimensions of 0.5105 acres. The floodplains in the project area can be found at Flood Insurance Rate Map (FIRM) 72000C2135J, revised on November 18, 2009, as indicated on the FEMA Flood Map Service Center at **https://msc.fema.gov/portal/home**.

The objective of the project is to remodel and reuse two existing structures and a vacant lot which is between the previously mentioned structures. It is proposed to develop a hotel with thirty-four rooms. The first existing structure was the previously known *Ron Venerable* distillery in Arroyo during the 1930s. This building has been in disuse and abandoned for over 30 years. The structure will house 14 rooms, a shared space, meeting rooms, an area for eating, and a pool on the upper deck. The second existing structure is the previous Arroyo customs checkpoint. This building was built with brick walls from the Spanish colonization period, concrete columns and beams post-American invasion, and some later interventions from the past 30 years. Although the cover is made from structural steel and galvanized metal, it is in a precarious state and only needs substantial intervention. The architectural proposal for this building recommends fixing the brick walls while maintaining the historic architectural vocabulary and interior intervention with a new steel structure for a livable roof for expanding the hotel spaces. Finally, the vacant lot is proposed to house the hotel lobby, all the "back ends" functions such as supply storage, electrical and mechanical rooms, administrative offices, and all other necessary dependencies for hotel logistics, and two superior levels with rooms. This structure will have 20 rooms.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public education tool. The dissemination of information and request for public comment about floodplains can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

PRDOH will consider all comments received on or before **february 16, 2023**. Written comments can be sent to the following address: Puerto Rico Department of Housing, 606 Barbosa Ave., Juan C. Cordero Building, Río Piedras, PR 00918-8461, Attention: Pedro de León Rodríguez, Permit and Environmental Compliance Specialist. A complete description of the project is available to the public for review from 8:30 am to 4:00 pm at the Puerto Rico Department of Housing, 606 Barbosa Ave., Juan C. Cordero Building, Río Piedras, PR 00918. The number to get information is (787) 274-2527 ext. 6654. In the alternative, comments may also be sent to PRDOH by email at **infoCDBG@vivienda.pr.gov**.

Date: February 1, 2023

ARROYO

DEPARTMENT OF HOUSING

aviso público

Aviso y Revisión Pública Preliminar de una Actividad Propuesta en Terrenos Inundables de 100 años

A: Todas las partes, grupos y personas interesadas

Este aviso notifica que el Departamento de Vivienda de Puerto Rico (Vivienda, en adelante) ha determinado que la siguiente acción propuesta bajo el Programa de Revitalización de la Ciudad (City-Rev), Subvención en Bloque para el Desarrollo Comunitario – Recuperación ante Desastres (CDBG-DR), número B-17-DM-72-0001 y B-18-DP-72-0001, está ubicado en terreno inundable. Vivienda estará evaluando e identificando alternativas prácticas para realizar la acción propuesta y el impacto potencial en los terrenos inundables debido a la acción propuesta, según establecido por la Orden Ejecutiva 11988, de acuerdo con las regulaciones de HUD en 24 CFR 55.20 Subparte C - Procedimientos para tomar determinaciones sobre el manejo de terrenos inundables y protección de humedales. El proyecto propuesto, PR-CRP-000170 Ventana del Bucanero Hotel, se encuentra dentro de un municipio que sufrió daños debido a los huracanes Irma y María, y está localizado entre la Calle Marina y la Calle Morse en Arroyo, PR 00714, coordenadas 17.96250209, -66.064628. La actividad propuesta se ubica en una zona inundable AE con dimensiones de 0.5105 acres. El área del proyecto se encuentra en el *Flood Insurance Rate Map* (FIRM) 72000C2135J, revisado el 18 de noviembre de 2009, según indicado en la página del Centro de Servicios de Mapas de Inundaciones en **https://msc.fema.gov/portal/home**.

El objetivo de este proyecto consiste en remodelar y reutilizar dos estructuras existentes y un terreno vacante entre las estructuras mencionadas anteriormente. Se propone desarrollar un hotel con treinta y cuatro habitaciones. La primera estructura existente fue la destilería anteriormente conocida como "Ron Venerable" en Arroyo durante la década de 1930. El edificio ha estado en desuso y abandonado durante más de 30 años. Esta estructura albergará 14 habitaciones, un espacio compartido, salas de reuniones, un área para comer y una piscina en la cubierta superior. La segunda estructura existente es el anterior puesto de control aduanero de Arroyo. Este edificio fue construido con paredes de ladrillo de la época de la colonización española, columnas y vigas de hormigón post-invasión americana, y algunas intervenciones posteriores de los últimos 30 años. Aunque la cubierta está hecha de acero estructural y metal galvanizado, se encuentra en un estado precario y solo necesita una intervención sustancial. La propuesta arquitectónica de este edificio recomienda fijar las paredes de ladrillo manteniendo el vocabulario arquitectónico histórico y la intervención interior con una nueva estructura de acero para una cubierta habitable para la ampliación de los espacios del hotel. Finalmente, se propone el solar vacante para albergar el lobby del hotel, todas las funciones de "back end" como almacenamiento de suministros, cuartos eléctricos y mecánicos, oficinas administrativas y las demás dependencias necesarias para la logística hotelera, y dos niveles superiores con habitaciones. Esta estructura tendrá 20 habitaciones.

Este aviso tiene tres propósitos principales. En primer lugar, las personas que puedan verse afectadas por las actividades en los terrenos inundables y aquellas que tengan interés en la protección del ambiente natural deben tener la oportunidad de expresar sus inquietudes y proveer información sobre estas áreas. Se exhorta a la comunidad a ofrecer ubicaciones alternas fuera de los terrenos inundables, métodos alternos para cumplir el mismo propósito del proyecto y métodos para minimizar y mitigar los impactos. Segundo, un programa adecuado de avisos públicos puede ser una herramienta importante para la educación pública. La divulgación de información sobre los terrenos inundables puede facilitar y mejorar los esfuerzos federales por reducir los riesgos e impactos asociados con la ocupación y alteración de estas zonas especiales. Tercero, como materia de justicia, cuando el gobierno federal determine participar en acciones ubicadas en los terrenos inundables, debe informárselo a quienes puedan ser expuestos a un riesgo mayor o similar al presente.

Vivienda considerará todos los comentarios recibidos en o antes de **16 de febrero de 2023**. Pueden enviar los comentarios de forma impresa a la siguiente dirección: Departamento de la Vivienda de Puerto Rico, Edificio Juan C. Cordero, 606 Avenida Barbosa, Río Piedras, PR 00918-8461, Atención: Pedro de León Rodríguez, Especialista en Permisos y Cumplimiento Ambiental. Una descripción completa del proyecto está disponible al público para revisión de 8:30 am a 4:00 pm en el Departamento de la Vivienda de Puerto Rico, Edificio Juan C. Cordero, 606 Avenida Barbosa, Río Piedras, PR 00918. El número para obtener información es (787) 274-2527 ext. 6654. Como alternativa, también pueden enviar los comentarios a Vivienda por medio electrónico a **infoCDBG@vivienda.pr.gov**.

Fecha: 1 de febrero de 2023

ARROYO

DEPARTAMENTO DE LA VIVIENDA

PRIMERA HORA Miércoles, 1 de febrero de 2023 23

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aviso público

Aviso Final y Explicación Pública de una Actividad Propuesta en la Llanura Aluvial de 100 años

Ventana del Bucanero (Posada)
PR-CRP-000170

Para: Todas las partes interesadas, grupos e individuos

Este aviso notifica que el Departamento de la Vivienda de Puerto Rico (Vivienda) completó una evaluación según establece la Orden Ejecutiva 11988, de acuerdo con los reglamentos de HUD en 24 CFR 55.20 Subparte C - Procedimientos para hacer determinaciones sobre el manejo del valle inundable y la protección de humedales. La actividad está subvencionada con fondos del Programa de Revitalización de la Ciudad (CRP, por sus siglas en inglés), Subvención en Bloque para el Desarrollo Comunitario – Recuperación ante Desastres (CDBG-DR), número de subvención B-17-DM-72-0001 y B-18-DP-72-0001. El proyecto propuesto, **PR-CRP-000170**, está localizado entre la Calle Marina y la Calle Morse en Arroyo, PR 00714, coordenadas 17.96250209, -66.064628. El proyecto propuesto consiste en la remodelación y reutilización de dos estructuras existentes y un terreno para desarrollar un hotel de treinta y cuatro habitaciones. La primera estructura albergará 14 habitaciones, un espacio compartido, salas de reuniones, un área para comer y una piscina en la cubierta superior. La segunda estructura está hecha de acero estructural y metal galvanizado, se encuentra en un estado precario y necesita intervención sustancial. La propuesta arquitectónica de este edificio recomienda fijar las paredes de ladrillo, manteniendo el vocabulario arquitectónico histórico y la intervención interior con una nueva estructura de acero para una cubierta habitable para la ampliación de los espacios del hotel. Finalmente, se propone el lote vacante para albergar el lobby del hotel, el almacenamiento de insumos, cuartos eléctricos y mecánicos, oficinas administrativas y las demás dependencias necesarias para la logística del hotel, y dos niveles superiores con habitaciones. Esta estructura contará con 20 habitaciones. La actividad propuesta está situada en zona de inundación AE con una cabida de 0.5 acres. El área del proyecto se encuentra en el Flood Insurance Rate Map (FIRM) 72000C1235J, revisado el 18 de noviembre de 2009, según indicado en la página del Centro de Servicio de Mapas de Inundaciones de FEMA en **https://msc.fema.gov/portal/home**.

Vivienda ha considerado las siguientes alternativas y medidas de mitigación a tomar para minimizar los impactos adversos y restaurar y preservar los valores naturales y beneficiosos: (a) ubicar las acciones fuera de la llanura aluvial, (b) métodos alternativos, y (c) no tomar ninguna acción. La ubicación óptima determinada fue ubicar el proyecto cerca del área costanera de Arroyo, la plaza pública, escuelas, supermercados, farmacias y una oficina de correo federal. La opción de asegurar un sitio alternativo al propuesto se consideró inapropiada ya que la propiedad seleccionada se encuentra en una ubicación óptima y necesita remodelación. Además, el costo de la propiedad dentro de la región y la escasez de propiedades desarrollables, contribuyeron a seleccionar el sitio propuesto. De seleccionarse un sitio alterno, es posible que no cumpla con las necesidades del proyecto y, al mismo tiempo, genere costos adicionales de adquisición de la propiedad. Métodos alternos al plan actual serían limitar todas las mejoras a áreas fuera de la llanura aluvial de 100 años. Sin embargo, es poco probable que esta opción brinde mucha ayuda o beneficio para mejorar la función de la llanura aluvial, ya que el área actualmente es urbana y está edificada. No se anticipa que la llanura aluvial experimente impactos adversos debido a las actividades del proyecto propuesto actual. La alternativa de no tomar acción es impráctica porque el proyecto brindará oportunidades comerciales vitales para el municipio de Arroyo, que tiene dificultades económicas. Ha habido un aumento en la demanda de alternativas de habitaciones de hotel dentro de la región sureste. El proyecto propuesto encaja dentro de los objetivos del "Plan Territorial" de desarrollo urbano de Arroyo para abordar la falta de espacio urbano para nuevas oportunidades comerciales. Por lo tanto, la alternativa de no tomar acción dejaría el área con la necesidad de los servicios que este desarrollo propone brindar.

Vivienda reevaluó las alternativas para construir en la llanura aluvial y que no cuenta con alternativas prácticas. La documentación ambiental que evidencia el cumplimiento de los pasos 3 a 6 de la Orden Ejecutiva 11988, está disponible para inspección, revisión y reproducción de parte del público, de ser solicitado, en el horario y lugar indicado en el último párrafo sobre recibo de comentarios de este aviso. Esta actividad no tendrá un impacto significativo en el medio ambiente por las siguientes razones: la huella de desarrollo limitada de la propiedad, la ubicación dentro de un área urbana y edificada, y el sitio de desarrollo específico previamente mejorado/construido, y los impactos en la llanura aluvial de las mejoras propuestas no se anticipan que sean significativos.

Este aviso tiene tres propósitos principales. Primero, las personas que puedan verse afectadas por actividades en las llanuras aluviales y aquellas que tengan interés en la protección del ambiente natural deben recibir la oportunidad de expresar sus inquietudes y proveer información sobre estas áreas. Segundo, un programa adecuado de avisos públicos puede ser una importante herramienta de educación pública. La divulgación de información y solicitud de comentarios sobre las llanuras aluviales puede facilitar y mejorar los esfuerzos federales para reducir los riesgos e impactos asociados con la ocupación y alteración de estas áreas especiales. Tercero, como materia de justicia, cuando el gobierno federal determina participar en acciones ubicadas en las llanuras aluviales, debe informársele a quienes puedan ser expuestos a un riesgo mayor o similar al presente.

Vivienda considerará todos los comentarios recibidos en o antes del 31 de julio de 2023 **(un periodo mínimo de comentarios de 7 días comenzará el día siguiente de la publicación y terminará en el 8vo día después de la publicación)**. Pueden enviar los comentarios de forma impresa a la siguiente dirección: Departamento de la Vivienda de Puerto Rico, edificio Juan C. Cordero Dávila, 606 avenida Barbosa, Río Piedras, PR 00918-8461, Atención: Ivelisse Lorenzo, Especialista en Permisos y Cumplimiento Ambiental. Una descripción completa del proyecto está disponible al público para revisión de 8:30 a.m. a 4:00 p.m. en el Departamento de la Vivienda de Puerto Rico, edificio Juan C. Cordero Dávila, 606 avenida Barbosa, Río Piedras, PR 00918. El número para obtener información es (787)274-2527 ext. 4320. Como alternativa, también pueden enviar los comentarios a Vivienda por medio electrónico a **environmental@vivienda.pr.gov**.

Fecha: **21 de julio de 2023**

Hon. Eric Bachier Román
Alcalde

DEPARTAMENTO DE LA VIVIENDA

public notice

Final Notice and Public Explanation of a Proposed Activity in the 100-Year Floodplain

Ventana del Bucanero (Posada)
PR-CRP-000170

To: All Interested Parties, Groups & Individuals

This is to give notice that the Puerto Rico Department of Housing (PRDOH) has conducted an evaluation as required by the Executive Order 11988, in accordance with HUD regulations at 24 CFR 55.20 Subpart C - Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is funded under the PRDOH Community Development Block Grant – Disaster Recovery (CDBG-DR), City Revitalization Program, Grant number B-17-DM-72-0001 & B-18-DP-72-0001. The proposed project, **PR-CRP-000170**, is located between Marina Street and Morse Street in Arroyo, PR 00714, coordinates 17.96250209, -66.064628. The proposed project consists in remodeling and reusing two existing structures and a vacant lot to develop a thirty-four-room hotel. The first structure will house 14 rooms, a shared space, meeting rooms, an area for eating, and a pool on the upper deck. The second structure is made from structural steel and galvanized metal. It is in a precarious state and needs substantial intervention. The architectural proposal for this building recommends fixing the brick walls while maintaining the historic architectural vocabulary and interior intervention with a new steel structure for a livable roof for expanding the hotel spaces. Finally, the vacant lot is proposed to house the hotel lobby, supply storage, electrical and mechanical rooms, administrative offices, and all other necessary dependencies for hotel logistics, and two superior levels with rooms. This structure will have 20 rooms. The proposed activity is situated in a flood zone AE with dimensions of 0.5 acres. The floodplains in the project area can be found at Flood Insurance Rate Map (FIRM) 72000C1235J, revised on November 18, 2009, as indicated on the FEMA Flood Map Service Center at **https://msc.fema.gov/portal/home**.

PRDOH has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values: (a) locate the actions outside of the floodplain, (b) alternative methods, and (c) take no action. The optimal location determined was to locate the project near the Arroyo oceanfront, the public plaza, schools, grocery stores, pharmacies, and a federal post office. The option of securing an alternative site from that proposed was determined to be inappropriate as the selected property is located in an optimal location and in need of refurbishment. Additionally, cost of property within the region, and scarcity of developable property, contributed to select to the proposed site. If an alternate site was selected, it could potentially not meet the needs of the project while also resulting in additional property acquisition costs. Alternative methods to the current plan would be to limit all improvements to areas outside of the 100 year floodplain. However, it is unlikely that this option would provide much, if any, aid or benefit in enhancing floodplain function as the area is currently urban and built up. It is not anticipated that the floodplain will experience adverse impacts from the currently proposed project activities. The "no action" alternative is impracticable because the project will provide vital business opportunities for the economically challenged municipality of Arroyo. There has been an increase in the demand for hotel room alternatives within the southeast region. The proposed project fits within the objectives of Arroyo's "Territorial Plan" of urban re-development to address the lack of urban space for new business opportunities. Therefore, "no action" alternative would leave the area with a need for the services this development proposes to provide.

PRDOH has reevaluated the alternatives to building in the floodplain and has determined that it has no practicable alternative. Environmental files that document compliance with steps 3 through 6 of 24 CFR 55.20, are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments. This activity will have no significant impact on the environment for the following reasons: with the property's limited development footprint, location within an urban and built up area, and the specific development site previously improved/built up, and the impacts to the floodplain from the proposed improvements are not anticipated to be significant.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public education tool. The dissemination of information and request for public comment about floodplains can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

PRDOH will consider all comments received on or before July 31, 2023 **(a minimum 7 calendar day comment period will begin the day after the publication and end on the 8th day after the publication)**. Written comments can be sent to the following address: Puerto Rico Department of Housing, 606 Barbosa Avenue, Juan C. Cordero Dávila Building, Río Piedras, PR 00918-8461, Attention: Ivelisse Lorenzo, Permits and Environmental Compliance Specialist. A complete description of the project is available to the public for review from 8:30 am to 4:00 pm at the Puerto Rico Department of Housing, 606 Barbosa Avenue, Juan C. Cordero Dávila Building, Río Piedras, PR 00918. The number to get information is (787)274-2527 ext. 4320. In the alternative, comments may also be sent to PRDOH by email at **environmental@vivienda.pr.gov**.

Date: **July 21, 2023**

Hon. Eric Bachier Román
Mayor

DEPARTMENT OF HOUSING

pressreader

Andrea Curbelo-Marty

From: Kenneth M. Garcia-De Leon
Sent: Friday, February 17, 2023 3:20 PM
To: environmentcdbg
Subject: RE: Comentarios PR-CRP-000170

Saludos

Por correo regular no llegaron comentarios para mencionado proyecto.

Cordialmente

Kenneth M. García De León
Oficial de Radicación de Informes
División de Adminstración y Operaciones
Oficina Recuperación de Desastres
Programa CDBG-DR
kgarcia@vivienda.pr.gov|787.274.2527 Ext. 6602
Visit us: www.cdbg-dr.pr.gov
Write us: infocdbg@vivienda.pr.gov

DEPARTAMENTO DE LA VIVIENDA

From: environmentcdbg <environmentcdbg@vivienda.pr.gov>
Sent: Friday, February 17, 2023 2:50 PM
To: Kenneth M. Garcia-De Leon <kgarcia@vivienda.pr.gov>
Subject: Comentarios PR-CRP-000170

Saludos Kenneth,

Con respecto a la publicación del proyecto PR-CRP-000170 Ventana del Bucanero, ¿habrá llegado algún comentario a través del correo postal? De ser así, por favor nos lo hace llegar.

Gracias,

Permits and Environmental Compliance Division
CDBG-DR/MIT Program
environmentcdbg@vivienda.pr.gov |787.274.2527

Visit us: www.cdbg-dr.pr.gov

DEPARTAMENTO DE LA VIVIENDA

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Andrea Curbelo-Marty

From: Kenneth M. Garcia-De Leon
Sent: Tuesday, August 1, 2023 4:59 PM
To: environmentcdbg
Subject: RE: Comentarios PR-CRP-000170

Saludos

Por correo postal no llegaron comentarios para mencionado proyecto.

Atentamente

Kenneth M. García De León
Oficial de Radicación de Informes de Operaciones
Oficina Recuperación de Desastres
kgarcia@vivienda.pr.gov|787.274.2527 Ext. 6602
Visit us: www.cdbg-dr.pr.gov
Write us: infocdbg@vivienda.pr.gov

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From: environmentcdbg <environmentcdbg@vivienda.pr.gov>
Sent: Tuesday, August 1, 2023 2:48 PM
To: Kenneth M. Garcia-De Leon <kgarcia@vivienda.pr.gov>
Subject: Comentarios PR-CRP-000170

Saludos Kenneth,

Con respecto a la publicación del proyecto Ventana del Bucanero Hotel – Arroyo (PR-CRP-000170) ¿habrá llegado algún comentario a través del correo postal? De ser así, por favor nos lo hace llegar.

Cordialmente,

Permits and Environmental Compliance Division
Office of Disaster Recovery
environmentcdbg@vivienda.pr.gov | 787.274.2527
Visit us: www.cdbg-dr.pr.gov

DEPARTAMENTO DE LA VIVIENDA

NOTA DE CONFIDENCIALIDAD: Esta transmisión electrónica contiene información perteneciente al Departamento de Vivienda de Puerto Rico, la cual es confidencial y / o privilegiada legalmente. Si usted no es el destinatario previsto, informe inmediatamente al remitente por correo electrónico de respuesta o por teléfono que este mensaje se le ha transmitido inadvertidamente y elimine este correo electrónico de su sistema. Si ha recibido esta transmisión por error, por lo presente se le notifica que cualquier divulgación, copia, distribución o cualquier acción basada en el contenido de la información está estrictamente prohibida. El uso, difusión, distribución o reproducción no autorizados de este mensaje por personas que no sean el destinatario previsto está estrictamente prohibido y puede ser ilegal.

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Exhibit 4. Air Quality
Ventana del Bucanero (Posada), PR-CRP-000170, Marina St. and Morse St. Arroyo, PR 00714/ Coordinates (lat/long): 17.962449°, - 66.064224°
https://www.hudexchange.info/environmental-review/air-quality



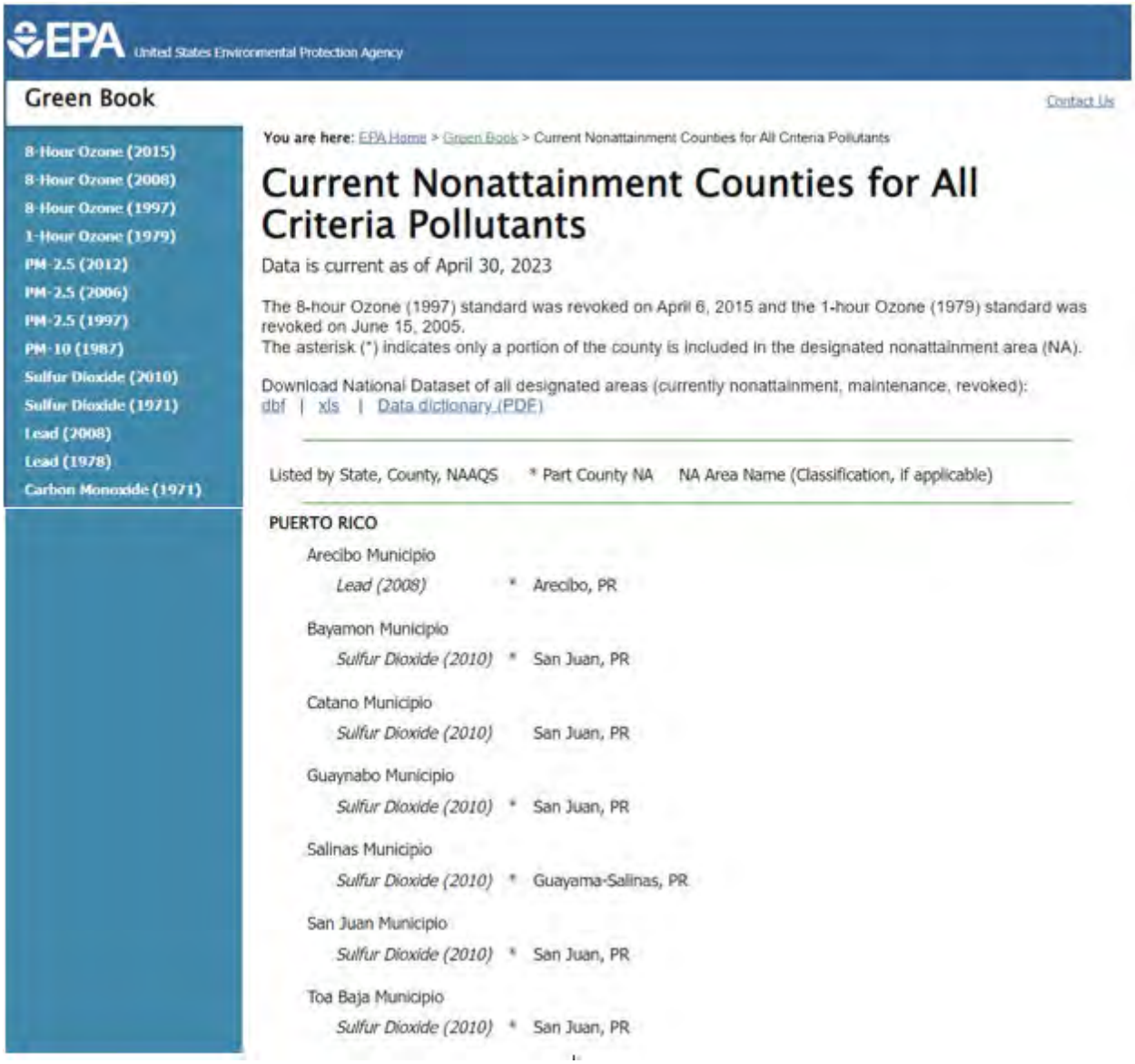
Exhibit 4.A Air Quality
Ventana del Bucanero (Posada), PR-CRP-000170, Marina St. and Morse St. Arroyo, PR 00714/ Coordinates (lat/long): 17.962449°, - 66.064224°
https://www.hudexchange.info/environmental-review/air-quality



Exhibit 4B. Air Quality

Ventana del Bucanero (Posada), PR-CRP-000170, Marina St. and Morse St. Arroyo, PR 00714/ Coordinates (lat/long): 17.962449°, - 66.064224°

https://www3.epa.gov/airquality/greenbook/ancl.html#PR



EPA United States Environmental Protection Agency

Green Book

Contact Us

- 8-Hour Ozone (2015)
- 8-Hour Ozone (2008)
- 8-Hour Ozone (1997)
- 1-Hour Ozone (1979)
- PM-2.5 (2012)
- PM-2.5 (2006)
- PM-2.5 (1997)
- PM-10 (1987)
- Sulfur Dioxide (2010)
- Sulfur Dioxide (1971)
- Lead (2008)
- Lead (1978)
- Carbon Monoxide (1971)

You are here: EPA Home > Green Book > Current Nonattainment Counties for All Criteria Pollutants

Current Nonattainment Counties for All Criteria Pollutants

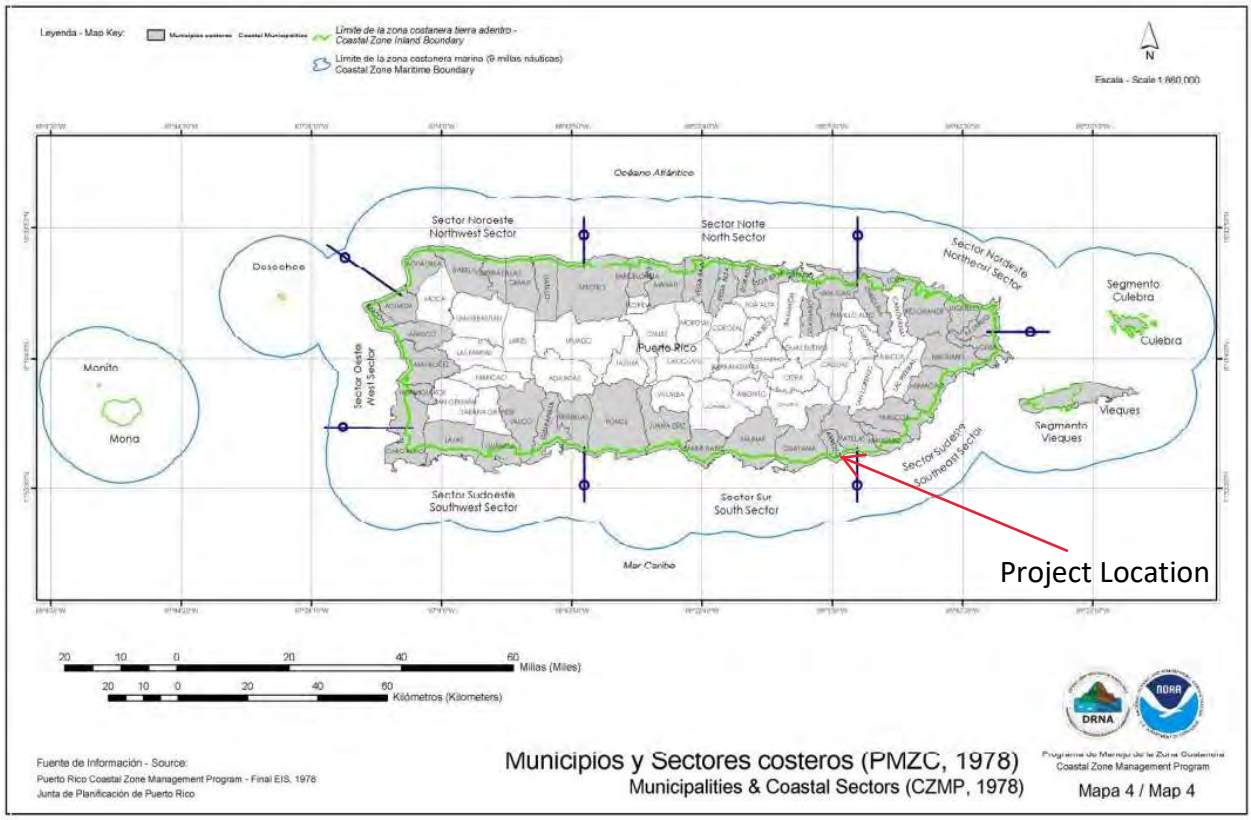
Data is current as of April 30, 2023

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 asterisk (*) indicates only a portion of the county is included in the designated nonattainment area (NA).

Download National Dataset of all designated areas (currently nonattainment, maintenance, revoked):
dbf | xls | Data dictionary (PDF)

Listed by State, County, NAAQS	*	Part County NA	NA Area Name (Classification, if applicable)
PUERTO RICO			
Arecibo Municipio			
Lead (2008)	*		Arecibo, PR
Bayamon Municipio			
Sulfur Dioxide (2010)	*		San Juan, PR
Catano Municipio			
Sulfur Dioxide (2010)			San Juan, PR
Guaynabo Municipio			
Sulfur Dioxide (2010)	*		San Juan, PR
Salinas Municipio			
Sulfur Dioxide (2010)	*		Guayama-Salinas, PR
San Juan Municipio			
Sulfur Dioxide (2010)	*		San Juan, PR
Toa Baja Municipio			
Sulfur Dioxide (2010)	*		San Juan, PR

Exhibit 5. Coastal Zone Management
Ventana del Bucanero (Posada), PR-CRP-000170, Marina St. and Morse St. Arroyo, PR 00714/ Coordinates (lat/long): 17.962449°, - 66.064224°
https://www.onecpd.info/environmental-review/coastal-zone-management



Blow Up



GOVERNMENT OF PUERTO RICO
PUERTO RICO PLANNING BOARD

October 18, 2023

Federal Consistency Certification with the
Puerto Rico Coastal Zone Management Program
CZ-2024-0925-041
Ventana del Bucanero Hotel

RESOLUTION

TO NOTIFY PARTIES ABOUT THE ISSUANCE OF A FEDERAL CONSISTENCY CERTIFICATE ACCORDING TO THE COASTAL ZONE MANAGEMENT ACT FEDERAL CONSISTENCY REGULATIONS, 15 CFR Part 930

The PR Department of Housing submitted the application of reference to obtain federal assistance from the CDBG-DR funds through the Economic Development Investment Portfolio for Growth Program. The proposed project consists of the development of a 34-room hotel in an existing abandoned structure to be rehabilitated. The hotel aims to position itself to provide services through a planned marketing strategy, offering a packaged tourist offer based on experience, which allows the sustainable development of the hotel and small entrepreneurs who invest in the related concessions, as well as in other business opportunities in the urban area of the Municipality of Arroyo. The hotel, the rehabilitation of public areas, the integration of small and medium-sized businesses in the urban area, private investment in residential and tourist housing projects and the offer of tax and other incentives will constitute the municipal economic development strategy for the urban area and the tourist area of "Paseo Las Américas".

The proposed project is located within the urban center and historic zone of the Arroyo Municipality, between Marina Street and Morse Street of the Arroyo Town.

As part of the completed evaluation, the Puerto Rico Planning Board made the following findings:

- The PR Permit Management Office emitted the required Environmental Compliance Determination through the case number 2022-470944-DEA-010459.
- The proposed project is located within an AE Flood Risk Zone according to the Advisory FEMA Flood Maps of April 13, 2018.
- The applicant indicated that considering the location of the project within a flood risk zone, flood insurance must be obtained for the onsite structures.

Considering the above-mentioned findings, the Puerto Rico Planning Board (PRPB) in its meeting held on October 19, 2023, **determined that the federal assistance (CDBG-DR funds) to be awarded through the Economic Development Investment Portfolio for Growth Program, for the *"Ventana del Bucanero Hotel"* project is consistent with the PR Coastal Zone Management Program Policies under the condition that the project complies with provisions of the Special Flood Hazard Areas Regulation (Planning Regulation No. 13).**

GOBIERNO DE PUERTO RICO
JUNTA DE PLANIFICACIÓN

This certification does not exempt the project from complying with other required federal or state permits and endorsements.

The following parties shall be notified: **Angel G. López Guzmán**, Deputy Director, Permits and Environmental Compliance Division, PR Department of Housing; Hon. Eric Bachier Román, Major, Municipality of Arroyo; **Alberto Mercado Vargas**, PR Coastal Zone Management Program Office, Department of Natural and Environmental Resources.

Julio Lassús Ruiz, LLM, MP, PPL
President

Certify: That this Resolution is copy of the agreement adopted by Puerto Rico Planning Board (PRPB) in its meeting held on **October 18, 2023**. I issue and notify a copy of this resolution to the parties under my signature and the official stamp of the Puerto Rico Planning Board.

In San Juan, Puerto Rico, today OCT 3 1 2023

Edgardo Vázquez Rivera
Acting Secretary

GOBIERNO DE PUERTO RICO
JUNTA DE PLANIFICACIÓN

Exhibit 5B. Coastal Zone Management
Ventana del Bucanero (Posada), PR-CRP-000170, Marina St. and Morse St. Arroyo, PR 00714/ Coordinates (lat/long): 17.962449°, - 66.064224°
https://www.onecpd.info/environmental-review/coastal-zone-management



Exhibit 6. Toxic and Contamination Substances
Ventana del Bucanero (Posada), PR-CRP-000170, Marina St. and Morse St. Arroyo, PR 00714/ Coordinates (lat/long): 17.962449°, - 66.064224°
https://ejscreen.epa.gov/mapper/



Distance from property

ID	EPA facility	Distance from site (ft)	Direction from site	Description
1	Water Dischargers (NPDES) – Stormwater	5,280	North	Arroyo HWY #3, Street A, PR 00714
2	Toxic releases	5,280	North	Arroyo HWY #3 KM. 131.2, PR 00714
3	Hazardous Waste (RCRAInfo)	622	Northwest	Johnson & Johnson Hemisferica MORSE STREET ARROYO, PR 00714
4	Hazardous Waste (RCRAInfo)	635	Northwest	Total Petroleum Puerto Rico Corp-Service Station 310147 PR-178 KM 1.3 BO GUASIMAS ARROYO, PR 00714

Exhibit 6A. Toxic and Contamination Substances
Ventana del Bucanero (Posada), PR-CRP-000170, Marina St. and Morse St. Arroyo, PR 00714/ Coordinates (lat/long): 17.962449°, - 66.064224°

According to field information, the Total Petroleum 3147 gas station, today a Gulf gas station located on PR-178 in the Guásima neighborhood, is located one mile northwest of the proposed project and according to the report requested in 2022 and reviewed in 2018, in the executive summary by database page 5/288 tells us that said property is not infringed.
Government Record (Property Proximity Map)

ENVIROSITE Corporation

Executive Summary by Distance **2022**

MAP ID	SITE NAME	ADDRESS	DATABASE(S)	RELATIVE ELEVATION	DIRECTION / DISTANCE
A77	Revitalización del Malecón de Arroyo	17.9617, -66.0641	ENOI		SP
A78	Sueño Real Apartments,Inc	Crr.178, Km.0.5 (Int), Gu...	PERMITS - PR		SP
A79	Dk. ACCESORIES | Walgreens Arroyo ...	3, Local 2, Palmas, Palma...	PERMITS - PR		SP
A80	Empresas Municipales - Arroyo | FLOR...	Calle Morse, -, Sector Cu...	PERMITS - PR		SP
A81	STRYKER PUERTO RICO LTD	17.967778, -66.061667	ENOI		SP
A82	JOSE M. MASSARI	CALLE MORSE #162	SCHOOLS PUBLIC		SP
A83	COLEGIO MAYOR DE TECNOLOGIA INC	151, MORSE STREET	COLLEGES		SP
A84	MILAGROSA I	CALLE MORSE ANTIGUO CDT	DAYCARE		SP
A85	EL CARMEN I	CALLE MORSE, #151	DAYCARE		SP
A86	ARIZONA I	CALLE MORSE, #207 BAJOS	DAYCARE		SP
A87	QUINTAS DE GUÁSIMAS	CALLE F	DAYCARE		SP
A88	Total Petroleum #3147	178 ST. BO. GUASIMAS	UST - PR		SP
A89	CARMEN BOZELLO DE HUYKE	FRENTE CASERIO ISIDRO COR	SCHOOLS PUBLIC		SP
90	Shell 1350 | GPR #2297 | GLOBAL ST...	Carr. 3 Km. 130.4	EPA LUST, EPA UST, LUST - PR, UST - PR	Higher	NNE / 0.034 mi., 182 ft.
B91	US RECYCLING INC	ST RD 3 KM 130.3 CUATRO C...	ECHO, FRS, RCRA_NONGEN	Higher	NNE / 0.053 mi., 281 ft.
B92	ARROYO MANUFACTURING, INC.	STATE ROAD PR-3 KM 130	BRS, ECHO, FRS, ICIS, INACTIVE PCS, PCS FACI...	Higher	NNE / 0.090 mi., 478 ft.
93	ARROYO ARMORY | PR ARMY NATIONA...	PR-3 KM 131.0.6 & PR-178 ...	ECHO, FRS, RCRA_VSQG	Higher	NE / 0.103 mi., 547 ft.
94	TOTAL PETROLEUM	CARR 178 BO GUASIMAS	EPA UST	Higher	NW / 0.166 mi., 876 ft.
95	PUNTA FIGURAS ANTIAIRCRAFT	17.957222, -66.044722	FUDS	Lower	ESE / 0.500 mi., 2639 ft.

Exhibit 6B. Toxic and Contamination Substances
Ventana del Bucanero (Posada), PR-CRP-000170, Marina St. and Morse St. Arroyo, PR 00714/ Coordinates (lat/long): 17.962449°, - 66.064224°

ENVIROSITE Corporation

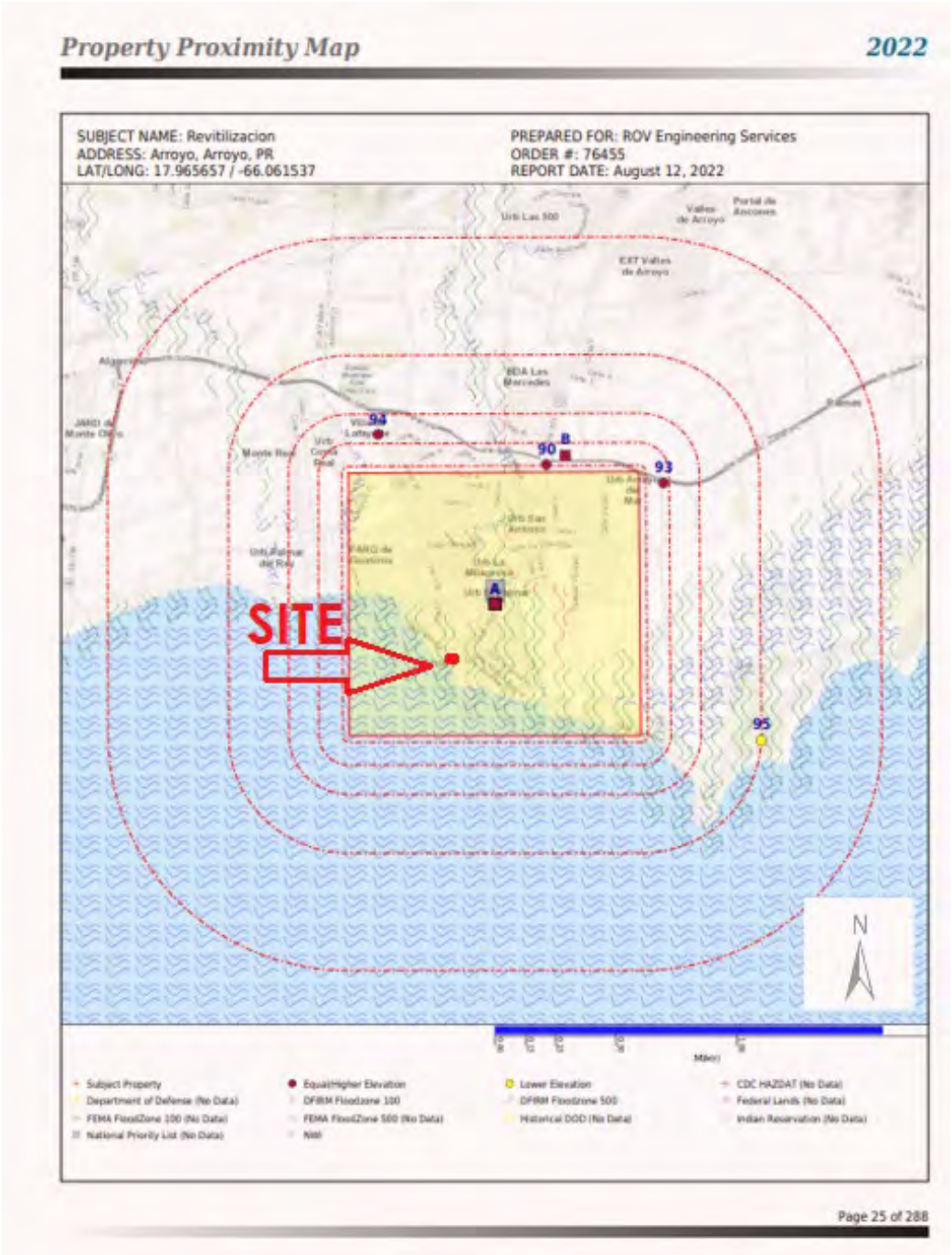


Exhibit 6C. Toxic and Contamination Substances

Ventana del Bucanero (Posada), PR-CRP-000170, Marina St. and Morse St. Arroyo, PR 00714/ Coordinates (lat/long): 17.962449°, - 66.064224°

ENVIROSITE Corporation

Area Map **2022**

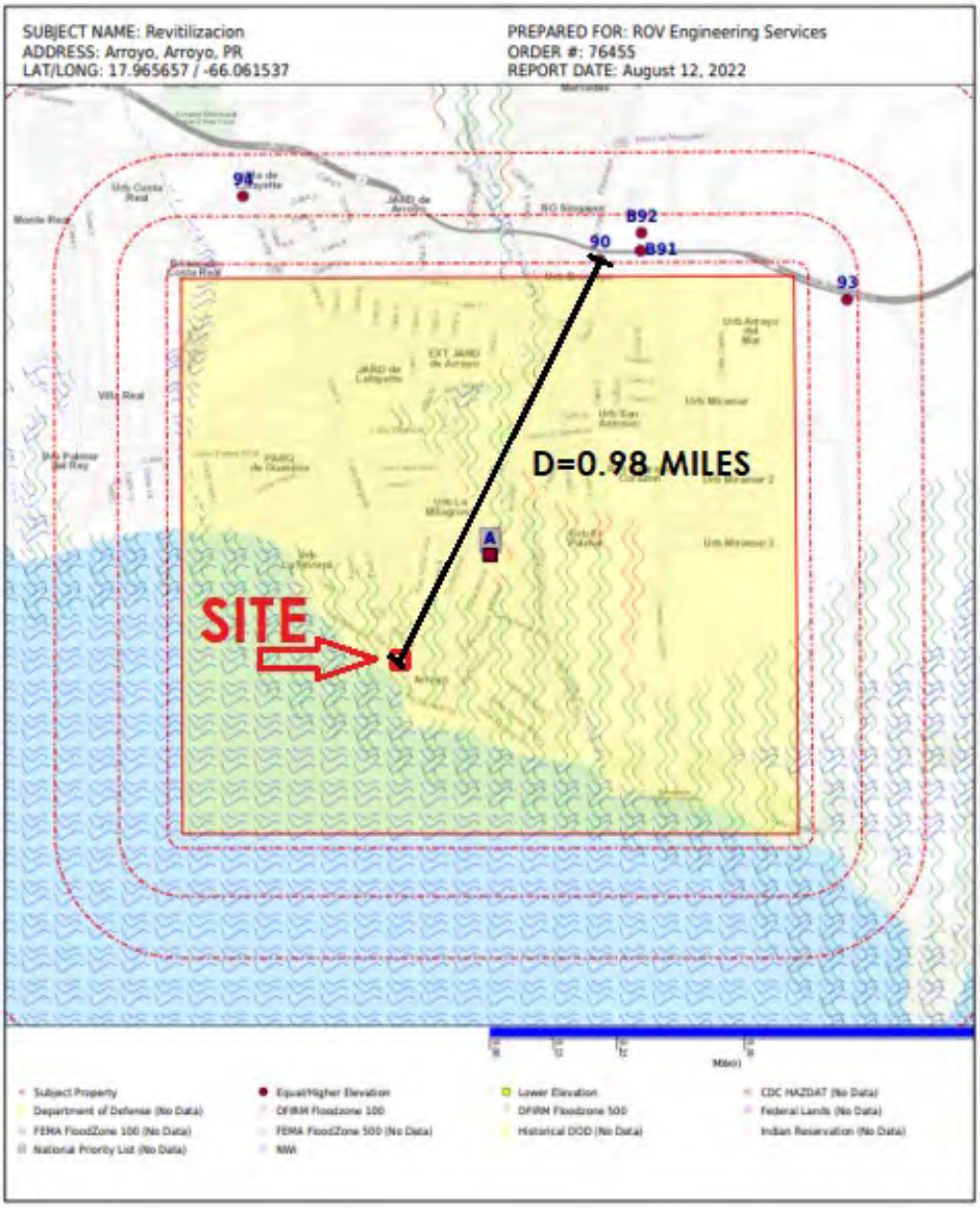


Exhibit 6D. Toxic and Contamination Substances
Ventana del Bucanero (Posada), PR-CRP-000170, Marina St. and Morse St. Arroyo, PR 00714/ Coordinates (lat/long): 17.962449°, - 66.064224°



Regulatory database information for federal and state facility listings, as well as reasonably Verifiable and useful information from the local government was requested from Environmental Data Resources (EDR) for Property and facilities within the search radii suggested by the ASTM Standard Practice. This report was requested from Envirosite Corporation, which conducted a search of all reasonably verifiable records in accordance with EPA AAI (40 CFR Part 312) requirements and ASTM E-1527-21 Environmental Site Assessments standard. The most recent revision is in 2018. The maps are referenced to an average point that covers the entire urban area of the municipality of Arroyo to be used for the urban area revitalization program. The proposed project was located on the maps and is located at an average distance of 1 mile from a LUST identified in 2018 (SHELL 1350 today TEXACO) on PR-3, KM. 1030.4, which runs towards the north end of the urban area. According to the database, on August 26, 1999, the tanks were removed and as of August 20, 2018, no leaks had been identified. See exhibit F. In what we understand does not represent a risk to the site. See Appendix F: The results of the study mentioned above.

Exhibit 6E. Toxic and Contamination Substances
Ventana del Bucanero (Posada), PR-CRP-000170, Marina St. and Morse St. Arroyo, PR 00714/ Coordinates (lat/long): 17.962449°, - 66.064224°

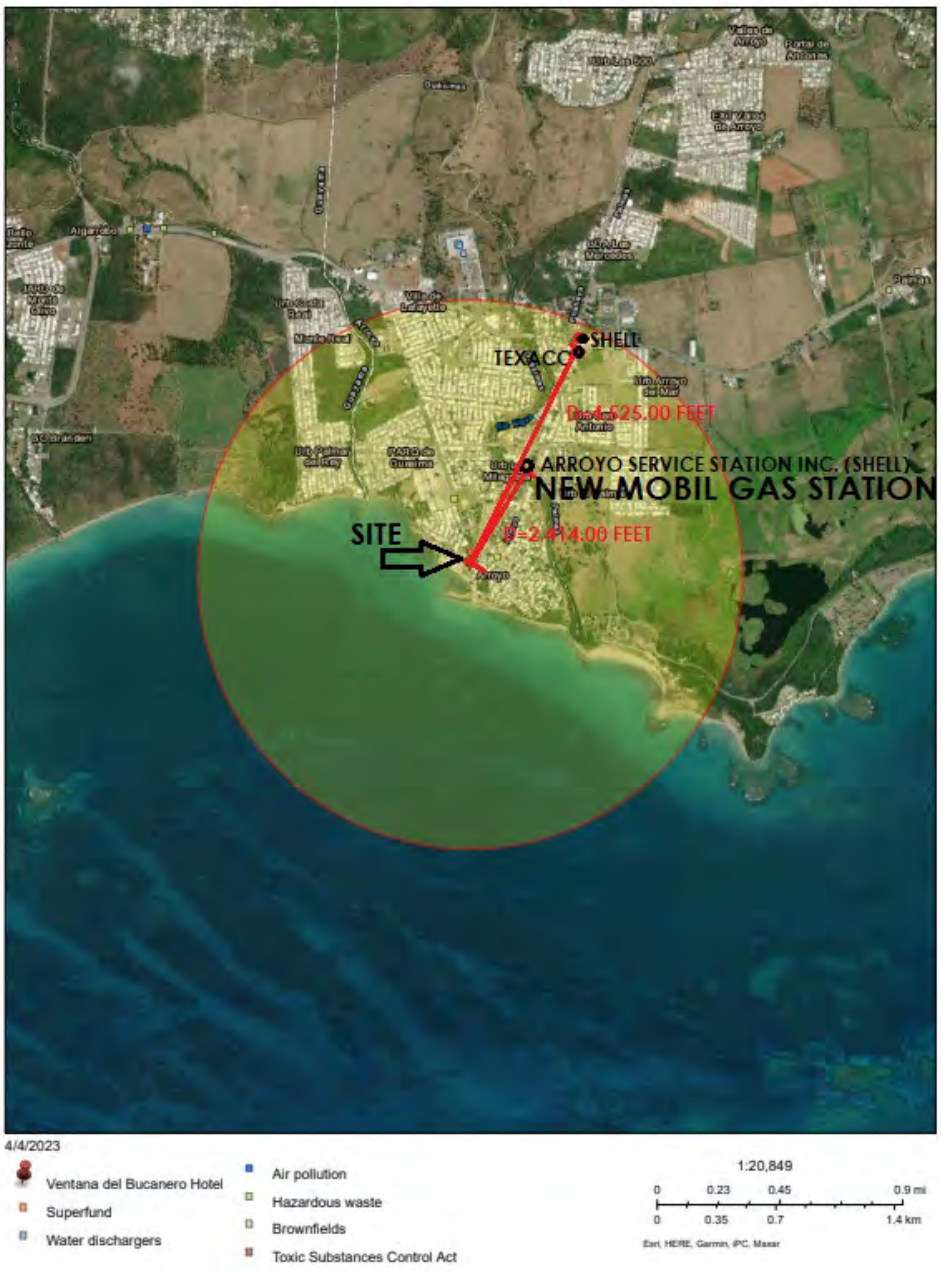


Exhibit 6F. Toxic and Contamination Substances
Ventana del Bucanero Hotel, / Coordinates (lat/long): 17.962449°, - 66.064224°

ENVIROSITE Corporation

Executive Summary by Database **2022**

SUBJECT PROPERTY SEARCH RESULTS:

The subject property was identified in the following records. For more information on this property, see Map Findings section on page 33.

SITE	DATABASE(S)	EPA ID
CAPSULE TECHNOLOGY #3, PRIDCO INDUSTRIAL PARK PALMAS WARD, PR 00615	CERCLIS NFRAP, SEMS_8R_ARCHIVED SITES	PR0000854521
CERCLIS NFRAP - ID: PR0000854521	Status: NFRAP-Site does not qualify for the NPL based on existing information	Date: 1995-04-24
SEMS_8R_ARCHIVED SITES - ID: 0203921	Status: NFRAP-Site does not qualify for the NPL based on existing information	Date: N/A
TOTAL PETROLEUM PUERTO RICO CORP-SERVICE STATION 310147 PR-178 KM 1.3 BO GUASIMAS | CARR #178 KM 1.3 BO GUASIMAS ARROYO, PR 00714	ECHO, FRS, RCRA_VSQG	PRD987378304
RCRA_VSQG - ID: PRD987378304	Status: No Violation/Inspections	Date: N/A
Centro de Entrenamiento y Confeccion de Batidos | TIENDA DE ROPA Y ACCESORIOS DE MUJER Calle Morse, #205, N/A, Barrio Pueblo, Arroyo | Morse, 205, Sector Cuatro Calle, Barrio Pueblo, Arroyo Arroyo, PR	PERMITS - PR	N/R
PERMITS - PR - ID: 2012-055062-CPI-41261 - ID: 2012-055062-CSA-42502 - ID: 2012-055062-DEC-47460 - ID: 2013-143481-CPI-04002 - ID: 2013-143481-CSA-07561 *There is an additional 1 status record, see site details.*	Status: Expedido Status: Expedido Status: Expedido Status: Expedido Status: Expedido	Date: Date of Installation 2012-08-14 Date: Date of Installation 2012-08-14 Date: Date of Installation 2012-08-14 Date: Date of Installation 2013-03-19 Date: Date of Installation 2013-03-19
Centro de Salud Familiar Dr. Julio Palmieri Ferri Calle Morse, 46, Sector Pueblo, Barrio Pueblo, Arroyo | N/A Calle Morse, 46, 46, Pueblo, Barrio Pueblo, Arroyo Arroyo, PR	PERMITS - PR	N/R
PERMITS - PR - ID: 2012-035385-DEC-61883 - ID: 2012-035385-REC-20440 - ID: 2012-035385-REC-84226 - ID: 2012-058781-DEA-09980	Status: Expedido Status: Expedido Status: Expedido Status: Cancelado	Date: Date of Installation 2012-09-26 Date: Date of Installation 2012-06-14 Date: Date of Installation 2013-09-11 Date: Date of Installation 2012-08-21

Exhibit 6G. Toxic and Contamination Substances
Ventana del Bucanero Hotel, / Coordinates (lat/long): 17.962449°, - 66.064224°

ENVIROSITE Corporation

Map Findings 2022

Map Id: A1
Direction:
Distance:
Elevation:
Relative:

Site Name : CAPSULE TECHNOLOGY
#3, PRIDCO INDUSTRIAL PARK
PALMAS WARD, PR 00615
Database(s) : [CERCLIS NFRAP, SEMS_8R_ARCHIVED SITES] ***(cont.)***

Envirosite ID: 5739453
EPA ID: PR0000854521

SEMS_8R_ARCHIVED SITES ***(cont.)***

Action Name :	PA
Sequence :	1
Quality :	N
Current Action Lead :	St Perf
Start Date :	1994-08-24
Finish Date :	1994-08-24
OU :	00
Action Code :	DS
Action Name :	DISCVRY
Sequence :	1
Quality :	N/R
Current Action Lead :	St Perf
Start Date :	N/R
Finish Date :	1996-01-23
OU :	00
Action Code :	VS
Action Name :	ARCH SITE
Sequence :	1
Quality :	N/R
Current Action Lead :	EPA Perf In-Hse

Map Id: A2
Direction:
Distance:
Elevation:
Relative:

Site Name : TOTAL PETROLEUM PUERTO RICO CORP-SERVICE STATION 310147
PR-178 KM 1.3 BO GUASIMAS | CARR #178 KM 1.3 BO GUASIMAS
ARROYO, PR 00714
Database(s) : [ECHO, FRS, RCRA_VSQG]

Envirosite ID: 5740456
EPA ID: PRD987378304

ECHO

Facility Name :	TOTAL PETROLEUM PUERTO RICO CORP-SERVICE STATION 310147
Facility Address :	PR-178 KM 1.3 BO GUASIMAS, ARROYO, PR 00714
County :	ARROYO
Last Inspection Date :	N/R
Registry ID :	110007811877
FIPS Code :	72015
EPA Region :	02
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R

Exhibit 6H. Toxic and Contamination Substances
Ventana del Bucanero Hotel, / Coordinates (lat/long): 17.962449°, - 66.064224°

ENVIROSITE Corporation

Map Findings 2022

Map Id: A2
Direction:
Distance:
Elevation:
Relative:

Site Name :	TOTAL PETROLEUM PUERTO RICO CORP-SERVICE STATION 310147 PR-178 KM 1.3 BO GUASIMAS | CARR #178 KM 1.3 BO GUASIMAS ARROYO, PR 00714
Database(s) :	[ECHO, FRS, RCRA_VSQG] ***(cont.)***

Envirosite ID: 5740456
EPA ID: PRD987378304

ECHO ***(cont.)***

Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	
Collection Method :	GDT-ADDRESS MATCHING (GEOCODING)
Reference Point :	ENTRANCE POINT OF A FACILITY OR STATION
Accuracy Meters :	150
Derived Tribes :	N/R
Derived HUC :	21010004
Derived WBD :	210100040511
Derived STCTY FIPS :	72015
Derived Zip :	00714
Derived CD113 :	00
Derived CB2010 :	720152802014004
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	44711 - Gasoline Stations with Convenience Stores, 44719 - Other Gasoline Stations
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N

Exhibit 6I. Toxic and Contamination Substances
Ventana del Bucanero Hotel, / Coordinates (lat/long): 17.962449°, - 66.064224°

ENVIROSITE Corporation

Map Findings 2022

Map Id: A2
Direction:
Distance:
Elevation:
Relative:

Site Name : TOTAL PETROLEUM PUERTO RICO CORP-SERVICE STATION 310147
PR-178 KM 1.3 BO GUASIMAS | CARR #178 KM 1.3 BO GUASIMAS
ARROYO, PR 00714
Database(s) : [ECHO, FRS, RCRA_VSQG] ***(cont.)***

Envirosite ID: 5740456
EPA ID: PRD987378304

ECHO ***(cont.)***

Federal Flag :	N/R
US Mexico Border Flag :	N/R
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	Y
NAA Flag :	N
Latitude :	17.966547
Longitude :	-66.065147
Last Date in Agency List :	2022-07-02

FRS

Facility Name :	TOTAL PETROLEUM PUERTO RICO CORP-SERVICE STATION 310147
Facility Address :	PR-178 KM 1.3 BO GUASIMAS, ARROYO, PR 00714
County :	ARROYO

Site Details

Registry ID :	110007811877
FRS Facility URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2022-05-11

Source Description

Source Description :

ICIS provides a database that, when complete, will contain enforcement and compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination System (NPDES). This information is maintained in ICIS by EPA in the Regional offices and at Headquarters. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and compliance monitoring.

Source Description :

RCRAInfo is EPA's comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA. RCRAInfo also supports generation of the National Hazardous Waste Biennial Report. All generators and treatment, storage, and disposal facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years to support creation of the Biennial Report.

Exhibit 6J. Toxic and Contamination Substances
Ventana del Bucanero Hotel, / Coordinates (lat/long): 17.962449°, - 66.064224°

ENVIROSITE Corporation

Map Findings 2022

Map Id: A2
Direction:
Distance:
Elevation:
Relative:

Site Name : TOTAL PETROLEUM PUERTO RICO CORP-SERVICE STATION 310147
PR-178 KM 1.3 BO GUASIMAS | CARR #178 KM 1.3 BO GUASIMAS
ARROYO, PR 00714
Database(s) : (ECHO, FRS, RCRA_VSQG) ***(cont.)***

Envirosite ID: 5740456
EPA ID: PRD987378304

FRS ***(cont.)***

FRS Environmental Interest
Source and System ID : ICIS - 600007074
RCRAINFO - PRD987378304

RCRA_VSQG

Facility Name : TOTAL PETROLEUM PUERTO RICO CORP-SERVICE STATION 310147
Facility Address : CARR #178 KM 1.3 BO GUASIMAS, ARROYO, PR 00714
County : ARROYO

Date Form Received by Agency : 2010-07-01
EPA ID : PRD987378304
Mailing Address : PO BOX 362916, SAN JUAN, PR 00936-2916
Contact : MARLA Y RIVERA
Contact Address : PO BOX 362916, SAN JUAN, PR 00936-2916
Contact Country : US
Contact Telephone : 787-749-7794
Contact Email : MARLA.RIVERA@TPPRC.COM
EPA Region : 02
Land Type : Private
Source Type : Notification
Classification : Very Small Quantity Generator

Description :

Handlers that generate 100 kilograms or less of hazardous waste per calendar month, and accumulate 1000 kg or less of hazardous waste at any time; or generate one kilogram or less of acutely hazardous waste per calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste;or generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste.

Last Date in Agency List : 2022-07-13

Owner/Operator Summary
Owner/Operator Name : GUARDARRAYA GASOLINE MODESTO GUZMAN
Owner/Operator Address : STATE RD #178 KM 1.3 GUASIMAS, JOSE L GARCIA, PR 00714
Owner/Operator Country : US
Owner/Operator Telephone : 787-839-3837
Owner/Operator Email : N/R
Owner/Operator Fax : N/R
Legal Status : Private
Owner/Operator Type : Owner
Owner/Operator Start Date : 1994-07-08
Owner/Operator End Date : N/R

Owner/Operator Name : JOSE L GARCIA
Owner/Operator Address : N/R

Exhibit 6K. Toxic and Contamination Substances
Ventana del Bucanero Hotel, / Coordinates (lat/long): 17.962449°, - 66.064224°

ENVIROSITE Corporation

Map Findings 2022

Map Id: A2
Direction:
Distance:
Elevation:
Relative:

Site Name : TOTAL PETROLEUM PUERTO RICO CORP-SERVICE STATION 310147
PR-178 KM 1.3 BO GUASIMAS | CARR #178 KM 1.3 BO GUASIMAS
ARROYO, PR 00714
Database(s) : [ECHO, FRS, RCRA_VSQG] ***(cont.)***

Envirosite ID: 5740456
EPA ID: PRD987378304

RCRA_VSQG ***(cont.)***

Owner/Operator Country :	US
Owner/Operator Telephone :	N/R
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Private
Owner/Operator Type :	Operator
Owner/Operator Start Date :	2000-10-24
Owner/Operator End Date :	N/R

Owner/Operator Name :	PR AQUEDUCT & SEWER AUTH
Owner/Operator Address :	PO BOX 7066 BO OBRERO STA, SANTURCE, PR 00916-7066
Owner/Operator Country :	US
Owner/Operator Telephone :	787-758-8544
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	State
Owner/Operator Type :	Operator
Owner/Operator Start Date :	1600-01-01
Owner/Operator End Date :	N/R

Owner/Operator Name :	PR AQUEDUCT & SEWER AUTH
Owner/Operator Address :	PO BOX 7066 BO OBRERO STA, SANTURCE, PR 00916-7066
Owner/Operator Country :	US
Owner/Operator Telephone :	787-758-8544
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	State
Owner/Operator Type :	Owner
Owner/Operator Start Date :	1600-01-01
Owner/Operator End Date :	N/R

Handler Activities Summary

U.S. Importer of Hazardous Waste :	N
Mixed Waste (Haz. and Radioactive) :	N
Recycler of Hazardous Waste :	N
Transporter of Hazardous Waste :	N
Treater, Storer or Disposer of HW :	N
Underground Injection Activity :	N
On-site Burner Exemption :	N
Furnace Exemption :	N
Used Oil Fuel Burner :	N
Used Oil Processor :	N
Used Oil Refiner :	N
Used Oil Fuel Marketer to Burner :	N
Used Oil Specification Marketer :	N
Used Oil Transfer Facility :	N
Used Oil Transporter :	N

Exhibit 6L. Toxic and Contamination Substances
Ventana del Bucanero Hotel, / Coordinates (lat/long): 17.962449°, - 66.064224°

ENVIROSITE Corporation

Map Findings 2022

Map Id: A2
Direction:
Distance:
Elevation:
Relative:

Site Name : TOTAL PETROLEUM PUERTO RICO CORP-SERVICE STATION 310147
PR-178 KM 1.3 BO GUASIMAS | CARR #178 KM 1.3 BO GUASIMAS
ARROYO, PR 00714
Database(s) : [ECHO, FRS, RCRA_VSQG] ***(cont.)***

Envirosite ID: 5740456
EPA ID: PRD987378304

RCRA_VSQG ***(cont.)***

Historical Generators
Date Form Received by Agency : 2008-01-01
Facility Name : PRASA GUAYAMA CHEMICAL LABORATORY
Classification : Not a generator, verified

Date Form Received by Agency : 2006-01-01
Facility Name : PRASA GUAYAMA CHEMICAL LABORATORY
Classification : Not a generator, verified

Date Form Received by Agency : 1991-09-16
Facility Name : PRASA GUAYAMA CHEMICAL LABORATORY
Classification : Very Small Quantity Generator

Hazardous Waste Summary
Waste Code / Name : D001 - IGNITABLE WASTE
D018 - BENZENE

Notices of Violations Summary
Regulation Violated : N

Map Id: A3
Direction:
Distance:
Elevation:
Relative:

Site Name : Centro de Entrenamiento y Confeccion de Batidos | TIENDA DE ROPA Y ACCESORIOS DE MUJER
Calle Morse, #205, N/A, Barrio Pueblo, Arroyo | Morse, 205, Sector Cuatro Calle, Barrio Pueblo, Arroyo
Arroyo, PR
Database(s) : [PERMITS - PR]

Envirosite ID: 5745045
EPA ID: N/R

PERMITS - PR

Facility Name : Centro de Entrenamiento y Confeccion de Batidos
Facility Address : Calle Morse, #205, N/A, Barrio Pueblo, Arroyo, Arroyo

Date of Installation : 2013-03-19
Year of Installation : 2013
Month of Installation : 2013.03
Case : 2013-143481-CPI-04002
Procedure : Certificado Incendios
Cadastre : 421-081-022-32

Asbestos Containing Building Materials Inspection Report

Project:

Ventana del Bucanero,
Arroyo, Puerto Rico



Client:

ERB Arquitectos

ZEM-22294
January 2023

Prepared By:

Zimmetry Environmental Management, Corp.
www.zimmetry.com
info@zimmetry.com

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SECTION 1: EXECUTIVE SUMMARY

1.1 INTRODUCTION

An Asbestos Containing Building Materials (ACBM) Inspection was conducted on January 5, 2023 at the Ventana del Bucanero located in Arroyo, Puerto Rico. The asbestos containing building materials sampling was performed to identify material that contains asbestos fibers above allowable levels and to assist with the compliance of local, state and federal regulations.

1.2 SUMMARY OF PROPERTY EVALUATION

The project consisted of the evaluation of the interior and exterior of the aforementioned project. The evaluation found that asbestos fibers were present at the selective materials. For specific locations and additional details on the location of ACBM reference Sections 2 and 3. If suspected components and surfaces that were not previously evaluated are identified in the facilities they shall be considered as containing asbestos until the appropriate analysis is performed.

1.3 PROPERTY LOCATIONS OF BUILDING COMPONENTS WITH ASBESTOS

Table 1-1 summarizes the project components containing asbestos fibers. Details that identify positive asbestos findings within specific areas and on surfaces were provided in the Asbestos Sampling inspection report, Section 2. The quantification of positives materials presented in Table 1-1 is only an estimate. If an abatement of the materials will be conducted the Contractors shall estimate the amount of materials to be abated. If homogeneous materials that were not accounted for are identified in areas that are not described they shall be managed as asbestos containing material.

Table 1-1: Summary of Building Components Containing Asbestos

Location (Area)	Component	Amount (Approx.)
Building 1, Roof Area	Roofing Material	570 Ft^2
Building 1, Area 1-1	Gray Vinyl Tile (12x12)	32 Ft^2

SECTION 2: ASBESTOS CONTAINING BUILDING MATERIALS INSPECTION REPORT

2.1 OVERVIEW OF THE EVALUATION

This ACBM inspection is an evaluation to identify the location of material containing asbestos that exist within. Our scope of work services for this project consisted of the following tasks.

- A walk-through and observation of the site was performed.
- Bulk sampling of Suspected ACBM within the structure.
- Polarized Light Microscopy (PLM) Analysis of bulk samples.
- Final Inspection Report.

Throughout the inspection the following suspected ACBM were observed and sampled:

- Ceiling Tile (2x2)
- Drywall Panel
- Rigid Panel
- Roofing Material
- Spray on Wall
- Vinyl Tiles (12x12)

The sampling was conducted by the Department of Natural and Environmental Resources (DRNA) of Puerto Rico and United States Environmental Protection Agency (USEPA) accredited Inspectors qualified by experience, education and training in the recognition of potential ACBM and approved bulk sampling techniques. Some areas may not have been directly accessible due to the physical hazards encountered within. In these areas, if any, assumptions based on findings in other areas were made whenever possible. These assumptions, if any, are duly noted as such in this report.

The inspection was performed in accordance with Environmental Protection Agency recommended procedures found in EPA-450/2-78-014 (Parts I and II), EPA 560/5-85-024, and 40 CFR 763. These procedures call for the visual inspection of the building for suspect friable material and collection and analysis of representative samples of suspect material.

2.2 SAMPLING PROCEDURE AND RESULTS PRESENTATION

The bulk sampling procedures utilized for the collection of the ACBM, required the establishment of homogeneous sampling areas. A homogeneous sampling area is defined as an area of friable or non-friable material of similar type that appears to be applied or constructed during the same time period.

Samples collected from these predetermined homogeneous sampling areas were labeled and transported for analysis. Sample locations were identified by their current use or functional space name. Each type of asbestos displays a unique property when subject to PLM. Properties are unique to crystalline asbestos form and; therefore, can be used to identify the type of asbestos mineral as chrysotile, amosite, crocidolite, anthophyllite, tremolite and actinolite.

Percentage of each asbestos mineral type is determined by visual estimation, by mixing the sample thoroughly to provide a more accurate percentage. Any material containing over one percentage (>1%) by weight of any type of asbestos mineral forms is considered by the USEPA to be asbestos containing material; and if disturbed, it must be handled according to specific State and Federal Regulations.

Twenty-Three (23) samples of suspected materials were collected. It is our opinion that an acceptable minimum number of critical areas were sampled in keeping with the homogeneous nature of much of the material that was observed. Non-destructive sampling techniques were used. If they exist, walls, ceilings, columns and other inaccessible areas were not broken into. It should be noted that these inaccessible areas may contain ACBM which was not observed during the inspection. Any future construction or renovation should anticipate the presence of these materials.

The samples were received and analyzed by Analytical Environmental Services, Inc. in Atlanta GA (Certified Proficient by the National Institute of Science and Technology NVLAP program for bulk sample asbestos analysis; Laboratory Id 102082-0). The method of analysis was polarized light microscopy with dispersion staining, as recommended by the US EPA. This survey focused on the building materials, which are present throughout the interior and exterior of the building structure.

2.3 FINDINGS AND RECOMMENDATIONS

2.3.1 INTRODUCTION

This section describes the asbestos containing building materials (ACBM), which were observed in the inspection. Please note that the recommendations given are always the minimum action, which in our professional judgment should be taken.

There were two types of Asbestos Containing Building Materials found within the evaluated project, at Building 1:

- Roofing Material
- Gray Vinyl Tile (12x12)

If these materials are to be removed, they should be managed and disposed by a licensed asbestos contractor and disposed of as contaminated waste in as approved asbestos landfill site.

2.3.2 SPECIFIC FINDINGS

The following ACBM were found to contain more than one percent (1%) of asbestos by weight and are listed according to their homogeneous area:

1. **Roofing Material Samples**: 22294-21, 22294-22 and 22294-23

   These materials are in a non-friable condition and the analytical result was 5% Chrysotile asbestos.

2. **Gray Vinyl Tiles Samples**: 22294-01

   These materials are in a non-friable condition and the analytical result was 2% Chrysotile asbestos.

2.3.3 HOMOGENEOUS AREAS WITH SPECIAL CONSIDERATIONS

NONE

2.3.4 SUSPECT MATERIALS PRESUMED TO BE ASBESTOS-CONTAINING MATERIALS WITHOUT LABORATORY ANALYSIS

NONE

2.3.5 INACCESSIBLE AREAS

NONE

2.4 CONDITIONS AND LIMITATIONS—DISCLAIMER

Zimmetry Environmental Management Corp. has performed this asbestos containing building materials inspection in a thorough and professional manner consistent with commonly accepted industry standards. The Preparer cannot guarantee and does not warrant that this evaluation has identified all adverse environmental factors and/or conditions affecting this project on the date of the evaluation. If suspected materials are identified they shall be managed as containing asbestos until the appropriated laboratory analysis is performed. The quantification of positives materials presented in the table 1-1 is only an estimate. If an abatement of the materials will be conducted the Contractors shall estimate the amount of the materials to be abated.

The results reported and conclusions reached by the Preparer are solely for the benefit of the Owner and occupants. The results and opinions in this report, based solely on the conditions found at the project on the date of the evaluation, are valid only on that date. The Preparer assumes no obligation to advise the client of any changes in any real or potential asbestos hazards at this structure beyond the date of the project evaluation.

2.5 ABATEMENT CONDITIONS

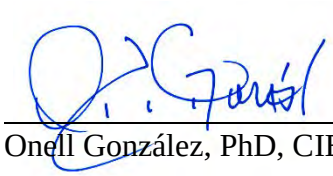
The US Environmental Protection Agency rules concerning the application, removal, and disposal of Asbestos Containing Building Materials (ACBM) were issued under the asbestos NESHAP (U.S. EPA National Emission Standards of Hazardous Air Pollutants, 40 CFR 61 Subpart M, October 30, 1987). The asbestos **N.E.S.H.A.P.** regulation governs asbestos demolition and renovation projects in all facilities. The NESHAP rule usually requires owners or operators to have all friable ACBM removed before a building is demolished, and may require its removal before a renovation. The Department of Natural and Environmental Resources (DRNA) of Puerto Rico requires inspecting the presence of Asbestos Containing Materials prior to buildings demolitions.

If the identified materials are to be removed, they should be managed following the work practices and procedures for the removal and disposal of asbestos containing materials by a licensed asbestos contractor and disposed of as contaminated waste in as approved asbestos landfill site. The Contractor shall comply with all the Department of Natural and Environmental Resources (DRNA) of Puerto Rico requirements.

The Contractor has to submit to the DRNA the abatement work plan for its approval. The asbestos abatement is classified Class II for the miscellaneous materials by OSHA, which includes the abatement, packing and storage of asbestos. The abatement has to be performed without damaging any structure or adjacent area and protecting the safety and health of the employees and the general public.

2.6 ENVIRONMENTAL ASSESSMENT REPORT CERTIFICATION

Zimmetry Environmental Management Corp. has performed this asbestos containing building materials inspection in a thorough and professional manner consistent with commonly accepted industry standards. The ACBM inspection was performed on January 5, 2022 by Onell González, ASB-0822-0287-SI, qualified by experience, education and training in the recognition of asbestos containing materials and approved sampling techniques.



Onell González, PhD, CIEC, LEED AP O+M
Senior Industrial Hygienist | Sustainability Expert

SECTION 3: APPENDICES

Appendix A: Certifications, Licenses and Accreditations

Appendix B: Laboratory Results & Chain of Custody

Appendix C: Photographic Record

Appendix D: Location of Positive Materials

APPENDIX A: CERTIFICATIONS, LICENSES, AND ACCREDITATIONS



TARJETA DE REGISTRO
PARA LA REMOCION DE ASBESTO

Esta tarjeta autoriza a:

Onell González Martínez

Inspector

A trabajar en la remoción de asbesto en P.R. Esta persona **NO** es un empleado del DRNA.

ASB-0822-0287-SI
Número de Registro

31-jul-2023
Fecha de vencimiento

Firma Autorizada - Departamento Recursos Naturales y Ambientales

APPENDIX A: CERTIFICATIONS, LICENSES, AND ACCREDITATIONS



United States Department of Commerce
National Institute of Standards and Technology

NVLAP®

ilac-MRA

Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 102082-0

Analytical Environmental Services, Inc.
Atlanta, GA

is accredited by the National Voluntary Laboratory Accreditation Program for specific services, listed on the Scope of Accreditation, for:

Asbestos Fiber Analysis

This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).

2022-10-01 through 2023-09-30
Effective Dates

DEPARTMENT OF COMMERCE · UNITED STATES OF AMERICA

For the National Voluntary Laboratory Accreditation Program

APPENDIX B: LABORATORY RESULTS AND CHAIN OF CUSTODY

~~2301C44~~
2301C45
LD 1.12.23

ZIMMETRY ENVIRONMENTAL MANAGEMENT CORP.
PO BOX 3545 BAYAMÓN, PR 00958
(787)376-9010 Phone (787)995-0005 Fax
email: hpena@zimmetry.com Web: www.zimmetry.com

Analytical Environmental Services, Inc.
Accounts Receivable
3080 Presidential Drive, Atlanta GA 30340-3704
Phone (770) 457-8177 Fax (770) 457-8188

CHAIN OF CUSTODY
BULK ASBESTOS SAMPLE

Project Name: Ventana del Bucanero
Project Location: Arroyo, Puerto Rico
Project Number: ZEM-22294

Contact: Harry Peña
Samplers Name: Onell González
Sampling Date: 1/5/2023

	Sample ID	Sample Description	Sample Location	Analysis Requested	Turnaround Time	Comments	For AES Use Only
1	22294-01	Gray Vinyl Tile (12x12)	Bldg. 1, Area 1-1	PLM	Regular	5 Days	
2	22294-02	Cream Vinyl Tile (12x12)	Bldg. 1, Area 1-1	PLM	Regular	5 Days	
3	22294-03	Dark Cream Vinyl Tile (12x12)	Bldg. 1, Area 1-1	PLM	Regular	5 Days	
4	22294-04	Rigid Panel	Bldg. 1, Exterior Area Side A	PLM	Regular	5 Days	
5	22294-05	Drywall Panel	Bldg. 1, Area 1-2	PLM	Regular	5 Days	
6	22294-06	Drywall Panel	Bldg. 1, Area 1-7	PLM	Regular	5 Days	
7	22294-07	Spray on Wall	Bldg. 3, Exterior Area Side A-Left Side	PLM	Regular	5 Days	
8	22294-08	Spray on Wall	Bldg. 3, Exterior Area Side A -Right Side	PLM	Regular	5 Days	
9	22294-09	Spray on Wall	Bldg. 3, Exterior Area Side A-Center	PLM	Regular	5 Days	
10	22294-10	Cream Vinyl Tile (12x12)	Bldg. 3, Area 1-1	PLM	Regular	5 Days	
11	22294-11	Cream Vinyl Tile (12x12)	Bldg. 3, Area 1-2	PLM	Regular	5 Days	
12	22294-12	White Vinyl Tile (12x12)	Bldg. 3, Area 1-2	PLM	Regular	5 Days	
13	22294-13	White Vinyl Tile (12x12)	Bldg. 3, Area 1-3	PLM	Regular	5 Days	
14	22294-14	Blue Vinyl Tile (12x12)	Bldg. 3, Area 1-3	PLM	Regular	5 Days	
15	22294-15	Blue Vinyl Tile (12x12)	Bldg. 3, Area 1-3	PLM	Regular	5 Days	
16	22294-16	Drywall Panel	Bldg. 3, Area 1-4	PLM	Regular	5 Days	
17	22294-17	Ceiling Tile (2x2)	Bldg. 3, Area 1-8	PLM	Regular	5 Days	
18	22294-18	Spray on Wall	Bldg. 3, Area 1-15	PLM	Regular	5 Days	
19	22294-19	Spray on Wall	Bldg. 3, Area 1-15	PLM	Regular	5 Days	
20	22294-20	Spray on Wall	Bldg. 3, Area 1-15	PLM	Regular	5 Days	

Relinquished by: Milagros Caraballo

Date/Time: 1/9/2023 15:00

FOR LAB USE ONLY

Lab Recipient: LEILA DYE Date/Time: 1.10.23 9:46 Method of Shipment: FEDEX

ANALYTICAL ENVIRONMENTAL SERVICES, INC.
3080 Presidential Drive
Atlanta,GA 30340
Tel :(770) 457-8177
Fax:(770) 457-8188

Bulk Sample Summary Report

NVLAP TESTING
NVLAP LAB CODE 102082-0

Report Date: 17-Jan-23

Client Name: **Zimmetry Environmental Mgmt Corp.**
AES Job Number: **2301C45**
Project Name: **VENTANA DEL BUCANERO**
Project Number: **ZEM-22294**

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
22294-01 Layer: 1	2301C45-001A	GRAY VINYL TILE (12x12)	2	ND	ND	ND	ND	ND	Floor tile
22294-01 Layer: 2	2301C45-001A	GRAY VINYL TILE (12x12)	ND	ND	ND	ND	ND	ND	Glue
22294-02 Layer: 1	2301C45-002A	CREAM VINYL TILE (12x12)	ND	ND	ND	ND	ND	ND	Floor tile
22294-02 Layer: 2	2301C45-002A	CREAM VINYL TILE (12x12)	ND	ND	ND	ND	ND	ND	Glue. Paint included as binder
22294-03 Layer: 1	2301C45-003A	DARK CREAM VINYL TILE (12x12)	ND	ND	ND	ND	ND	ND	Floor tile
22294-03 Layer: 2	2301C45-003A	DARK CREAM VINYL TILE (12x12)	ND	ND	ND	ND	ND	ND	Glue. Paint included as binder

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophylite
For comments on the samples, see the individual analysis sheets.
ND = None Detected

AES,Inc. is accredited by NIST's National Voluntary Laboratory Accreditation Program (NVLAP) for Polarized Light Microscopy (PLM) analysis, Lab Code 102082-0. All analyses performed in accordance with EPA "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" (EPA 600/M4-82-020), 1982 as found in 40 CFR, Part 763, Appendix E to Subpart E and "Method for the Determination of Asbestos in Bulk Building Materials" (EPA/600/R-93/116), 1993.
These test results apply only to those samples actually tested, as submitted by the client. All percentages are reported by visually estimated volume.
PLM is not consistently reliable in detecting small concentrations of asbestos in floor tiles and similar nonfriable materials, quantitative TEM is currently the only method that can be used to determine conclusive asbestos content.

This report must not be reproduced except in full without written approval of Analytical Environmental Services, Inc.

Microanalyst: Penka Topuzova

QC Analyst: Yelena Khanina

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Bulk Sample Summary Report

NVLAP TESTING
NVLAP LAB CODE 102082-0

Report Date: 17-Jan-23

Client Name: **Zimmetry Environmental Mgmt Corp.**
AES Job Number: **2301C45**
Project Name: **VENTANA DEL BUCANERO**
Project Number: **ZEM-22294**

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
22294-04 Layer: 1	2301C45-004A	RIGID PANEL	ND	ND	ND	ND	ND	ND	
22294-05 Layer: 1	2301C45-005A	DRYWALL PANEL	ND	ND	ND	ND	ND	ND	
22294-05 Layer: 2	2301C45-005A	DRYWALL PANEL	ND	ND	ND	ND	ND	ND	
22294-05 Layer: 3	2301C45-005A	DRYWALL PANEL	ND	ND	ND	ND	ND	ND	
22294-06 Layer: 1	2301C45-006A	DRYWALL PANEL	ND	ND	ND	ND	ND	ND	
22294-06 Layer: 2	2301C45-006A	DRYWALL PANEL	ND	ND	ND	ND	ND	ND	

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophylite
For comments on the samples, see the individual analysis sheets.
ND = None Detected

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QC Analyst: Yelena Khanina

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Fax:(770) 457-8188

Bulk Sample Summary Report

NVLAP TESTING
NVLAP LAB CODE 102082-0

Report Date: 17-Jan-23

Client Name: **Zimmetry Environmental Mgmt Corp.**
AES Job Number: **2301C45**
Project Name: **VENTANA DEL BUCANERO**
Project Number: **ZEM-22294**

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
22294-07 Layer: 1	2301C45-007A	SPRAY ON WALL	ND	ND	ND	ND	ND	ND	Paint included as binder
22294-08 Layer: 1	2301C45-008A	SPRAY ON WALL	ND	ND	ND	ND	ND	ND	Paint included as binder
22294-09 Layer: 1	2301C45-009A	SPRAY ON WALL	ND	ND	ND	ND	ND	ND	Paint included as binder
22294-10 Layer: 1	2301C45-010A	CREAM VINYL TILE (12x12)	ND	ND	ND	ND	ND	ND	Floor tile
22294-10 Layer: 2	2301C45-010A	CREAM VINYL TILE (12x12)	ND	ND	ND	ND	ND	ND	Glue
22294-11 Layer: 1	2301C45-011A	CREAM VINYL TILE (12x12)	ND	ND	ND	ND	ND	ND	Floor tile

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophylite
For comments on the samples, see the individual analysis sheets.
ND = None Detected

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These test results apply only to those samples actually tested, as submitted by the client. All percentages are reported by visually estimated volume.
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Bulk Sample Summary Report

NVLAP TESTING
NVLAP LAB CODE 102082-0

Report Date: 17-Jan-23

Client Name: **Zimmetry Environmental Mgmt Corp.**
AES Job Number: **2301C45**
Project Name: **VENTANA DEL BUCANERO**
Project Number: **ZEM-22294**

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
22294-11 Layer: 2	2301C45-011A	CREAM VINYL TILE (12x12)	ND	ND	ND	ND	ND	ND	Glue
22294-12 Layer: 1	2301C45-012A	WHITE VINYL TILE (12x12)	ND	ND	ND	ND	ND	ND	Floor tile
22294-12 Layer: 2	2301C45-012A	WHITE VINYL TILE (12x12)	ND	ND	ND	ND	ND	ND	Glue
22294-13 Layer: 1	2301C45-013A	WHITE VINYL TILE (12x12)	ND	ND	ND	ND	ND	ND	Floor tile
22294-13 Layer: 2	2301C45-013A	WHITE VINYL TILE (12x12)	ND	ND	ND	ND	ND	ND	Glue
22294-14 Layer: 1	2301C45-014A	BLUE VINYL TILE (12x12)	ND	ND	ND	ND	ND	ND	Floor tile

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophylite
For comments on the samples, see the individual analysis sheets.
ND = None Detected

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These test results apply only to those samples actually tested, as submitted by the client. All percentages are reported by visually estimated volume.
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QC Analyst: Yelena Khanina

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Tel :(770) 457-8177
Fax:(770) 457-8188

Bulk Sample Summary Report

NVLAP TESTING
NVLAP LAB CODE 102082-0

Report Date: 17-Jan-23

Client Name: **Zimmetry Environmental Mgmt Corp.**
AES Job Number: **2301C45**
Project Name: **VENTANA DEL BUCANERO**
Project Number: **ZEM-22294**

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
22294-14 Layer: 2	2301C45-014A	BLUE VINYL TILE (12x12)	ND	ND	ND	ND	ND	ND	Black mastic
22294-15 Layer: 1	2301C45-015A	BLUE VINYL TILE (12x12)	ND	ND	ND	ND	ND	ND	Floor tile
22294-15 Layer: 2	2301C45-015A	BLUE VINYL TILE (12x12)	ND	ND	ND	ND	ND	ND	Black mastic
22294-16 Layer: 1	2301C45-016A	DRYWALL PANEL	ND	ND	ND	ND	ND	ND	
22294-16 Layer: 2	2301C45-016A	DRYWALL PANEL	ND	ND	ND	ND	ND	ND	
22294-16 Layer: 3	2301C45-016A	DRYWALL PANEL	ND	ND	ND	ND	ND	ND	

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophylite
For comments on the samples, see the individual analysis sheets.
ND = None Detected

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These test results apply only to those samples actually tested, as submitted by the client. All percentages are reported by visually estimated volume.
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QC Analyst: Yelena Khanina

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ANALYTICAL ENVIRONMENTAL SERVICES, INC.

Bulk Sample Summary Report

NVLAP TESTING
NVLAP LAB CODE 102082-0

Report Date: 17-Jan-23

Client Name: **Zimmetry Environmental Mgmt Corp.**
AES Job Number: **2301C45**
Project Name: **VENTANA DEL BUCANERO**
Project Number: **ZEM-22294**

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
22294-17 Layer: 1	2301C45-017A	CEILING TILE (2x2)	ND	ND	ND	ND	ND	ND	Paint included as binder
22294-18 Layer: 1	2301C45-018A	SPRAY ON WALL	ND	ND	ND	ND	ND	ND	Paint
22294-19 Layer: 1	2301C45-019A	SPRAY ON WALL	ND	ND	ND	ND	ND	ND	Paint included as binder
22294-20 Layer: 1	2301C45-020A	SPRAY ON WALL	ND	ND	ND	ND	ND	ND	Paint included as binder

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophylite

For comments on the samples, see the individual analysis sheets.

ND = None Detected

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These test results apply only to those samples actually tested, as submitted by the client. All percentages are reported by visually estimated volume.

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Microanalyst: Penka Topuzova

QC Analyst: Yelena Khanina

2301C424

ZIMMETRY ENVIRONMENTAL MANAGEMENT CORP.
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(787)376-9010 Phone (787)995-0005 Fax
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Phone (770) 457-8177 Fax (770) 457-8188

CHAIN OF CUSTODY
BULK ASBESTOS SAMPLE

Project Name: Ventana del Bucanero
Project Location: Arroyo, Puerto Rico
Project Number: ZEM-22294

Contact: Harry Peña
Samplers Name: Onell González
Sampling Date: 1/5/2023

	Sample ID	Sample Description	Sample Location	Analysis Requested	Turnaround Time	Comments	For AES Use Only
1	22294-21	Roofing Material	Bldg. 1, Roof Area	PLM	Regular	5 Days	
2	22294-22	Roofing Material	Bldg. 1, Roof Area	PLM	Regular	5 Days	
3	22294-23	Roofing Material	Bldg. 1, Roof Area	PLM	Regular	5 Days	
4							
5							
6							
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10							
11							
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16							
17							
18							
19							
20							

Relinquished by: Milagros Caraballo

Date/Time: 1/9/2023 15:00

FOR LAB USE ONLY

Lab Recipient: Leila Dye Date/Time: 1.10.23 9:46 Method of Shipment: FedEx

ANALYTICAL ENVIRONMENTAL SERVICES, INC.
3080 Presidential Drive
Atlanta,GA 30340
Tel :(770) 457-8177
Fax:(770) 457-8188

Bulk Sample Summary Report

NVLAP TESTING
NVLAP LAB CODE 102082-0

Report Date: 17-Jan-23

Client Name: **Zimmetry Environmental Mgmt Corp.**
AES Job Number: **2301C44**
Project Name: **VENTANA DEL BUCANERO**
Project Number: **ZEM-22294**

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
22294-21 Layer: 1	2301C44-001A	ROOFING MATERIAL	5	ND	ND	ND	ND	ND	Tar
22294-22 Layer: 1	2301C44-002A	ROOFING MATERIAL	5	ND	ND	ND	ND	ND	Tar
22294-23 Layer: 1	2301C44-003A	ROOFING MATERIAL	5	ND	ND	ND	ND	ND	Tar

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophylite
For comments on the samples, see the individual analysis sheets.
ND = None Detected

AES,Inc. is accredited by NIST's National Voluntary Laboratory Accreditation Program (NVLAP) for Polarized Light Microscopy (PLM) analysis, Lab Code 102082-0. All analyses performed in accordance with EPA "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" (EPA 600/M4-82-020), 1982 as found in 40 CFR, Part 763, Appendix E to Subpart E and "Method for the Determination of Asbestos in Bulk Building Materials" (EPA/600/R-93/116), 1993.
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Microanalyst: Penka Topuzova

QC Analyst: Yelena Khanina

APPENDIX C: PHOTOGRAPHIC RECORD

Photo No. 5519	**Date:** 1/5/2023	
Description: **Building 1, Roof Area** Asbestos containing roofing material.		

Photo No. 5520	**Date:** 1/5/2023	
Description: **Building 1, Roof Area** Asbestos containing roofing material.		

Photographic Documentation is for reference purposes and doesn't necessarily include all the surfaces with asbestos.

APPENDIX C: PHOTOGRAPHIC RECORD

Photo No. 5521	**Date:** 1/5/2023	
Description: **Building 1, Roof Area** Asbestos containing roofing material.		

Photo No. 5485	**Date:** 1/5/2023	
Description: **Building 1, Area 1-1** Asbestos containing floor tiles.		

Photographic Documentation is for reference purposes and doesn't necessarily include all the surfaces with asbestos.

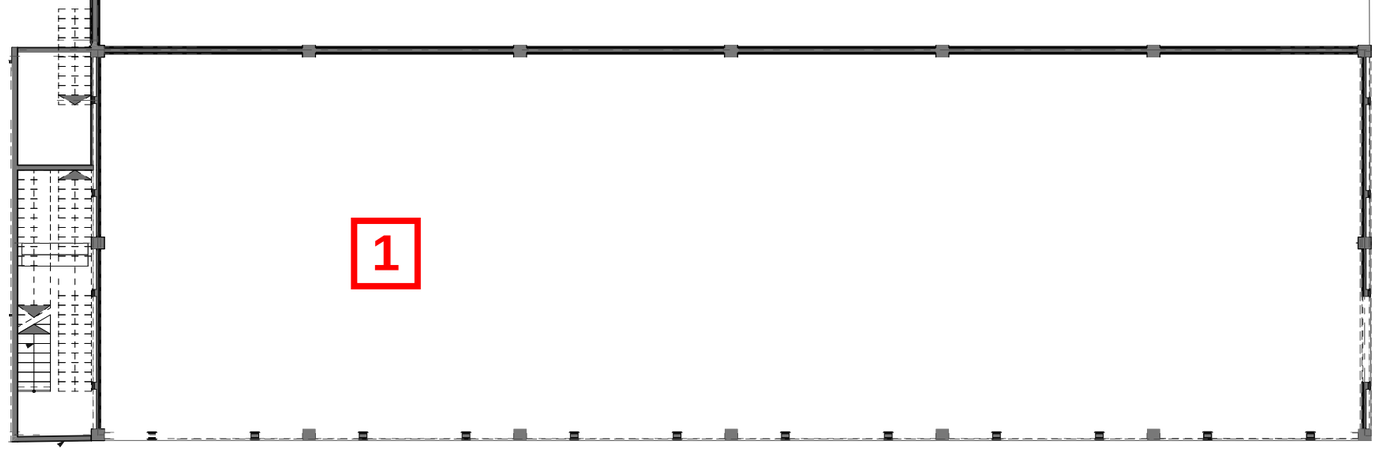
APPENDIX D: LOCATION OF POSITIVE MATERIALS

C

B

D

Building 1



A

Asbestos Legend:

1 Roofing Material

2 Vinyl Tiles

Note:

The layout of materials shown in this figure is for illustrative purposes only. For actual location and quantity of materials refer to the survey report.

Zimmetry Environmental
Environmental Building Inspectors
Indoor Environmental Quality / Mold Assessments, Asbestos,
Lead Based Paint Consulting – Phone – Fax (787) 995-0005

Project: Ventana del Bucanero, Arroyo, Puerto Rico

Date: January, 2023

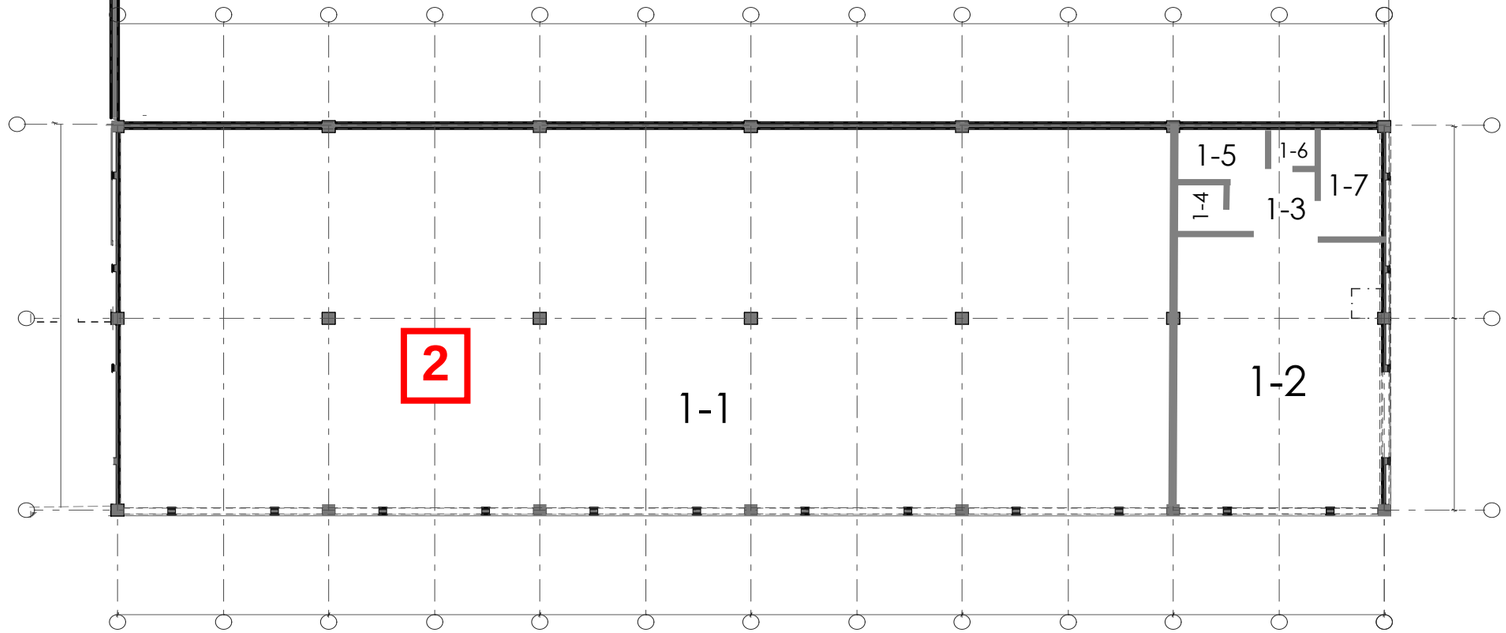
Project No: ZEM-22294

C

B

D

Building 1



A

Asbestos Legend:

1 Roofing Material

2 Vinyl Tiles

Note:

The layout of materials shown in this figure is for illustrative purposes only. For actual location and quantity of materials refer to the survey report.

Zimmetry Environmental
Environmental Building Inspectors
Indoor Environmental Quality / Mold Assessments, Asbestos, Lead Based Paint Consulting – Phone – Fax (787) 995-0005

Project: Ventana del Bucanero, Arroyo, Puerto Rico

Date: January, 2023

Project No: ZEM-22294

Lead Based Paint Inspection Report

Project:

Ventana del Bucanero,
Arroyo, Puerto Rico



Client:

ERB Arquitectos

ZEM-22294
January 2023

Prepared By:

Zimmetry Environmental Management, Corp.
www.zimmetry.com
info@zimmetry.com

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SECTION 1: EXECUTIVE SUMMARY

1.1 INTRODUCTION

A Lead-Based Paint inspection was conducted on January 5, 2023 at the Ventana del Bucanero located in Arroyo, Puerto Rico. The lead-based paint inspection was performed to identify paint that contains lead above allowable levels and to assist with the compliance of local, state and federal regulations.

1.2 SUMMARY OF PROPERTY EVALUATION

The project consisted of the evaluation of the interior and exterior areas of the aforementioned project. The evaluation found that lead based paint was present in selective components and surfaces through the project on the date of the inspection. Table 1-1 identifies the components positive for lead. Table 2-1 identifies lead-based paint as defined by the U.S. Environmental Protection Agency (EPA) and the Department of Natural and Environmental Resources (DRNA) of Puerto Rico. For specific locations and additional detail on the location of lead- reference Sections 2 and 3.

1.3 PROPERTY LOCATIONS OF BUILDING COMPONENTS WITH LEAD-BASED PAINT

Table 1-1 summarizes the site components and surfaces coated with lead-based paint. Details that identify positive lead-based paint findings within specific areas and on surfaces were provided in the lead-based paint inspection report. The “substrate” is the building component material directly beneath the painted surface. Photographic documentation is for reference purposes and doesn't necessarily include all the surfaces with lead-based paint and/or components containing lead. The quantification of positives materials presented in this table is only an estimate. If an abatement of the materials will be conducted, the Contractors shall estimate the amount of materials to be abated.

If homogeneous materials that were not accounted for are identified in areas that are not describe in this report or inaccessible areas described in Section 2.3.3, they shall be managed as containing lead. If suspected components that could contain lead are encountered underneath current installed tiles or other construction material, they shall be managed as containing lead until the appropriate test is performed. Refer to Appendix E: Location of Positive Materials for specific location.

Table 1-1: Summary of Components Containing Lead					
Building	**Area**	**Component**	**Color**	**Substrate**	**Approximate Amount**
3	1-4	Wall Tiles	Gray	Ceramic	136 Ft^2
		Floor Tiles	White		64 Ft^2
	1-5	Floor Tiles	White		112 Ft^2
	1-6	Wall Tiles	Blue		264 Ft^2
		Floor Tiles	White		136 Ft^2
	1-7	Wall Tiles	White		80 Ft^2
		Floor Tiles			20 Ft^2
2	1-1	Floor Tiles	Pink		336 Ft^2
	1-4	Floor Tiles	Gray		189 Ft^2
		Floor Tiles	Gray		126 Ft^2
			Pink		

Note:

1. The quantification of positives materials presented in this table is only an estimate. If an abatement of the materials will be conducted, the Contractors shall estimate the amount of materials to be abated.

SECTION 2: LEAD-BASED PAINT INSPECTION REPORT

2.1 OVERVIEW OF THE EVALUATION

This lead-based paint inspection is an investigation to identify all lead-based paint on a surface-by-surface basis. A lead-based paint inspection conforming to HUD guidelines was performed at the aforementioned project.

Averages of 438 samples were taken at identified surfaces of the evaluated areas using X-ray fluorescence (XRF) analyzer. The evaluation found that lead-based paint was present in selective components and surfaces through the project on the date of the assessment (See Table 1-1).

Some of the remaining XRF test locations exhibited lead-in-paint levels below the level that EPA identifies as lead-based paint, namely 1.0 mg/cm^2. Such surfaces could create dust-lead or soil-lead hazards if the paint is turned into dust by abrasion, scraping, or sanding. Should these or any lead containing components or surfaces be disturbed in any manner that generates dust, care should be taken to limit its spread.

Testing was performed by Melanie Bermúdez, state-certified lead inspector LBPI-19422-170, using the Niton XLp-300A XRF, SN-101222. The credentials are provided in Section 3, Appendix A: Certifications, Licenses, and Accreditations. The XRF analyzer is 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, according to the manufacturer, is capable of detecting lead concentrations that occur within numerous layers of various surface coatings.

Please refer to the XRF Testing Results Section 3, Appendix B: XRF Sampling Data for the detailed analytical testing results for each distinct area inspected. The reports provide a complete testing data.

2.2 SAMPLING PROCEDURE

The Lead Based Paint Sampling Procedure was design to evaluate and document all the data obtained form the inspection in a sequential method that provided confidence at the moment of the results presentation.

The survey was performed following the methodology established in the HUD Guidelines for the Evaluation and Control of Lead Based Paint in Housing (2012 revision) and the Department of Natural and Environmental Resources (DRNA) of Puerto Rico Regulation 9098: Regulation for Proper Management of Lead-Based Paint Activities. The surfaces evaluation was performed as follows:

- If the lead concentration measured by the XRF Spectrum Analyzer is less than 1.0 mg/cm^2 it is considered negative.

- If the lead concentration measured by the XRF Spectrum Analyzer is equal or greater than 1.0 mg/cm^2 it is considered positive.

To each functional space of the project a name was assigned according to the use of that space. If no name could be assigned then a code letter or number was assigned.

Each wall surface was named with letters beginning with wall A the wall facing the main entrance direction. The wall at your left will be wall B, the wall at front wall C and the wall at you right will be wall D.

2.3 RESULTS PRESENTATION

This section describes the project components and surfaces coated with lead-based paint (LBP), which were observed in the inspection. Please note that the recommendations given are always the minimum action, which in our professional judgment should be taken.

According to the DRNA lead regulations, prior to the demolishing of a structure containing lead-based paint, the contaminated surfaces or substrates must be abated or removed. The firm providing the abatement services must be certified as an abatement firm by the DRNA.

2.3.1 SPECIFIC FINDINGS

The following LBP were found to contain more than 1.0 mg/cm^2 for what Department of Natural and Environmental Resources (DRNA) of Puerto Rico identifies as lead-based paint or materials containing lead:

- Floor Tiles
- Wall Tiles

2.3.2 HOMOGENEOUS AREAS WITH SPECIAL CONSIDERATIONS

NONE

2.3.3 INACCESSIBLE AREAS PRESUMED TO BE LEAD-BASED PAINTED

NONE

2.4 LEAD REGULATORY LEVELS

The lead regulatory levels provided below are those used when preparing this lead-based paint evaluation or when evaluating data collected. The EPA regulatory levels are the same as the state regulatory levels provided in the following table.

TABLE 2-1: LEAD REGULATORY LEVELS	
	EPA/DRNA Levels
Lead-Based Paint	**1.0 mg/cm^2 or 0.5% by weight (or 5,000 ppm)**

2.5 CONDITIONS AND LIMITATIONS—DISCLAIMER

Zimmetry Environmental Management Corp. has performed this lead-based paint inspection in a thorough and professional manner consistent with commonly accepted industry standards. The Preparer cannot guarantee and does not warrant that this evaluation has identified all adverse environmental factors and/or conditions affecting this project on the date of the evaluation.

The results reported and conclusions reached by the Preparer are solely for the benefit of the Owner. The results and opinions in this report, based solely on the conditions found at the project on the date of the evaluation, are valid only on that date. The Preparer assumes no obligation to advise the client of any changes in any real or potential lead-based paint hazards at this project beyond the date of the evaluation.

The lead inspection was performed to ready accessible components and surfaces. If suspected components that could contain lead are encountered underneath current installed tiles or other construction material, they shall be managed as containing lead until the appropriate test is performed.

2.6 ABATEMENT CONDITIONS

Abatement, as defined by HUD and the Department of Natural and Environmental Resources (DRNA) of Puerto Rico, means any set of measures designed to eliminate lead-based paint and/or lead-based paint hazards permanently. The people providing these services must to be trained in accordance with the DRNA licensing/certification requirements. The product manufacturer and/or contractor must warrant abatement methods to last a minimum of 20 years, or these methods must have a design life of at least 20 years.

- onsite or offsite removal of lead-based paint from substrates and components
- replacement of components or fixtures painted with lead-based paint
- permanent enclosure of lead-based paint with construction materials mechanically-fastened to the substrate
- encapsulation of lead-based paint with specially designed encapsulant products
- removal or permanent covering (concrete or asphalt) of soil-lead-based paint hazards

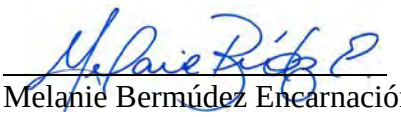
If enclosure or encapsulation is conducted as an abatement method, the lead-based paint remains on the property, so ongoing lead-based paint maintenance is required.

2.7 RECOMMENDATIONS

According to the DRNA lead regulations, prior to the demolishing of a structure containing lead-based paint, the contaminated surfaces or substrates must be abated or removed. The waste generated has to be characterized to determine if the waste generated is hazardous or non-hazardous waste. The firm providing the abatement services must be certified as an abatement firm by the DRNA. Workers conducting abatement must be trained and certified as abatement workers by a training provider accredited by the DRNA.

2.8 ENVIRONMENTAL ASSESSMENT REPORT CERTIFICATION

Zimmetry Environmental Management Corp. has performed this lead-based paint inspection in a thorough and professional manner consistent with commonly accepted industry standards. The inspection was conducted on January 5, 2023 by Melanie Bermúdez, state-certified lead inspector LBPI-19422-170, qualified by experience, education and training in the recognition of lead-based paint and approved sampling techniques using the Niton XLp-300A XRF, SN-101222.



Melanie Bermúdez Encarnación, BSc
Environmental Lead Inspector

SECTION 3: APPENDICES

Appendix A: Certifications, Licenses, and Accreditations

Appendix B: XRF Sampling Data

Appendix C: XRF's Performance Characteristics Sheet

Appendix D: Photographic Record

Appendix E: Location of Positive Materials

APPENDIX A: CERTIFICATIONS, LICENSES, AND ACCREDITATIONS



GOBIERNO DE PUERTO RICO
Departamento de Recursos Naturales y Ambientales

Este certificado es otorgado a:

Zimmetry Environmental Management, Corp.

Por haber cumplido con los requisitos establecidos en el Capítulo VI, Regla 127 del Reglamento para el Manejo Adecuado de Actividades de Pintura con Base de Plomo. Se le otorga esta certificación como **Firma** para llevar a cabo actividades relacionadas a Mitigación de Pintura con base de plomo en la jurisdicción de Puerto Rico.

Número de Certificado

LBPF-05322-012

Fecha de emisión: Marzo 3, 2022

Fecha de Expiración: Marzo 2, 2023

DRNA

José Roque Juliá
Jefe
División Desperdicios Tóxicos

APPENDIX A: CERTIFICATIONS, LICENSES, AND ACCREDITATIONS



CERTIFICACIÓN PLOMO PUERTO RICO

Esta tarjeta autoriza a:

Melanie Bermúdez Encarnación

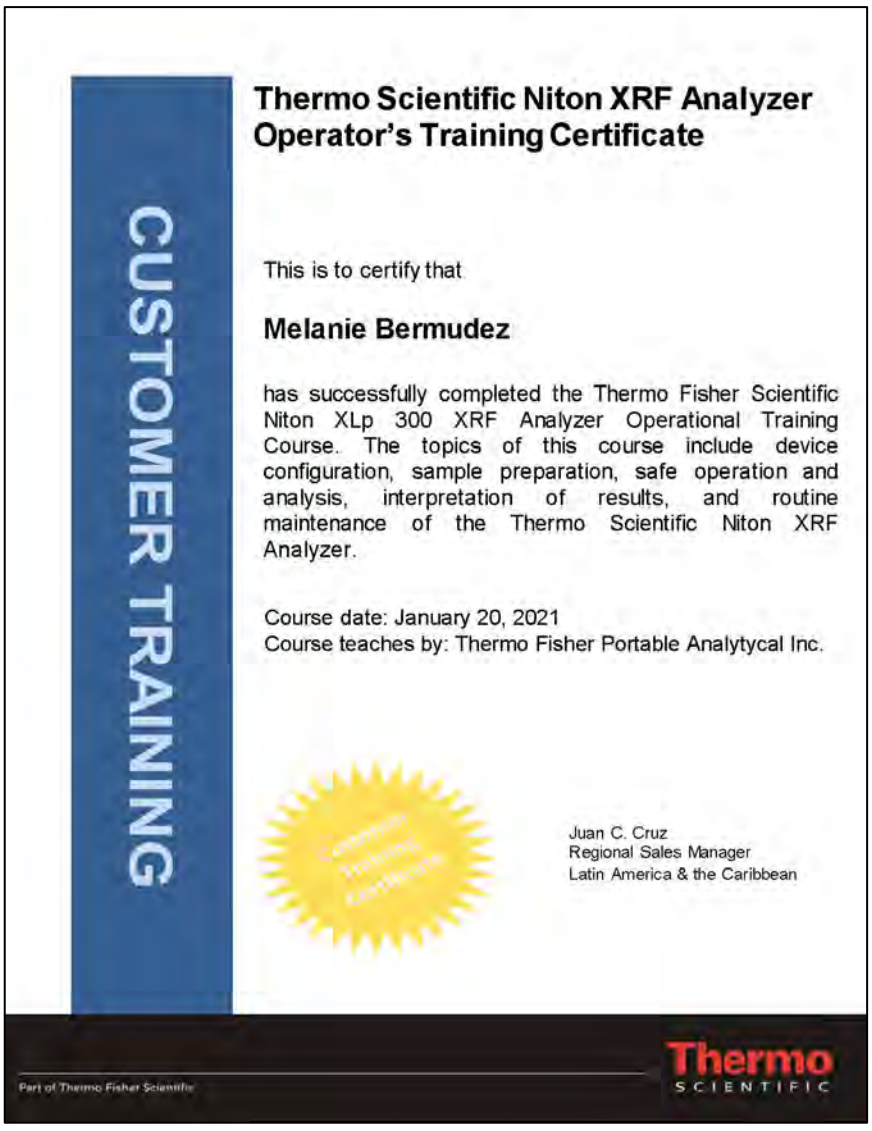
Para realizar actividades relacionadas a Mitigación de Pintura con Base de Plomo

Disciplina: **Inspector**

Fecha de Expiración: Julio 12, 2023

Certificación #:
LBPI-19422-170

Firma Autorizada
Departamento de Recursos Naturales y Ambientales



CUSTOMER TRAINING

Thermo Scientific Niton XRF Analyzer Operator's Training Certificate

This is to certify that

Melanie Bermudez

has successfully completed the Thermo Fisher Scientific Niton XLp 300 XRF Analyzer Operational Training Course. The topics of this course include device configuration, sample preparation, safe operation and analysis, interpretation of results, and routine maintenance of the Thermo Scientific Niton XRF Analyzer.

Course date: January 20, 2021
Course teaches by: Thermo Fisher Portable Analytycal Inc.

Juan C. Cruz
Regional Sales Manager
Latin America & the Caribbean

Part of Thermo Fisher Scientific

Thermo SCIENTIFIC

APPENDIX B: XRF SAMPLING DATA

PROJECT:	Ventana del Bucanero, Arroyo PR			CLIENT: ERB Arquitectos, PSC			
DATE:	1/5/2023	Building 1		LBP Inspector: Melanie Bermúdez			
Sample ID.	Functional Space	Location	Color	Subst.	XRF Reading	Pos/Neg	Comments
1	Calibration				1.00		
2	Calibration				1.00		
3	Calibration				1.00		
4	Area 1-1	Wall B	Gray	Concrete	0.00	Negative	
5	Area 1-1	Wall B	Multicolor	Concrete	0.00	Negative	
6	Area 1-1	Column	Black	Concrete	0.03	Negative	
7	Area 1-1	Wall B	White	Concrete	0.00	Negative	
8	Area 1-1	Wall B	Blue	Concrete	0.00	Negative	
9	Area 1-1	Wall B	Yellow	Concrete	0.00	Negative	
10	Area 1-1	Wall C	Gray	Concrete	0.00	Negative	
11	Area 1-1	Wall C	White	Concrete	0.00	Negative	
12	Area 1-1	Wall C	Blue	Concrete	0.00	Negative	
13	Area 1-1	Column	Yellow	Concrete	0.00	Negative	
14	Area 1-1	Column	White	Concrete	0.00	Negative	
15	Area 1-1	Wall C	Black	Concrete	0.03	Negative	
16	Area 1-1	Wall C	Red	Concrete	0.00	Negative	
17	Area 1-1	Wall C	Multicolor	Concrete	0.04	Negative	
18	Area 1-1	Wall C	Pink	Concrete	0.00	Negative	
19	Area 1-1	Wall C	Orange	Concrete	0.00	Negative	
20	Area 1-1	Column	Black	Concrete	0.00	Negative	
21	Area 1-1	Wall D	Gray	Concrete	0.00	Negative	
22	Area 1-1	Column	Blue	Concrete	0.01	Negative	
23	Area 1-1	Wall D	White	Concrete	0.00	Negative	
24	Area 1-1	Wall C	Peach	Concrete	0.00	Negative	
25	Area 1-1	Wall C	Green	Concrete	0.00	Negative	
26	Area 1-1	Wall C	Blue	Concrete	0.00	Negative	
27	Area 1-1	Floor	Red	Concrete	0.00	Negative	
28	Area 1-1	Floor	Gray	Concrete	0.00	Negative	
29	Area 1-1	Column	Yellow	Concrete	0.01	Negative	
30	Area 1-1	Column	Green	Concrete	0.00	Negative	
31	Area 1-1	Column	Black	Concrete	0.00	Negative	
32	Area 1-1	Lower Wall A	Green	Concrete	0.00	Negative	
33	Area 1-1	Lower Wall A	White	Concrete	0.00	Negative	
34	Area 1-1	Lower Wall A	Peach	Concrete	0.00	Negative	
35	Area 1-1	Column	Black	Concrete	0.00	Negative	
36	Area 1-1	Column	White	Concrete	0.01	Negative	
37	Area 1-1	Column	Green	Concrete	0.01	Negative	
38	Area 1-1	Wall C	Peach	Metal	0.00	Negative	
39	Area 1-1	Wall C	Blue	Metal	0.00	Negative	
40	Area 1-1	Wall C	Green	Metal	0.00	Negative	
41	Area 1-1	Wall C	Brown	Wood	0.00	Negative	
42	Area 1-1	Beam	Peach	Metal	0.00	Negative	
43	Area 1-1	Floor	Yellow	Concrete	0.02	Negative	
44	Area 1-1	Riser	Yellow	Concrete	0.02	Negative	
45	Area 1-2	Floor Tile	Red	Ceramic	0.01	Negative	
46	Area 1-2	Upper Wall A	Orange	Concrete	0.00	Negative	
47	Area 1-2	Wall Molding	Varnish	Wood	0.00	Negative	
48	Area 1-2	Column	Cream	Concrete	0.00	Negative	
49	Area 1-2	Column	Cream	Wood	0.00	Negative	
50	Area 1-2	Column	White	Concrete	0.00	Negative	
51	Area 1-2	Column	Red	Concrete	0.01	Negative	
52	Area 1-2	Column	Gray	Concrete	0.00	Negative	
53	Area 1-2	Lower Wall A	Red	Concrete	0.00	Negative	
54	Area 1-2	Lower Wall A	Peach	Concrete	0.00	Negative	
55	Area 1-2	Baseboard	Red	Ceramic	0.01	Negative	
56	Area 1-2	Wall B	White	Wood	0.00	Negative	
57	Area 1-2	Baseboard	Varnish	Wood	0.00	Negative	
58	Area 1-2	Wall B	Blue	Wood	0.00	Negative	
59	Area 1-2	Wall B	Green	Wood	0.00	Negative	
60	Area 1-2	Column	Green	Concrete	0.00	Negative	

PROJECT:	Ventana del Bucanero, Arroyo PR			CLIENT: ERB Arquitectos, PSC			
DATE:	1/5/2023	Building 1		LBP Inspector: Melanie Bermúdez			
Sample ID.	Functional Space	Location	Color	Subst.	XRF Reading	Pos/Neg	Comments
61	Area 1-2	Column	Cream	Concrete	0.00	Negative	
62	Area 1-2	Wall C	Red	Wood	0.00	Negative	
63	Area 1-2	Baseboard	Varnish	Wood	0.00	Negative	
64	Area 1-2	Wall C	White	Wood	0.00	Negative	
65	Area 1-2	Wall C	Orange	Wood	0.00	Negative	
66	Area 1-2	Wall C	Cream	Drywall	0.00	Negative	
67	Area 1-2	Wall D	Orange	Concrete	0.00	Negative	
68	Area 1-2	Column	Cream	Concrete	0.00	Negative	
69	Area 1-2	Door	Varnish	Wood	0.00	Negative	
70	Area 1-2	Door Casing	Varnish	Wood	0.00	Negative	
71	Area 1-2	Window Casing	Black	Metal	0.00	Negative	
72	Area 1-2	Window Molding	Varnish	Wood	0.00	Negative	
73	Area 1-2	Upper Wall D	Green	Concrete	0.01	Negative	
74	Area 1-2	Column	Yellow	Concrete	0.00	Negative	
75	Area 1-2	Beam	Brown	Metal	0.00	Negative	
76	Area 1-3	Wall A	Orange	Wood	0.00	Negative	
77	Area 1-3	Wall C	Orange	Concrete	0.00	Negative	
78	Area 1-3	Floor Tile	Red	Ceramic	0.01	Negative	
79	Area 1-3	Baseboard	Varnish	Wood	0.00	Negative	
80	Area 1-4	Wall A	Orange	Concrete	0.00	Negative	
81	Area 1-4	Wall C	Orange	Concrete	0.00	Negative	
82	Area 1-4	Wall B	Green	Concrete	0.03	Negative	
83	Area 1-4	Floor Tile	Red	Ceramic	0.01	Negative	
84	Area 1-4	Baseboard	Varnish	Wood	0.00	Negative	
85	Area 1-4	Ceiling	Varnish	Wood	0.00	Negative	
86	Area 1-4	Sliding Door	Varnish	Wood	0.00	Negative	
87	Area 1-4	Sliding Door Casing	Varnish	Wood	0.00	Negative	
88	Area 1-4	Door Transom	Varnish	Wood	0.00	Negative	
89	Area 1-5	Wall Tile	White	Ceramic	0.00	Negative	
90	Area 1-5	Wall Tile	Red	Ceramic	0.00	Negative	
91	Area 1-5	Wall Molding	Varnish	Wood	0.00	Negative	
92	Area 1-5	Lavatory	Black	Ceramic	0.02	Negative	
93	Area 1-5	Floor Tile	Red	Ceramic	0.01	Negative	
94	Area 1-5	Baseboard	Red	Ceramic	0.01	Negative	
95	Area 1-5	Door	Yellow	Wood	0.00	Negative	
96	Area 1-5	Door Casing	Cream	Wood	0.00	Negative	
97	Area 1-5	Ceiling	Varnish	Wood	0.00	Negative	
98	Area 1-6	Wall Tile	White	Ceramic	0.01	Negative	
99	Area 1-6	Wall Tile	Red	Ceramic	0.01	Negative	
100	Area 1-6	Toilet	Blue	Ceramic	0.02	Negative	
101	Area 1-6	Toilet	White	Ceramic	0.01	Negative	
102	Area 1-6	Wall Molding	Varnish	Wood	0.00	Negative	
103	Area 1-6	Ceiling	Varnish	Wood	0.00	Negative	
104	Area 1-6	Door	Cream	Wood	0.00	Negative	
105	Area 1-6	Door Casing	Red	Wood	0.00	Negative	
106	Area 1-7	Wall Tile	White	Ceramic	0.01	Negative	
107	Area 1-7	Wall A	Cream	Drywall	0.00	Negative	
108	Area 1-7	Wall B	Cream	Drywall	0.00	Negative	
109	Area 1-7	Duct	Cream	Metal	0.00	Negative	
110	Area 1-7	Lower Wall C	Purple	Concrete	0.00	Negative	
111	Area 1-7	Wall D	Cream	Concrete	0.00	Negative	
112	Area 1-7	Door	Cream	Wood	0.00	Negative	
113	Area 1-7	Door Casing	Cream	Wood	0.00	Negative	
114	Area 1-7	Window Shutter	White	Metal	0.00	Negative	
115	Area 1-7	Ceiling	Varnish	Wood	0.00	Negative	
116	Exterior Area	Wall B	Black	Concrete	0.00	Negative	
117	Exterior Area	Wall B	White	Concrete	0.00	Negative	
118	Exterior Area	Wall B	Purple	Concrete	0.00	Negative	
119	Exterior Area	Wall B	Blue	Concrete	0.00	Negative	
120	Exterior Area	Column	White	Concrete	0.00	Negative	

PROJECT:	Ventana del Bucanero, Arroyo PR			CLIENT: ERB Arquitectos, PSC			
DATE:	1/5/2023	Building 1		LBP Inspector: Melanie Bermúdez			
Sample ID.	Functional Space	Location	Color	Subst.	XRF Reading	Pos/Neg	Comments
121	Exterior Area	Column	Pink	Concrete	0.00	Negative	
122	Exterior Area	Window Grille	Black	Metal	0.00	Negative	
123	Exterior Area	Lower Wall A	White	Concrete	0.01	Negative	
124	Exterior Area	Upper Wall A	Pink	Concrete	0.01	Negative	
125	Exterior Area	Column	White	Concrete	0.00	Negative	
126	Exterior Area	Wall Molding	White	Concrete	0.00	Negative	
127	Exterior Area	Upper Wall A	Green	Concrete	0.02	Negative	
128	Exterior Area	Upper Wall A	Blue	Concrete	0.00	Negative	
129	Exterior Area	Upper Wall A	Brown	Concrete	0.00	Negative	
130	Exterior Area	Wall A	Gray	Wood	0.00	Negative	
131	Exterior Area	Upper Wall A	Cream	Concrete	0.00	Negative	
132	Exterior Area	Wall D	Yellow	Concrete	0.00	Negative	
133	Exterior Area	Wall D	White	Concrete	0.00	Negative	
134	Exterior Area	Door Molding	Gray	Wood	0.00	Negative	
135	Exterior Area	Window Grille	Gray	Metal	0.00	Negative	
136	Exterior Area	Wall B	White	Concrete	0.00	Negative	
137	Exterior Area	Wall B	Pink	Concrete	0.00	Negative	
138	Exterior Area	Stairs	White	Metal	0.00	Negative	
139	Exterior Area	Fence	White	Metal	0.00	Negative	
140	Exterior Area	Fence	Green	Metal	0.00	Negative	
141	Exterior Area	Lower Wall A	Gray	Concrete	0.01	Negative	

PROJECT:	Ventana del Bucanero, Arroyo PR			CLIENT: ERB Arquitectos, PSC			
DATE:	1/5/2023	Building 3		LBP Inspector: Melanie Bermúdez			
Sample ID.	Functional Space	Location	Color	Subst.	XRF Reading	Pos/Neg	Comments
142	Area 1-1	Wall A	White	Concrete	0.00	Negative	
143	Area 1-1	Wall B	White	Concrete	0.00	Negative	
144	Area 1-1	Wall C	White	Concrete	0.00	Negative	
145	Area 1-1	Wall D	White	Concrete	0.00	Negative	
146	Area 1-1	Window Grille	Red	Metal	0.03	Negative	
147	Area 1-1	Upper Wall C	Cream	Concrete	0.00	Negative	
148	Area 1-1	Window Casing	Black	Metal	0.00	Negative	
149	Area 1-2	Wall A	White	Concrete	0.00	Negative	
150	Area 1-2	Wall B	White	Concrete	0.00	Negative	
151	Area 1-2	Wall C	White	Concrete	0.00	Negative	
152	Area 1-2	Wall D	White	Concrete	0.00	Negative	
153	Area 1-2	Column	White	Concrete	0.00	Negative	
154	Area 1-2	Beam	White	Concrete	0.00	Negative	
155	Area 1-2	Window Casing	Black	Metal	0.00	Negative	
156	Area 1-2	Toilet	White	Ceramic	0.01	Negative	
157	Area 1-2	Wall Molding	Red	Wood	0.00	Negative	
158	Area 1-3	Wall A	White	Concrete	0.00	Negative	
159	Area 1-3	Wall B	White	Concrete	0.00	Negative	
160	Area 1-3	Wall C	White	Concrete	0.00	Negative	
161	Area 1-3	Wall D	White	Concrete	0.00	Negative	
162	Area 1-3	Wall Molding	White	Wood	0.00	Negative	
163	Area 1-3	Window Casing	Black	Metal	0.00	Negative	
164	Area 1-3	Window Casing	White	Metal	0.00	Negative	
165	Area 1-3	Window	White	Crystal	0.00	Negative	
166	Area 1-3	Beam	White	Concrete	0.00	Negative	
167	Area 1-4	Wall A	Green	Concrete	0.00	Negative	
168	Area 1-4	Wall B	Green	Concrete	0.00	Negative	
169	Area 1-4	Partition	Green	Drywall	0.00	Negative	
170	Area 1-4	Wall Tile	Gray	Ceramic	1.60	Positive	
171	Area 1-4	Fascia	White	Drywall	0.00	Negative	
172	Area 1-4	Floor	Gray	Ceramic	0.00	Negative	
173	Area 1-4	Baseboard	Dark Cream	Ceramic	0.00	Negative	
174	Area 1-4	Floor Tiles	Cream	Ceramic	0.01	Negative	
175	Area 1-4	Pipeline	Yellow	Metal	0.00	Negative	
176	Area 1-4	Wall C	Green	Concrete	0.00	Negative	
177	Area 1-4	Door	Brown	Wood	0.00	Negative	
178	Area 1-4	Door Casing	Brown	Wood	0.00	Negative	
179	Area 1-4	Floor Tile	Light Cream	Ceramic	0.01	Negative	
180	Area 1-4	Wall C	Red	Concrete	0.00	Negative	
181	Area 1-4	Wall D	Red	Concrete	0.00	Negative	
182	Area 1-4	Door	Black	Metal	0.00	Negative	
183	Area 1-4	Door Casing	Black	Metal	0.00	Negative	
184	Area 1-4	Window Casing	Black	Metal	0.00	Negative	
185	Area 1-4	Door Transom	Varnish	Wood	0.00	Negative	
186	Area 1-4	Door	Varnish	Wood	0.00	Negative	
187	Area 1-4	Door Casing	Varnish	Wood	0.00	Negative	
188	Area 1-4	Lower Wall A	Green	Concrete	0.00	Negative	
189	Area 1-4	Lower Wall B	Green	Concrete	0.00	Negative	
190	Area 1-4	Lower Wall C	Green	Concrete	0.00	Negative	
191	Area 1-4	Lower Wall D	Green	Concrete	0.00	Negative	
192	Area 1-4	Upper Wall A	Red	Concrete	0.01	Negative	
193	Area 1-4	Upper Wall B	Red	Concrete	0.00	Negative	
194	Area 1-4	Upper Wall C	Red	Concrete	0.01	Negative	
195	Area 1-4	Upper Wall D	Red	Concrete	0.00	Negative	
196	Area 1-4	Floor Tile	Orange	Ceramic	0.01	Negative	
197	Area 1-4	Floor Tile	White	Ceramic	2.00	Positive	
198	Area 1-4	Window Grille	Black	Metal	0.00	Negative	
199	Area 1-5	Floor Tile	White	Ceramic	1.70	Positive	
200	Area 1-5	Wall Tile	Pink	Ceramic	0.08	Negative	
201	Area 1-5	Door	Black	Metal	0.00	Negative	

PROJECT:	Ventana del Bucanero, Arroyo PR			CLIENT: ERB Arquitectos, PSC			
DATE:	1/5/2023	Building 3		LBP Inspector: Melanie Bermúdez			
Sample ID.	Functional Space	Location	Color	Subst.	XRF Reading	Pos/Neg	Comments
202	Area 1-5	Door Casing	Black	Metal	0.00	Negative	
203	Area 1-5	Upper Wall A	Red	Concrete	0.00	Negative	
204	Area 1-5	Upper Wall B	Red	Concrete	0.00	Negative	
205	Area 1-5	Upper Wall C	Red	Concrete	0.00	Negative	
206	Area 1-5	Upper Wall D	Red	Concrete	0.00	Negative	
207	Area 1-5	Partition	Green	Metal	0.00	Negative	
208	Area 1-5	Window Shutter	White	Metal	0.00	Negative	
209	Area 1-5	Toilet	White	Ceramic	0.01	Negative	
210	Area 1-6	Wall Tile	Blue	Ceramic	2.10	Positive	
211	Area 1-6	Floor Tile	White	Ceramic	2.20	Positive	
212	Area 1-6	Door	Brown	Metal	0.00	Negative	
213	Area 1-6	Door Casing	Brown	Metal	0.00	Negative	
214	Area 1-6	Upper Wall A	Red	Concrete	0.00	Negative	
215	Area 1-6	Upper Wall B	Red	Concrete	0.02	Negative	
216	Area 1-6	Upper Wall C	Red	Concrete	0.02	Negative	
217	Area 1-6	Upper Wall D	Red	Concrete	0.01	Negative	
218	Area 1-6	Ceiling	Brown	Wood	0.00	Negative	
219	Area 1-6	Beam	Brown	Wood	0.00	Negative	
220	Area 1-6	Window Shutter	White	Metal	0.00	Negative	
221	Area 1-6	Partition	Green	Metal	0.00	Negative	
222	Area 1-6	Toilet	White	Ceramic	0.01	Negative	
223	Area 1-7	Wall Tile	White	Ceramic	2.40	Positive	
224	Area 1-7	Upper Wall A	White	Concrete	0.00	Negative	
225	Area 1-7	Upper Wall B	White	Concrete	0.00	Negative	
226	Area 1-7	Upper Wall C	White	Concrete	0.00	Negative	
227	Area 1-7	Upper Wall D	White	Concrete	0.00	Negative	
228	Area 1-7	Floor Tile	White	Ceramic	2.30	Positive	
229	Area 1-7	Door Casing	White	Wood	0.00	Negative	
230	Area 1-8	Wall A	Green	Concrete	0.00	Negative	
231	Area 1-8	Wall B	Green	Concrete	0.00	Negative	
232	Area 1-8	Wall C	Green	Concrete	0.00	Negative	
233	Area 1-8	Wall D	Green	Concrete	0.00	Negative	
234	Area 1-8	Upper Wall B	Yellow	Concrete	0.00	Negative	
235	Area 1-8	Upper Wall D	Yellow	Concrete	0.00	Negative	
236	Area 1-8	Floor Tile	Cream	Ceramic	0.01	Negative	
237	Area 1-8	Column	Green	Concrete	0.00	Negative	
238	Area 1-8	Door	Black	Metal	0.00	Negative	
239	Area 1-8	Door Casing	Black	Metal	0.00	Negative	
240	Area 1-8	Pipeline	Yellow	Metal	0.00	Negative	
241	Area 1-8	Wall Tile	Pink	Ceramic	0.02	Negative	
242	Area 1-8	Toilet	White	Ceramic	0.02	Negative	
243	Area 1-8	Lavatory	White	Ceramic	0.01	Negative	
244	Area 1-8	Upper Wall B	White	Concrete	0.00	Negative	
245	Area 1-8	Upper Wall C	White	Concrete	0.00	Negative	
246	Area 1-8	Shower Tile	Blue	Ceramic	0.02	Negative	
247	Area 1-8	Door	White	Wood	0.00	Negative	
248	Area 1-8	Door Casing	Brown	Wood	0.00	Negative	
249	Area 1-8	Door Casing	Brown	Wood	0.00	Negative	
250	Area 1-8	Column	Yellow	Concrete	0.04	Negative	
251	Area 1-8	Beam	Yellow	Concrete	0.01	Negative	
252	Area 1-8	Wall D	Orange	Concrete	0.00	Negative	
253	Area 1-8	Wall D	Purple	Wood	0.00	Negative	
254	Area 1-9	Wall A	Orange	Concrete	0.00	Negative	
255	Area 1-9	Wall C	Orange	Concrete	0.00	Negative	
256	Area 1-9	Wall B	Orange	Concrete	0.00	Negative	
257	Area 1-9	Wall D	Black	Concrete	0.00	Negative	
258	Area 1-9	Upper Wall C	Blue	Concrete	0.01	Negative	
259	Area 1-9	Upper Wall D	Blue	Concrete	0.00	Negative	
260	Area 1-9	Upper Wall A	Blue	Concrete	0.00	Negative	
261	Area 1-9	Window Casing	Black	Metal	0.00	Negative	

PROJECT:	Ventana del Bucanero, Arroyo PR			CLIENT: ERB Arquitectos, PSC			
DATE:	1/5/2023	Building 3		LBP Inspector: Melanie Bermúdez			
Sample ID.	Functional Space	Location	Color	Subst.	XRF Reading	Pos/Neg	Comments
262	Area 1-9	Floor Tile	Cream	Ceramic	0.70	Negative	
263	Area 1-9	Column	Orange	Concrete	0.00	Negative	
264	Area 1-10	Wall B	White	Concrete	0.01	Negative	
265	Area 1-10	Wall D	White	Concrete	0.00	Negative	
266	Area 1-10	Beam	White	Concrete	0.00	Negative	
267	Area 1-10	Floor Tile	White	Ceramic	0.23	Negative	
268	Area 1-11	Wall Tile	Gray	Ceramic	0.01	Negative	
269	Area 1-11	Toilet	White	Ceramic	0.01	Negative	
270	Area 1-11	Door	Varnish	Wood	0.00	Negative	
271	Area 1-11	Door Casing	Varnish	Wood	0.00	Negative	
272	Area 1-11	Upper Wall C	Gray	Concrete	0.00	Negative	
273	Area 1-11	Upper Wall D	Gray	Concrete	0.00	Negative	
274	Area 1-11	Upper Wall C	Black	Concrete	0.00	Negative	
275	Area 1-11	Upper Wall C	Blue	Concrete	0.00	Negative	
276	Area 1-11	Floor Tile	Cream	Ceramic	0.00	Negative	
277	Area 1-12	Door	Orange	Wood	0.00	Negative	
278	Area 1-12	Door Casing	Varnish	Wood	0.00	Negative	
279	Area 1-12	Wall Tile	Pink	Ceramic	0.03	Negative	
280	Area 1-12	Toilet	White	Ceramic	0.01	Negative	
281	Area 1-12	Upper Wall D	Gray	Concrete	0.00	Negative	
282	Area 1-12	Upper Wall A	Gray	Concrete	0.00	Negative	
283	Area 1-12	Upper Wall D	Blue	Concrete	0.00	Negative	
284	Area 1-13	Wall A	White	Concrete	0.00	Negative	
285	Area 1-13	Wall B	White	Concrete	0.01	Negative	
286	Area 1-13	Wall C	White	Concrete	0.00	Negative	
287	Area 1-13	Wall D	White	Concrete	0.00	Negative	
288	Area 1-13	Floor Tile	White	Ceramic	0.05	Negative	
289	Area 1-13	Column	White	Concrete	0.00	Negative	
290	Area 1-13	Beam	White	Concrete	0.00	Negative	
291	Area 1-13	Upper Wall A	Blue	Concrete	0.00	Negative	
292	Area 1-13	Upper Wall C	Blue	Concrete	0.00	Negative	
293	Area 1-13	Window Casing	Black	Metal	0.00	Negative	
294	Area 1-13	Door	Black	Metal	0.00	Negative	
295	Area 1-13	Door Casing	Black	Metal	0.00	Negative	
296	Area 1-14	Door	Varnish	Wood	0.00	Negative	
297	Area 1-14	Door Casing	Varnish	Wood	0.00	Negative	
298	Area 1-14	Door Molding	Varnish	Wood	0.00	Negative	
299	Area 1-14	Floor Tile	White	Ceramic	0.01	Negative	
300	Area 1-14	Wall A	Blue	Concrete	0.00	Negative	
301	Area 1-14	Wall B	Blue	Concrete	0.00	Negative	
302	Area 1-14	Wall C	Blue	Concrete	0.00	Negative	
303	Area 1-14	Wall D	Blue	Concrete	0.00	Negative	
304	Area 1-14	Upper Wall A	White	Concrete	0.00	Negative	
305	Area 1-14	Upper Wall C	White	Concrete	0.00	Negative	
306	Area 1-14	Upper Wall D	White	Concrete	0.00	Negative	
307	Area 1-14	Window Grille	Red	Metal	0.01	Negative	
308	Area 1-14	Window Casing	Black	Metal	0.00	Negative	
309	Area 1-14	Window Casing	Black	Metal	0.00	Negative	
310	Calibration				1.00		
311	Calibration				1.00		
312	Calibration				1.00		
313	Exterior Area	Wall A	Yellow	Concrete	0.00	Negative	
314	Exterior Area	Window Molding	White	Concrete	0.00	Negative	
315	Exterior Area	Gate	Red	Metal	0.00	Negative	
316	Exterior Area	Fascia	White	Concrete	0.00	Negative	
317	Exterior Area	Wall Molding	White	Concrete	0.00	Negative	
318	Exterior Area	Beam	White	Wood	0.00	Negative	
319	Exterior Area	Planter	Yellow	Concrete	0.01	Negative	
320	Exterior Area	Planter	White	Concrete	0.00	Negative	
321	Exterior Area	Wall B	Green	Concrete	0.16	Negative	

PROJECT:	Ventana del Bucanero, Arroyo PR			CLIENT: ERB Arquitectos, PSC			
DATE:	1/5/2023	Building 3		LBP Inspector: Melanie Bermúdez			
Sample ID.	Functional Space	Location	Color	Subst.	XRF Reading	Pos/Neg	Comments
322	Exterior Area	Gutter	Green	Metal	0.03	Negative	
323	Exterior Area	Railing	White	Metal	0.00	Negative	
324	Exterior Area	Wall C	Yellow	Concrete	0.00	Negative	
325	Exterior Area	Wall C	Black	Concrete	0.00	Negative	
326	Exterior Area	Door	Gray	Wood	0.00	Negative	
327	Exterior Area	Door Casing	Gray	Wood	0.00	Negative	
328	Exterior Area	Door	Red	Wood	0.00	Negative	
329	Exterior Area	Door Casing	Red	Wood	0.00	Negative	
330	Exterior Area	Fascia	Cream	Concrete	0.00	Negative	
331	Exterior Area	Arc	White	Concrete	0.00	Negative	
332	Exterior Area	Wall C	Multicolor	Concrete	0.14	Negative	
333	Exterior Area	Wall C	Pink	Concrete	0.01	Negative	
334	Area 1-15	Wall A	White	Concrete	0.00	Negative	
335	Area 1-15	Wall C	White	Concrete	0.00	Negative	
336	Area 1-15	Lower Wall B	White	Concrete	0.00	Negative	
337	Area 1-15	Lower Wall D	White	Concrete	0.00	Negative	
338	Area 1-15	Ceiling	Red	Wood	0.00	Negative	
339	Area 1-15	Upper Wall B	White	Wood	0.00	Negative	
340	Area 1-15	Upper Wall D	White	Wood	0.00	Negative	
341	Area 1-15	Floor Tile	Terracota	Ceramic	0.01	Negative	
342	Area 1-15	Planter	Terracota	Ceramic	0.01	Negative	
343	Area 1-15	Beam	White	Concrete	0.00	Negative	
344	Area 1-15	Column	White	Concrete	0.00	Negative	
345	Area 1-15	Beam	Dark Red	Metal	0.03	Negative	
346	Area 1-15	Gate	Red	Metal	0.00	Negative	
347	Area 1-15	Gate	Red	Metal	0.00	Negative	
348	Area 1-15	Spanish Tiles	Terracota	Ceramic	0.00	Negative	
349	Area 1-15	Fascia	White	Concrete	0.00	Negative	
350	Area 1-15	Soffit	White	Concrete	0.00	Negative	
351	Area 1-15	Arc	White	Concrete	0.00	Negative	
352	Area 1-15	Window Casing	Black	Metal	0.00	Negative	
353	Area 1-15	Arc	Yellow	Concrete	0.00	Negative	

PROJECT:	Ventana del Bucanero, Arroyo PR			CLIENT: ERB Arquitectos, PSC			
DATE:	1/5/2023	Building 2		LBP Inspector: Melanie Bermúdez			
Sample ID.	Functional Space	Location	Color	Subst.	XRF Reading	Pos/Neg	Comments
354	Area 1-1	Railing	Black	Concrete	0.00	Negative	
355	Area 1-1	Column	Black	Concrete	0.00	Negative	
356	Area 1-1	Riser	Black	Concrete	0.00	Negative	
357	Area 1-1	Balluster	Blue	Concrete	0.00	Negative	
358	Area 1-1	Railing	Brown	Wood	0.00	Negative	
359	Area 1-1	Railing	Varnish	Wood	0.00	Negative	
360	Area 1-1	Balluster	Varnish	Wood	0.00	Negative	
361	Area 1-1	Wall B	White	Concrete	0.00	Negative	
362	Area 1-1	Wall B	Black	Concrete	0.00	Negative	
363	Area 1-1	Wall B	Cream	Concrete	0.00	Negative	
364	Area 1-1	Floor Tile	White	Ceramic	0.03	Negative	
365	Area 1-1	Floor Tile	Pink	Ceramic	1.70	Positive	
366	Area 1-1	Floor	White	Concrete	0.00	Negative	
367	Area 1-1	Floor	Gray	Concrete	0.00	Negative	
368	Area 1-1	Floor	Red	Concrete	0.00	Negative	
369	Area 1-2	Wall C	Green	Concrete	0.00	Negative	
370	Area 1-2	Wall A	Green	Concrete	0.00	Negative	
371	Area 1-2	Toilet	White	Ceramic	0.01	Negative	
372	Area 1-2	Wall A	Black	Wood	0.00	Negative	
373	Area 1-3	Wall A	Green	Concrete	0.00	Negative	
374	Area 1-3	Wall C	Green	Concrete	0.00	Negative	
375	Area 1-3	Toilet	White	Ceramic	0.01	Negative	
376	Area 1-3	Lavatory	White	Ceramic	0.01	Negative	
377	Area 1-4 Exterior Areas	Wall A	Gray	Concrete	0.00	Negative	
378	Area 1-4 Exterior Areas	Grille	White	Metal	0.00	Negative	
379	Area 1-4 Exterior Areas	Wall B	Blue	Concrete	0.00	Negative	
380	Area 1-4 Exterior Areas	Wall B	Purple	Concrete	0.00	Negative	
381	Area 1-4 Exterior Areas	Wall B	Green	Concrete	0.00	Negative	
382	Area 1-4 Exterior Areas	Fascia	Black	Wood	0.00	Negative	
383	Area 1-4 Exterior Areas	Soffit	Black	Wood	0.00	Negative	
384	Area 1-4 Exterior Areas	Gate	White	Metal	0.00	Negative	
385	Area 1-4	Door	Gray	Metal	0.00	Negative	
386	Area 1-4	Door Casing	Gray	Metal	0.00	Negative	
387	Area 1-4	Partition	Brown	Wood	0.00	Negative	
388	Area 1-4	Floor Tile	Gray	Ceramic	1.30	Positive	
389	Area 1-4	Wall A	Yellow	Concrete	0.00	Negative	
390	Area 1-4	Wall C	Black	Concrete	0.00	Negative	
391	Area 1-4	Wall D	Black	Concrete	0.00	Negative	
392	Area 1-4	Wall B	White	Wood	0.00	Negative	
393	Area 1-4	Column	Red	Concrete	0.01	Negative	
394	Area 1-4	Ceiling	Black	Wood	0.00	Negative	
395	Area 1-4	Ceiling	Yellow	Wood	0.00	Negative	
396	Area 1-4	Grille	White	Metal	0.01	Negative	
397	Area 1-4	Ceiling	White	Wood	0.00	Negative	
398	Area 1-4	Beam	White	Wood	0.00	Negative	
399	Area 1-4	Beam	Black	Wood	0.00	Negative	
400	Area 1-4	Door	White	Metal	0.00	Negative	
401	Area 1-4	Door Casing	White	Metal	0.00	Negative	
402	Area 1-4	Floor Tile	White	Ceramic	0.01	Negative	
403	Area 1-4	Window Casing	White	Metal	0.00	Negative	
404	Area 1-4	Wall A	Yellow	Concrete	0.00	Negative	
405	Area 1-4	Lower Wall A	White	Concrete	0.01	Negative	
406	Area 1-4	Lower Wall B	White	Concrete	0.00	Negative	
407	Area 1-4	Upper Wall A	White	Wood	0.00	Negative	
408	Area 1-4	Upper Wall B	White	Wood	0.00	Negative	
409	Area 1-4	Wall C	White	Concrete	0.00	Negative	
410	Area 1-4	Column	White	Concrete	0.00	Negative	
411	Area 1-4	Floor Tile	Gray	Ceramic	2.40	Positive	
412	Area 1-4	Wall Tile	Gray	Ceramic	0.01	Negative	
413	Area 1-4	Floor Tile	Pink	Ceramic	3.10	Positive	

PROJECT:	Ventana del Bucanero, Arroyo PR			CLIENT: ERB Arquitectos, PSC			
DATE:	1/5/2023	Building 2		LBP Inspector: Melanie Bermúdez			
Sample ID.	Functional Space	Location	Color	Subst.	XRF Reading	Pos/Neg	Comments
414	Area 1-4	Ceiling	White	Wood	0.00	Negative	
415	Area 1-4	Ceiling	White	Metal	0.00	Negative	
416	Area 1-4	Column	White	Wood	0.00	Negative	

PROJECT:	Ventana del Bucanero, Arroyo PR			CLIENT: ERB Arquitectos, PSC			
DATE:	1/5/2023	Building 1		LBP Inspector: Melanie Bermúdez			
Sample ID.	Functional Space	Location	Color	Subst.	XRF Reading	Pos/Neg	Comments
417	Roof	Debris	Cream	Concrete	0.00	Negative	
418	Roof	Debris	Cream	Concrete	0.00	Negative	
419	Roof	Debris	Cream	Concrete	0.00	Negative	
420	Roof	Debris	Cream	Concrete	0.00	Negative	
421	Roof	Wall D	White	Concrete	0.00	Negative	
422	Roof	Wall D	White	Concrete	0.01	Negative	
423	Roof	Wall A	White	Concrete	0.00	Negative	
424	Roof	Wall A	White	Concrete	0.00	Negative	
425	Roof	Parapet	Cream	Concrete	0.00	Negative	
426	Roof	Parapet	Cream	Concrete	0.00	Negative	
427	Roof	Parapet	Cream	Concrete	0.00	Negative	
428	Roof	Parapet	Cream	Concrete	0.00	Negative	
429	Roof	Floor Tile	Brown	Ceramic	0.01	Negative	
430	Roof	Floor Tile	Brown	Ceramic	0.01	Negative	
431	Roof	Floor Tile	Brown	Ceramic	0.00	Negative	
432	Roof	Floor Tile Mosaic	Cream	Ceramic	0.00	Negative	
433	Roof	Floor Tile Mosaic	Cream	Ceramic	0.02	Negative	
434	Roof	Wall Tile Mosaic	Cream	Ceramic	0.00	Negative	
435	Roof	Wall Tile Mosaic	Cream	Ceramic	0.01	Negative	
436	Calibration				1.00		
437	Calibration				1.00		
438	Calibration				1.00		

APPENDIX C: XRF's PERFORMANCE CHARACTERISTICS SHEET

Performance Characteristic Sheet

EFFECTIVE DATE: **September 24, 2004** **EDITION NO.: 1**

MANUFACTURER AND MODEL:

Make: *Niton LLC*

Tested Model: *XLp 300*

Source: ^{109}Cd

Note: This PCS is also applicable to the equivalent model variations indicated below, for the Lead-in-Paint K+L variable reading time mode, in the XLi and XLp series:

XLi 300A, XLi 301A, XLi 302A and XLi 303A.

XLp 300A, XLp 301A, XLp 302A and XLp 303A.

XLi 700A, XLi 701A, XLi 702A and XLi 703A.

XLp 700A, XLp 701A, XLp 702A, and XLp 703A.

Note: The XLi and XLp versions refer to the shape of the handle part of the instrument. The differences in the model numbers reflect other modes available, in addition to Lead-in-Paint modes. The manufacturer states that specifications for these instruments are identical for the source, detector, and detector electronics relative to the Lead-in-Paint mode.

FIELD OPERATION GUIDANCE

OPERATING PARAMETERS:

Lead-in-Paint K+L variable reading time mode.

XRF CALIBRATION CHECK LIMITS:

0.8 to 1.2 mg/cm^2 (inclusive)

The calibration of the XRF instrument should be checked using the paint film nearest 1.0 mg/cm^2 in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm^2 film).

If readings are outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instruments into control before XRF testing proceeds.

SUBSTRATE CORRECTION:

For XRF results using Lead-in-Paint K+L variable reading time mode, substrate correction is <u>not</u> needed for:

Brick, Concrete, Drywall, Metal, Plaster, and Wood

INCONCLUSIVE RANGE OR THRESHOLD:

K+L MODE READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm^2)
Results not corrected for substrate bias on any substrate	Brick	1.0
	Concrete	1.0
	Drywall	1.0
	Metal	1.0
	Plaster	1.0
	Wood	1.0

BACKGROUND INFORMATION

EVALUATION DATA SOURCE AND DATE:

This sheet is supplemental information to be used in conjunction with Chapter 7 of the HUD *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing* ("HUD Guidelines"). Performance parameters shown on this sheet are calculated from the EPA/HUD evaluation using archived building components. Testing was conducted in August 2004 on 133 testing combinations. The instruments that were used to perform the testing had new sources; one instrument's was installed in November 2003 with 40 mCi initial strength, and the other's was installed June 2004 with 40 mCi initial strength.

OPERATING PARAMETERS:

Performance parameters shown in this sheet are applicable only when properly operating the instrument using the manufacturer's instructions and procedures described in Chapter 7 of the HUD Guidelines.

SUBSTRATE CORRECTION VALUE COMPUTATION:

Substrate correction is not needed for brick, concrete, drywall, metal, plaster or wood when using Lead-in-Paint K+L variable reading time mode, the normal operating mode for these instruments. If substrate correction is desired, refer to Chapter 7 of the HUD Guidelines for guidance on correcting XRF results for substrate bias.

EVALUATING THE QUALITY OF XRF TESTING:

Randomly select ten testing combinations for retesting from each house or from two randomly selected units in multifamily housing. Use the K+L variable time mode readings.

Conduct XRF retesting at the ten testing combinations selected for retesting.

Determine if the XRF testing in the units or house passed or failed the test by applying the steps below.

Compute the Retest Tolerance Limit by the following steps:

Determine XRF results for the original and retest XRF readings. Do not correct the original or retest results for substrate bias. In single-family housing a result is defined as the average of three readings. In multifamily housing, a result is a single reading. Therefore, there will be ten original and ten retest XRF results for each house or for the two selected units.

Calculate the average of the original XRF result and retest XRF result for each testing combination.

Square the average for each testing combination.

Add the ten squared averages together. Call this quantity C.

Multiply the number C by 0.0072. Call this quantity D.

Add the number 0.032 to D. Call this quantity E.

Take the square root of E. Call this quantity F.

Multiply F by 1.645. The result is the Retest Tolerance Limit.

Compute the average of all ten original XRF results.

Compute the average of all ten re-test XRF results.

Find the absolute difference of the two averages.

If the difference is less than the Retest Tolerance Limit, the inspection has passed the retest. If the difference of the overall averages equals or exceeds the Retest Tolerance Limit, this procedure should be repeated with ten new testing combinations. If the difference of the overall averages is equal to or greater than the Retest Tolerance Limit a second time, then the inspection should be considered deficient.

Use of this procedure is estimated to produce a spurious result approximately 1% of the time. That is, results of this procedure will call for further examination when no examination is warranted in approximately 1 out of 100 dwelling units tested.

TESTING TIMES:

For the Lead-in-Paint K+L variable reading time mode, the instrument continues to read until it is moved away from the testing surface, terminated by the user, or the instrument software indicates the reading is complete. The following table provides testing time information for this testing mode. The times have been adjusted for source decay, normalized to the initial source strengths as noted above. Source strength and type of substrate will affect actual testing times. At the time of testing, the instruments had source strengths of 26.6 and 36.6 mCi.

Testing Times Using K+L Reading Mode (Seconds)

	All Data			Median for laboratory-measured lead levels (mg/cm^2)		
Substrate	25th Percentile	Median	75th Percentile	Pb < 0.25	0.25 ≤ Pb<1.0	1.0 ≤ Pb
Wood Drywall	4	11	19	11	15	11
Metal	4	12	18	9	12	14
Brick Concrete Plaster	8	16	22	15	18	16

CLASSIFICATION RESULTS:

XRF results are classified as positive if they are greater than or equal to the threshold, and negative if they are less than the threshold.

DOCUMENTATION:

A document titled *Methodology for XRF Performance Characteristic Sheets* provides an explanation of the statistical methodology used to construct the data in the sheets, and provides empirical results from using the recommended inconclusive ranges or thresholds for specific XRF instruments. For a copy of this document call the National Lead Information Center Clearinghouse at 1-800-424-LEAD.

This XRF Performance Characteristic Sheet was developed by the Midwest Research Institute (MRI) and QuanTech, Inc., under a contract between MRI and the XRF manufacturer. HUD has determined that the information provided here is acceptable when used as guidance in conjunction with Chapter 7, Lead-Based Paint Inspection, of HUD's *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*.

APPENDIX D: PHOTOGRAPHIC RECORD

Photo No. 5490	**Date:** 1/5/2023	
Description: **Building 3, Area 1-4** Lead containing ceramic wall tiles.		

Photo No. 5495	**Date:** 1/5/2023	
Description: **Building 3, Area 1-4** Lead containing ceramic floor tiles.		

Photographic Documentation is for reference purposes and doesn't necessarily include all the surfaces with lead based paint and/or components containing lead.

APPENDIX D: PHOTOGRAPHIC RECORD

Photo No. 5496	**Date:** 1/5/2023	
Description: **Building 3, Area 1-5** Lead containing ceramic floor tiles.		
Photo No. 5499	**Date:** 1/5/2023	
Description: **Building 3, Area 1-6** Lead containing ceramic floor tiles.		

Photographic Documentation is for reference purposes and doesn't necessarily include all the surfaces with lead based paint and/or components containing lead.

APPENDIX D: PHOTOGRAPHIC RECORD

Photo No. 5501	**Date:** 1/5/2023	
Description: **Building 3, Area 1-6** Lead containing ceramic wall tiles.		

Photo No. 5502	**Date:** 1/5/2023	
Description: **Building 3, Area 1-7** Lead containing ceramic wall tiles.		

Photographic Documentation is for reference purposes and doesn't necessarily include all the surfaces with lead based paint and/or components containing lead.

APPENDIX D: PHOTOGRAPHIC RECORD

Photo No. 5504	**Date:** 1/5/2023	
Description: **Building 3, Area 1-7** Lead containing ceramic floor tiles.		

Photo No. 5486	**Date:** 1/5/2023	
Description: **Building 2, Area 1-1** Lead containing ceramic floor tiles.		

Photographic Documentation is for reference purposes and doesn't necessarily include all the surfaces with lead based paint and/or components containing lead.

APPENDIX D: PHOTOGRAPHIC RECORD

Photo No. 5511	**Date:** 1/5/2023	
Description: **Building 2, Area 1-4** Lead containing ceramic floor tiles.		

Photo No. 5505	**Date:** 1/5/2023	
Description: **Building 2, Area 1-4** Lead containing ceramic floor tiles.		

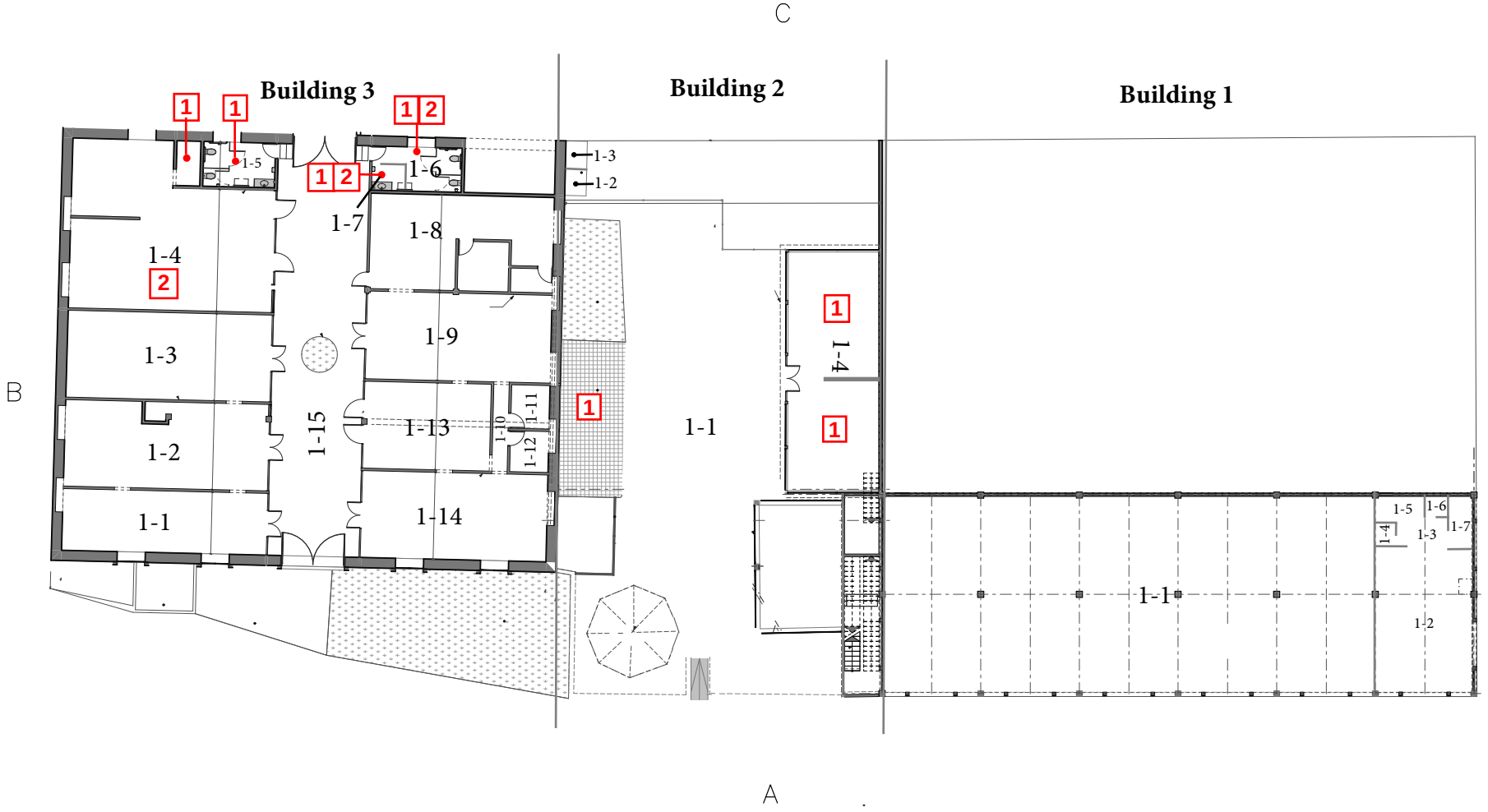
Photographic Documentation is for reference purposes and doesn't necessarily include all the surfaces with lead based paint and/or components containing lead.

APPENDIX D: PHOTOGRAPHIC RECORD

Photo No. 5506	**Date:** 1/5/2023	
Description: **Building 2, Area 1-4** Lead containing ceramic floor tiles.		

Photographic Documentation is for reference purposes and doesn't necessarily include all the surfaces with lead based paint and/or components containing lead.

APPENDIX E: LOCATION OF POSITIVE MATERIALS



Lead Legend:

1 Floor Tiles
2 Wall Tiles

Note:
The layout of materials shown in this figure is for illustrative purposes only. For actual location and quantity of materials refer to the Lead Based Paint survey report

Zimmetry Environmental
Environmental Building Inspectors
Indoor Environmental Quality / Mold Assessments, Asbestos, Lead Based Paint Consulting - Phone - Fax (787) 995-0005

Project: Ventana del Bucanero Arroyo, Puerto Rico
Date: January, 2023
Project No : ZEM-22294
Drawing : -

Date: 5/9/2024

Applicant ID: PR-CRP-000170
Street Address: Marina St. and Morse St. Arroyo, PR 00714
Municipality: Arroyo, PR

RE: No Effect Determination for PR-CRP-000170

EXECUTIVE SUMMARY

Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure the actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service ("FWS" and "NMFS" or "the Services").

This memo serves to document that the proposed project, PR-CRP-000170, located at Marina St. and Morse St. Arroyo, PR 00714 (Parcel ID# 442- 020-042-03) was reviewed in accordance with Section 7 of the Endangered Species Act of 1973 (16 USC 1536) as well as the Fish and Wildlife Coordination Act (47 Stat. 401, as amended; 16 U.S.C. 661 et seq.) by a qualified Environmental Specialist, resulting in a 'No Effect' determination.

The goal of the City Revitalization Program is to help shape and implement the future vision of communities that were affected by Hurricanes Irma and María and will support the municipal governments and other eligible organizations to undertake a variety of recovery activities aimed at reinvigorating downtown areas, urban centers, and key community corridors.

PROJECT DESCRIPTION

The Ventana del Bucanero (Posada) Project consists of the development of an inn with 34 rooms to be built in the urban area of Arroyo. The property belongs to the municipality of Arroyo.

The inn will be constructed in an area where there is an abandoned concrete structure with an area of 4,176 square feet (Lat. 17.962268 Long. -66.064147) and two concrete structures that are currently used as a restaurant, one structure with aluminum roof with an area of 1,327 square feet (Lat. 17.962499, Long. -66.064271) and the other structure with an area of 8,300 square feet (Lat. 17.962689, Long. -66.064411). The abandoned structure does not have a roof, doors, or windows. A portion of the existing structural elements will be used for the proposed project. The scope of work for the project includes a slab on grade, construction of floors, walls, and roofs, doors and windows, plumbing, air conditioning, electrical, sprinklers, security and communications, and drainage.

The inn will have three independent areas (Hotel, Open Site, and Annex Building). The first level (approx. 21,250 sq. ft.) will have 8 rooms, commercial spaces, restaurant spaces, administration offices, a reception area, restrooms, laundry, and lobby. The second level (approx. 19,740 sq. ft.) will have 17 rooms, an open terrace, a bar with a kitchen, open atrium spaces and a janitor's room. The third level (approx. 12,060 sq. ft.) will have 9 rooms, a terrace and pool area.

Excavations will include infrastructure for potable water connections and sanitary discharge 4'-6" deep, pipe installation for trenches 3'-4" deep, curb construction 1'-0" deep, pipe installation for cistern 7'-6" deep, electrical conduit installation of 4" deep, concrete pad for emergency generator installation 6" deep, telecommunications infrastructure 3'-0" deep, and column foundations 5-4" deep.

The proposed project will be located on Marina Street with Morse corner on the Arroyo boardwalk. It comprises a plot area of approx. 2,318 square meters owned by the Municipality of Arroyo under cadaster number 442-020-042-03. This lot has about 24,951 square feet and is in zone AE 2.7 according to the FEMA Panel 72000C2130, effective as of November 18, 2009.

The proposed development along with physical improvements of the nearby public areas, is aimed at becoming an important tourism area by facilitating commercial activities and promoting hospitality, tourism, and entertainment in the South Region of Puerto Rico.

On April 8, 2024, USFWS notified PRDOH that the range for some of the species had been updated and a new species may be present in the area. Hence, the iPaC determination was revised on April 29,2024. The previous iPaC determination indicated the presence of the West Indian Manatee and the Puerto Rican Boa in the project area. The updated iPaC determination shows the presence of the Roseate Tern Sterna in addition to the West Indian Manatee and the Puerto Rican Boa in the project area. However, as stated in this Effect Determination memo, this project will have no effect on these species.

As indicated by the Official Species List obtained from the Information for Planning and Consultation (IPaC) system (Appendix B) and USFWS Critical Habitat data (Appendix A, Figure 2), the proposed project lies within the ranges of the following federally listed species and critical habitats:

Species	Status
Puerto Rican Boa (*Chilabothrus inornatus*)	Endangered
West Indian Manatee (Trichechus manatus)	Threatened
Roseate Tern Sterna (dougallii dougallii)	Threatened

Critical Habitat
None.

EXISTING CONDITIONS:

The project area where activities will be taking place consists of approximately 0.388-acres of land located at Marina St. and Morse St. #64 Arroyo, PR 00714. According to the U.S. Geological Survey National Land Cover Database (NLCD) (Appendix A, Figure 6) the majority of the project area consists of mostly land urban or suburban area showing a moderate amount of human development and built activity. This term is used to describe areas where there is a significant density of buildings, infrastructure, and human activity, but which do not reach the level of density seen in very dense or densely populated urban areas. A topographic map is included (see Appendix A, Figure 7). The project is located in Zone AE on the FEMA Flood map and ABFE map, panel number 72000C2130J dated 11/18/2009 (see Flood Map Appendix A, Figure 8 and ABFE map Appendix A, Figure 9). A Preliminary FIRM has not been developed for this area.

The ocean is approximately 450 feet south of the project. The Nigua river is approximately 1,630.00 feet to the east of the proposed project location. There is also a mapped freshwater pond located approximately 4,915.00 feet east of the proposed project location and a man-made pod approximately 106 feet south of the proposed project. The project activities will not occur within a natural or manmade wetlands and no direct or indirect impacts are anticipated as a result of the project activities (see wetlands map Appendix A, Figure 3).

EFFECT DETERMINATION:

Based on a review of site photos and other information gathered during a site visit on March 21, 2024, none of the species listed above were observed in the vicinity of the proposed project activities and no critical habitat was identified within the proposed project area. Having carefully analyzed the project site and the information available, including the IPaC species list and available Dkey(s), critical habitat data, nature of the project, previous site disturbance, and scope of project activities, the following effect determinations have been made:

SPECIES	EFFECT DETERMINATION	CONSERVATION MEASURES TO BE IMPLEMENTED (IF NEEDED)
Puerto Rican Boa (*Chilabothrus inornatus*)	No Effect	If a Puerto Rican boa is found on the project site, work shall cease until the boa moves off on its own. If the boa does not move off, the Construction Manager shall contact the Puerto Rico Department of Natural and Environmental Resources ask them to relocate the boa.

SPECIES	EFFECT DETERMINATION	CONSERVATION MEASURES TO BE IMPLEMENTED (IF NEEDED)
West Indian Manatee (*Trichechus manatus*)	No Effect	The conservation measures for manatees are applicable to in-water work. As this project does not include in-water construction, these conservation measures are not applicable.
Roseate Tern Sterna (*dougallii dougallii*)	No Effect	None required

SPECIES ANALYSIS

Puerto Rican Boa *(Chilabothrus inornatus)*

Considered to be a habitat generalist, the Puerto Rican Boa tolerates a wide variety of terrestrial and arboreal habitats, including rocky areas, haystack hill, trees, and branches, rotting stumps, caves, plantations, various types of forested areas such as karst and mangrove forests, forested urban and rural areas, and along streams and road edges.

West Indian Manatee (*Trichechus manatus*)

The West Indian manatee (Trichechus manatus) is a species of aquatic mammal found in warm, shallow waters of the Caribbean region, as well as parts of the Atlantic coast of South and Central America. One of the most notable characteristics of this species is its ability to adapt to a variety of aquatic habitats. These animals can inhabit coastal waters, including nearshore marine areas, as well as estuaries where rivers meet the sea. They are also common in mangroves, where they find food and shelter among the roots of trees. Additionally, West Indian manatees can be found in freshwater rivers, lagoons, and coastal lakes. Their primarily herbivorous diet consists of a variety of aquatic plants, including seagrasses, algae, and freshwater plants. Due to their dietary needs, manatees prefer habitats with abundant aquatic vegetation.

Roseate Tern Sterna (*dougallii dougallii*)

The roseate tern (Sterna dougallii) is a species of seabird found in a variety of coastal and marine habitats. These include rocky coastal areas, beaches, coastal lagoons, estuaries, and may also inhabit offshore islands or islets for nesting. During the breeding season, they usually nest in colonies on sandy or pebble beaches. Outside the breeding season, they may migrate to open waters or follow the coast in search of food. Therefore, its habitat is quite diverse, covering coastal, marine areas and even some inland areas close to water. (see Appendix A.1 for citations).

Ramón Lisa Morales

Environmental specialist

05/9/2024

Date

Exhibit A

Description:

The proposed project is in the vicinity of the mayor's house and the town hall of the municipality of Arroyo, Puerto Rico. **Lat./Log. (17° 57' 44.93" N, 66° 03' 51.07" W)**

Figure 1. Location



Appendix A.1

Citations:

1. Puerto Rican Boa (*Chilabothrus inornatus*), Puerto Rican Boa | National Wildlife Federation (nwf.org)
2. West Indian Manatee (*Trichechus manatus*), Manatee Facts | Save the Manatee Club
3. Roseate Tern Sterna (*dougallii dougallii*), https://animalia.bio/es/roseate-tern

Figure 2.1 (Aereal Foto General) Project Location

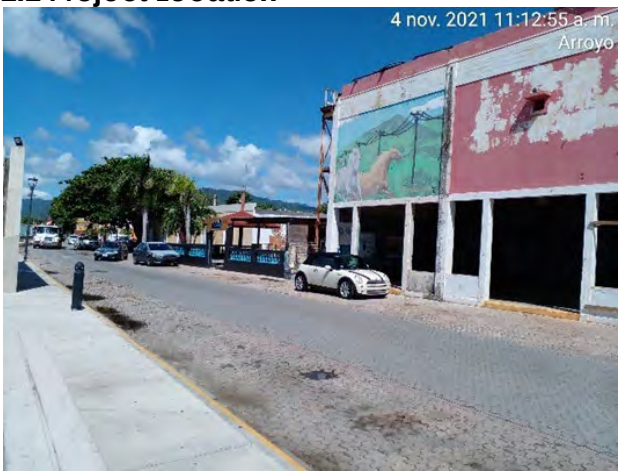
Figure 1. General Project Location (Municipalities map, US Census Bureau 2000)



Lat./Log. (17° 57’ 44.93” N, 66° 03’ 51.07” W)

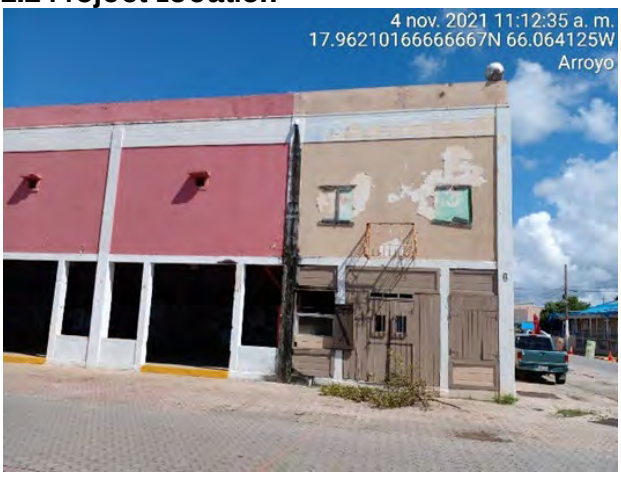
1 Existing Conditions and Trends

1.1 Project Location



Development of an inn of approximately 34 rooms to be built in the urban area.

1.2 Project Location



Development of an inn of approximately 34 rooms to be built in the urban area.

1.3 Project Location



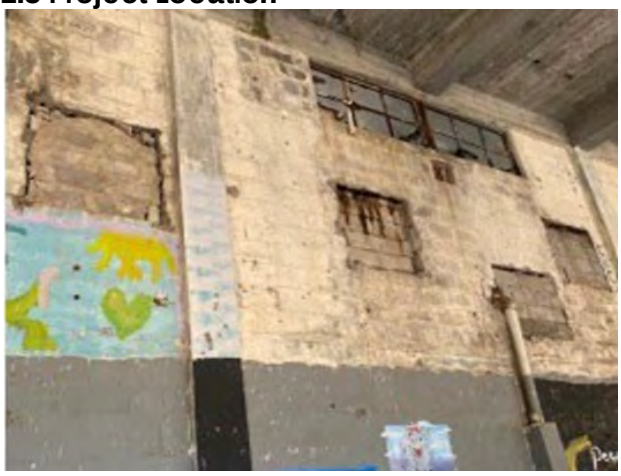
Development of an inn of approximately 34 rooms to be built in the urban area.

1.4 Project Location



Existing Structure at site exterior view. Development of an inn of approximately 34 rooms to be built in the urban area.

1.5 Project Location



Existing Structure at site exterior view. Development of an inn of approximately 34 rooms to be built in the urban area.

1.6 Project Location

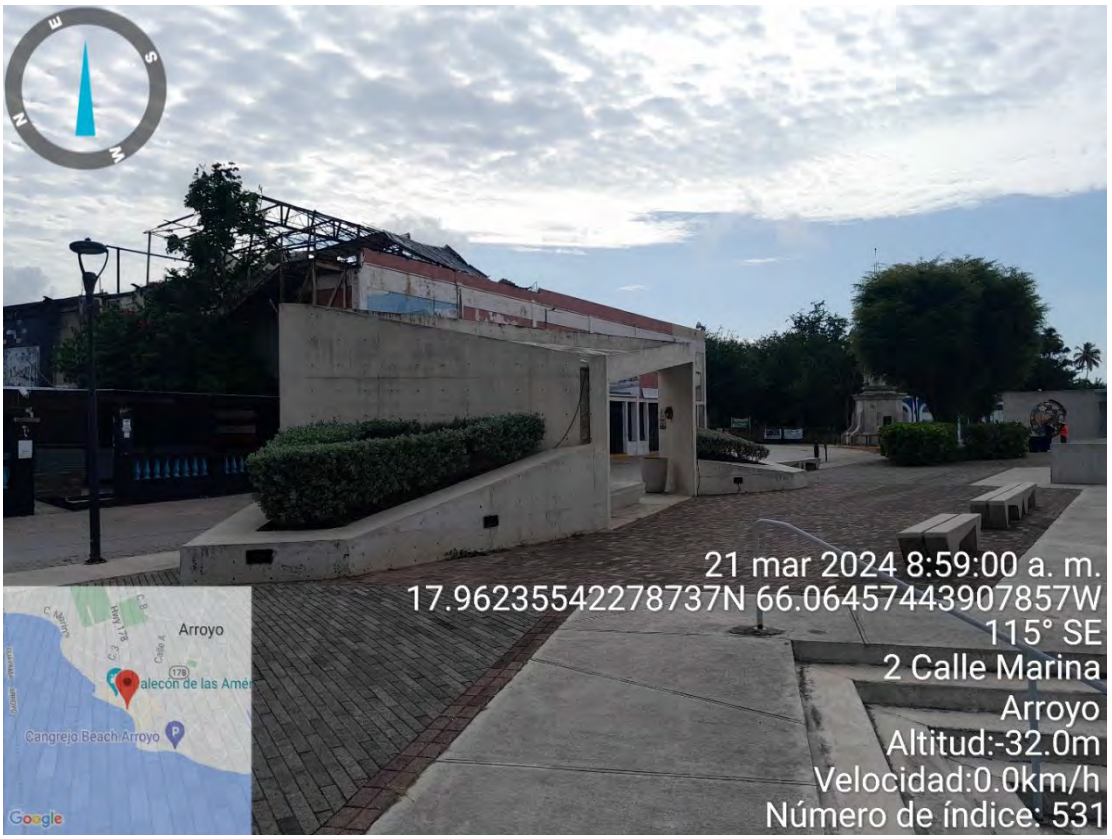


Existing Structure at site exterior view. Development of an inn of approximately 34 rooms to be built in the urban area.

1.7 Project Location



Existing Structure at site exterior view. Development of an inn of approximately 34 rooms to be built in the urban area.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17.96235542278737N 66.06457443907857W
115° SE
2 Calle Marina
Arroyo
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Velocidad:0.0km/h
Número de índice: 531
Arroyo
Cangrejo Beach Arroyo
Google


21 mar 2024 8:59:03 a. m.
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Arroyo
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Número de índice: 532
Arroyo
Cangrejo Beach Arroyo
Google


21 mar 2024 8:59:06 a. m.
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Arroyo
Altitud:-32.0m
Velocidad:0.0km/h
Número de índice: 533
Arroyo
Cangrejo Beach Arroyo
Google

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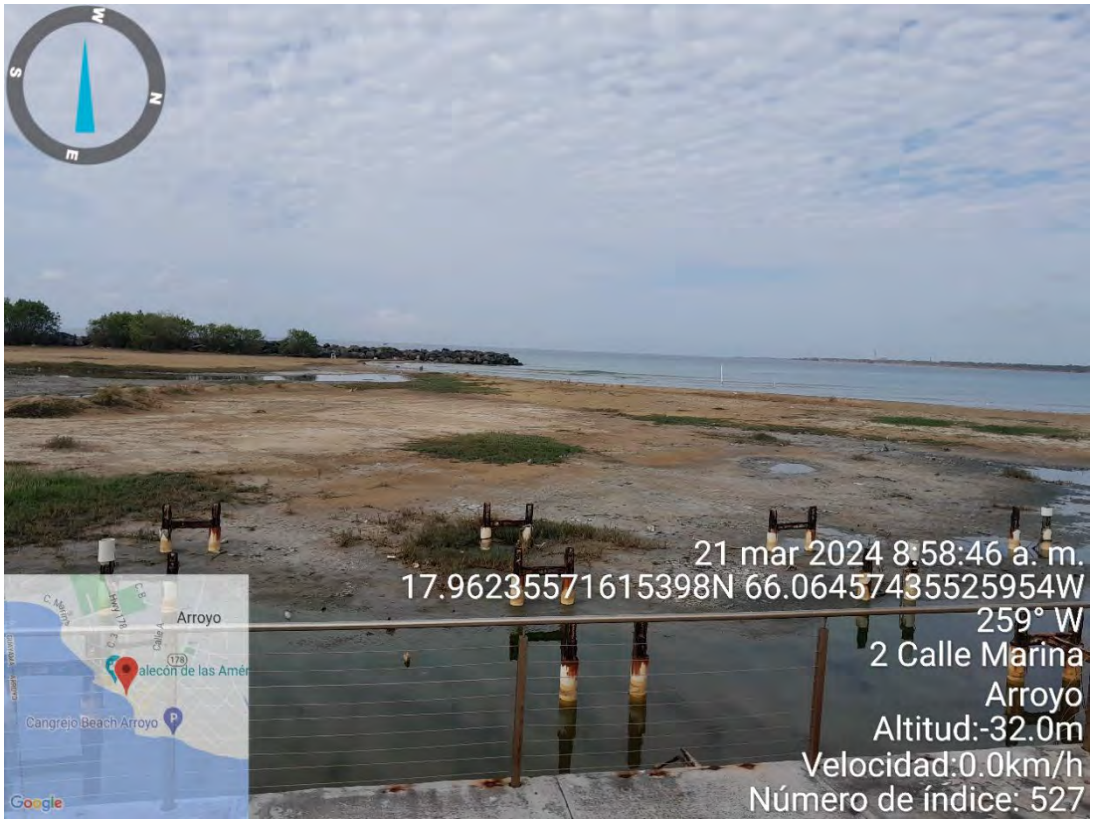
CALLE MORSE #64 787-839-3500
WWW.MUNICIPIODEARROYO.COM

View towards the beach from the project.



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Arroyo
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Número de índice: 528
Arroyo
Cangrejo Beach Arroyo
Google


21 mar 2024 8:58:53 a. m.
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Arroyo
Altitud:-32.0m
Velocidad:0.0km/h
Número de índice: 529
Arroyo
Cangrejo Beach Arroyo
Google


S
E
M
N
21 mar 2024 8:58:57 a. m.
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166° S
2 Calle Marina
Arroyo
Altitud:-32.0m
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Número de índice: 530
Arroyo
Cangrejo Beach Arroyo
Google

Figure 1 - Critical Habitat Map

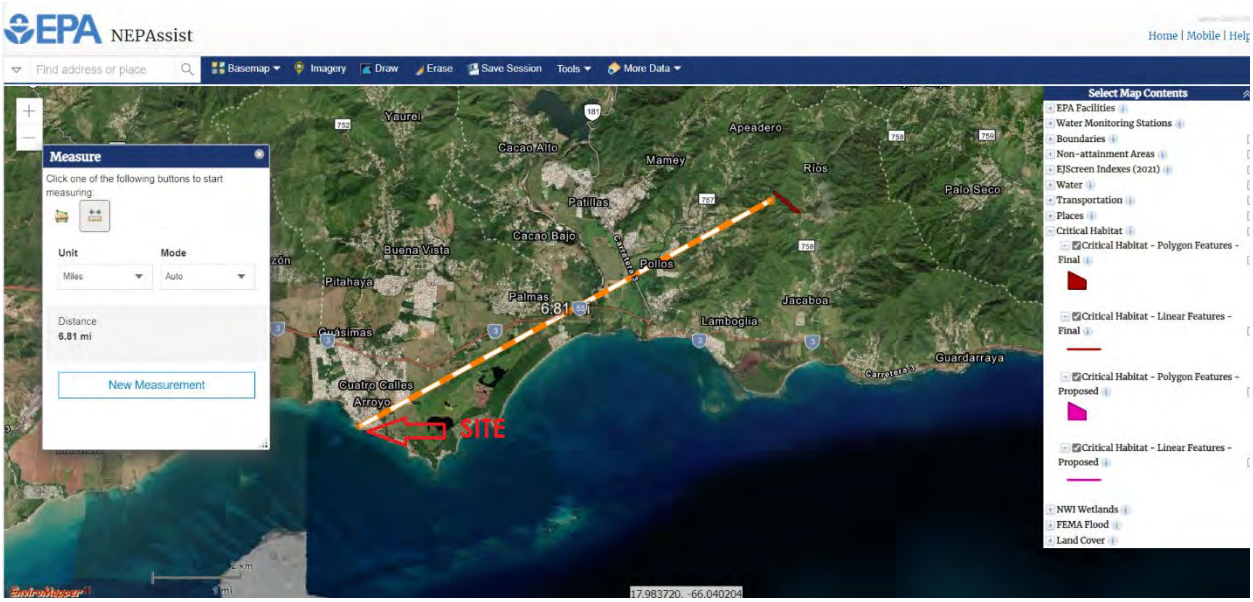

Figure 2 - Wetlands map

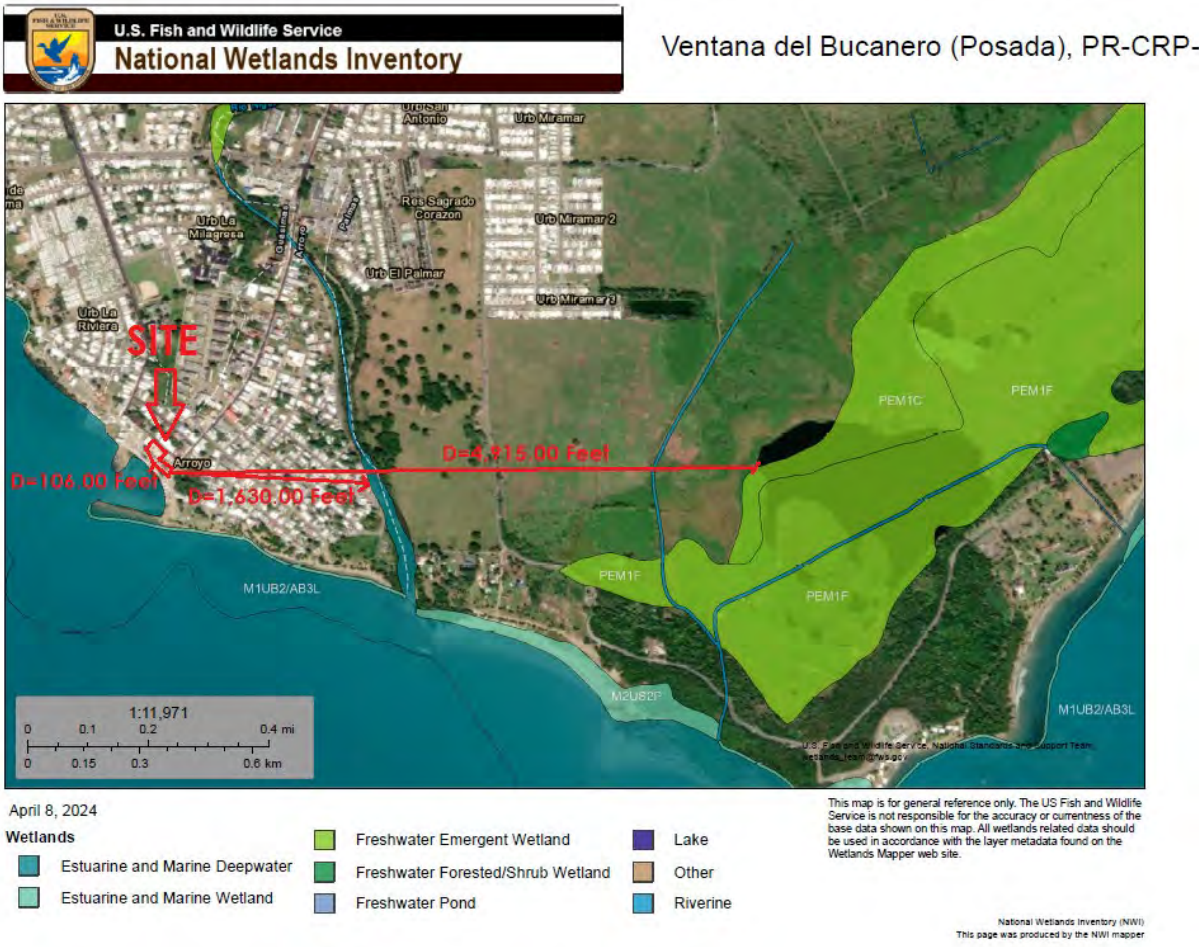

Figure 3 - Wetlands Map



Figure 4 Coastal Barrier Resources Map

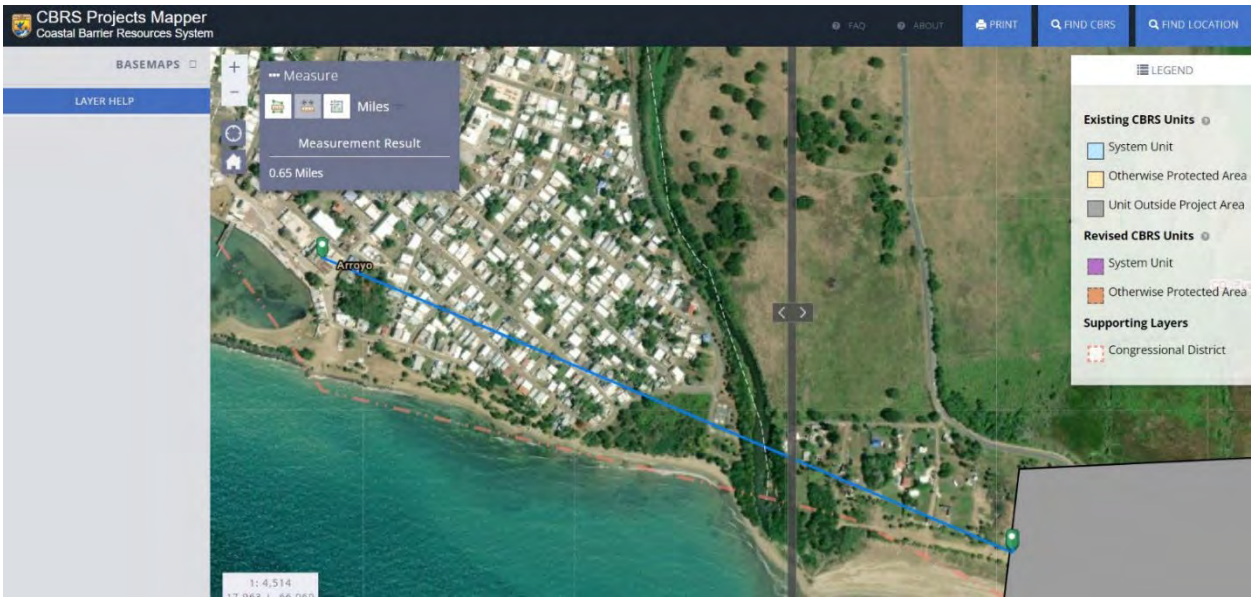

Figure 5
Farmland Protection



Figure 6
U.S. Geological Survey National Land Cover Database (NLCD)

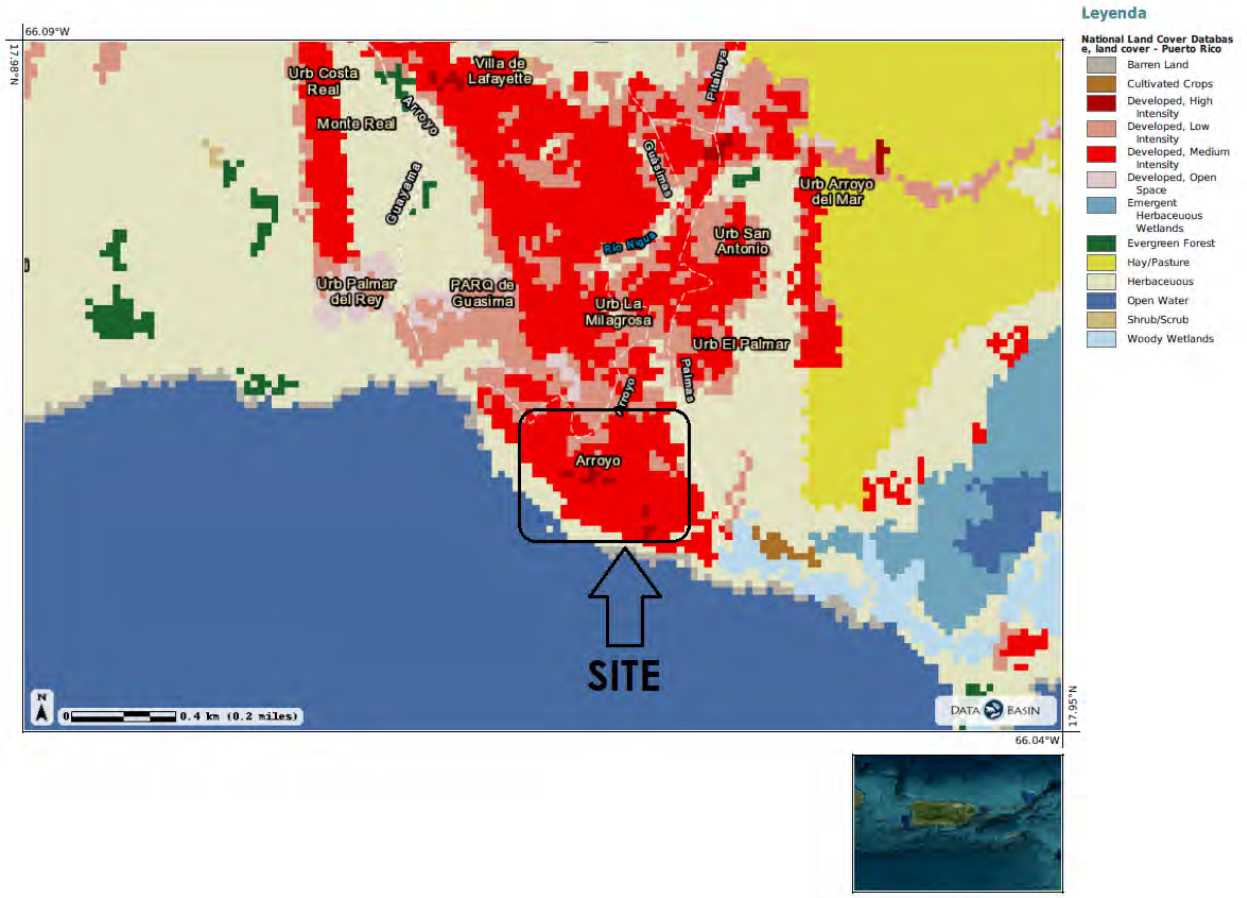

Figure 7
Topographic map



Lat./Log. (17° 57’ 44.93” N, 66° 03’ 51.07” W)

Figure 8
FEMA Flood map

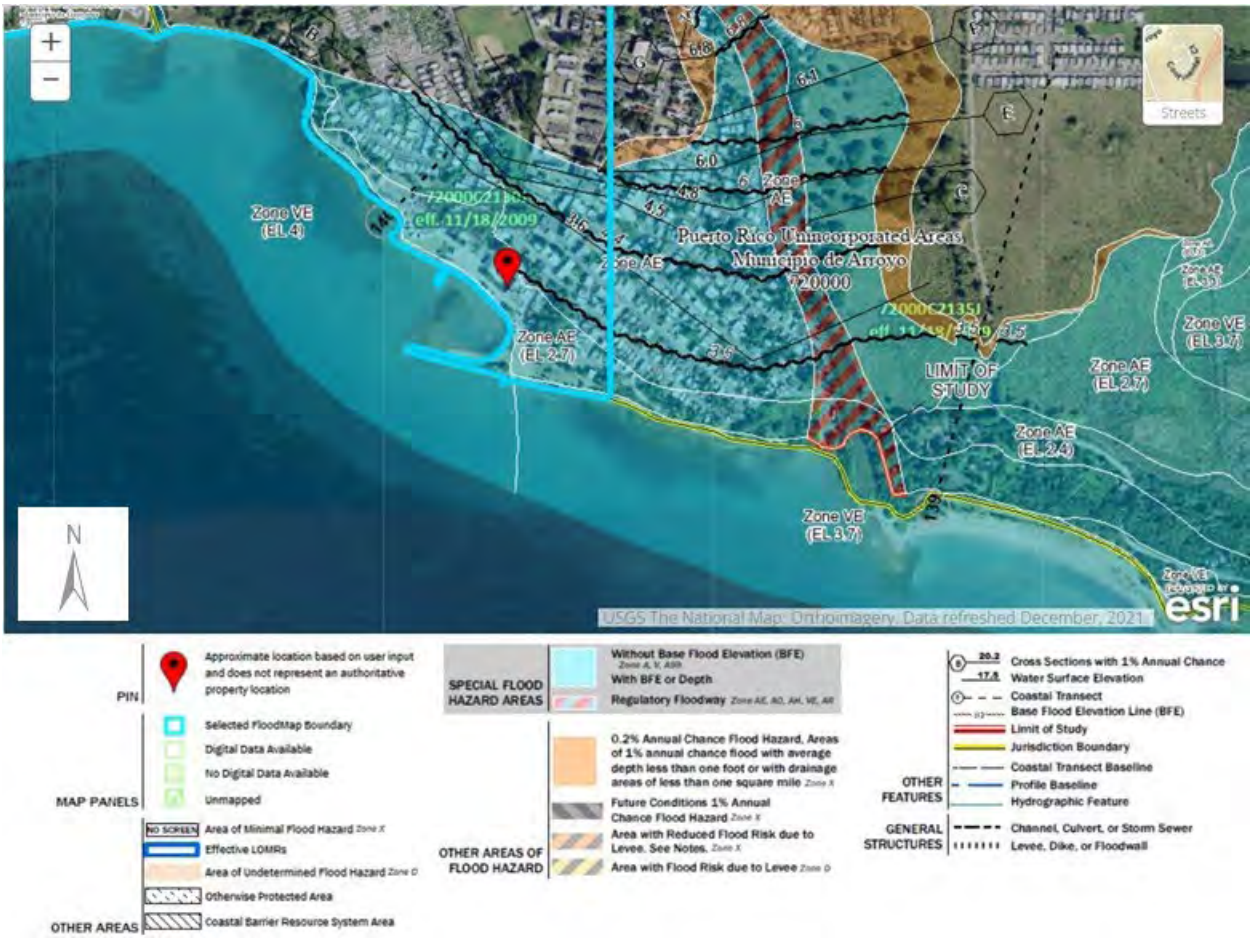

Figure 9
ABFE map



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Caribbean Ecological Services Field Office
Post Office Box 491
Boqueron, PR 00622-0491
Phone: (939) 320-3135 Fax: (787) 851-7440
Email Address: CARIBBEAN_ES@FWS.GOV

In Reply Refer To: 04/29/2024 18:20:43 UTC
Project Code: 2023-0027893
Project Name: Ventana del Bucanero Hotel

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

THE FOLLOWING SPECIES LIST IS NOT A SECTION 7 CONSULTATION. PLEASE CONTACT OUR OFFICE TO COMPLETE THE CONSULTATION PROCESS

The purpose of the Endangered Species Act (Act) is to provide a means whereby threatened, and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect those species and/or their designated critical habitat.

Federal agencies are required to "request of the Secretary of Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action". The enclosed species list provides information to assist with the U.S. Fish and Wildlife Service (Service) consultation process under section 7 of the Act. However, **the enclosed species list does not complete the required consultation process.** The species list identifies threatened, endangered, proposed and candidate species, as well as proposed and designated critical habitats, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. A discussion between the Federal agency and the Service should include what types of listed species may occur in the proposed action area and what effect the proposed action may have on those species. This process initiates informal consultation.

Once a species list is obtained for the proposed project, an effect determination for endangered and threatened species should be made. The applicant could make an effect determination by using available keys on IPaC for specific species. For species with no determination keys, the applicant should request concurrence from the Service by sending a project package

to caribbean_es@fws.gov. To obtain guidance for completing this process and the minimum requirements for project packages, please visit:

https://www.fws.gov/sites/default/files/documents/consultation-under-section-7-of-the-endangered-species-act-with-the-caribbean-ecological%20Services-field-office-template-letter.pdf

When a federal agency, after discussions with the Service, determines that the proposed action is not likely to adversely affect any listed species, or adversely modify any designated critical habitat, and the Service concurs, the informal consultation is complete, and the proposed project moves ahead. If the proposed action is suspected to affect a listed species or modify designated critical habitat, the Federal agency may then prepare a Biological Assessment (B.A.) to assist in its determination of the project's effects on species and their habitat. However, a B.A. is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a B.A. where the agency provides the Service with an evaluation on the likely effects of the action to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a B.A. are described at 50 CFR 402.12.

If a federal agency determines, based on its B.A. or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to further consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species, and proposed critical habitat be addressed within the consultation process. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species.

This list is provided pursuant to Section 7 of the Endangered Species Act and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action". Please use this list to determine whether your project requires consultation and to make your effects determination. For more guidance, use the Guideline for Consultation under Section 7 of the Endangered Species Act with the Caribbean Ecological Services Field Office by clicking here.

This species list is provided by:

Caribbean Ecological Services Field Office
caribbean_es@fws.gov
Post Office Box 491
Boqueron, PR 00622-0491
(786) 244-0081

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Marine Mammals
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Caribbean Ecological Services Field Office
Post Office Box 491
Boqueron, PR 00622-0491
(939) 320-3135

PROJECT SUMMARY

Project Code: 2023-0027893
Project Name: Ventana del Bucanero Hotel
Project Type: Commercial Development
Project Description: The Ventana del Bucanero Hotel Project consist in the development of an inn of approximately 34 rooms to be built in the urban area. Currently the property is abandoned and deteriorated. The structure does not have roofs, doors, or windows. The proposed development along with physical improvements of the nearby public areas, is aimed at becoming an important tourism area by facilitating the commercial activities and promote hospitality, tourism, and entertainment at the South Region of Puerto Rico. The hotel aims to position itself to provide services through a planned marketing strategy, offering a packaged tourist offer based on experience, which allows the sustainable development of the inn and small entrepreneurs who invest in the related concessions, as well as in other business opportunities in the urban area of the Municipality of Arroyo. The hotel, the facilitation of public areas, the integration of small and medium-sized businesses in the urban area, the facilitation of private investment in residential and tourist housing projects and the offer of tax and other incentives then constitute the municipal economic development strategy for the urban area and the tourist area of Paseo Las Américas.
After the impact of Hurricane Maria through the island in September of 2017, the 70 years old building lost its structural components, becoming a public safety hazard. After the atmospheric event, many residents lost their houses, jobs, and personal belongings. These conditions have led to attend the need of finding new economic opportunities by the creation and retention of new jobs for low-income and moderate-income families, and by promoting tourism in the Municipality of Arroyo. The proposed project attends both necessities where the Municipality will employ people from the LMI sector, promote local economy and tourism in the surrounding areas of the proposed inn, generating an income increase and economic movement.
The project includes the structural renovation of the property in accordance with the new construction and design codes to increase the structure resistance.

Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@17.96251175,-66.06429093099871,14z



Counties: Arroyo County, Puerto Rico

ENDANGERED SPECIES ACT SPECIES

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. 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.

MAMMALS

NAME	STATUS
West Indian Manatee *Trichechus manatus*	Threatened

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
This species is also protected by the Marine Mammal Protection Act, and may have additional consultation requirements.
Species profile: https://ecos.fws.gov/ecp/species/4469
General project design guidelines:
https://ipac.ecosphere.fws.gov/project/VZLCSYXV6NH4HAPYLLT3B2OT4Q/documents/generated/7138.pdf

BIRDS

NAME	STATUS
Roseate Tern *Sterna dougallii dougallii*	Threatened

Population: Western Hemisphere except NE U.S.
No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/2083

REPTILES

NAME	STATUS
Puerto Rican Boa *Chilabothrus inornatus*	Endangered

No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/6628
General project design guidelines:
https://ipac.ecosphere.fws.gov/project/VZLCSYXV6NH4HAPYLLT3B2OT4Q/documents/generated/7159.pdf

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

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 OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act[1] and the Migratory Bird Treaty Act[2].

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats[3], should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

---

1. The Bald and Golden Eagle Protection Act of 1940.
2. The Migratory Birds Treaty Act of 1918.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

THERE ARE NO BALD AND GOLDEN EAGLES WITHIN THE VICINITY OF YOUR PROJECT AREA.

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[3] should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

---

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

THERE ARE NO FWS MIGRATORY BIRDS OF CONCERN WITHIN THE VICINITY OF YOUR PROJECT AREA.

MARINE MAMMALS

Marine mammals are protected under the Marine Mammal Protection Act. Some are also protected under the Endangered Species Act[1] and the Convention on International Trade in Endangered Species of Wild Fauna and Flora[2].

The responsibilities for the protection, conservation, and management of marine mammals are shared by the U.S. Fish and Wildlife Service [responsible for otters, walruses, polar bears, manatees, and dugongs] and NOAA Fisheries[3] [responsible for seals, sea lions, whales, dolphins, and porpoises]. Marine mammals under the responsibility of NOAA Fisheries are **not** shown on

this list; for additional information on those species please visit the Marine Mammals page of the NOAA Fisheries website.

The Marine Mammal Protection Act prohibits the take of marine mammals and further coordination may be necessary for project evaluation. Please contact the U.S. Fish and Wildlife Service Field Office shown.

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1. The Endangered Species Act (ESA) of 1973.
2. The Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES) is a treaty to ensure that international trade in plants and animals does not threaten their survival in the wild.
3. 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.

NAME

West Indian Manatee *Trichechus manatus*
Species profile: https://ecos.fws.gov/ecp/species/4469

WETLANDS

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.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

Agency: ROV Engineering Services
Name: Ramón Luna
Address: Apartado 35
City: Aibonito
State: PR
Zip: 00705
Email rgluna@gmail.com
Phone: 7873843321

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Department of Housing and Urban Development

Exhibit 8E. Explosive and Flammable Hazards
Ventana del Bucanero (Posada), PR-CRP-000170, Marina St. and Morse St. Arroyo, PR 00714/ Coordinates (lat/long): 17.962449°, - 66.064224°
https://gis.jp.pr.gov/mipr



Exhibit 8F. Explosive and Flammable Hazards
Ventana del Bucanero Hotel, / Coordinates (lat/long): 17.962449°, - 66.064224°
https://gis.jp.pr.gov/mipr

From: Ramón Luna Miranda rluna@rovengineering.com

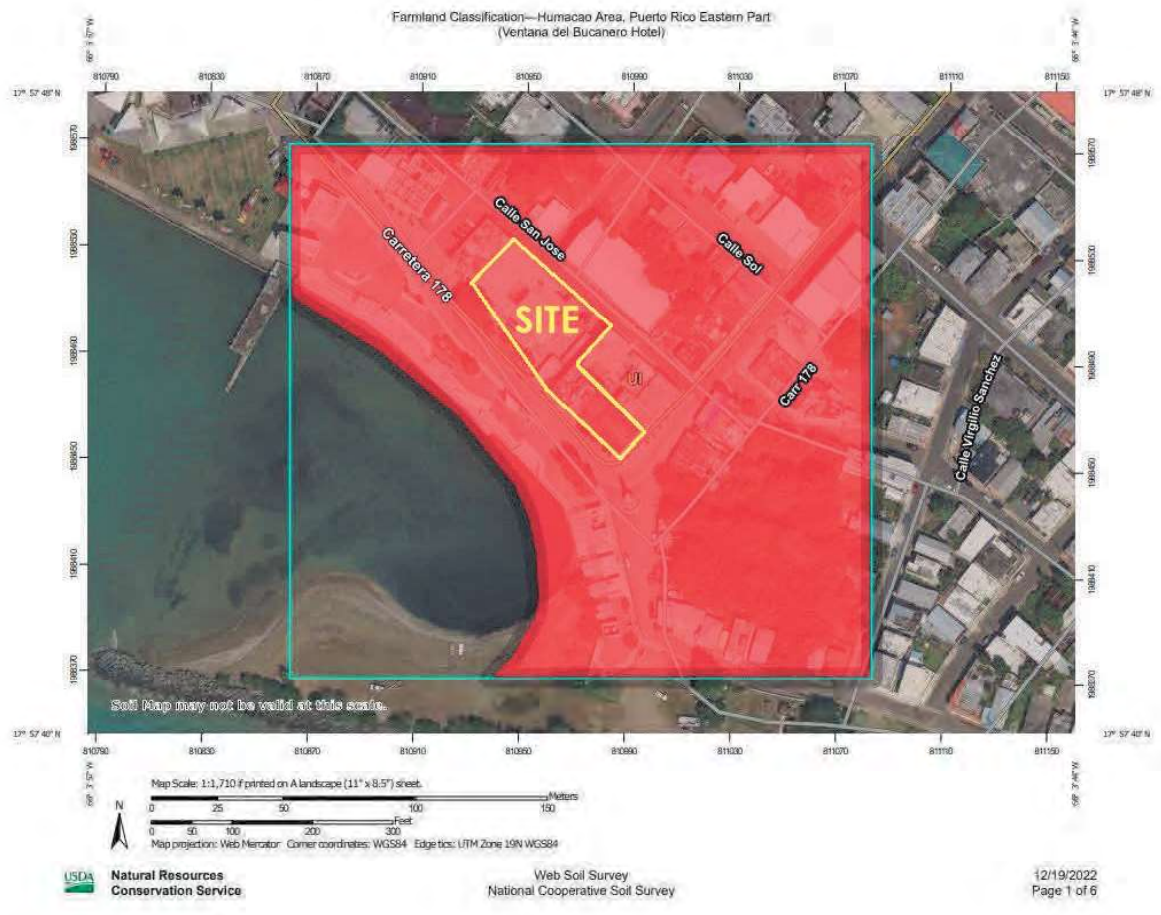
Sent: Tuesday, March 4, 2023, 12:55 PM

To: Iris Torres Villega, Director of Arroyo Federal Programs of the Municipality of Arroyo

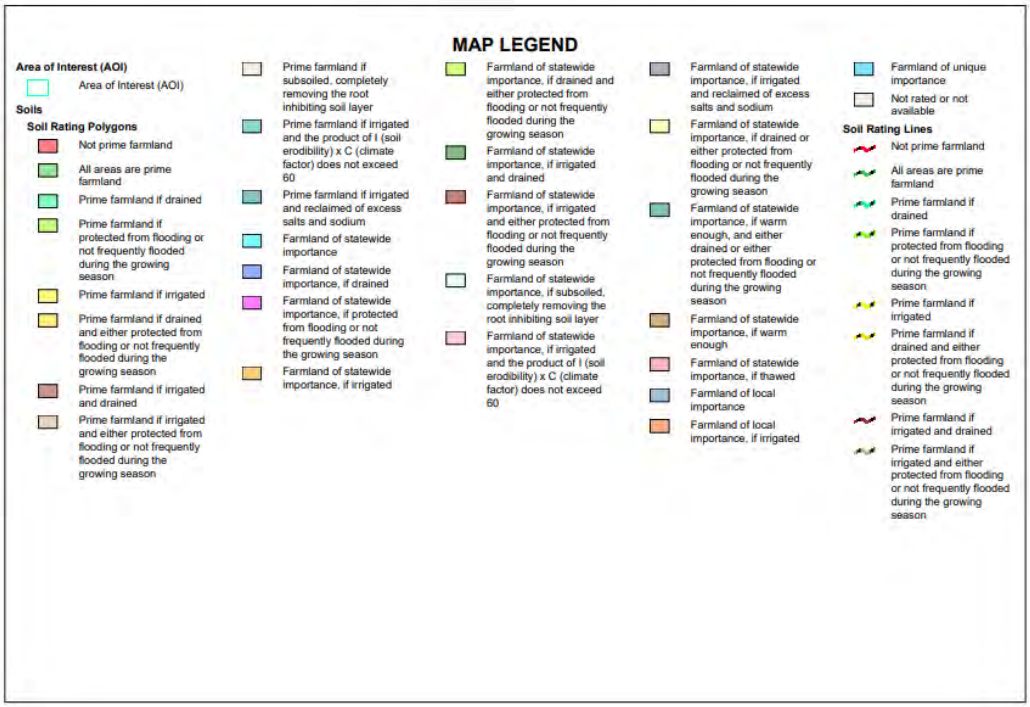
Subject: Places of Flammable and Explosive Hazards close to the proposed project Hotel Ventana del Bucanero

Ms. Torres, we have completed the investigation into the matter for environmental assessment. Available records are attached. Based on on-site investigation and using EPA EJScreen applications EPA's Environmental Justice Screening and Mapping Tool (Version 2.11) outlining a one-mile radius from the proposed project, no current or planned stationary, above-ground storage containers with a capacity of more than 100 gallons that contain common liquid industrial fuel or of any capacity, containing dangerous liquids or gases that are not common industrial liquids.

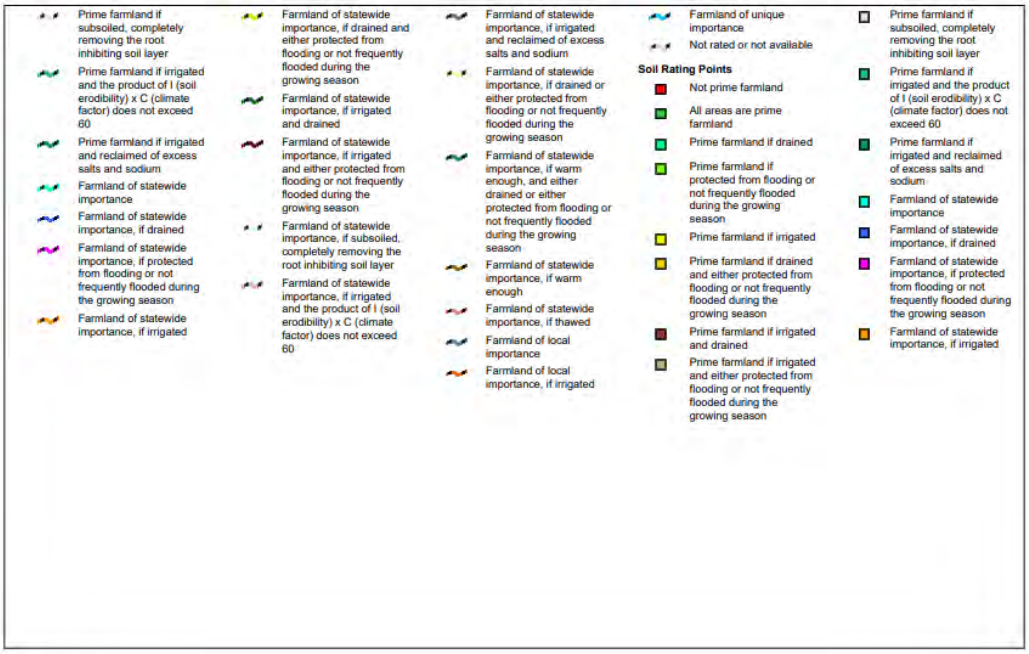
Exhibit 9. Farmland Protection
Ventana del Bucanero (Posada), PR-CRP-000170, Marina St. and Morse St. Arroyo, PR 00714/ Coordinates (lat/long): 17.962449°, - 66.064224°
https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm



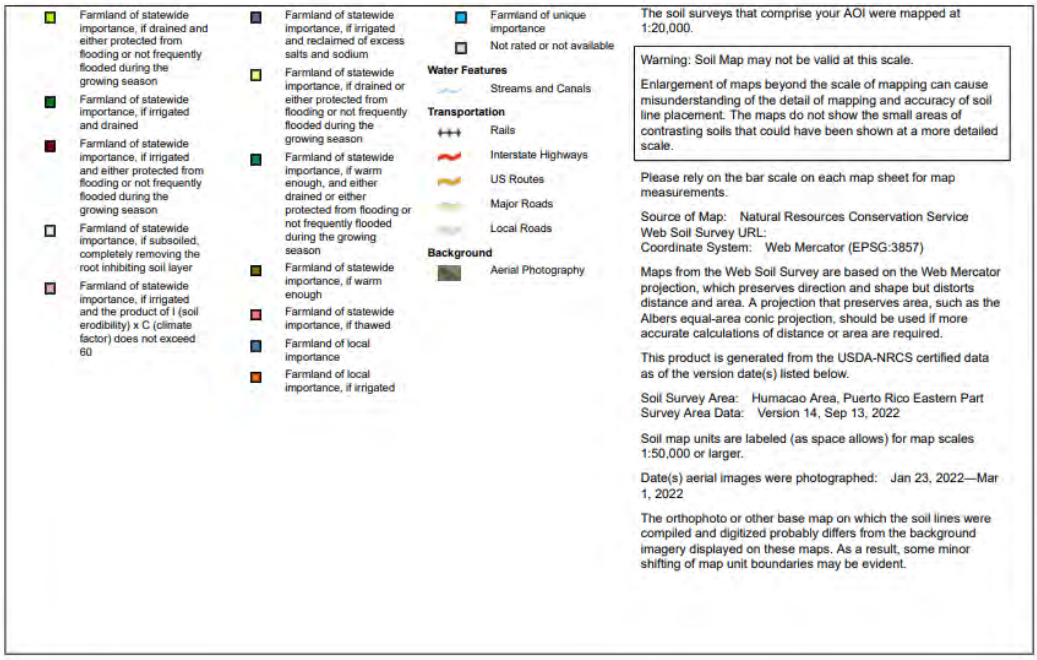
Farmland Classification—Humacao Area, Puerto Rico Eastern Part
(Ventana del Bucanero Hotel)



Farmland Classification—Humacao Area, Puerto Rico Eastern Part
(Ventana del Bucanero Hotel)



Farmland Classification—Humacao Area, Puerto Rico Eastern Part
(Ventana del Bucanero Hotel)



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: Humacao Area, Puerto Rico Eastern Part
Survey Area Data: Version 14, Sep 13, 2022

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	8.5	77.4%
Totals for Area of Interest			**11.0**	**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

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The majority of soil attributes are associated with a component of a map unit, and such an attribute has to be aggregated to the map unit level before a thematic map can be rendered. Map units, however, also have their own attributes. An attribute of a map unit does not have to be aggregated in order to render a corresponding thematic map. Therefore, the "aggregation method" for any attribute of a map unit is referred to as "No Aggregation Necessary".

Tie-break Rule: Lower

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

Exhibit 10. Historic Preservation
Ventana del Bucanero (Posada), / Coordinates (lat/long): 17.962449°, - 66.064224°

GOVERNMENT OF PUERTO RICO
STATE HISTORIC PRESERVATION OFFICE

Executive Director I Carlos A. Rubio-Cancela I carubio@prshpo.pr.gov

Monday, April 17, 2023

Lauren Bair Poche
HORNE - Architectural Historian Manager
10000 Perkins Rowe, Suite 610 Bldg. G
Baton Rouge, LA 70810

SHPO: 03-21-23-01 ARROYO, PUERTO RICO DISASTER RECOVERY, CDBG-DR CITY REVITALIZATION PROGRAM (CRP), PR-CRP-000170, VENTANA DE BUCANERO HOTEL, ARROYO MUNICIPALITY, MARINA STREET, MORSE CORNER, BARRIO PUEBLO ARROYO, PUERTO RICO

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. The State Historic Preservation Officer (SHPO) is to advise and assist federal agencies and other responsible entities when identifying historic properties, assessing effects upon them, and considering alternatives to avoid or reduce the project's effects.

After a review of all the documentation provided, the PRSHPO agrees with your finding that the proposed project with the established conditions, will have no adverse effect upon PR-CRP-000170 Arroyo:

1. As a preventive method and aware that the project area is located within a port established close to the XVIII century, by the previous investigations carried out and previous archeological finding, it is recommended that an archeological monitoring during construction.

Please note that should the Agency discover other historic properties at any point during project implementation, you should notify the SHPO immediately. 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/IMC/EVR

SHPO
OFICINA ESTATAL DE CONSERVACIÓN HISTÓRICA
STATE HISTORIC PRESERVATION OFFICE
OECH

ERRATA SHEET

PUERTO RICO DEPARTMENT OF HOUSING
DISASTER RECOVERY OFFICE
PERMITS AND ENVRONMENTAL COMPLIANCE DIVISION

In reference to the following documents, the Section 106 NHPA Effect Determination and the Proposed Archaeological Work Plan, submitted by HORNE LLC, in regard to the CDBG-DR City Revitalization Program, *Ventana del Bucanero* (PR-CRP-000170) project, due to material error, they are modified with the following wording:

Document / Page	Reads	Should Read
Section 106 NHPA Effect Determination (March 21, 2023); 1st page 2nd paragraph, 1st sentence	On behalf of PRDOH and the subrecipient, the Municipality of **Quebradillas**, we are submitting documentation for the proposed Ventana del Bucanero (Posada) project.	On behalf of PRDOH and the subrecipient, the Municipality of **Arroyo**, we are submitting documentation for the proposed Ventana del Bucanero (Posada) project.
Proposed Archaeological Work Plan (November 14, 2023); 1st page, 1st paragraph, 1st sentence	On behalf of PRDOH and the subrecipient, the Municipality of **Quebradillas**, we thank you for your letter response dated April 27, 2023 where you [...]	On behalf of PRDOH and the subrecipient, the Municipality of **Arroyo**, we thank you for your letter response dated April 27, 2023 where you [...]

Angel G. López-Guzmán
Deputy Director
Permits and Environmental Compliance Division
Disaster Recovery Office
environmentcdbg@vivienda.pr.gov / 787.274.2527 ext. 4320

March 21, 2023

Carlos A. Rubio Cancela
Director Ejecutivo
Oficina Estatal de Conservación Histórica
Cuartel de Ballajá (Tercer Piso)

Puerto Rico Disaster Recovery, CDBG-DR City Revitalization Program (CRP)

Section 106 NHPA Effect Determination Submittal for PR-CRP-000170, Ventana del Bucanero (Posada) Project, Arroyo, 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 Quebradillas, we are submitting documentation for the proposed Ventana del Bucanero (Posada) project. The full scope of the project is described in the submitted documentation, which includes mapping, photographs, and the 30% design drawings for the proposed renovations and construction. Based on the provided documentation, the Program requests a concurrence with a determination that “No Adverse Effect” is appropriate for this undertaking, conditioned to archaeological monitoring during construction activities.

Please contact me by email at lauren.poche@horne.com or phone at 225-405-7676, or Ms. Sharon Meléndez Ortiz at sharon.melendez@horne.com.

Kindest regards,



Lauren Bair Poche. M.A.
Architectural Historian, Historic Preservation Senior Manager

Enclosures

November 14, 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 Program (CRP)

Proposed Archaeological Work Plan for PR-CRP-000170, Ventana del Bucanero (Posada) Project, Arroyo, Puerto Rico (SHPO ID: 03-21-23-01)

Dear Architect Rubio Cancela,

On behalf of PRDOH and the subrecipient, the Municipality of Quebradillas, we thank you for your letter response dated April 27, 2023 where you concurred that a finding of no adverse effect for the proposed project with the following established condition:

1. As a preventative method and aware that the project area is located within a port established close to the XVIII century, by the previous investigations carried out and previous archaeological findings, it is recommended for archaeological monitoring during construction.

We are submitting the proposed archaeological monitoring plan, *PRDOH CDBG-DR CRP Program, Ventana Del Bucanero (Posada), Arroyo, Puerto Rico, PR-CRP-000170/SHPO 03-21-23-01 Archaeological Monitoring Plan*, prepared by Archaeologist Fernando Alvarado Muñoz and adapted from the Archaeological Monitoring Work Plan Template developed by Archaeologist Sharon Meléndez Ortiz of HORNE Puerto Rico for the R3 Program. The 90% designs are included with the proposed plan. We look forward to your comments and the concurrence that this plan is appropriate for this project.

Please contact me by email at lauren.poche@horne.com or phone at 225-405-7676, or Ms. Sharon Meléndez Ortiz at sharon.melendez@horne.com.

Kindest regards,

Lauren B. Poche

Lauren Bair Poche. M.A.
Architectural Historian, EHP Senior Manager
Attachments



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

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) **Section 106 NHPA Effect Determination**	
Subrecipient: Arroyo Municipality	
Project Name: Ventana de Bucanero Hotel	
Project Number: PR-CRP-000170	

Project Location: Marina Street, Morse corner, Barrio Pueblo Arroyo Puerto Rico	
Project Coordinates: 17.962202, -66.064037,	
TPID (Número de Catastro)**:** 442-020-042-03	
Type of Undertaking: ☐ New Construction X Substantial Repair	
Construction Date (AH est.): Property A = 1940 approx., Property B = 1860 approx.	**Property Size:** 0.3886968 acre

SOI-Qualified Architect/Architectural Historian: Javish Muñiz Reyes
Date Reviewed: February 27, 2023
SOI-Qualified Archaeologist: Archaeologist Fernando Alvarado Muñoz
Date Reviewed: February 27, 2023

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 is 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.

Project Description (Undertaking)

As a part of the City Revitalization Program under CDBG-DR funds, the Municipality of Arroyo has to develop a tourist complex to help revitalize the urban area. Creating spaces that promote the development of their communities and their social rehabilitation will help the Municipality to overcome the effects caused by hurricanes Irma and María. To help achieve these objectives has been considered the creation of "Ventana del Bucanero Hotel" in an area where there is currently an abandoned concrete structure with an area of 4,176 square feet (Lat. 17.962268 Long. -66.064147) and two concrete structures that are currently used aa s restaurant, one with aluminum roof with an area of 1,327 square feet (Lat. 17.962499, Long. -66.064271) and other structure with an area of 8,300 square feet (Lat. 17.962689, Long. -66.064411). The proposed project will be located on Marina Street with Morse corner on the Arroyo boardwalk. It comprises a plot area of 1573 square meters owned by the Municipality of Arroyo under cadaster number 442-020-042-03. This lot has about 16,961 square feet and its location is ideal for the development of the complex. It is located in zone AE 2.7 according to the FEMA Panel 72000C2130, effective as of November 18, 2009. The creation of the "Ventana de Bucanero Hotel" will have a strategic point for the economic and cultural development of the municipality with a central location to the boardwalk and direct access through Morse Street, Cintron Street, and, Marina Street.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) **Section 106 NHPA Effect Determination**	
Subrecipient: Arroyo Municipality	
Project Name: Ventana de Bucanero Hotel	
Project Number: PR-CRP-000170	

The area of the proposed project is perceived from Esperanza Street, Marina Street, and in the left corner the view of the Morse Monument, in recognition of having created the first telegraph in 1858. The location of hotel has a surrounding population that is identified within the profile of low moderate or moderate income. The design of the hotel provides a series of entrances and open spaces to create harmony with nature and the Caribbean tropics. The integration of vegetation with the concrete of the hotel is taken into account to create a balance in temperature and keeps the area cool. The hotel will have three independent areas (Hotel, Open Site, and Annex Building) that they intertwine for recreation and better functioning. Creating a sense of independence and freedom in the urban area using modern designs but without losing the colonial architecture of its surroundings.

The rehabilitation of these structures and the creation of this hotel would be meritorious since the Municipality of Arroyo is known for the extensive historical value of its structures, recognized by the agencies of the Puerto Rican Institute of Culture, The State Historic Preservation Office and praised by the Puerto Rico Planning Board as a historic zone.

The inn rehabilitation will promote the creation of 34 rooms. The hotel has the purpose of positioning itself to provide service through a planned marked strategy, offering a tourist opportunity focused and based on experience, which allows the sustainable development of the inn and of the small businessmen who invest in the related concessions, as well as also in other business opportunities in the urban area of the Municipality of Arroyo. The inn, the renovation of small and medium-sized businesses in the urban area, the facilitation of private investment in residential and tourist housing projects, and the offer of different tax incentives, constitute the municipal economic development strategy for the urban area and the tourist area of Paseo de las Americas.

The Municipality will manage the project under its own economic resources.

Within the scope of the work for the development of the inn are the following works;

Standard Foundation
Slab on Grade
Basement Excavation
Floor Construction
Roof Construction
Walls Construction
Supply and Install Windows
Supply and Install Exterior and Interior Doors
Supply and install Plumbing Fixtures
Supply and install Drainage

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) **Section 106 NHPA Effect Determination**	
Subrecipient: Arroyo Municipality	
Project Name: Ventana de Bucanero Hotel	
Project Number: PR-CRP-000170	

Supply and install Air Conditioning
Supply and install Sprinklers
Supply and install Standpipes
Supply and install Electrical Components
Supply and install Communications and Security Components

The hotel will be composed of the following facilities or spaces:

First level	Second level	Third level
8 rooms space	17 rooms spaces	9 rooms spaces
Commercial spaces	Roofed terrace	Activities room
Restaurant spaces	Open Terrace	Elevators area
Administration offices	Bar with kitchen	Janitors room
Reception area	Galleries	Roofed Terrace
Restrooms area	Atrium open spaces	Open Terrance
Laundry area	Janitors rooms	Pools area
Elevators area		
Lobby area		
Generator area		
Electrical area		
Storages and utility area		

According to the design, the footprint of the project will be impacted in its entirely by the excavations of the soil for installations of temporary protection fences with a soil excavation of 1'-5", infrastructure for potable water connections and sanitary discharge at 4'-6" deep. Pipe installation for trenches will be excavated 3'-4" deep. Curb construction 1'-0" deep. Pipe installation for cistern 7'-6" deep. Electrical pipes installation of 4" deep. Concrete pad construction for emergency generator installation will have 6" of soil excavation. The telecommunications infrastructure will have a depth of 3'-0". Excavations will be 5'-4" for the column's foundations. The construction of the Ventana El Bucanero Hotel will be delimited by the existing sidewalks, which will be reconditioned as a part of the project for the best accessibility of the facility. (Figure #1 – Page #17). It has been possible to identify that buildings that the buildings that are located in the lot 442-020-042-03, have had some alterations over the years expecially in walls distributions, roofs and demolitions and this is demostrated in the areal photos, plans and general photos (Figure #17 on Page #33, Figure #18 on Page #34 & Figure #24 on Page #40 until Figure #28 on Page #46).

See attached plans for details.

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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 historic 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 (442-020-042-03), Marina Street, Morse Street & San José Street. The visual APE is the viewshed of the proposed project, which consists of the Arroyo Traditional Urban Center, contributing buildings in the surrounding area. Mostly residential and commercial buildings of XIX-XX century, "criollas" and colonial styles (Figure #8 on Page #24). These buildings are located on Marina Street, San José Street, Morse Street and Esperanza Street (Photos on Page #57 to Page #60).

442-020-042-03 (Lots with Property "A" and Property "B")

Property A = Urban: Plot owned by Mercantil J.R Nieves and Sucesores Company, Limited Parentship, located in the town of Arroyo Morse Street, corner of Marina Street before, at that time, Antonio Rosa García, square-shaped, measuring (12) meters (20) centimeters and six (6) millimeters, for its SOUTH side, for (35) meters thirty centimeters for its NORTH side, a straight line that runs from EAST to WEST, at which point and forming an angle of (90) degrees in a straight line running to the NORTH, to a distance of (18) meters twenty eight (28) centimeters and (2) millimeters at the end on which distance forms angle of (90) degrees, towards the WEST, in a straight line up to a distance of (17) meters seven (7) centimeters and six millimeters and (30) meters forty -eight (48) centimeters and two millimeters from the bottom, that is, a surface extension of nine hundred fifty-one point seventeen (951.17) square meters, and borders to the EAST, that is, its front by Morse Street, to the SOUTH, that is, its left entering Mariana Street before, then Antonio Rosa García, to the NORTH, that is, it's right, entering by the main lot from which it is segregated sand with San Jose Street.

It contains a building that has the following description;

Building in the shape of a square, facing Marina Street, at that time, Antonio Rosa Garcia, site on the street of its location on the corner of Morse Street, made of reinforcement cement and a roof also made of reinforcement cement and galvanized iron on scissors and rubble steel, concrete floor, wooden doors, lined with galvanized iron, with two divisions, having the division that is located from EAST to WEST, reinforced concrete ceiling, and the division that is located from SOUTH to NORTH, iron roof galvanized on scissors and steel rubble, whose buildings measure fifty-two (52) meters thirty-seven (37) centimeters and six (6) millimeters across de front (SOUTH), thirty (30) meters forty-eight (48) centimeters and

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two (2) millimeters from the WEST, that is from, the entering (12) meters twenty (20) centimeters, from the ESAST, that is, from the right entering thirty-five (35) meters thirty (30) centimeters, by its bottom, in the division that runs from EAST to WEST and eighteen (18) meters (28) twenty-eight centimeters and two millimeters, in the division that runs from SOUTH to NORTH and seventeen (17) meters seven (7) centimeters and six (6) millimeters, to the NORTH, located and occupying the entire surface on the site of this number. The structure is considered architecturally as an austere and neoclassical style from the XIX-XX century. This property is registered on page two hundred and twenty (220) of volume Ninety-one (91) of Arroyo, property number eight hundred and forty-six (846) Guayama Property Registry (Figure #2 on page #18). The Municipality of Arroyo in its beginnings had a great movement of coastal trade. Keeping in mind that this structure was located in the center of the port circa 1940 contains it had a great contribution to the socioeconomic development of the town, in its performance and participation in the movement of commerce, mainly serving as a storage for the extinct J.R Nieves Distillery. The rum called "Venerable" was made in this distillery, which was very successful and recognized in his time (Figure #23 on page #39).

The structure is built around 1940 and has a historical value related to its contributions and development of the Municipality of Arroyo. Currently, the structure is unoccupied but continues to be part of the integral component of buildings with historical and relevant value in the Historic Zone of Arroyo.

Property B = URBAN: Plot or plot of land twenty-five meters and fifty-six centimeters long and twenty-nine meters and seventy-two centimeters wide with a surface area of Seven Hundred and Fifty Square Meters, according to the document presented, located in the neighborhood "Pueblo" of Arroyo in front of the maritime street or street of "La Marina" at that time Antonio Rosa García, bordering on the bottom or NORTH by San José street, on the front or South, with an aforementioned street of the "Marina", later known as Antonio Rosa García; to the right or west, with the hose owned by Mercantil A. Hatman and Company, at that time Jaime Luis Rivera Romero: on the left or east, with the house of Don Francisco Virella, Victoria Robert de Benck, today a commercial premises dedicated to a business known as "La Llave del Mar" owned by Heriberto Camacho Ortiz. The structure of masonry material and bricks can be considered architecturally as a neoclassical style of the nineteenth century. The property described above is registered on folio one hundred fifty-seven (157) of volume (12) of Arroyo, farm number Five Hundred Fifty-five (555) Guayama Property Registry (Figure #3 on page #19).

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It is important to point out that this structure had a great contribution to the socioeconomic development of the Municipality of Arroyo in its performance and participation in the movement of commerce in the town. Located in the port and "Malecon" of Arroyo, this structure was located since the XIX century at a strategic point for storage and exchange transactions, of a commercial nature having a stellar participation in the development and economic growth of the Municipality of Arroyo. It was a compliment and aid to the development of the sugar cane that was mainly produced by Lafayette Central. Currently, the structure is uninhabited and its architectural integrity has been disrupted by its innervations over the years but we understand that it still retains distinctive elements like his masonry construction that adorns it and identify with his time. This structure is also part of the Traditional Urban Center of Arroyo and Historic Zone.

In addition, the Marina, Morse, San José Streets and Esperanza will have a visual impact on surrounding properties that are part of the Arroyo Historic Zone established by the Planning Board under Resolution 97-72-007-jp-zh of June 13, 1997, and promulgated on September 5 of the same year (Figure #8 on page #24).

As expected and due to the area having enough space inside, all the equipment and material will be stored within the project foot footprint. No other property or structure will be appropriated or used for purposes of the creation and development of the project (Figure #1 on Page #17).

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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 shows that the buildings in the project area have archeological value due to the association with the economic development of the municipality of Arroyo at the time of sugarcane industrialization. Bearing in mind that prior to sugar industrialization, Arroyo's economic livelihood was based on agriculture and livestock (XVIII century), possibly the project land was used in association for those purposes and may later have been purchased by the Fantuzzi brothers and merchants around 1860, for the commercial development of the coastal zone. On the maps between 1875 & 1884, the development of buildings in the project area can be seen (Figure #10 on Page #26 & Figure #11 on Page #27). Is our opinion that those structures are significant, under criteria D, to be selected in the National Registry of Historical Places. With the information available on the archeological sites within the territorial limits of Arroyo, we can agree that groups of Pre-Tainos and Tainos settled in the region in Pre-Columbian times. Prehistoric deposit cold be found within the limits of the project given the location, the time on construction of the buildings and the archeological history of the Municipality of Arroyo.

Based on the research and data obtained from The Institute of Puerto Rican Culture and The State Historic Preservation Office and following the quarter-mile project extension, the Previous Investigation demonstrated; (Figure #6 on Page #22).

Study Identification	Type	Author	Results & Recommendations	Distance from the Project
ICP/CAT-AY-17-08-04 (Tren del Sur in 2017)	1A-1B Phase	Juan González Colón	Positive- Phase 2 study was recommended	.12 miles
GY0013 (Guayama Regional Wastewater Conveyance)	1B Phase	Miguel Rodríguez	Positive- 2 sites pre-Columbian	.22 miles

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Preliminary Results:

According to the information obtained from the design carried out by architect Eugenio Ramirez Ballagas and based on the investigations and resources found, the project only impacts the footprint of the aforementioned site. The structures, as shown in the historical maps, has present in Arroyo Municipalities since the XIX century, mainly used as commercial facilities (Figure#10 on page #26 and Figure #11 on Page #27). It is recognized that the project is located in a port area established before the XVIII century, so it is possible that remnants of early structures could be found.

Identification of Historic Properties - Architecture

According to the history of the municipality of Arroyo and the historians, Benjamín Quiñonez and Justo Echevarria, agree, these structures at the beginning of the XX century were used as warehouses, as were all the structures near the boardwalk. At this time the economy of the municipality was mostly a product of Central Lafayette (Figure #15 on page #30). All the residents of the municipality in one way or another depended on the cane and Arroyo, being a coastal municipality, was surrounded by fields of cane fields. This Central was created in 1905 by the Corsican brothers Frances Crusiano and José Fantauzzi who founded the Fantauzzi Mercantile and Agricultural Society and later joined two more brothers, Geronimo and Francisco, thus acquiring the Hacienda Cuatro Calles. This purchase arises in Central Lafayette. Arroyo was an important sugarcane center in the XIX century until the mid-60s, the population development was notable as a large part of its population was from foreign families and a large part of its population came from slaves brought to work in the sugarcane fields. This arranged economic development, employment, and cultural diversification help the growth and strengthening of the historic zone and its surroundings. With its sugar production of between 2,000 and 4,000 tons per day, it was necessary to have structures that served as warehouses to store this product. The historians of the municipality of Arroyo told us in several interviews that the building where the Bucanero hotel project is to be carried out was known as the Warehouse District (Figure #22 on page #38).

It was a strategic point for the storage of materials such as sugar, food, and merchandise due to its great location and proximity to the port. The sugar from Central Lafayette was transported by train leaving the sacks of sugar in the Warehouse District. From these warehouses, the cart drivers collected the sugar from the warehouses and deposited it on platforms called ancones that were located in the port. At this point, they were received by the stirrups who were in charge of accommodating the sacks of sugar. It is then that the three boats, including La Corneja and Santa María collected the ancones which contained the sugar to take them to the delivery points that could very well be local or outside the country.

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Knowing the impulse that the industrialization of sugar had in the municipality of Arroyo in the XIX & XX centuries, contributing significantly to the economic growth of the municipality, these buildings of the project, like the others that border the port, played a leading role. in storage and export of products. For this reason, we understand that it had a significant contribution to the district and its link with socioeconomic and cultural development is recorded in history.

All these structures of the Warehouse Districts became businesses of different categories over the years and after the closure of Central Lafayette in 1973.

According to the evaluation criteria presented by the Department of the Interior of the United States for consideration and eligibility in the National Register of Historic Sites, the buildings to intervene in the project present the following considerations;

Property A = The property indicated A, for the identification terms of the document, may be eligible in the National Register of Historic Sites under Criterion A & D, due to its historical contribution to the cultural and economic development of the Municipality of Arroyo. As we know and it has been revealed in this document, the two-story property made of concrete with neoclassical architectural style since its construction circa 1940, has served as a warehouse for sugar cane products, particularly in the production of rum from the extinct J.R Nieves Distillery, helping in the socio-economic growth of the town, creating jobs and serving as a strategic point of commerce. Currently the structure lacks many elements such as doors, windows, balconies and distinctions that are not present or altered to be considered under criteria C to be eligible in the National Register of Historic Places, in addition to having been modified on several occasions (Figure #27 on Page #43 & Figure #28 on page #44).

Property B = The property indicated B, for the identification terms of this document, may be eligible in the National Register of Historic Sites under criterion A & D, due to its historical participation in the development of trade of the Municipality of Arroyo. According to architect Jorge Ortiz Colom, of the Institute of Puerto Rican Culture, this property was used as an "Antigua Aduana Española" in the XIX century. This one-level structure with masonry materials construction and with neoclassical architecture, served during the XIX century as the storage of products, derived from the development of sugar cane, for sale, import, and export that were carried out in the port of Arroyo. Currently the structure is highly altered, leaving only the exterior walls of its first level, from what we understand is not qualified to be considered under criterion C to be eligible in the in the National Register of Historic Places. (Figure #24 on Page #40 & Figure #25 on page #41).

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We understand that both structures are part of the history of the formation and development of the town in the municipality of Arroyo according to the data obtained and presented. Your contributions were an instrument for the sustenance of the municipality and its people.

Based on the research and data obtained from the Institute of Puerto Rican Culture and the State Office of Historic Preservation and following the quarter-mile project extension, the Previous Recorded Cultural Resources are the following:

Antigua Aduana: According to research by Sharon Meléndez Ortiz, reviewed by Cecilia E. Nieves Rios, according to inspection date 2011-06-01 and according to the official number AY0200031 of the State Office of Historic Preservation and the official number AY-40 in the Institute of Puerto Rican Culture with reports of Sharon Meléndez Ortiz, the structure located in the Morse Street #65 in the town of Arroyo, it is a precious resource with the colonial style of the XX century, constructed by the North American regime. It is classified as an institutional site deposit of the XX century.

Matadero de Arroyo Pueblo:

According to research by Sharon Melendez Ortiz, reviewed by Cecilia E. Nieves Rios, according to inspection date 2011-06-01 and according to the official number AY0200016 of the State Historic Preservation and the official number AY-41 in the Institute of Puerto Rican Culture with reports of Sharon Meléndez Ortiz, located in Arizona Street #4, corner with Luis Muñoz Rivera Street, Barrio Pueblo, it's a precious cultural resource in the town of Arroyo. It is a historic slaughterhouse in the town of Arroyo. A unique structure in the area for its architecture and historical use. Bibliographic references and studies: Julio Vazquez and Walter Rodríguez (1977). Historical Inventory of Engineering and Industry of Puerto Rico: 1926-1968. Marisol Melendez and Roger Mithough, 1981. Stage IA: Literature Research and Sensitivity Survey Guayama Sub-region Puerto Rico. Sharon Melendez Ortiz (2011). General reconnaissance of archeological sites in the coastal plain Arroyo and Patillas. For the OECH with funds from the NHPF. It is recognized as an urban historical site of the XX century.

For the terms of reference, so far, the only structure listed on The National Register of Historic Places is the "Faro Punta Las Figuras" on October 22, 1981. The structure is located southwest of Arroyo on Cangrejos Street, about 1.07 miles from the closest point of the proposed project. However, approximately 70% of the urban area is in the Historic Zone adopted by the Puerto Rico Planning Board. Within this area, which shares part of the location of the proposed project, it is worth mentioning several structures with historical values (Figure #19 on page #35).

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Building	Direction	Cultural Context	Condition	Visual Effect by the Proposed Project
1) Escuela Enrique Huyke	Morse Street, corner Arizona Street Arroyo	Built in 1925	Good	No
2) Casa Alcaldia	Morse Street	XIX	Good	No
3) Teatro Renacimiento	Morse Street, corner Arizona Street, Arroyo	Built in 1920	Good	No
4) Plaza de Recreo Francisco Arroyo Samuel B. Morse	Morse Street, Arroyo	XIX	Good	No
5) Dwelling 440-020-077-11	Morse Street, Arroyo	XIX-XX	Good	No
6) Parroquia Nuestra Señora del Carmen	Morse Street, Arroyo	XIX	Good	No
7) Dwelling 442-020-043-22	Morse Street, Arroyo	XIX-XX	Regular	Yes
8) Dwelling 442-020-043-21	Morse Street, Arroyo	XIX-XX	Bad	Yes
9) Dwelling 442-020-043-20	Morse Street, Arroyo	XIX-XX	Bad	Yes
10) Dwelling 442-020-043-19	Morse Street, Arroyo	XIX-XX	Bad	Yes
11) Centro Cultural de Arroyo -Museo Antigua Aduana	Morse Street, Arroyo	XX	Good	No
12) Antiguo Muelle	Malecón Arroyo	XVIII-XIX	Regular	Yes

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A Brief Summary of the Area to be Impacted:

To the southeast of Puerto Rico is the municipality of Arroyo, a town that enjoyed great splendor in the 1800s, when its port was one of the most important for receiving and exporting goods from the southern towns. It limits to the north with the municipality of Patillas, to the south with the Caribbean Sea, to the west with Guayama, and the east with Patillas. The Nigua or Laurel River crosses the municipality from North to South. Its hydrographic system is completed by the Corazón, Antigua, Jácana, and Yairel streams known as Zajón, and others of lesser importance. Sailors and fishermen from Spain, Africa, and Demark come to its shores to exchange products. In addition, it had pirates and corsairs as frequent visitors, and for this reason, it was called "Pueblo de Los Bucaneros". During that time the lands were dedicated to agriculture and there were two iron mines and one bronze mine. Among existing agricultural products, sugar cane was for a long time the main one, with Central Lafayette being one of the largest producers in the country. Thanks to the development of this product, the telegraph arrived in Puerto Rico in 1859 during a visit of Samuel F. B. Morse to his daughter Susan, who lived at Hacienda La Enriqueta. To communicate with her husband, he was creating the first telegraph line between the Treasury and the docks on the beach where her son-in-law Edward Lind worked. Arroyo became the first town with a telegraph and the second in the Caribbean and the United States. As a part of its pride in bearing that title, Arroyo's shield has a telegraph, and its road is dedicated to Samuel F.B. Morse. According to documents from the Department of Public Works of Puerto Rico, it was in 1855 that the jurisdictional limit between Guayama and Arroyo was established. This is even though the "Gaceta de Puerto Rico" in 1968 published that Arroyo was founded in 1852.

In 1859 the City Council adopted an agreement to open streets; and a year later, the construction of a playground, and a sewer on Marina Street in the town. On July 25, 1898, United troops under the command of General Nelson A. Miles entered Puerto Rico through Guánica Bay, in the south of the island. A few months later, on August 1, 1898, they disembarked on the beaches of the town of Arroyo. It was an 85-day military campaign that would culminate in the departure of the last Governor of Spain on the Island. Thus, almost four centuries of Spanish rule over Puerto Rico came to an end (Figure #20 on page #36). After two decades after the town was founded, Arroyo already had 5,575 inhabitants. At that time, the municipality appeared to be made up of the Pueblo (East and West), Pithaya, Laurel, Ancones, Cuatro Calles, Palmas, and Guasimas neighborhoods. The rural neighborhood Cuatro Calles, in 1898, appeared as part of the urban area. The rural area included the Ancones, Palmas, Guasimas, Yaurel, and Pithaya neighborhoods.

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In March 1902 the Legislative Assembly of Puerto Rico approved a "Law for the Consolidation of Certain Municipal Terms of Puerto Rico". The Law stipulated that on the first date of July 1902 was revoked and the Municipality of Arroyo was reorganized and constituted again as an independent municipality with the same limits as it had before, be annexed to Guayama and with the same territorial organization. In 1910 the urban area of Arroyo, until that moment constituted by the Cuatro Calles neighborhood, was subdivided by the territorial organization of Municipality of Arroyo, which is currently made up of the urban area, subdivided into Cuatro Calles, Pueblo Este, and Pueblo Oeste and the rural neighborhoods of Ancones, Palmas, Guásimas, Yaurel, and Pitahaya.

In the lower part of Morse Street in the "Malecon" and port sector is the Warehouse District (today businesses of various categories and others abandoned or unused). To the northeast, on Marcelino Cintron Street, there are vernacular houses that were the homes of port workers. The reason for being a commercial port like this was based on its shops and warehouses. As in other places in Puerto Rico, they were built of masonry and brick materials, austere and neoclassical in detail, with multiple doors to the streets that they face, high and spacious roofs, metal on wooden frames or bricks, and San Juan-style 'alfajías', with ventilation grills, called "Ojo de buey", at the top of the large walls. Simple and utilitarian premises of great elegance in their construction quality, the XIX century warehouses in Arroyo are witness to the great commercial activity generated by the sugarcane culture of the region.

It is in this area where the project is intended to be carried out, rehabilitating these buildings that are currently not being used to convert them into the Hotel Ventana El Bucanero on Marina Street. The properties that comprise the project were acquired by the municipality of Arroyo through resolution 51 series 2013-2014. b. According to the resolution, of the municipality of Arroyo, which empowers the honorable Eric Bachier Román to appear in the deed of sale and mortgage of two properties located in the deed of sale and mortgage of two properties located in the area known as the "Malecón" for the total sum of $557,000.00 was signed on March 27, 2014. Article 2.001, Subsection (d) of the Autonomous Municipalities Act of Puerto Rico empowers municipalities to acquire property by any legal means, within and outside their territorial limits, including the procedures for the collection of contributions. Originally and on this date, according to the document, the properties belonged to Mr. Jaime Luis Rivera Romero.

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Conclusion:

Based on the documents investigated, this area was used for storage purposes until approximately 1973. Once Arroyo Central closes its operations, these buildings were used for business purposes like restaurants and liquor stores. It is recognized that the building to be intervened, identifying in this document property A, built circa 1940 and property B built circa 1860, are within the Traditional Urban Center and the historic area of Arroyo as established by the Planning Board under the Resolution 97-72-007-JP-ZH of June 13, 1997, and promulgated on September 5 of the same year. Bearing this in mind, it is all the more imperative to ensure that the design of this new project naturally blends in with the environment of the existing structures in the Arroyo Historic Zone.

This, in addition, ensures that the intention of the two aforementioned structures respects the distinctive characteristics of their time since each one of them in itself has merit and recognition of historical value within the events and memories of the town of Arroyo. Bearing this in mind, efforts have been made to ensure that the design meets the minimum parameters established so as not to affect the historical integrity of the buildings and that the project can be spontaneously and subtly integrated into the Traditional Urban Center and the Arroyo Historic Zone. In detail, the project aims to take advance of both existing buildings, which are currently in disrepair and unused, to integrate the buildings and the new structure to be placed between them. The idea is to create a tourist inn-style hotel according to the program promoted by the Puerto Rico Tourism Company. The room capacity for this inn will consist of 34 rooms and complemented facilities for guests and users. The building or property identified A, will be modified without losing its structural integrity.

Building or property identified as B will be redone, which had previously been intervened and for both structures, no historical material will be replaced or removed. The warehouse-type structure that disappeared before the promulgation of the Arroyo Historic Zone now will be a building for the lobby and reception with common elements to integrate the hotel. This is considered harmonious with the remnant of the complex and with the Traditional Urban Center and Historic Zone of Arroyo. Other facilities and some covered space will be added on the third level, which will be reversible. Care has been taken in the development of the proposed design, which we understand will in no way affect the historical integrity of the buildings and the project will fully integrate harmoniously with the buildings, the structures, and the streets that make up the Traditional Urban Center, and the Arroyo Historic Zone.

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Determination

The following historic properties have been identified within the APE:`

- Direct Effect: It has been identified that the existing structure that is part of the proposed project identified with cadaster number 442-04-020-03 is located within the Traditional Urban Center and the Historic Zone of Arroyo as established by the Planning Board under Resolution 97-72-007-jp-zh of June 1997 and promulgated on September 5 of the same year. These structures have contributed over the years to the development of the town of Arroyo and both structures maintain scenic presence and essential cultural value within the historical context of the historic zone of Arroyo and its urban center.

- Indirect Effect: The proposed project is located within the Arroyo Historic Zone and the Traditional Urban Center and for this reason, there is a visual impact is generated in the surroundings of some structures or properties that are integrated into the historic zone and the urban center. This visual impact is not considered negative as the project will be modified without compromising structural integrity and will fit harmoniously into the Traditional Urban Center and the Historic Zone of Arroyo. It is meritorious to point out that the feasibility of the project was evaluated by Institute of Puerto Rican Culture without having any objection to its construction (Figure #31 on Page #47 to Figure #34 on Page #50). These structures are marked on the attached map (Figure #8 on Page #24).

As a preventive method and aware that the project area is located within a port established close to the XVIII century, by the previous investigations carried out and previous archeological finding, it is recommended that an archeological monitoring during construction.

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Recommendation *(Please keep on the 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

Condition (if applicable):

X No Adverse Effect

Condition: As a preventive method and aware that the project area is located within a port established close to the XVIII century, by the previous investigations carried out and previous archeological finding, it is recommended that an archeological monitoring during construction.

☐ Adverse Effect

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:

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Project (Parcel) Location – Area of Potential Effect Map (Aerial)



Figure #1

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Project Number: PR-CRP-000170

Project (Parcel) Location – Property A



Property "A"

Figure #2

Puerto Rico 2017 Disaster Recovery, CDBG-DR Program **City Revitalization Program (CRP)** **Section 106 NHPA Effect Determination**
Subrecipient: Arroyo Municipality
Project Name: Ventana de Bucanero Hotel
Project Number: PR-CRP-000170

Project (Parcel) Location – Property B



Property "B"

Figure #3

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination
Subrecipient: Arroyo Municipality
Project Name: Ventana de Bucanero Hotel
Project Number: PR-CRP-000170

Territorial Map – Arroyo



Figure #4

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination	
Subrecipient: Arroyo Municipality	
Project Name: Ventana de Bucanero Hotel	
Project Number: PR-CRP-000170	

Project (Parcel) Location – Soils Map







Figure #5

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) **Section 106 NHPA Effect Determination**
Subrecipient: Arroyo Municipality
Project Name: Ventana de Bucanero Hotel
Project Number: PR-CRP-000170

Project (Parcel) Location with Previous Investigations –
Institute of Puerto Rican Culture & State Historic Preservation Office Aerial Map



Figure #6

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination	
Subrecipient: Arroyo Municipality	
Project Name: Ventana de Bucanero Hotel	
Project Number: PR-CRP-000170	

Traditional Urban Center Map of Arroyo with Visibility in the Project



Figure #7

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination
Subrecipient: Arroyo Municipality
Project Name: Ventana de Bucanero Hotel
Project Number: PR-CRP-000170

Historic Zone of Arroyo - Structures with Visibility in the Project



Figure #8

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination
Subrecipient: Arroyo Municipality
Project Name: Ventana de Bucanero Hotel
Project Number: PR-CRP-000170

Project (Parcel) Location with Previous Recorded Cultural Resources USGS Topographic Aerial Map



Figure #9

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination
Subrecipient: Arroyo Municipality
Project Name: Ventana de Bucanero Hotel
Project Number: PR-CRP-000170

1875 Arroyo Jurisdiction Historic Map (Source: Institute of Puerto Rican Culture)



Figure #10

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination	
Subrecipient: Arroyo Municipality	
Project Name: Ventana de Bucanero Hotel	
Project Number: PR-CRP-000170	

1884 Arroyo Historic Map by The Military Engineers (Source: National Archive of Puerto Rico)



Figure #11

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination
Subrecipient: Arroyo Municipality
Project Name: Ventana de Bucanero Hotel
Project Number: PR-CRP-000170

1955 Planning Board Office Arroyo Historic Map

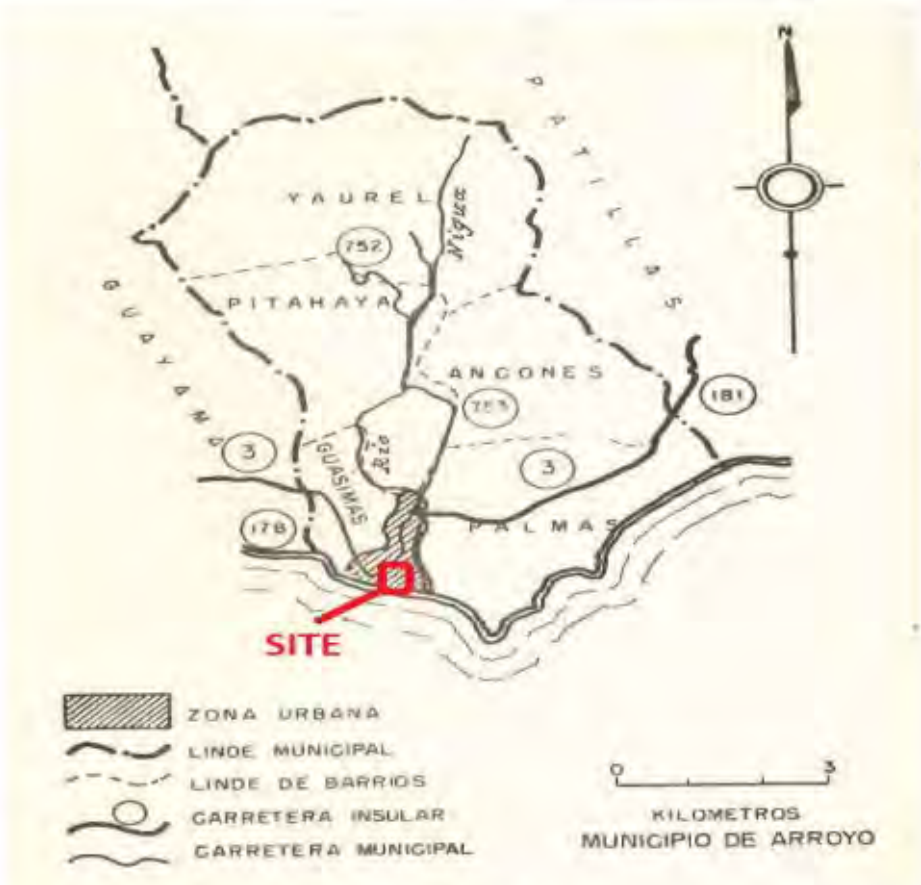


Figure #12

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination
Subrecipient: Arroyo Municipality
Project Name: Ventana de Bucanero Hotel
Project Number: PR-CRP-000170

1969 USGS Topographic Map - Arroyo



Figure #13

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination	
Subrecipient: Arroyo Municipality	
Project Name: Ventana de Bucanero Hotel	
Project Number: PR-CRP-000170	

1937 Satellite Map – Arroyo (Street Authority of Puerto Rico)

Flight Year = 1937



Figure #14

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination
Subrecipient: Arroyo Municipality
Project Name: Ventana de Bucanero Hotel
Project Number: PR-CRP-000170

1931 Satellite Map Arroyo PR in Zoom View (Source: Street Authority of Puerto Rico)



Figure #15

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination
Subrecipient: Arroyo Municipality
Project Name: Ventana de Bucanero Hotel
Project Number: PR-CRP-000170

1951 Satellite Map – Arroyo (Street Authority of Puerto Rico)

Flight Year = 1951



Figure #16

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination	
Subrecipient: Arroyo Municipality	
Project Name: Ventana de Bucanero Hotel	
Project Number: PR-CRP-000170	

1951 Satellite Map Arroyo PR in Zoom View (Source:) Street Authority of Puerto Rico



Figure #17

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination
Subrecipient: Arroyo Municipality
Project Name: Ventana de Bucanero Hotel
Project Number: PR-CRP-000170

Actual Satellite Map Arroyo PR (Source: CRIM Satellite Map Arroyo PR)



Figure #18

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination	
Subrecipient: Arroyo Municipality	
Project Name: Ventana de Bucanero Hotel	
Project Number: PR-CRP-000170	

Structures with Historic Value Near the Project



Figure #19

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination	
Subrecipient: Arroyo Municipality	
Project Name: Ventana de Bucanero Hotel	
Project Number: PR-CRP-000170	

Photo of the North America Invasion on the Port of Arroyo (Source: Museo Antigua Aduana of Arroyo)



Figure #20

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination	
Subrecipient: Arroyo Municipality	
Project Name: Ventana de Bucanero Hotel	
Project Number: PR-CRP-000170	

Photo of the Old Central Lafayette (Source: Museo Antigua Aduana of Arroyo)



Figure #21

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination
Subrecipient: Arroyo Municipality
Project Name: Ventana de Bucanero Hotel
Project Number: PR-CRP-000170

Photo of Malecon and Warehouse District of Arroyo 1898 (Source: Institute of Puerto Rican Culture)



Figure #22

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination
Subrecipient: Arroyo Municipality
Project Name: Ventana de Bucanero Hotel
Project Number: PR-CRP-000170

Photo of Venerable Rum – Distilled and Bottled by J.R. Nieves & Cia.) Arroyo Puerto Rico
(Source: Yo soy de Aquí "Arroyo" web page)



Figure #23

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination
Subrecipient: Arroyo Municipality
Project Name: Ventana de Bucanero Hotel
Project Number: PR-CRP-000170

1870 "Aduana" Improvements Plan - Arroyo Puerto Rico
(Source: Historical Archive of Puerto Rico)



Figure #24

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination
Subrecipient: Arroyo Municipality
Project Name: Ventana de Bucanero Hotel
Project Number: PR-CRP-000170

1870 "Aduana" Improvements Plan - Arroyo Puerto Rico
(Source: Historical Archive of Puerto Rico)

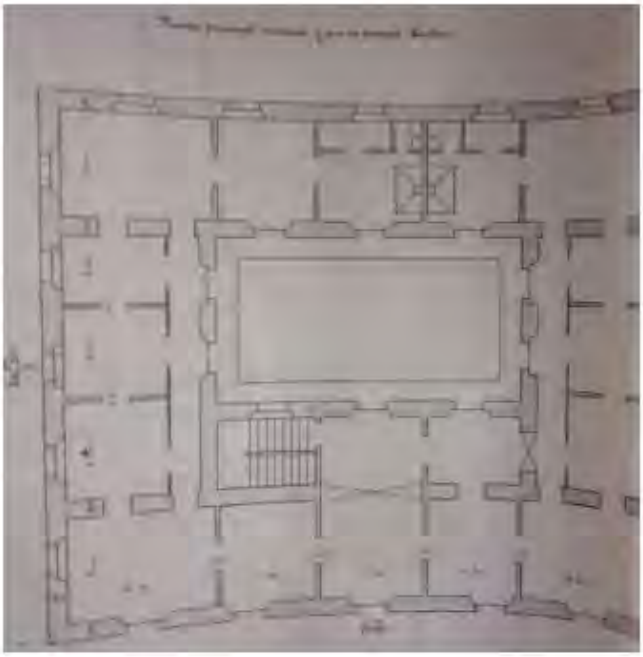


Figure #25

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) **Section 106 NHPA Effect Determination**
Subrecipient: Arroyo Municipality
Project Name: Ventana de Bucanero Hotel
Project Number: PR-CRP-000170

1880 "Aduana" Improvements Plan - Arroyo Puerto Rico
(Source: Historical Archive of Puerto Rico)

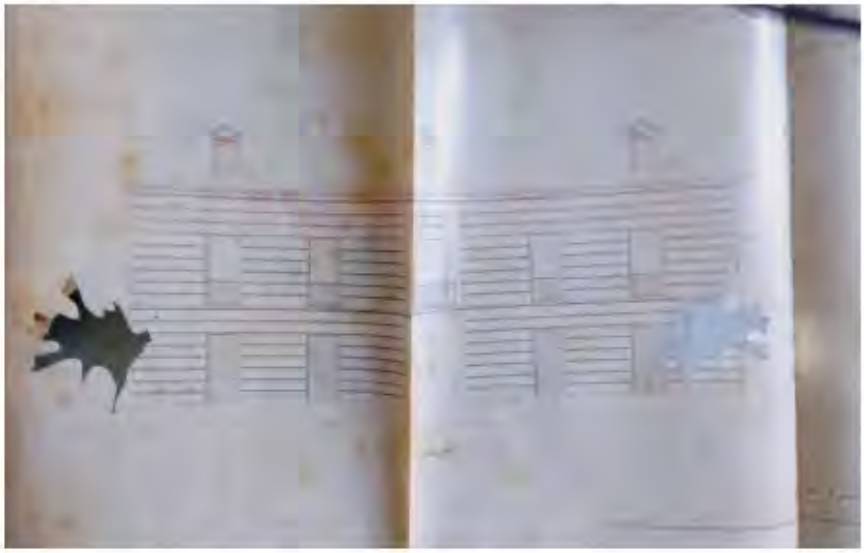


Figure #26

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) **Section 106 NHPA Effect Determination**
Subrecipient: Arroyo Municipality
Project Name: Ventana de Bucanero Hotel
Project Number: PR-CRP-000170

Photo of Ventana de Bucanero Site - Arroyo 1993 (Source: Historical Archive of Puerto Rico)

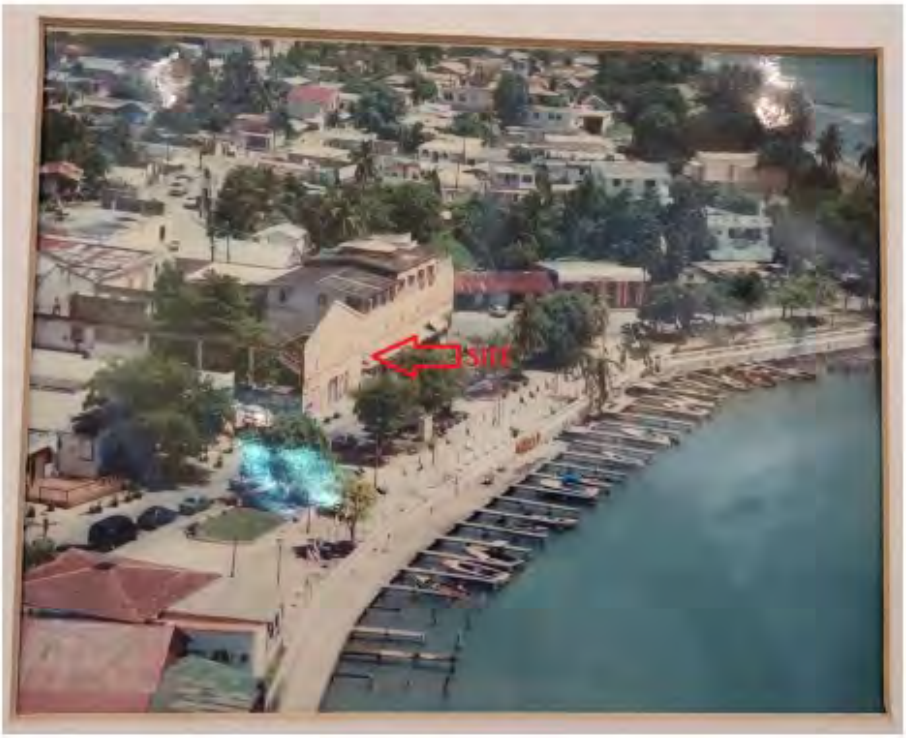


Figure #27

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination
Subrecipient: Arroyo Municipality
Project Name: Ventana de Bucanero Hotel
Project Number: PR-CRP-000170

Photo of Ventana de Bucanero Site - Arroyo 2017 (Source: Museo Antigua Aduana Arroyo)



Figure #28

Puerto Rico 2017 Disaster Recovery, CDBG-DR Program **City Revitalization Program (CRP)** **Section 106 NHPA Effect Determination**
Subrecipient: Arroyo Municipality
Project Name: Ventana de Bucanero Hotel
Project Number: PR-CRP-000170

Existing Condition of the Properties – EAB Architects Plan

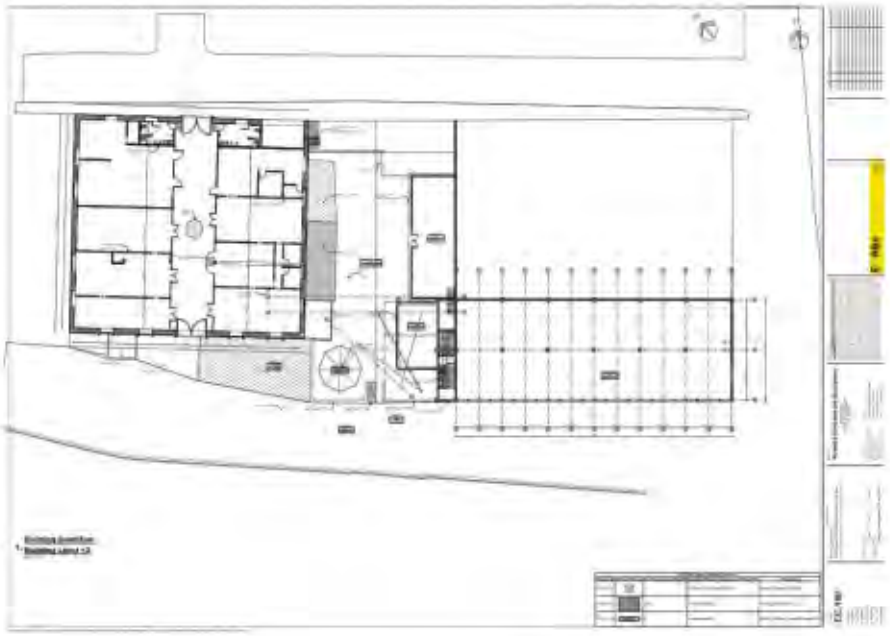


Figure #29

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) **Section 106 NHPA Effect Determination**
Subrecipient: Arroyo Municipality
Project Name: Ventana de Bucanero Hotel
Project Number: PR-CRP-000170

Proposed Site Layout - EAB Architects Plan

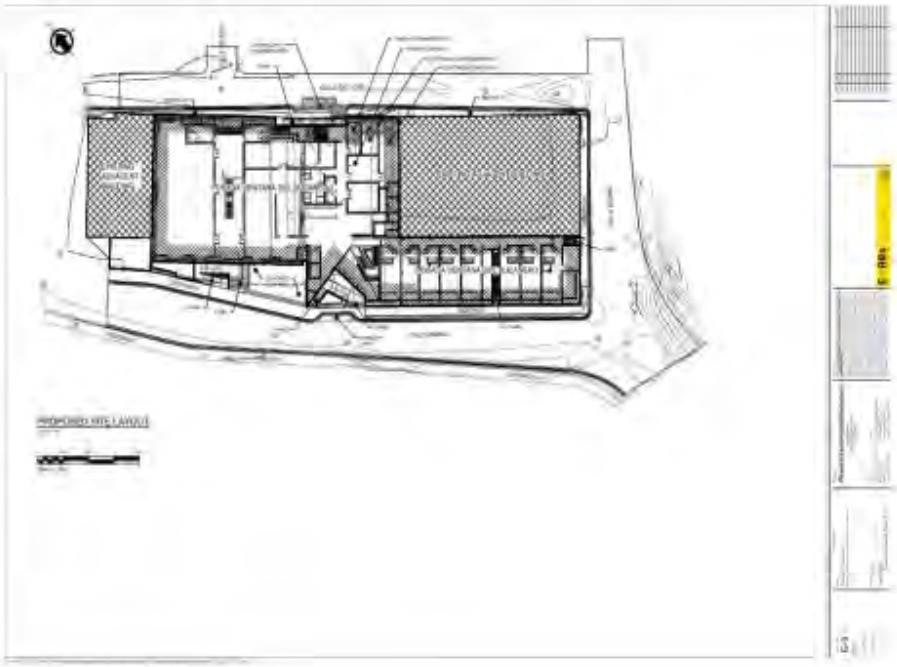


Figure #30

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination
Subrecipient: Arroyo Municipality
Project Name: Ventana de Bucanero Hotel
Project Number: PR-CRP-000170

Project Support Letter – Institute of Puerto Rican Culture



GOBIERNO DE PUERTO RICO

1 de diciembre de 2022

Arq. María Reina Cintrón
Secretaria Auxiliar Interina
Departamento de Desarrollo e Evaluación y Contratos
Oficina de Gerencia de Permisos
PO Box 41179
San Juan, Puerto Rico 00940-1179

RECOMENDACIÓN FAVORABLE – PROTECCIÓN PATRIMONIO EDIFICADO
CASO SRA – OBRAS PARA INSTALACIONES TURÍSTICAS

CASO OGPe:	2021-457804-SRA-060003
DESCRIPCIÓN:	POSADA VENTANA DEL BUCANERO
MUNICIPIO:	ARROYO – ZONA HISTÓRICA
UBICACIÓN:	CALLE MARINA ESQ. BAORUCO (INICIO Y CALLE SAN JOSÉ
CATASTRO:	72-147-035-043-09-001
CALIFICACIÓN:	K3-1
PROPIETARIO:	GOBIERNO MUNICIPAL DE ARROYO HON. ERIC BAUZÓ ROMÁN, ALCALDE PO BOX 477, ARROYO, PUERTO RICO 00714
PROPONENTE:	ARQ. EUGENIO RAMÍREZ BALLASGAS, ERBA ARQUITECTOS EDIFICIO COBIAN'S PLAZA, AVENIDA PONCE DE LEÓN 2037, SUITE 204 SAN JUAN, PUERTO RICO 00909

Estimado señores:

El Instituto de Cultura Puertorriqueña (ICP), por medio de su Programa de Patrimonio Histórico Edificado (ICP-PHE), ha examinado el proyecto de referencia para determinar si afecta propiedades de Valor Histórico y Arquitectónico que estén protegidas, o sean elegibles a serlo, bajo las leyes y reglamentos que nuestra agencia tiene responsabilidad de administrar, como agencia primaria, en función a recomendarle. Estas leyes y reglamentos incluyen, entre otros:

1. La ley 89 de 21 de junio de 1955 s.s., Ley Orgánica del Instituto de Cultura Puertorriqueña, en especial el inciso 4(a)(7), "Determinar que edificios o estructuras son de valor histórico o arquitectónico Puerto Rico (...)" y el inciso 4(a)(8), "Asesorar a la Junta de Planificación en el reglamentación de construcción en aquellos casos que determine construcciones de valor histórico (...)".
2. La ley 89 de 21 de junio de 1955 s.s., Ley Orgánica del Instituto de Cultura Puertorriqueña, en su inciso 4(b)(3) según enmendada por la ley 119 del 28 de septiembre de 2010, que

Figure #31

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination	
Subrecipient: Arroyo Municipality	
Project Name: Ventana de Bucanero Hotel	
Project Number: PR-CRP-000170	

Project Support Letter – Institute of Puerto Rican Culture



Figure #32

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination
Subrecipient: Arroyo Municipality
Project Name: Ventana de Bucanero Hotel
Project Number: PR-CRP-000170

Project Support Letter – Institute of Puerto Rican Culture



Figure #33

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM **CITY REVITALIZATION PROGRAM (CRP)** **Section 106 NHPA Effect Determination**	
Subrecipient: Arroyo Municipality	
Project Name: Ventana de Bucanero Hotel	
Project Number: PR-CRP-000170	

Project Support Letter – Institute of Puerto Rican Culture



CASO OGPe: 2022-[illegible]
HOSPEDERIA POSADA DEL BUCANERO, CALLE MARINA Y SAN JOSÉ, ARROYO 4
CATASTRO: [illegible]
1/12/2023

consiste y son al ambiente de la ZHA. Se añadirán instalaciones al aire libre y algunos espacios techados en un tercer nivel; sin embargo, esta intervención es reversible siguiendo lo estipulado en el Tomo/Capítulo XII (12), Glosario de Planificación, parte III ("Glosario de Territorio"), letra **R**, definición 75.

Luego de la evaluación del caso y la provisión de información adicional por parte del proyectista, se determina que el mismo **CUMPLE** con nuestros requerimientos. Por lo tanto, se emite **RECOMENDACIÓN FAVORABLE** para el proyecto de construcción propuesto.

Este proyecto debe ser revisado para determinar cumplimiento con la Ley de Patrimonio Arqueológico Terrestre, Ley 112 del 12 de agosto de 1988 según enmendada. Se debe establecer contacto con nuestro Programa de Arqueología y Etnohistoria para más información. De ser necesaria una evaluación arqueológica, para que este proyecto sea aprobado, deberá ser expedida una carta de autorización de dicho programa.

Este documento tiene vigencia de un (1) año a partir de su emisión.

De otro particular quedamos:

[illegible]
Subdirectora
Programa de Patrimonio Histórico Edificado
Instituto de Cultura Puertorriqueña

MGV/JOC/jc

c Expediente caso PPHE, ICP
Arq. Jorge Ortiz Cosme, evaluador del caso, ICP-PPHE
Arq. Héctor Balsamera Alfaro, Director, ICP-PPHE

[illegible]

Figure #34

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination	
Subrecipient: Arroyo Municipality	
Project Name: Ventana de Bucanero Hotel	
Project Number: PR-CRP-000170	

Photograph Key



P-1 to P-11 = Photos

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) **Section 106 NHPA Effect Determination**
Subrecipient: Arroyo Municipality
Project Name: Ventana de Bucanero Hotel
Project Number: PR-CRP-000170



Photo #:1 **Date: 9/4/2021**	**Description:** Right façade and exterior grounds building "A" in Morse Street and according to the current conditions.



Photo #:2 **Date: 9/4/2021**	**Description:** Front façade and exterior grounds building "A" in Marina Street and according to the current conditions.

Puerto Rico 2017 Disaster Recovery, CDBG-DR Program **City Revitalization Program (CRP)** **Section 106 NHPA Effect Determination**
Subrecipient: Arroyo Municipality
Project Name: Ventana de Bucanero Hotel
Project Number: PR-CRP-000170



Photo #:3	**Description:** Interior of building "A" in Morse Street and according to the current conditions.
Date: 9/7/2022	



Photo #:4	**Description:** Interior of building "A" in Morse Street and according to the current conditions.
Date: 9/7/2022	

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination
Subrecipient: Arroyo Municipality
Project Name: Ventana de Bucanero Hotel
Project Number: PR-CRP-000170



Photo #:5	**Description:** Left façade and exterior grounds building "A" in Marina Street and according to the current conditions.
Date: 9/7/2022	



Photo #:6	**Description:** Exterior grounds building "A" in Marina Street and according to the current conditions.
Date: 9/7/2022	

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) **Section 106 NHPA Effect Determination**
Subrecipient: Arroyo Municipality
Project Name: Ventana de Bucanero Hotel
Project Number: PR-CRP-000170



Photo #:7 **Date: 9/7/2022**	**Description:** Front façade of building "B" in Marina Street and according to the current conditions.



Photo #:8 **Date: 9/7/2022**	**Description:** Photo through the gates of building "B" in Marina Street and according to the current conditions.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination
Subrecipient: Arroyo Municipality
Project Name: Ventana de Bucanero Hotel
Project Number: PR-CRP-000170



Photo #:9	**Description:** Photo through the gates of building "B" in Marina Street and according to the current conditions.
Date: 9/7/2022	



Photo #:10	**Description:** Rear façade of building "B" in San José Street.
Date: 9/7/2022	

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination
Subrecipient: Arroyo Municipality
Project Name: Ventana de Bucanero Hotel
Project Number: PR-CRP-000170



Photo #:11	**Description:** Left and rear façade of building "A" on San José Street
Date: 9/7/2022	



Photo #:12	**Description:** Top view. Buildings with visibility to the Marina Street to the left are XIX century colonial buildings uses for commercial purposes and the port in the front. In Morse Street, to the right of the photo, historical "criollas" & colonial residential structures from the XIX-XX century can been seen. On San José Street colonial buildings are shown.
Date: 8/29/2015	

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination
Subrecipient: Arroyo Municipality
Project Name: Ventana de Bucanero Hotel
Project Number: PR-CRP-000170



Photo #:13 **Date: 8/29/2015**	**Description:** Drone photo-Arroyo Malecon. In the center the project site is shown. Buildings with visibility to the project on Morse Street, to the center of the photo, historical "criollas" & colonial structures use for residential purposes from the XIX-XX century can been seen. On Esperanza Street, Cangrejos beach is shown.



Photo #:14 **Date: 8/29/2015**	**Description:** Drone photo-Arroyo Malecon. In the center the project site is shown. Buildings with visibility to the project on Morse Street, to the center of the photo, historical structures from the XIX-XX century can been seen. On Esperanza Street, Cangrejos beach is shown. Below in the photo shows the port of Arroyo.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) Section 106 NHPA Effect Determination	
Subrecipient: Arroyo Municipality	
Project Name: Ventana de Bucanero Hotel	
Project Number: PR-CRP-000170	



Photo #:15 **Date: 9/7/2022**	**Description:** View of the project from Morse Street. XIX-XX century colonial structures for commercial use on Morse Street can be seen behind the site.



Photo #:16 **Date: 9/7/2022**	**Description:** View of the project from Marina Street. The port of Arroyo with a view of the project on Marina Street on the left of the photo.

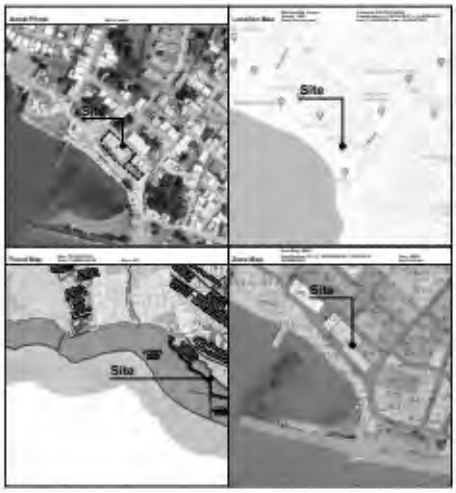
PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CRP) **Section 106 NHPA Effect Determination**
Subrecipient: Arroyo Municipality
Project Name: Ventana de Bucanero Hotel
Project Number: PR-CRP-000170



Photo #:17 **Date: 9/7/2022**	**Description:** View of the project from San José Street. Commercial Colonial buildings of XIX-XX overlooking the project on San José Street on the left of the photo.



Photo #:18 **Date: 9/7/2022**	**Description:** View of Cangrejos beach on Esperanza Street.



PROGRAMA DE REVITALIZACIÓN DE LA CIUDAD

HOUSING

ARROYO



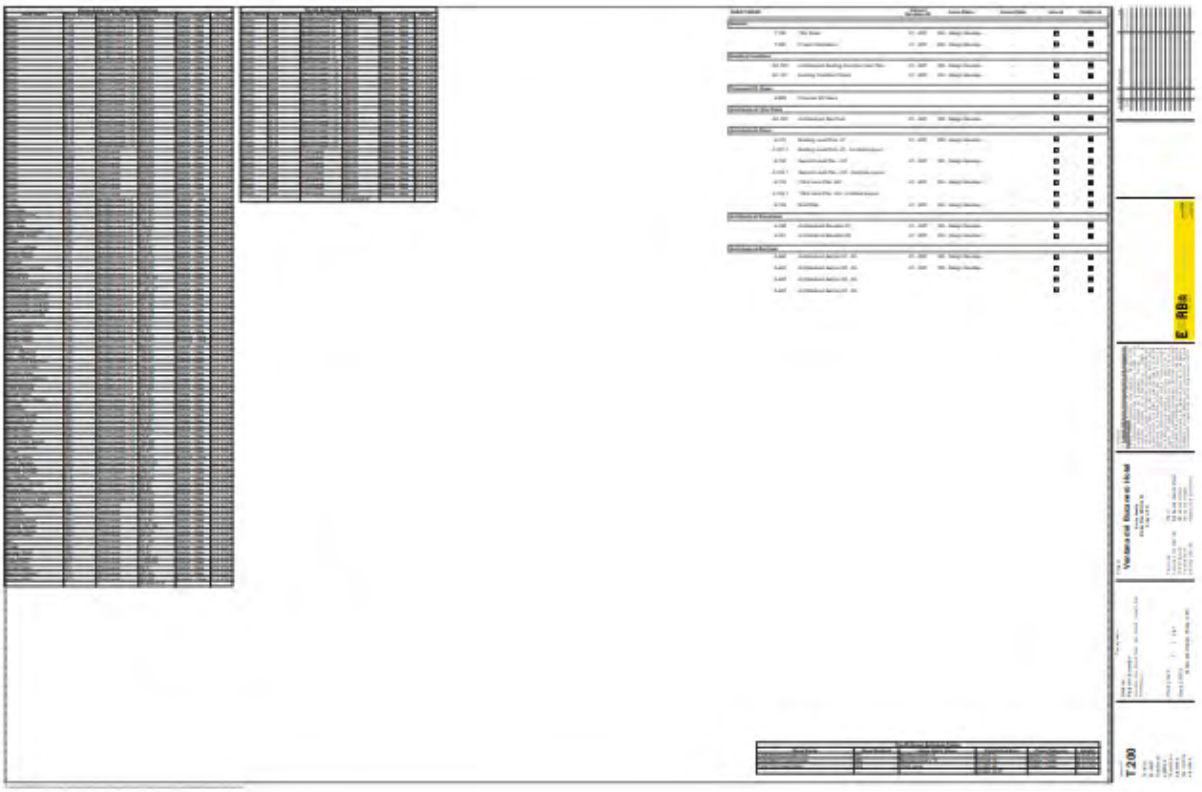
Schematic Design Phase - 30%

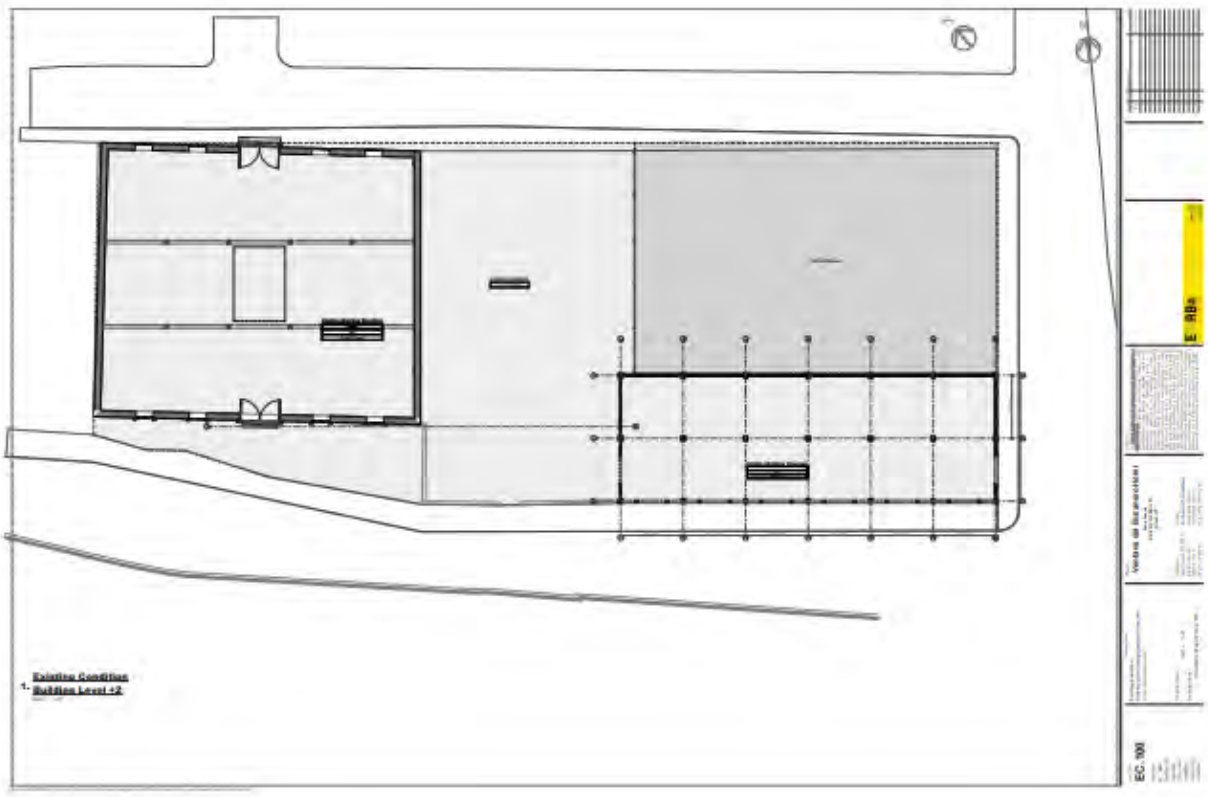
NOT FOR CONSTRUCTION

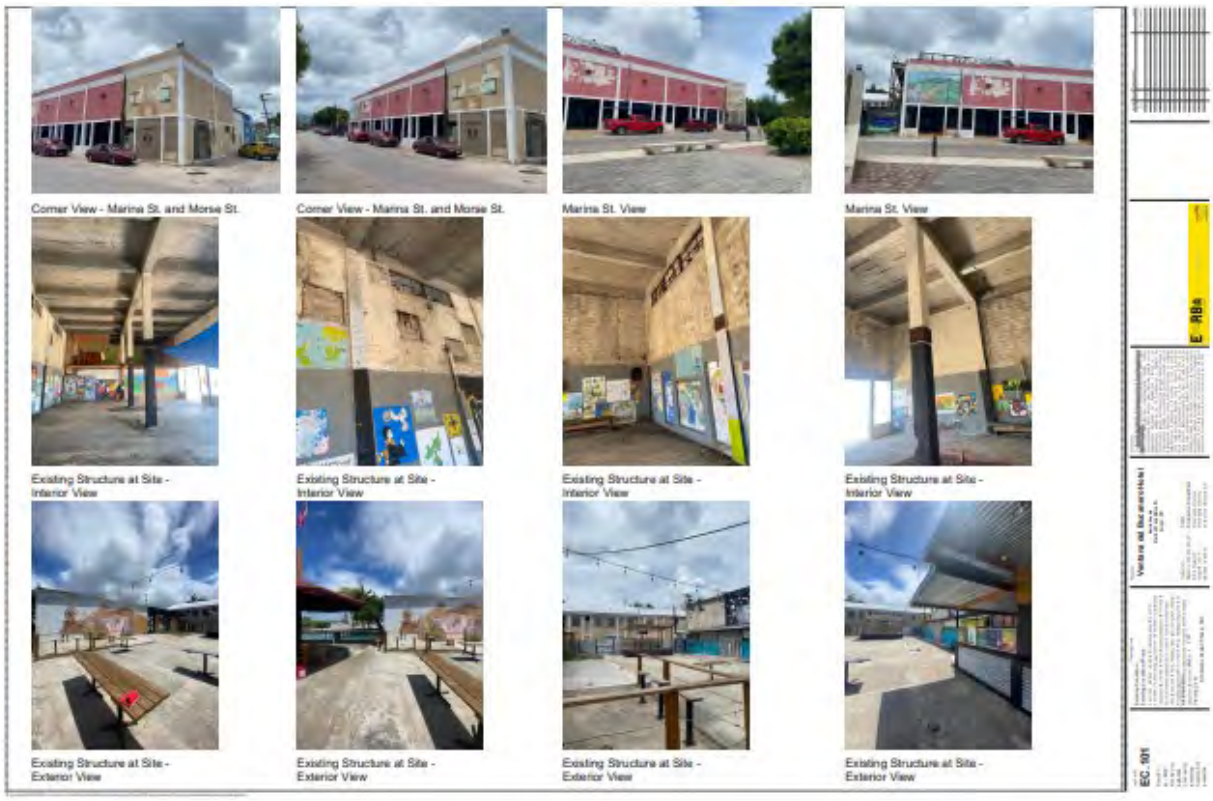
Ventana del Bucanero Hotel
Municipality of Arroyo
Eric Bachier Román Mayor
Barrio Pueblo
Marina St and Morse St
Arroyo PR 00714

Project Number 22-14

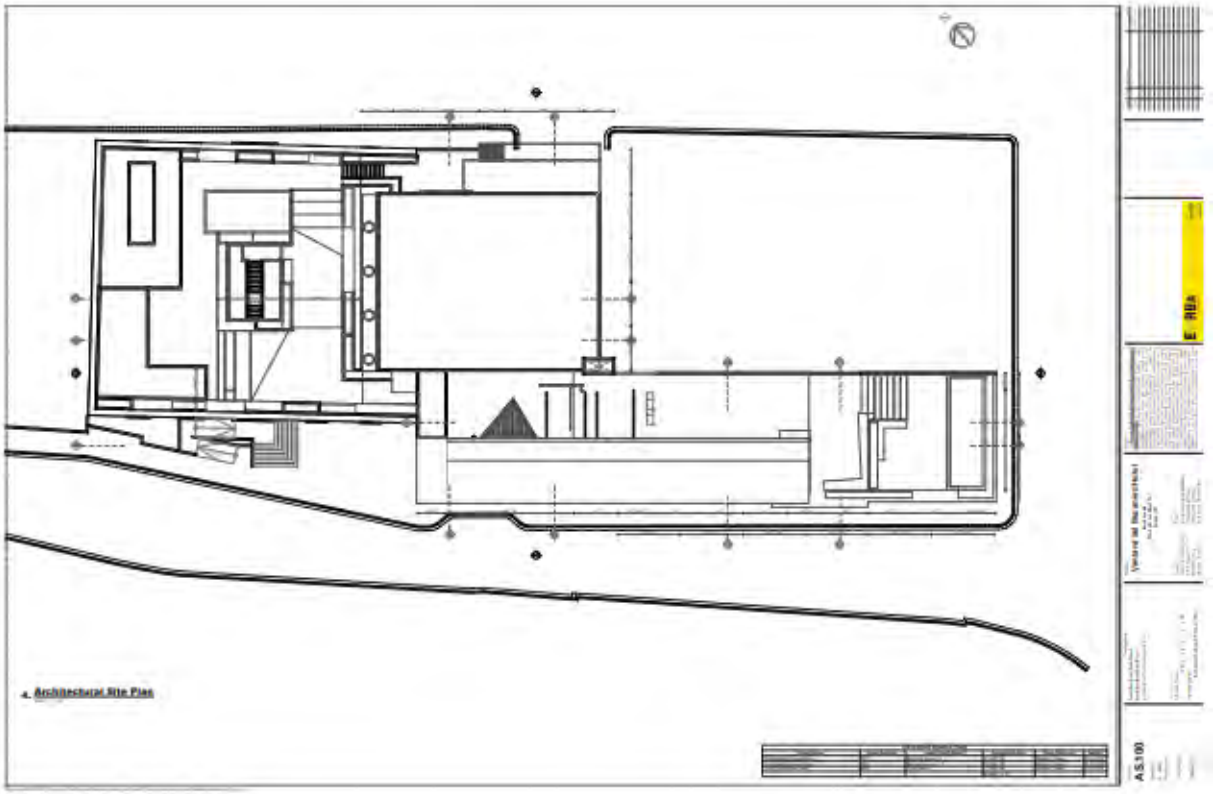
ERBA

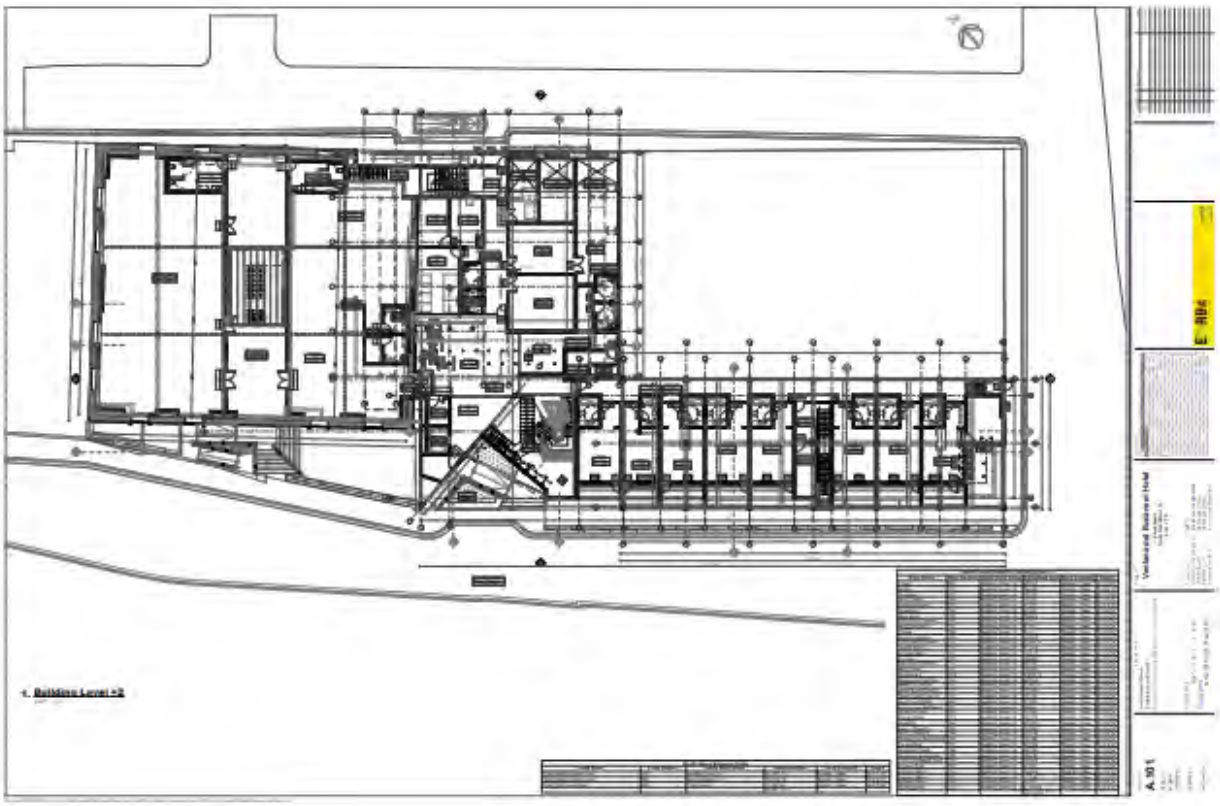


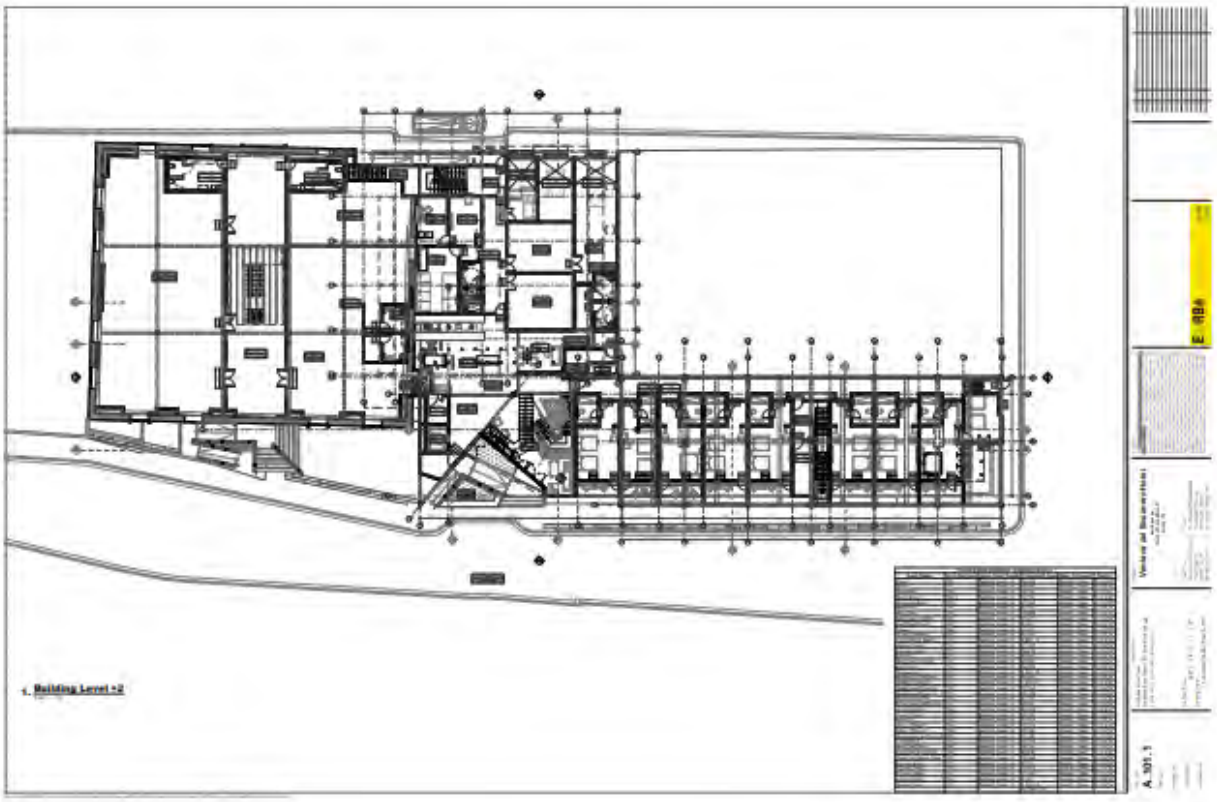

1.- Existing Condition
Building Level +2

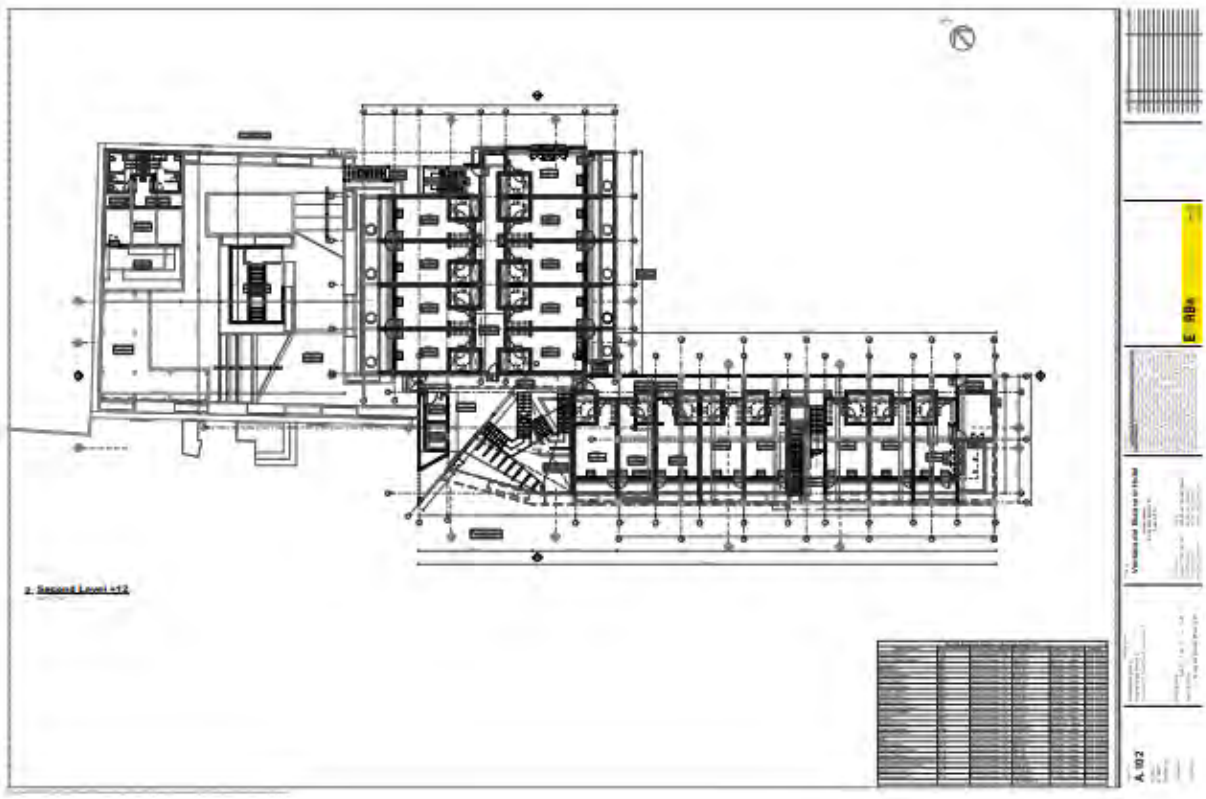

Corner View - Marina St. and Morse St.
Corner View - Marina St. and Morse St.
Marina St. View
Marina St. View
Existing Structure at Site - Interior View
Existing Structure at Site - Interior View
Existing Structure at Site - Interior View
Existing Structure at Site - Interior View
Existing Structure at Site - Exterior View
Existing Structure at Site - Exterior View
Existing Structure at Site - Exterior View
Existing Structure at Site - Exterior View
EC - 101




Architectural Site Plan
AS100




Building Level +2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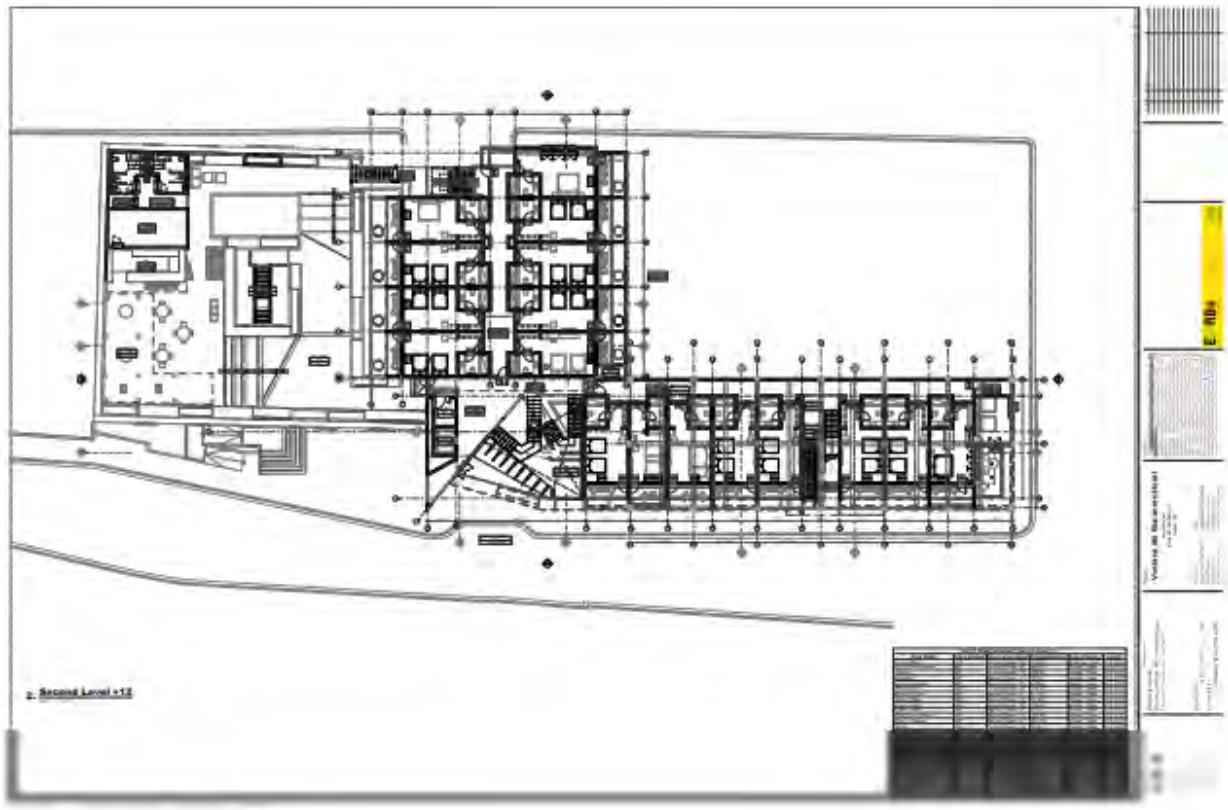

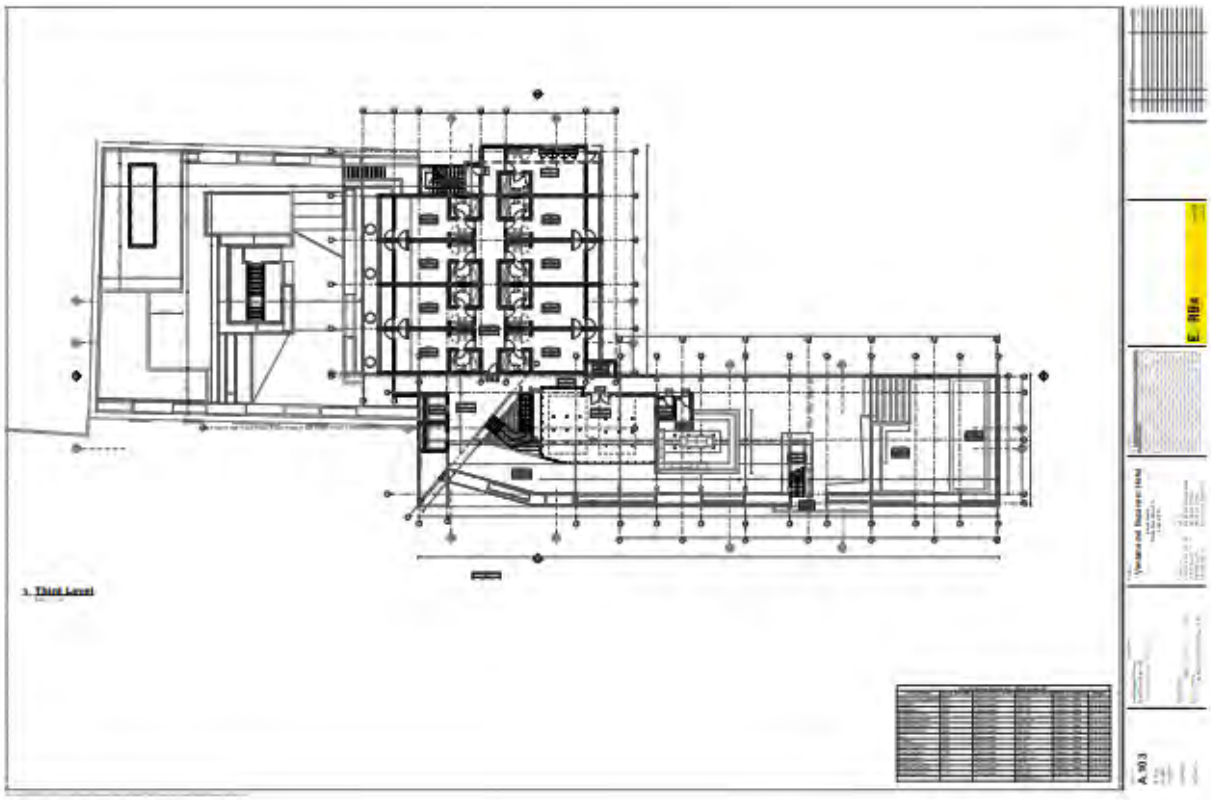

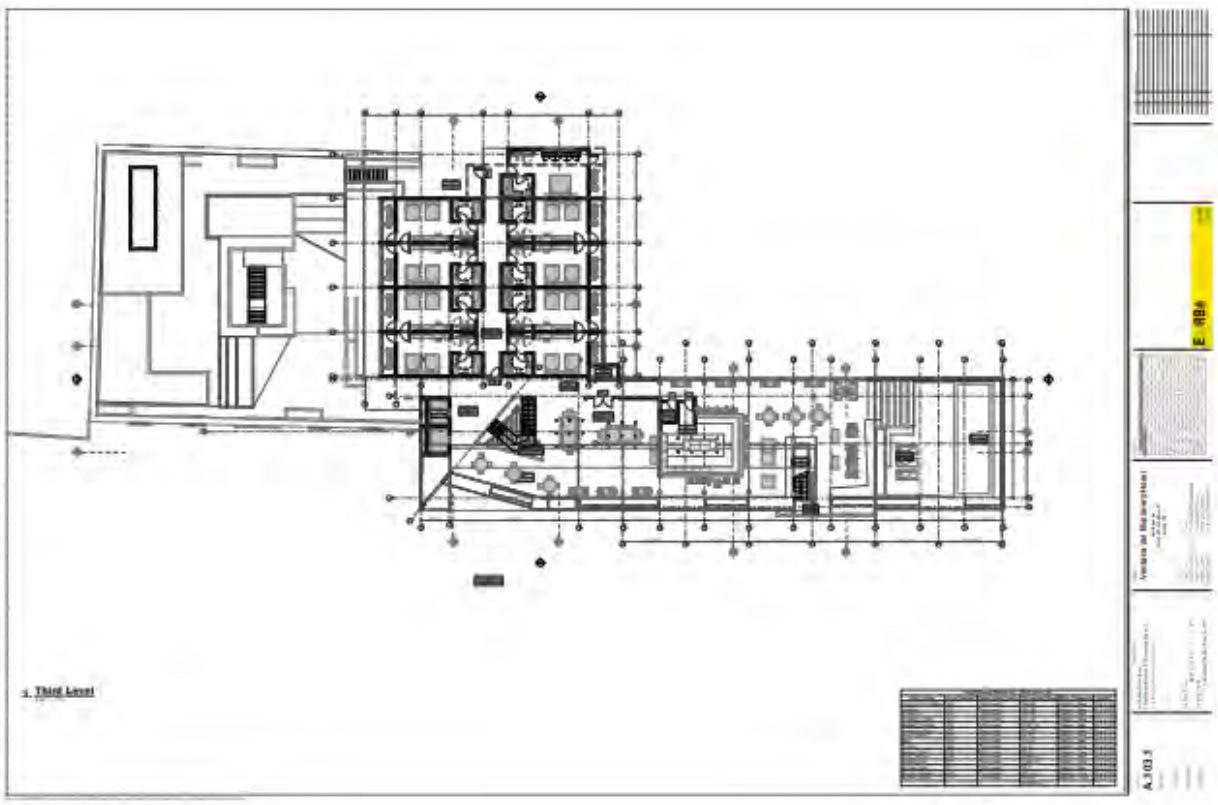
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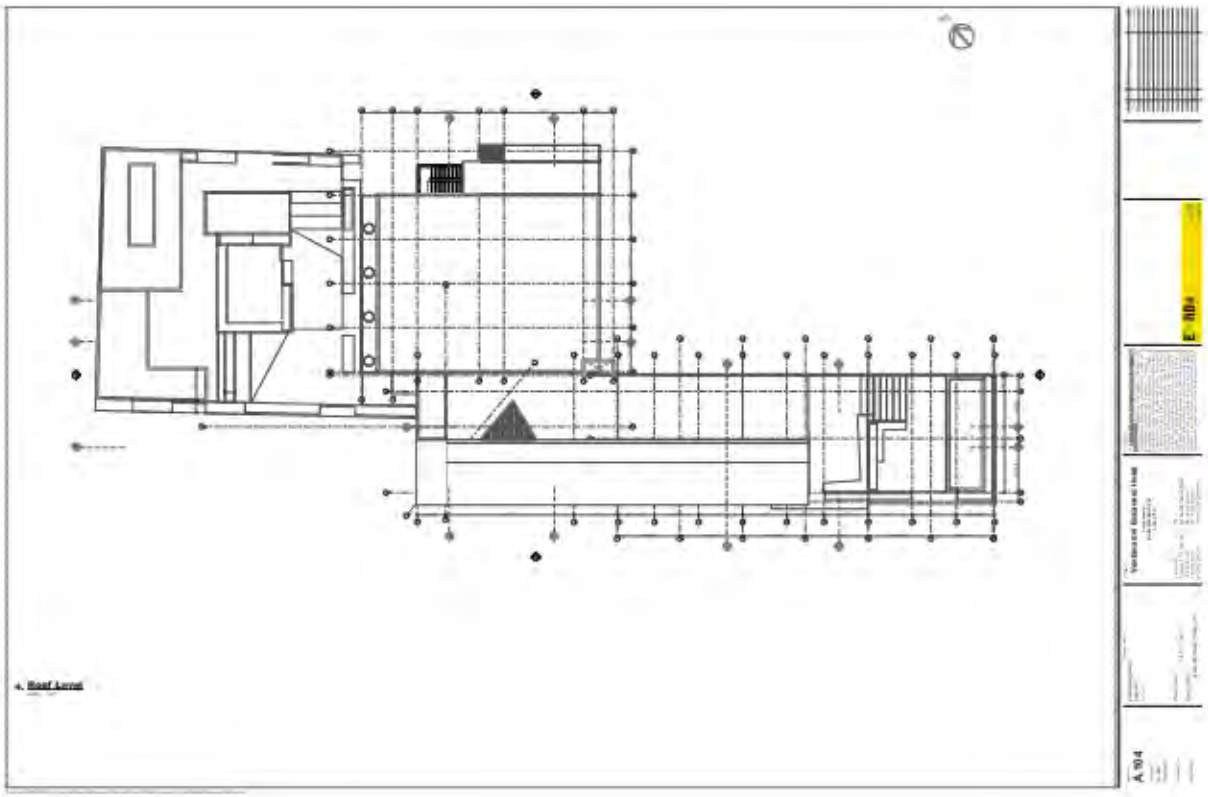

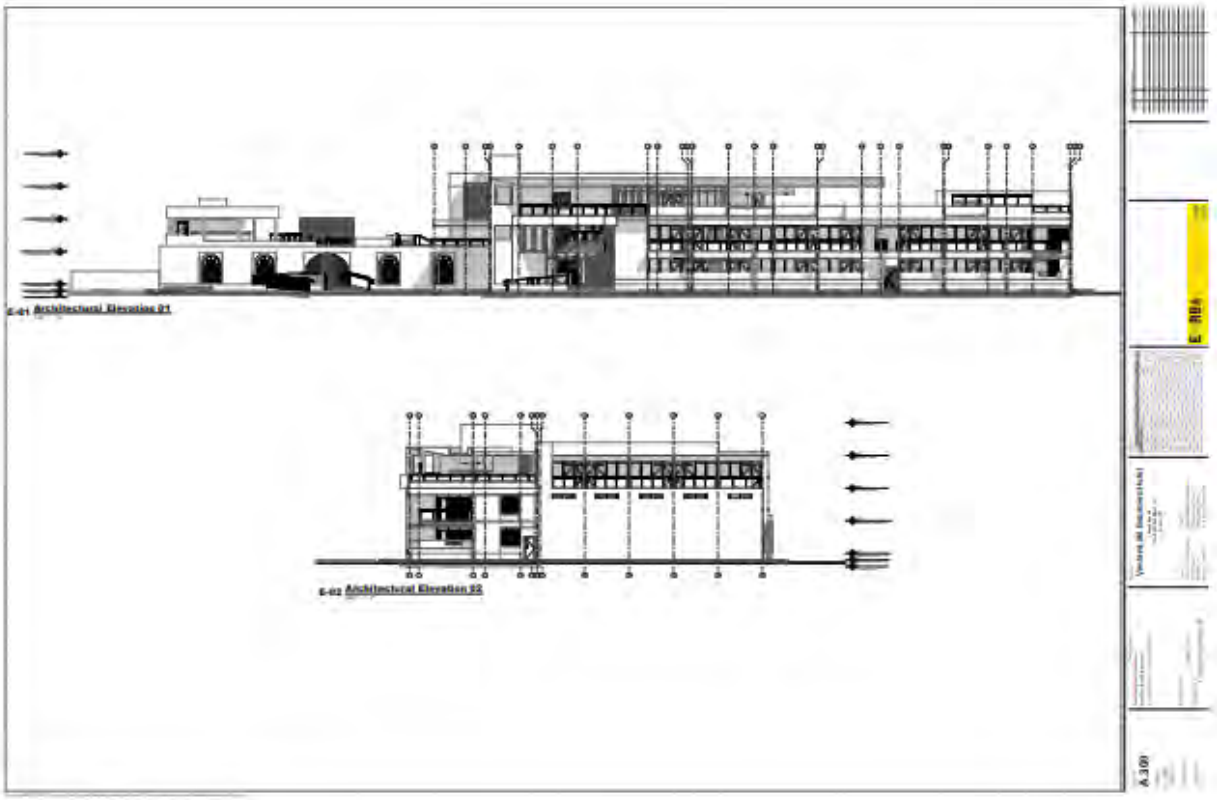
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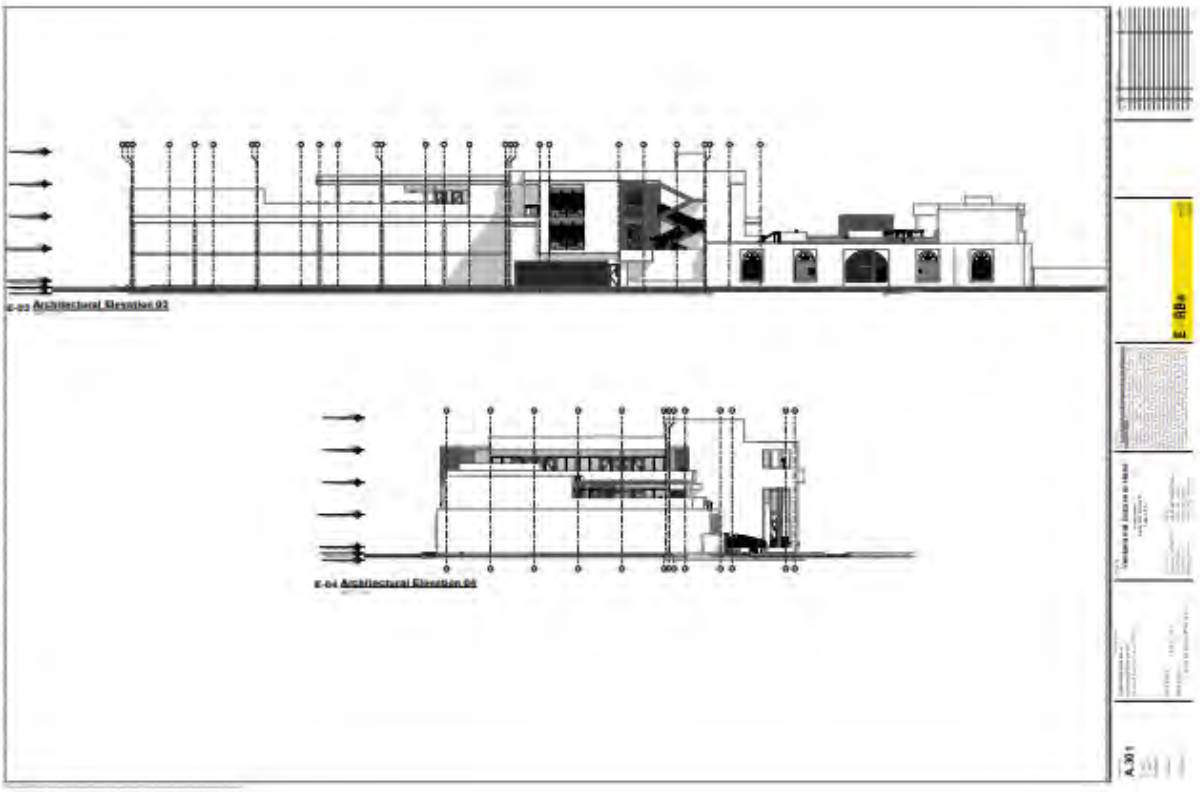
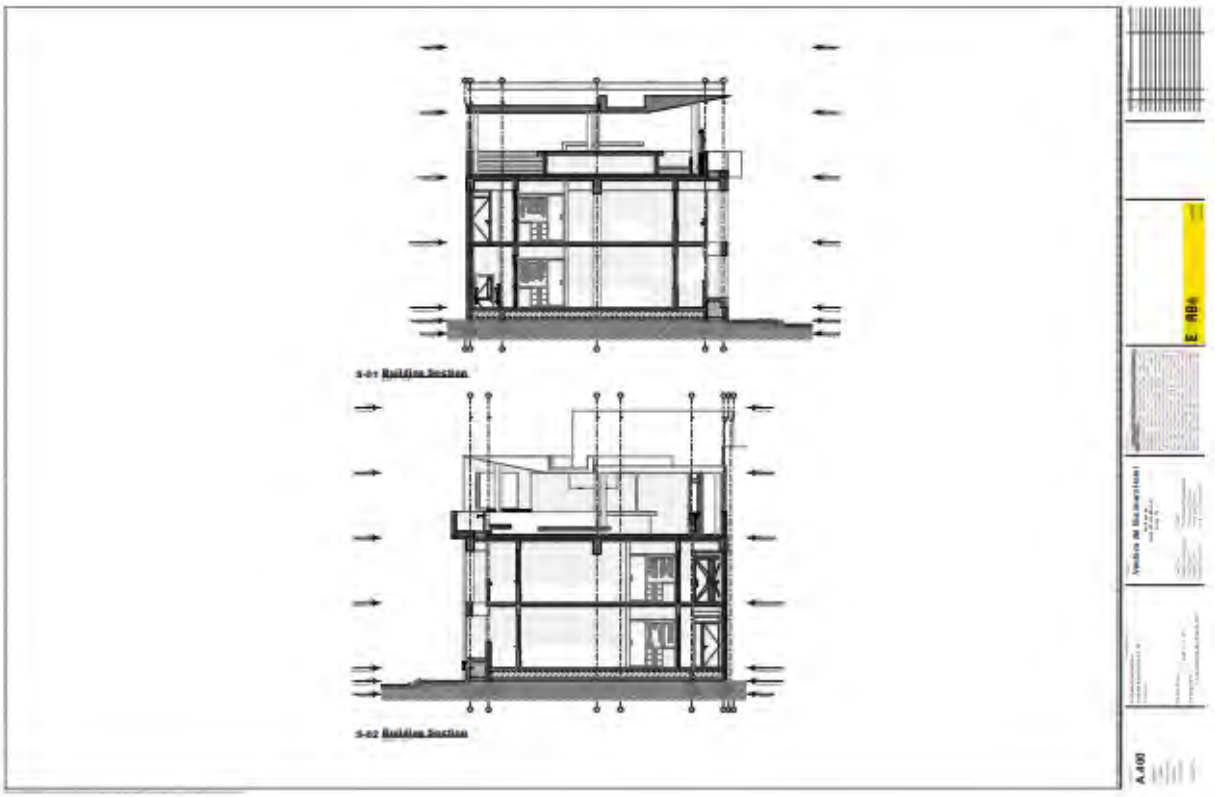
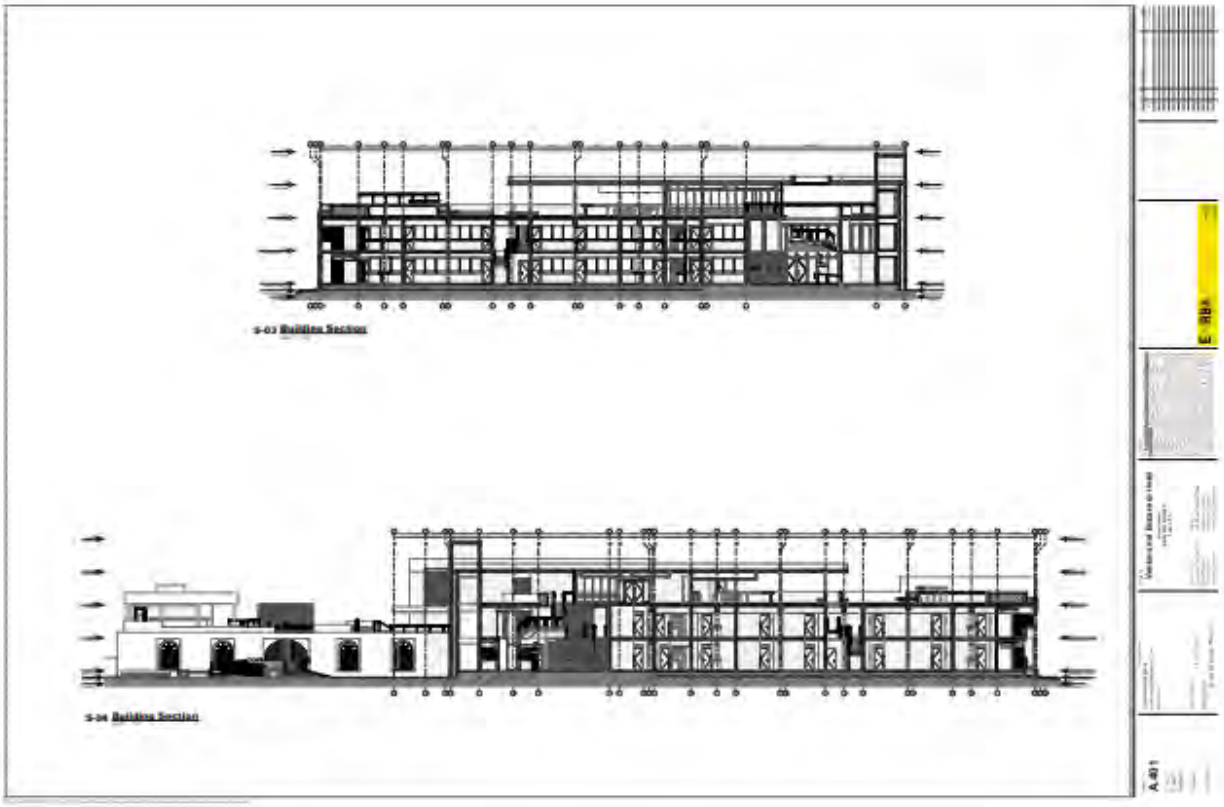
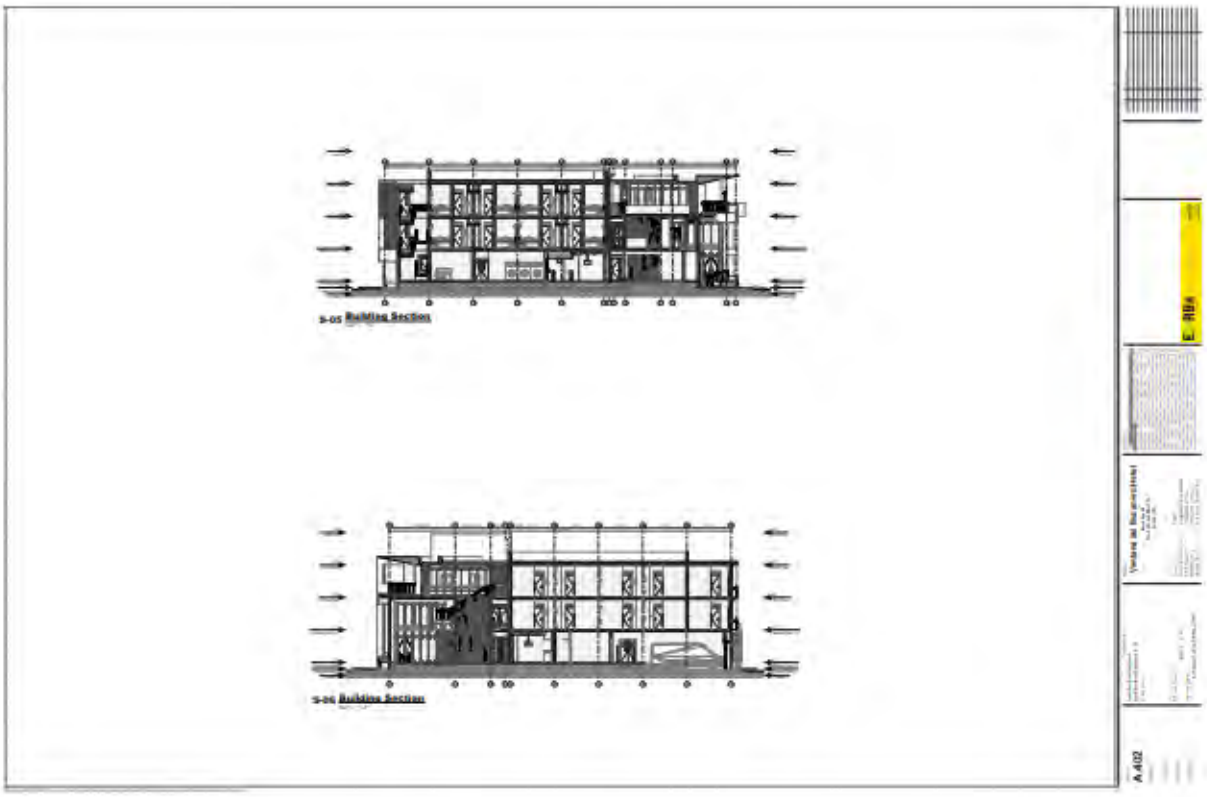
E-02 Architectural Elevation 02





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S-06 Building Section
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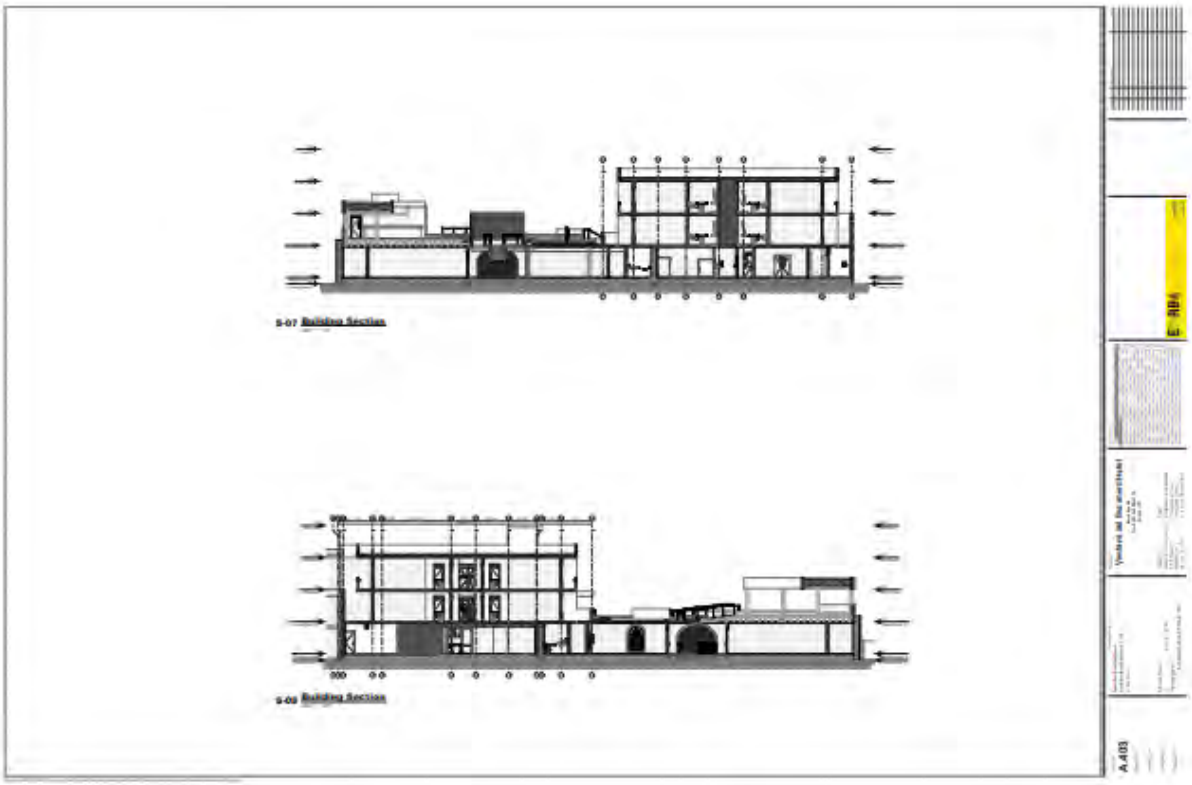


Archaeological Work Plan
Ventana del Bucanero Hotel, / Coordinates (lat/long): 17.962449°, - 66.064224°

GOVERNMENT OF PUERTO RICO
STATE HISTORIC PRESERVATION OFFICE
Executive Director | Carlos A. Rubio-Cancela | carubio@prshpo.pr.gov

November 16, 2023

Lauren Bair Poche
HORNE- Architectural Historian Manager
10000 Perkins Rowe, Suite 610 Bldg G
Baton Rouge, LA 70810

SHPO: 03-21-23-01 PUERTO RICO DISASTER RECOVERY, CDBG-DR CITY REVITALIZATION PROGRAM (CRP), PR-CRP-000170, PROPOSED ARCHAEOLOGICAL WORK PLAN, VENTANA DEL BUCANERO (POSADA) PROJECT, ARROYO, PUERTO RICO

Dear Ms. Poche,

We acknowledge receipt of the archaeological monitoring work plan submitted on November 14, 2023, for the case mentioned above. The plan is deemed acceptable, and we concur with its implementation.

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/LGC/EVR

SHPO OFICINA ESTATAL DE CONSERVACIÓN HISTÓRICA
OFICINA DEL GOBERNADOR
STATE HISTORIC PRESERVATION OFFICE
OFFICE OF THE GOVERNOR
OECH

Cuartel de Ballajá (Tercer Piso), Calle Norzagaray, Esq. Beneficiencia, Viejo San Juan, PR 00901 | PO Box 9023935, San Juan, PR 00902-3935
787.721.3737 oech.pr.gov



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

November 14, 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 Program (CRP)

Proposed Archaeological Work Plan for PR-CRP-000170, Ventana del Bucanero (Posada) Project, Arroyo, Puerto Rico (SHPO ID: 03-21-23-01)

Dear Architect Rubio Cancela,

On behalf of PRDOH and the subrecipient, the Municipality of Quebradillas, we thank you for your letter response dated April 27, 2023 where you concurred that a finding of no adverse effect for the proposed project with the following established condition:

1. As a preventative method and aware that the project area is located within a port established close to the XVIII century, by the previous investigations carried out and previous archaeological findings, it is recommended for archaeological monitoring during construction.

We are submitting the proposed archaeological monitoring plan, *PRDOH CDBG-DR CRP Program, Ventana Del Bucanero (Posada), Arroyo, Puerto Rico, PR-CRP-000170/SHPO 03-21-23-01 Archaeological Monitoring Plan*, prepared by Archaeologist Fernando Alvarado Muñoz and adapted from the Archaeological Monitoring Work Plan Template developed by Archaeologist Sharon Meléndez Ortiz of HORNE Puerto Rico for the R3 Program. The 90% designs are included with the proposed plan. We look forward to your comments and the concurrence that this plan is appropriate for this project.

Please contact me by email at lauren.poche@horne.com or phone at 225-405-7676, or Ms. Sharon Meléndez Ortiz at sharon.melendez@horne.com.

Kindest regards,

Lauren B Poche

Lauren Bair Poche. M.A.
Architectural Historian, EHP Senior Manager
Attachments

PRDOH CDBG-DR CRP PROGRAM

VENTANA DEL BUCANERO (POSADA)
ARROYO, PUERTO RICO
PR-CRP-000170 / SHPO 03-21-23-01

ARCHAEOLOGICAL MONITORING PLAN



PREPARED BY:

FERNANDO ALVARADO MUÑOZ
ARCHAEOLOGIST

SEPTEMBER 28, 2023

Incorporating the Archaeological Monitoring Work Plan Template developed by Archaeologist Sharon Melendez Ortiz, HORNE PR

I. PREAMBLE

The Municipality of Arroyo is seeking Community Development Block Grant disaster recovery 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 Arroyo for the City Revitalization Program as part of the Community Development Block Grant for Disaster Recovery (CDBG-DR) Program. The Municipality of Arroyo, under the City Revitalization program and using CDBG funds, intends to develop the Hotel Ventana de Bucanero project located on the "Malecón" on Marina Street and identified with the cadaster number #442-020-042-03. The proposed development is intended to revitalize the urban area, create jobs, help the growth of nearby businesses and used for the enjoyment of the entire town of Arroyo as well as its visitors. The Puerto Rico State Historic Preservation Office (PRSHPO), in a letter dated April 17, 2023, concurred with a finding of No Adverse Effect for this undertaking conditioned to the implementation of an archaeological monitoring during construction.

The project is composed of two structures with historical value under the lot with cadaster number #442- 020-042-03. Within these two buildings there is an open lot that will be grouped with the hotel and integrated into the buildings. The Hotel will have a total area of 1,573 square meters. The new hotel building will include amenities such as commercial spaces, offices, lobbies, restaurants, activity rooms, terraces, bars, open-air lounges, and an open-air view of the sea with a capacity of 34 rooms.

The project's area of potential effects (APE) includes the Plaza and the sidewalks and crossways surrounding the Plaza (Figure 1). The direct APE measures 0.39 acres, with a maximum depth of excavation ca. 7.5 feet. The visual APE is the viewshed of the proposed project. The APE is located within Arroyo's traditional urban center, a historic district eligible to the National Register of Historic Places (NRHP). The buildings are contributing properties of the historic district and are also considered individually eligible to the NRHP. Within the visual APE there are nine additional NRHP-eligible resources: The Arroyo old port, houses of historical value in Morse Street (#49, #45, #43 and #41), Marina Street, Morse Street, La Antigua Aduana Española, the Old Distillery Warehouse, Nieves & Cia Antique Warehouse.

The objectives of this archaeological monitoring and protection plan are: (1) to establish measures to prevent indirect adverse effects to known historical resources; (2) to establish the protocol to be followed in archaeological monitoring; (3) to establish the protocol to be followed if previously unknown resources are identified; (4) to establish the protocol to be followed if there are any unexpected or previously unanticipated adverse effects; (5) to locate, evaluate and document archaeological resources during project development; (6) to recover as much archaeological information as possible during excavation and construction; (7) to conserve and enhance the value of the archaeological resources located and documented; and (8) in the event that the archaeological resource cannot be conserved in situ, to conserve it through documentation (preservation by record).

This document complies with applicable federal and state laws, regulations, and guidelines, and 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 as updated in 2009, and Regulation #8932 of the Institute of Puerto Rican Culture (ICP). The plan was prepared by archaeologist Fernando Alvarado Muñoz, who meets the Professional Qualifications Standards set forth in 36 CFR Part 61.

Figure 1: Project Location – Area of Potential Effect on the Satellite Image



This scope of work is divided into six (6) sections and one (1) appendix. The section following this preamble discusses the proposed construction works. The third section includes a brief description of the historic properties located within the APE and of the archaeological potential of the area. The fourth section provides a detailed description of the archaeological monitoring procedure to be carried out before, during and after the construction works. Section V includes the professional qualifications of the team that will implement this monitoring plan and the last section includes the references cited. The plan closes with an appendix with a model of a monitoring daily activity sheet (Appendix A).

II. PROJECT DESCRIPTION

The proposed project will be located on Marina Street with Morse corner on the Arroyo boardwalk. It comprises a plot area of 1573 square meters owned by the Municipality of Arroyo under cadaster number 442-020-042-03. This lot has about 16,961 square feet and its location is ideal for the development of the complex. It is in zone AE 2.7 according to the FEMA Panel 72000C2130, effective as of November 18, 2009. The creation of the "Ventana de Bucanero Hotel" will have a strategic point for the economic and cultural development of the municipality with a central location to the boardwalk and direct access through Morse Street, Cintron Street, and Marina Street.

The area of the proposed project is perceived from Esperanza Street, Marina Street, and in the left corner the view of the Morse Monument, in recognition of having created the first telegraph in 1858. The design of the hotel provides a series of entrances and open spaces to create harmony with nature and the Caribbean tropics. The integration of vegetation with the concrete of the hotel is considered to create a balance in temperature and keep the area cool. The hotel will have three independent areas (Hotel, Open Site, and Annex Building) that they intertwine for recreation and better functioning, creating a sense of independence and freedom in the urban area using modern designs but without losing the colonial architecture of its surroundings.

The rehabilitation of these structures and the creation of this hotel will be meritorious since the Municipality of Arroyo is known for the extensive historical value of its structures, recognized by the agencies of the Puerto Rican Institute of Culture, The State Historic Preservation Office and praised by the Puerto Rico Planning Board as a historic zone. The inn rehabilitation will promote the creation of 34 rooms. The hotel has the purpose of positioning itself to provide service through a planned marked strategy, offering a tourist opportunity focused and based on experience, which allows the sustainable development of the inn and of the small businessmen who invest in the related concessions, as well as also in other business opportunities in the urban area of the Municipality of Arroyo. The inn, the renovation of small and medium-sized businesses in the urban area, the facilitation of private investment in residential and tourist housing projects, and the offer of different tax incentives, constitute the municipal economic development strategy for the urban area and the tourist area of Paseo de las Americas. The Municipality will manage the project under its own economic resources.

The scope of work consists of the following items:

Standard Foundation
Slab on Grade
Basement Excavation
Floor Construction
Roof Construction
Walls Construction
Supply and Install Windows
Supply and Install Exterior and Interior Doors
Supply and install Plumbing Fixtures
Supply and install Drainage
Supply and install Air Conditioning

Supply and install Sprinklers
Supply and install Standpipes
Supply and install Electrical Components
Supply and install Communications and Security Components
The hotel will be composed of the following facilities or spaces:
First level Second level Third level
8 rooms space 17 rooms spaces 9 rooms spaces
Commercial spaces Roofed terrace Activities room
Restaurant spaces Open Terrace Elevators area
Administration offices Bar with kitchen Janitors room
Reception area Galleries Roofed Terrace
Restrooms area Atrium open spaces Open Terrance
Laundry area Janitors rooms Pools area
Elevators area
Lobby area
Generator area
Electrical area
Storages and utility area

The footprint of the project will be impacted in its entirely by the excavations of the soil for installations of temporary protection fences with a soil excavation of 1'-5", infrastructure for potable water connections and sanitary discharge at 4'-6" deep. Pipe installation for trenches will be excavated 3'-4" deep. Curb construction 1'-0" deep. Pipe installation for cistern 7'-6" deep. Electrical pipes installation of 4" deep. Concrete pad construction for emergency generator installation will have 6" of soil excavation. The telecommunications infrastructure will have a depth of 3'-0". Excavations will be 5'-4" for the column's foundations. The construction of the Ventana del Bucanero Hotel will be delimited by the existing sidewalks, which will be reconditioned as a part of the project.[1]

[1] For the better understanding of the proposed undertaking, see attached the most recent design plans of the project (Appendix B).

Figure 2: Existing Conditions and Demolition Plan

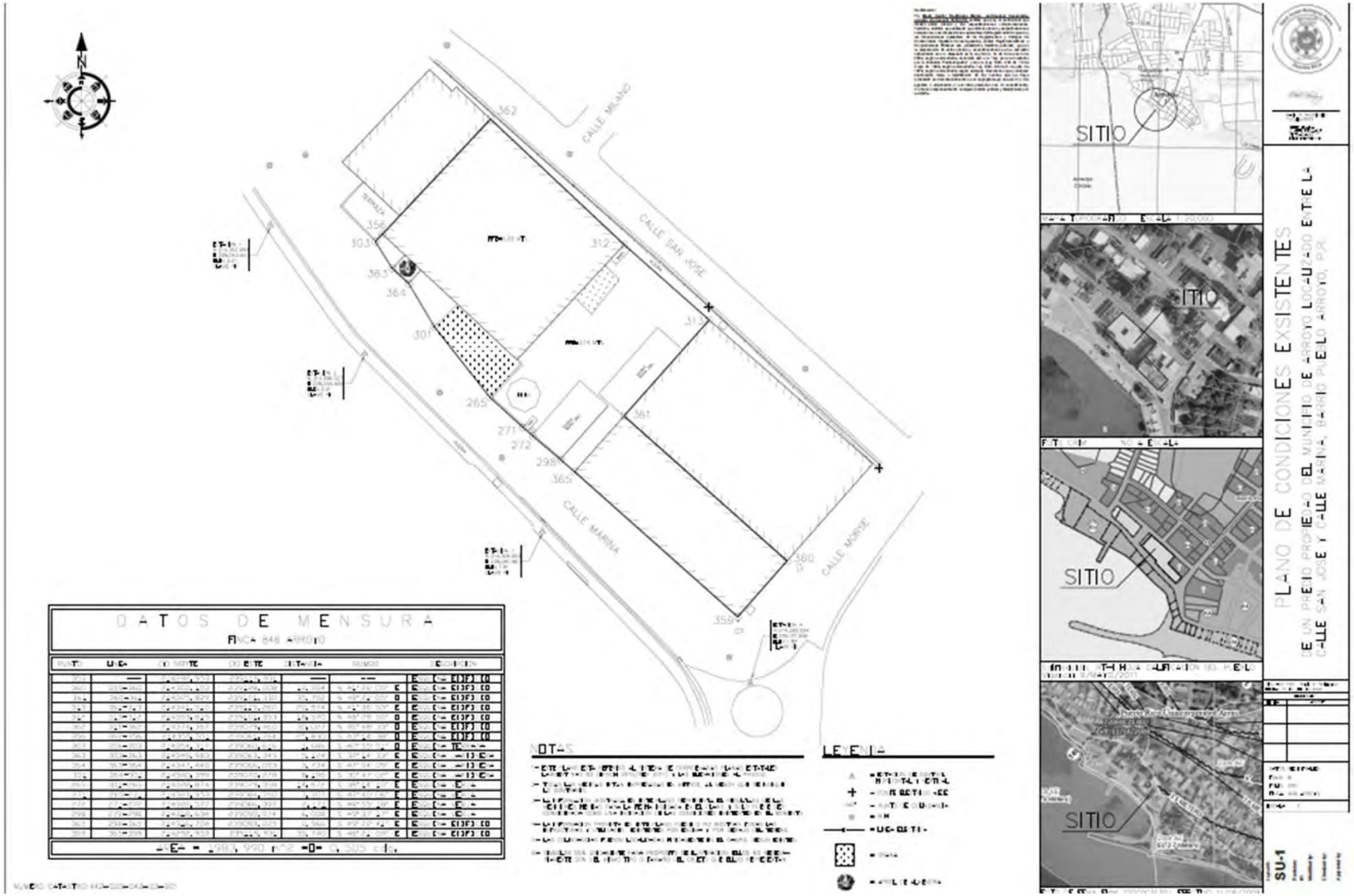
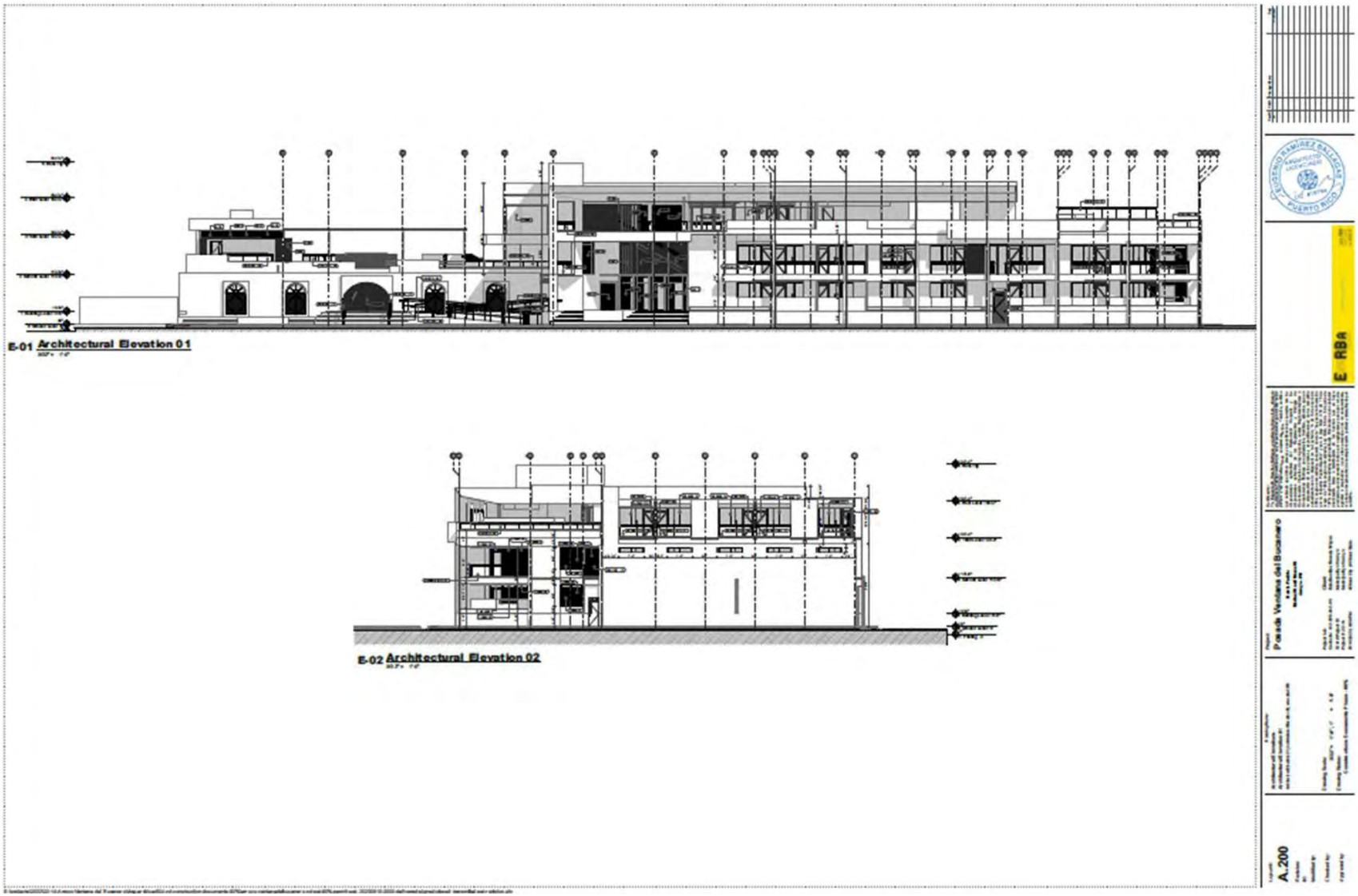


Figure 3: Building Elevation



III. HISTORIC PROPERTIES WITHIN THE APE

According to the previous investigation (*Alvarado Muñoz, Fernando and Muñiz Reyes Javish, Puerto Rico 2017 Disaster Recovery, CDBG-DR Program, City Revitalization Program (CRP), Section 106 NHPA Effect Determination, 2023)*, too essential buildings are in de direct APE area: The Old Distillery Warehouse[2] (A, see picture 14) and the Old Spanish Customs House[3] (B, see picture 14). Those buildings are in the historic center of Arroyo, a municipality founded in 1855. The first structure has two levels in concrete, located on Morse Street corner with Marina Street. It was a *J.R. store.* Nieves and Company between 1940-1950. The Old Distillery Warehouse was built around 1940 and has a historical value related to its contributions to the development of the Municipality of Arroyo. Currently, the structure is unoccupied but continues to be part of the integral component of buildings with historical and relevant value in the Historic Zone of Arroyo.

The second, is a masonry building located on Marina Street and built around 1860. A map from 1884 shows the composition of the boardwalk area in Arroyo with structures including the Old Spanish Customs House (Figure 5). The Old Spanish Customs House also made a great contribution to the socioeconomic development of the Municipality of Arroyo in its performance and participation in the movement of commerce in the town. Located in the port and "Malecon" —the port of Arroyo was one of the main ports of the XIX century for embarking and disembarking goods that departed or arrived from various continents. American troops entered this place in 1898. It was a tool for export and beneficial trade for the municipality of Arroyo—, this structure was located since the XIX century at a strategic point for storage and exchange transactions, of a commercial nature having a stellar participation in the development and economic growth of the Municipality of Arroyo. It was a compliment and aid to the development of the sugar cane that was mainly produced by Lafayette Central. At present, the structure is uninhabited, and its architectural integrity has been disrupted by interventions over the years, but it still retains distinctive elements like the masonry construction that adorns it and identifies with its time. An aerial photo from 1937, shows the development of structures near the port of Arroyo and where the buildings of the

[2] According to Alvarado and Muñiz, 2023, the property indicated A, for the identification terms of the document, may be eligible in the National Register of Historic Sites under Criterion A & D, due to its historical contribution to the cultural and economic development of the Municipality of Arroyo. As we know and it has been revealed in this document, the two-story property made of concrete with neoclassical architectural style since its construction circa 1940, has served as a warehouse for sugar cane products, particularly in the production of rum from the extinct J.R Nieves Distillery, helping in the socio-economic growth of the town, creating jobs and serving as a strategic point of commerce. Currently, the structure lacks many elements such as doors, windows, balconies and distinctions that are not present or altered to be considered under criteria C to be eligible in the National Register of Historic Places, in addition to having been modified on several occasions.

[3] According to Alvarado and Muñiz, 2023, the property indicated B, for the identification terms of this document, may be eligible in the National Register of Historic Sites under criterion A & D, due to its historical participation in the development of trade of the Municipality of Arroyo. According to architect Jorge Ortiz Colom, of the Institute of Puerto Rican Culture, this property was used as an "Antigua Aduana Española" in the XIX century. This one-level structure with masonry materials construction and with neoclassical architecture, served during the XIX century as the storage of products, derived from the development of sugar cane, for sale, import, and export that were carried out in the port of Arroyo. Currently, the structure is highly altered, leaving only the exterior walls of its first level, from what we understand is not qualified to be considered under criterion C to be eligible in the in the National Register of Historic Places.

Antique Warehouse and the Old Spanish Customs House are presented (Figure 6). Currently, both buildings are in deterioration and the Municipality of Arroyo is committed to rescuing them and removing them from their precarious state.

Archaeological Potential

According to the information obtained from the design carried out by architect Eugenio Ramírez Ballagas and based on the investigations and resources found, the project only impacts the footprint of the site. The structures, as shown in the historical maps, has present in Arroyo Municipalities since the XIX century, mainly used as commercial facilities. It is recognized that the project is in a port area established before the XVIII century, so it is possible that remnants of early structures could be found. It is important to note that if excavations are to take place outside the footprint of buildings, the monitor must be present, given the potential to affect archaeological structures or sites in the immediate urban context. Similarly, attention should be paid to the effects that demolition may have on historic structures eligible for the NRHP in the vicinity of the project (for example, Nives and Cia. Warehouse, north of the project).

The buildings in the project area have archeological value due to the association with the economic development of the municipality of Arroyo at the time of sugarcane industrialization. Bearing in mind that prior to sugar industrialization, Arroyo's economic livelihood was based on agriculture and livestock (XVIII century), possibly the project land was used in association for those purposes and may later have been purchased by the Fantuzzi brothers and merchants around 1860, for the commercial development of the coastal zone. On the maps between 1875 & 1884, the development of buildings in the project area can be seen (Figure #4 and 5). On the other hand, with the information available on the archeological sites within the territorial limits of Arroyo, we can agree that groups of Pre-Tainos and Tainos settled in the region in Pre-Columbian times. Prehistoric deposit cold be found within the limits of the project given the location, the time on construction of the buildings and the archeological history of the Municipality of Arroyo.

Due its location, the project's APE has a potential for presence of archeological resources from pre-Colombian and colonial times associated with the first inhabitants and the urban development of the town of Arroyo during last three centuries. In the excavations within the lot of the Ventana del Bucanero it is possible to find remnants of previous surfaces and structures, urban furniture, drainage structures, old utilities or artifacts related to the different site occupation periods and historic uses. There is also the potential to find cultural strata associated with demolitions and reconstructions due to catastrophes such as fires, earthquakes, or hurricanes. The structures of the project are a cultural resource which does not rule out finding more elements or materials related to it or from times prior to its construction due to the geographic area in which it is located. Below is a series of images related to the historical and archaeological significance of the site, as well as its historical uses.

Figure 4. 1875 Arroyo Jurisdiction Historic Map (Source: Institute of Puerto Rican Culture)



Figure 5. Arroyo Historic Map, 1884 (Source: Institute of Puerto Rican Culture)



Figure 6. Aerial View, 1937 (Source: Department of Transportation PR)



Figure 7. Project Area, ca. 1946, (Source: Unite State Department of the interior, Geological Survey)



Figure 8. Antigua Aduana Española (Source: Biblioteca de Puerto Rico). For reference, a repair plan for the Edificio Antigua Aduana Española on Marina Street in Arroyo is. This plan was made in 1870.

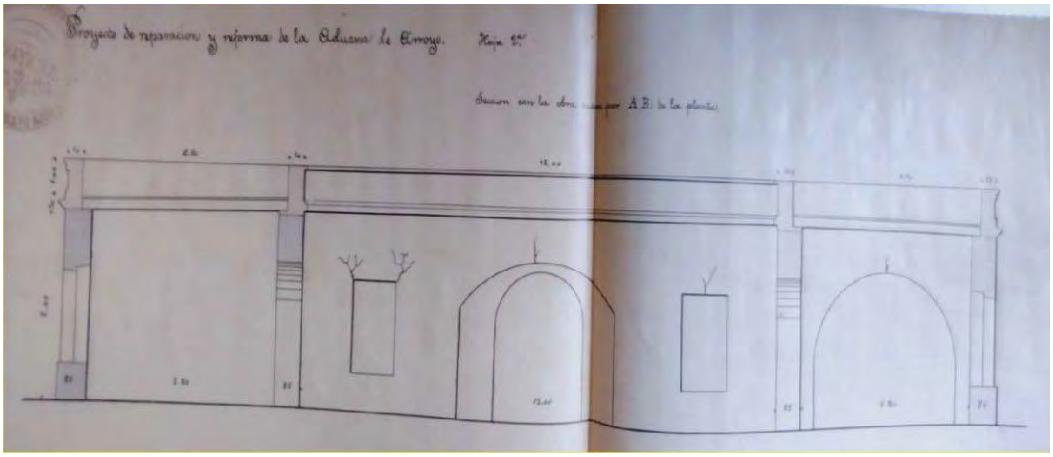


Figure 9. Old Distillery Building Ca. 1950 (Source: El Museo de Arroyo). For reference, a historical photo circa 1950 is presented where you can see the building on the left of two levels in particular, the Old Distillery Warehouse located on Marina Street on the corner of Morse Street Morse Street.



Figure 10. Figure 16: Port of Arroyo (Source: Institute of Puerto Rican Culture)



Figure 11: Marina Street (Source: Institute of Puerto Rican Culture). The Marina Street was one of the streets (ca. 1850-1855) in the municipality after fishermen and Spanish took over the areas in front of the port in 1850. It was the main street that saw the growth of commerce and the Spanish-American War.



Figure 12: Building – Old Distillery Warehouse (Source: Photo by Javish Muiz).



Figure 13. Building – Antigua Aduana (Source: Photo taken by Javish Muñiz)



Figure 14. Project (Parcel). A and B buildings location – Area of Potential Effect Map (Source: Google Earth, 2023)



IV. ARCHAEOLOGICAL MONITORING PROCEDURE

The monitoring activities can be divided into three groups: activities before the project begins, activities during construction, and post-construction activities. Monitoring is limited to activities that entail demolition, excavations, and earth movements. Those reconstruction activities that do not entail excavations or earth movements do not require an archaeological monitor. However, if there are activities with heavy equipment taking place in the vicinity of historic buildings, there should be a monitor present to prevent accidents and indirect impacts.

A. Before Construction Begins

1. The Municipality/Construction Manager (CM) will notify the Project Manager (PM), Grant Manager (GM), and Monitor of the proposed activities' start date. The PM is responsible for coordination between the CM and the SOI-qualified archaeologist who will oversee the monitoring (Monitor).
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 Contractor. The Monitor will provide an orientation on the area's cultural resources and potential 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 Monitor shall document the NHRP-eligible or potentially eligible building through detailed descriptions, photos, and scale drawings. Particular attention shall be paid to the construction stages of the building and to other associated structures that may exist within the project's area of potential effect. This data must be included in the final report.

B. During Demolition and Construction

1. The Monitor shall be in the field during all project activities involving demolition and ground disturbance, and activities with heavy machinery in the vicinity of historic buildings; access and clear sightlines to all demolition and excavation activities and debris removal will be provided to the Monitor.
2. The Monitor shall provide instructions directly to the construction field personnel concerning how to proceed when there is a potential to impact an archaeological resource. The construction fieldpersonnel will abide by these requests: excavate slowly, stop the excavation work to evaluate a finding, etc.
3. The Monitor shall keep a record of monitored activities. The Monitor shall fill out the Daily Record of Activities Form (see **Appendix A**). These forms should be

sent weekly to the GM for review and will be attached to the final report as an appendix.

4. After the demolition and removal of surfaces, the Monitor shall document any exposed subsurface feature and shall complete a scale plan drawing. Theamount, 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 projectfiles, 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 (refer to B-7 below). 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. Any subsurface feature may be demolished and removed after being documented by the Monitor and approved by the GM. The information recorded will be included in the final report.
7. If the identified archaeological remains are considered historically significant – i.e., complex structures, precolonial remains or stratified deposits – the Monitor shall instruct the constructioncrew to (1) immediately cease work in the vicinity of the discovery, (2) take all reasonable measures to avoid or minimize harm to the property, and (3) notify the Municipality, PM, CM, and GM. The GM shall immediately notify the SHPO, as per stipulation III.B.1.b. of the PA. The following protocol shall be followed:

    a. The Monitor shall make a preliminary assessment of the finding. The assessment shall include a description of the discovery, location, horizontal and vertical extent (if known), context, photographs, and drawings including a site plan. The assessment shall also include a work plan for implementing a National Register of Historic Places' eligibility evaluation of the exceptional remains.

    b. The assessment and NRHP-eligibility evaluation work plan shall be submitted via email tothe PM and GM within 24 hours of the discovery. The GM will comment on the work planwithin 24 hours of receiving it.

    c. The Monitor shall implement the work plan after receiving the GM's authorization to proceed. After completing the fieldwork, the Monitor shall prepare an End of Field Report,summarizing the results. Said report should include an NRHP-eligibility determination. The End of Field Report shall be submitted via email to the PM and GM within 48 hours after completing the fieldwork.

    d. The GM shall notify the SHPO of the NRHP-eligibility determination.

        i. If the finding is **not eligible** to the NRHP, the GM shall notify the SHPO and provide supporting documentation. Construction activities

may resume under archaeological monitoring unless the SHPO disagrees with the NRHP determination and makes a timely objection within 48 hours of the notification.

ii. If the finding is **eligible** to the NRHP, the criteria of adverse effectshall be applied.If the project activities do not adversely affect the finding, the GM shall notify the SHPO and provide supporting documentation. Construction activities may resume under archaeological monitoring unless the SHPO makes a timely objection within 48 hours of the notification.

If the project activities have an **adverse effect** on the NRHP-eligible finding, a Data Recovery will be implemented as a Treatment Measure per Appendix F 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 (http://www.nps.gov/history/locallaw/arch_stnds_7.htm) and the Advisory Council on Historic Preservation's (ACHP) recommendations on the recovery of significant information from archaeological sites as updated in 2009, at https://www.achp.gov/protectinghistoricproperties/Section_106_Archaeology_Guidance. The data recovery plan shall be submitted via email to the GM for comments. The GM shall be responsible for submitting the data recovery plan to the SHPO for comments and approval. This treatment measure does not apply toburials or human remains (refer to II.B.11 of this work plan).

8. 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 performingthe 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 archaeologist will provide recommendations on how to avoid, minimize, or mitigate the adverse effect. These recommendations will be consulted with the SHPO prior to implementation. The SHPO will have 15 days to comment on the recommendations. If no communication is received within that time frame it will be assumed that the SHPO has no objection and concurs with the recommendationsoutlined.

9. If during construction activities a historic property is affected in an unanticipated manner, the CMshall stop work immediately, and inform the Municipality, PM, GM and Monitor. The Monitor, in conjunction with GM, shall evaluate the unanticipated effects and apply the adverse effect criteriawithin 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 SHPO on the recommendations prior to implementation. The SHPO will have 48 hours to comment on the recommendations. If no communication is received within that timeframe, it will be understood that the SHPO has no objection and concurs with the recommendations outlined.

C. After Construction Ends

1. Upon the completion of archaeological monitoring, the Municipality, PM and GM shall be notified. The estimated date of delivery of the final report shall be indicated in the said notification.
2. A technical report shall be prepared detailing monitored construction activities, documentary research (if any), documentation archaeological features and other findings, and analysis and interpretation of the results. The report must include visual information, such as drawings and photos, and a sketch plan of all the documented findings. The report shall be submitted to the GM no later than two (2) weeks after completing the archaeological monitoring work. The GM shall submit the report to the SHPO no later than one (1) week after receiving it.

D. Human Remains

If human remains are discovered, the protocol established in Stipulation III.B.1.c. of the PA must befollowed:

1. Stop work immediately.
2. Notify the local law enforcement office and coroner/medical examiner following applicableCommonwealth statute(s).
3. Protect the remains from any harm.
4. The GM shall be responsible for notifying the SHPO within twenty-four (24) hours of identifyinghuman remains.

V. PROFESSIONAL QUALIFICATIONS

The Monitor must meet the minimum Secretary of the Interior Professional Qualifications Standards for Archaeology established in 36CFR Part 61. These are: a graduate degree in archaeology, anthropology, or closely related field, plus 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 pre-Columbian and colonial periods. Please see https://www.nps.gov/history/local-law/arch_stnds_9.htm for more information.

The SOI-qualified archaeologist shall not defer their monitoring responsibilities to any other person who does not meet the minimum professional qualifications. Any additional personnel to intervene in monitoring efforts shall have vast experience in historic archaeology, in working in evaluation (Phase II), documentation (Phase III), and monitoring projects dealing with colonial period properties.

The Principal Investigator may not transfer his or her duties, obligations, and responsibilities to subordinates or other technicians who are not professionally trained in archaeology. In the case of hiring archaeologists and trained technicians to assist in archaeological monitoring, the Principal Investigator must be present for at least 25 percent of the duration of the fieldwork to supervise them.

VI. CITED REFERENCES

Advisory Council on Historic Preservation

1980 *Treatment of Archeological Properties: A Handbook http://libraryarchives.metro.net /DPGTL/archaeology/1980_treatment_archaeological_properties.pdf*

Comisión Topográfica de 1885

1885 *Croquis de la Arroyo. ADNPR.*

Consejo para la Protección del Patrimonio Arqueológico Terrestre de Puerto Rico.

2017 *Reglamento para la radicación y evaluación arqueológica de proyectos de construcción ydesarrollo.* San Juan: ICP. Reglamento #8932 del 8 de febrero de 2017.

ERBA arquitectos,

2023 Ventana del Bucanero Hotel, Municipality of Arroyo.

Muñiz Reyes, Javish and Alvarado Muñoz, Fernando

2023 *Section 106 NHPA Effect Determination Form* for PR-CR-000170

National Park Service

s/f "*Archeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines [As Amended and Annotated} Professional Qualification Standards*". https://www.nps.gov/history/local-law/arch_stnds_9.htm

s/f "*Archeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines for Archeological Documentation*". http://www.cr.nps.gov/local-law/arch_stnds_7.htm [consultadofeb. 2013]

s/f "*Archeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines for Historical Documentation*". http://www.cr.nps.gov/local-law/arch_stnds_5.htm

s/f "*Archeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines forIdentification*". http://www.cr.nps.gov/local-law/arch_stnds_5.htm

Puerto Rico State Historic Preservation Office (PRSHPO)

1993 *Guía para hacer investigaciones arqueológicas Fases I, II y III.* San Juan: Oficina del Gobernador.

APPENDIX A: MONITORING DAILY ACTIVITY SHEET

GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING	**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
Are the project activities conforming to the LIDRS? Ifnot, explain below.	☐	☐
Was an archaeological remains 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 inan unanticipated manner? If yes, explain below.	☐	☐
Has there been a change in the scope of work of the project? If yes, explain below.	☐	☐

GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING	**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: Click here to enter text. **Description:** Click here to enter text.	
Direction of Photo: Click here to enter text. **Description:** Click here to enter text.	

APPENDIX B: 90% DESIGN PLANS

Exhibit 11. Noise Control
Ventana del Bucanero (Posada), PR-CRP-000170, Marina St. and Morse St. Arroyo, PR 00714/ Coordinates (lat/long): 17.962449°, - 66.064224°

Mitigation Options

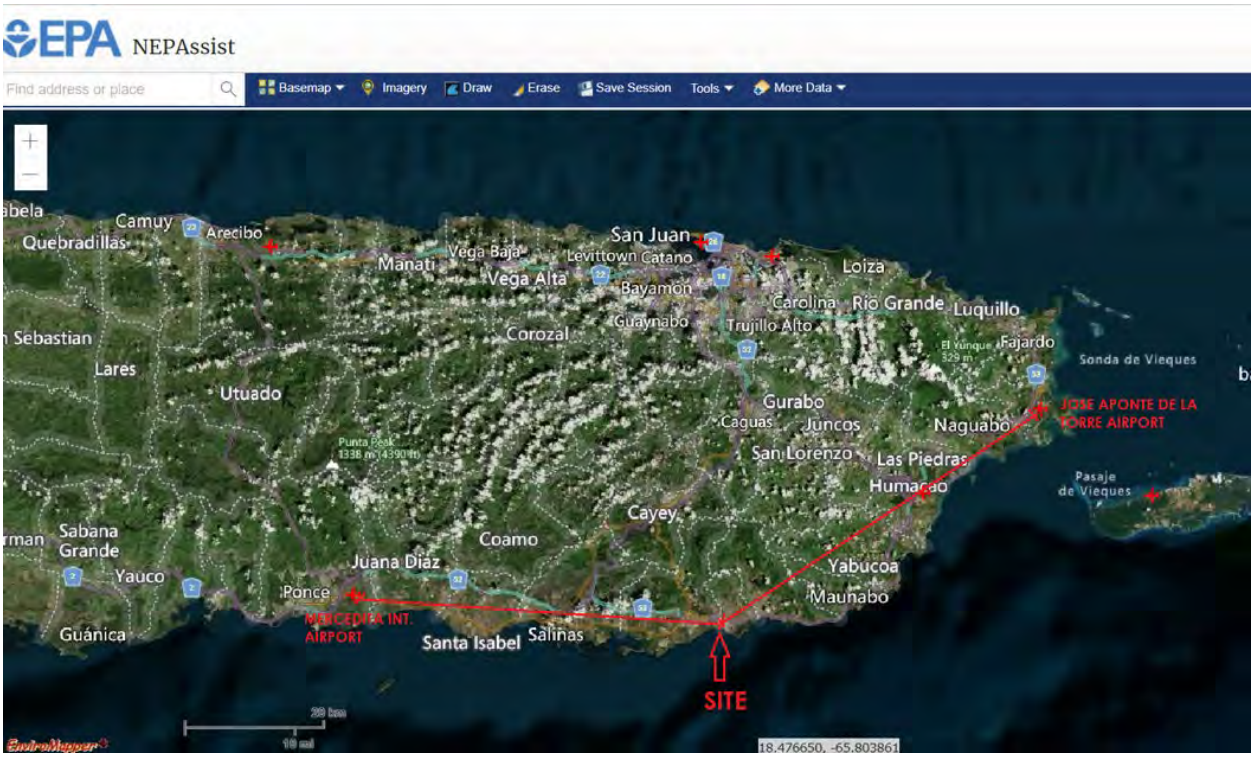
If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative**: Cancel the project at this location
- **Other Reasonable Alternatives**: Choose an alternate site
- **Mitigation**
  - Contact your Field or Regional Environmental Officer (/programs/environmental-review/hud-environmental-staff-contacts/)
  - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
  - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
  - Incorporate natural or man-made barriers. See ***The Noise Guidebook (/resource/313/hud-noise-guidebook/)***
  - Construct noise barrier. See the **Barrier Performance Module (/programs/environmental-review/bpm-calculator/)**

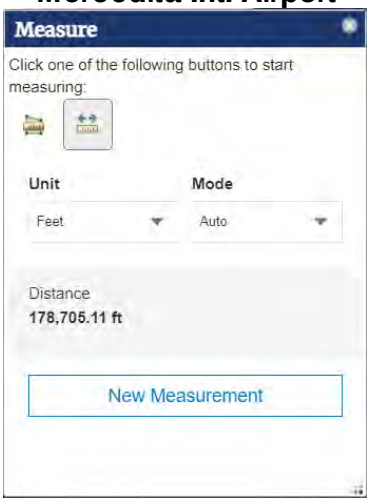
Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (/resource/3822/day-night-noise-level-assessment-tool-user-guide/)

Day/Night Noise Level Assessment Tool Flowcharts (/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)



Mercedita Int. Airport



José Aponte de la Torre Airport

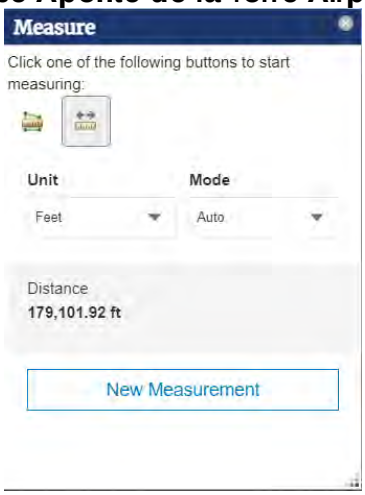




Exhibit 12. Sole Source Aquifers
Ventana del Bucanero (Posada), PR-CRP-000170, Marina St. and Morse St. Arroyo, PR 00714/ Coordinates (lat/long): 17.962449°, - 66.064224°
https://www.hudexchange.info/environmental-review/sole-source-aquifers





Exhibit 13. Wetland Protection
Ventana del Bucanero (Posada), PR-CRP-000170, Marina St. and Morse St. Arroyo, PR 00714/ Coordinates (lat/long): 17.962449°, - 66.064224°
https://www.hudexchange.info/environmental-review/wetlands-protection



Exhibit 14. Wild and Scenic Rivers
Ventana del Bucanero (Posada), PR-CRP-000170, Marina St. and Morse St. Arroyo, PR 00714/ Coordinates (lat/long): 17.962449°, - 66.064224°
https://www.hudexchange.info/environmental-review/wild-and-scenic-rivers



+ View larger map

Rio de la Mina
Rio Icacos
Rio Mameyes

Exhibit 14A. Wild and Scenic Rivers
Ventana del Bucanero (Posada), PR-CRP-000170, Marina St. and Morse St. Arroyo, PR 00714/ Coordinates (lat/long): 17.962449°, - 66.064224°
https://www.hudexchange.info/environmental-review/wild-and-scenic-rivers



Distance to the W&S Rivers in the El Yunque National Forest.

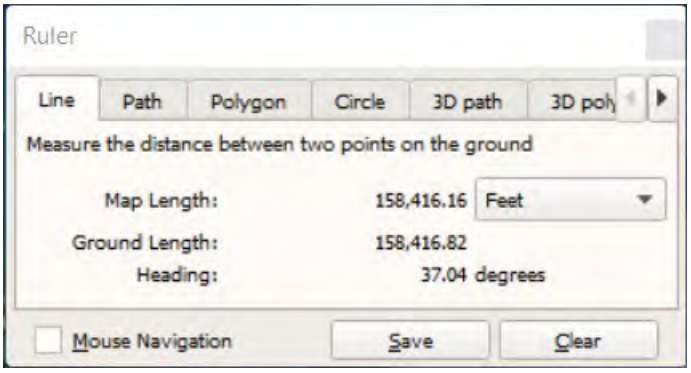


Exhibit 15. Zoning Map
Ventana del Bucanero (Posada), PR-CRP-000170, Marina St. and Morse St. Arroyo, PR 00714/ Coordinates (lat/long): 17.962449°, - 66.064224°
https://gis.jp.pr.gov/mipr



DISTRITOS A 2010	DESCRIPCIÓN	DISTRITOS A 2020	NOMBRE DEL DISTRITO
R-A	Residencial de Alta Densidad	R-U	Residencial Urbano
RT-I	Residencial Turístico Intermedio	RT-I	Residencial Turístico Intermedio
C-I	Comercial Intermedio	C-I	Comercial Intermedio
DT-G	Dotacional General	D-G	Dotacional General
DTS	Desarrollo Turístico Selectivo	DTS	Desarrollo Turístico Selectivo

Exhibit 15A. Zoning
Ventana del Bucanero Hotel, / Coordinates (lat/long): 17.962449°, - 66.064224°
https://gis.jp.pr.gov/mipr

Tabla 6.51 – Usos permitidos en Distrito RT-I

RESIDENCIALES	HOSPEDERÍAS	SERVICIOS	OTROS
Vivienda para una (1) familia	Agro-hospedería	Agencias de Viaje	Empresas Emergentes (*startup*) limitada al veinticinco por ciento (25%) de la propiedad o estructura, ésta no podrán producir ruidos, polvos, ni olores objetables.
Vivienda a nivel de segunda planta	Agro-hospedaje	Restaurantes en solares con frente a una vía principal.	
Casa patio	Casa de huéspedes (*guest-house*)	Centros de cuido	
Casa en hilera	Eco-hospedería	Hospedajes Especializados	
Casa de apartamento	Hostal	Renta de Automóviles en solares con frente a una vía principal.	Venta de artículos de primera necesidad.
Micro casas (tiny house)	Hotel		Estacionamiento
Casa remolque	Condohotel		Venta de suvenires
Alojamiento y Desayuno (*Bed & Breakfast*)	Villa turística		
	Centro vacacional		
Alojamiento suplementario a corto plazo			

Exhibit 15B. Zoning
Ventana del Bucanero Hotel, / Coordinates (lat/long): 17.962449°, - 66.064224°
https://gis.jp.pr.gov/mipr

Tabla 6.1 - Equivalencias Distritos de Calificación

DISTRITOS PREVIO 2008	DISTRITOS A 2010	DESCRIPCIÓN	DISTRITOS A 2020	NOMBRE DEL DISTRITO
RC-1	RC-M	Residencial Comercial	R-C	Residencial Comercial
CO-1, C-L y C-6	C-L	Comercial Liviano	C-L	Comercial Liviano
CO-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

Exhibit 16. Soil Report
Ventana del Bucanero (Posada), PR-CRP-000170, Marina St. and Morse St. Arroyo, PR 00714/ Coordinates (lat/long): 17.962449°, - 66.064224°
Web Soil Survey - Home (usda.gov)



Humacao Area, Puerto Rico Eastern Part

UI—Urban land

Map Unit Setting
National map unit symbol: 2yg1h
Frost-free period: 365 days
Farmland classification: Not prime farmland

Map Unit Composition
Urban land: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydric soil rating: No

Exhibit 17. LUMA

LUMA

Document No: 4375.026

ENGINEERING & ASSET MANAGEMENT
DISTRIBUTION ENGINEERING REPORT

Version: 2

lunes, 10 de octubre de 2022

Sr. Pedro Ramos Vélez
Gerente División Infraestructura
PO Box 41118
Santurce, PR 00940

Estimado señor Ramos:

OGPe:	2022-457304-SRI-059998
LUMA:	22-3-0197
Carga:	300 kVA
Proyecto:	Ventana del Bucanero - Posada
Dirección:	Calle San Jose, calle Marina esq. Morse, Sector Malecón, Bo. Pueblo
Municipio:	Arroyo

LUMA cómo agente operador del Sistema de Transmisión y Distribución eléctrica de la Autoridad de Energía Eléctrica (AEE) le presenta sus comentarios con relación al proyecto de referencia para desarrollo comercial.

El diseñador deberá leer y entender este informe; de haber dudas relacionadas al mismo, debe aclararlas con el Ingeniero Supervisor de la Región de Ponce antes de radicar el plano para endoso. En adición, debe analizar y estudiar este informe e incluir y conformar parte del plano las notas pertinentes que se especifican como "Incluir nota al efecto en los planos de diseño".

Incluimos nuestra evaluación del Proyecto y representación gráfica con información sobre facilidades eléctricas relacionadas al mismo:

1. El Proyecto está localizado en:
   Número de Catastro: 442-020-042-03
   Centroide del proyecto:
   Coordenadas proyección en metros +Este +Norte (239093.68096642, 214335.85271146).
   Coordenadas Geográficas Latitud y Longitud (17.96250209, -66.06427367)
2. El Punto de Conexión está localizado en:
   Coordenadas proyección en metros +Este +Norte (239055.90, 214332.06).
   Coordenadas Geográficas Latitud y Longitud (17.962471, -66.064628)
   LUMA/PREPA FID 1001049631.
3. El Proyecto se conectará al Punto de Conexión (SU-1) indicado en el croquis que se incluye.
4. El Punto de Conexión (SU-1) indicado en el croquis se denomina como "Punto de Entrega". No se transferirá a LUMA la infraestructura eléctrica desde ese punto. El servicio que se deriva del mismo es considerado como exclusivo y privado, por lo que el mantenimiento, reparación y reemplazo del sistema es responsabilidad del Dueño.
5. Deberá presentar plano de diseño para endoso y la Certificación de Planos de Construcción Eléctrica para la distribución eléctrica correspondiente, acompañados por la Estampilla Digital Especial, y firmados digitalmente. Estos deberán ser radicados mediante el Portal Único de Negocios (SBP por sus siglas en inglés) de la Oficina de Gerencia de Permisos (OGPe). (Ver Comunicado Técnico 18-01 y 17-01); y deberán cumplir con los siguientes reglamentos, directrices, comunicados e información técnica específica que se presenta a continuación:
   a. Asegurarse que el diseño propuesto cumpla con el "Reglamento conjunto para la evaluación y expedición de permisos relacionados al desarrollo, uso de terrenos y operación de negocios" del 7 de junio de 2019, los NUEVOS patrones de Construcción de LUMA y los siguientes Comunicados Técnicos AEE:

i. 07-02 "Pruebas a cables soterrados nuevos y sus accesorios en proyectos privados" del 29 de junio de 2007.
ii. 12-01: Política Pública para la Construcción de Sistemas Eléctricos.
iii. 14-03: Equipos con Aislación en Goma de Silicón.
iv. 15-03: Revisión de Parámetros para Transformadores según Reglamentación del Departamento de Energía Federal (DOE).

b. En el sector existen líneas eléctricas soterradas, trifásica con 4 conductores calibre número 750 CU XLP a un voltaje de 4.16 kV.

c. El voltaje de alimentación para el Proyecto será de 4.16 kV. Se servirá del alimentador 4101-03.

d. El diseño deberá ser un sistema soterrado.

e. Será responsabilidad del diseñador del Proyecto indicar la localización exacta de este, ilustrar las líneas eléctricas existentes y de ser necesario, coordinar la reubicación de líneas eléctricas.

f. Deberá incluir en los planos de diseño las coordenadas Lambert correspondientes a la ubicación del Proyecto, en versión del North American Datum (NAD 83) y la unidad de medidas en metros [Refiérase al inciso 1 de este informe]; estas coordenadas deberán aparecer impresas en el plano de localización a ser radicado para revisión y eventual endoso, en una escala de 1:10,000 o 1:20,000. Incluir planos en formato .DWG o .DXF, **el mismo deberá estar georeferenciado**.

g. Serán requisitos en conjunto con la radicación de los planos la carta explicativa del Proyecto, cómputos de carga, tensión y flecha para los sistemas aéreos, y cómputos de caída de voltaje para diseños de sistema soterrados.

h. Se requiere incluir como parte del diseño la instalación de disyuntores con protección de fusibles a la entrada del proyecto en el Punto de Conexión. Incluir el detalle y nota al efecto en los planos de diseño.

i. Si este Proyecto contempla instalar una subestación en la azotea del edificio u otro nivel sobre alguna estructura distinta al suelo, deberá someter una certificación estructural del edificio o estructura donde indique que éste puede sostener dicha subestación. Para más detalles refiérase al Reglamento Complementario al Código Eléctrico Nacional en su Sección IX, Artículo B, inciso 1-t.

j. Para todo servicio de uso exclusivo o lotificaciones, el dueño del proyecto proveerá todos los materiales necesarios, incluyendo el transformador. Incluir nota al efecto en los planos de diseño.

k. A menos de una milla de distancia de la costa tanto los equipos como los materiales deberán ser en acero inoxidable, y el conductor a utilizar será ACAR (Aluminum Conductor Alloy Reinforced), AAAC (All Aluminum Alloy Conductor) o su equivalente en cobre. Incluir nota al efecto en los planos de diseño.

l. Esta evaluación del Punto de Conexión no constituye una revisión del plano de diseño. El diseñador es responsable de cumplir con los códigos, reglamentos, manuales, estándares y normas aplicables vigentes para los sistemas eléctricos en Puerto Rico. Además, deberá cumplir con los reglamentos de ordenación de la infraestructura en el espacio público (Reglamento de Planificación Número 22), según exige la Oficina de Gerencia de Permisos (OGPe). Los sistemas de distribución y transmisión a desarrollarse en estas zonas deberán seguir las guías establecidas por este reglamento. Incluir nota al efecto en los planos de diseño.

m. El dueño del proyecto o su representante deberá notificarle a la Oficina de Ingeniería de Distribución de la Región correspondiente el comienzo de la obra posterior al endoso de los planos y previo al inicio de los trabajos eléctricos del proyecto para la requerida inspección, aprobación y coordinación necesaria. Incluir nota al efecto en los planos de diseño.

6. En todo proyecto que requiera la instalación de medición secundaria o primaria para uno o más servicios con tarifa al por mayor, el diseñador del sistema eléctrico deberá coordinar con el Director de Mediciones por medio del correo

electrónico consulta.mediciones@lumapr.com , los equipos que utilizará y la ubicación de este. LUMA seleccionará el tipo de metro contador a ser instalado en este proyecto de acuerdo con el servicio solicitado y a su disponibilidad en los almacenes. Incluir nota al efecto en los planos de diseño.

Además, deberá incluir una nota en los planos de diseño que indique lo siguiente: "**Este proyecto requiere contrato de cuentas al por mayor, el cual es requisito que se firme previo a la energización del proyecto. El tipo de medición, los equipos a utilizarse y la ubicación del equipo de medición fue coordinada con Director de Mediciones.**"

7. Para servir el Proyecto, el proponente será responsable de lo siguiente. Incluir notas al efecto en los planos de diseño:
    a. Aportará la cantidad de $3,300.00, para realizar mejoras al sistema eléctrico. Dicha Aportación está basada en los 300 kVA de transformación que serán añadidos al sistema. **El pago será mediante efectivo, tarjeta de crédito, cheque certificado o giro en cualquier Oficina de Experiencia al Cliente de LUMA. La Oficina de Experiencia al Cliente acreditará el pago a la cuenta de Ayuda a la Construcción CIG – 419.06. Deberá enviar a la Oficina de Ingeniería de Distribución correspondiente, al correo electrónico ingenieria.distribucionponce@lumapr.com la evidencia de pago.**
    b. Extender la toma trifásica soterrada con aislamiento 15 kV, requerida desde el Punto de Conexión hasta el proyecto y de conseguir los permisos y servidumbres a tales efectos. Deberá identificar el "Punto de Entrega" en los planos de diseño, según el Reglamento Complementario al Código Eléctrico Nacional y el Reglamento de Términos y Condiciones Generales para el Suministro de Energía Eléctrica.
    c. Eliminar la condición de invasión de servidumbre existente alrededor de la unidad seccionadora SU-1. Existen varios arboles de uva playera sembrados alrededor de esta unidad seccionadora e impiden su operación segura. Según los estipula el Reglamento 7282 (Servidumbres) debe existir una servidumbre de 4 pies por el lado con interruptores de operación conjunta, 9 pies por el lado con fusibles y 2 pies en el resto de los laterales.
    d. Obtener y gestionar todos los endosos de las agencias reguladoras pertinentes tales como:
        i. Departamento de Recursos Naturales y Ambientales (DRNA) - Declaración de Impacto Ambiental (DIA),
        ii. Instituto de Cultura Puertorriqueña - División de Permisos Arqueológicos,
        iii. Cuerpo de Ingenieros de Estados Unidos,
        iv. Departamento de Transportación y Obras Públicas Estatal o Municipal,
        v. Junta de Planificación,
        vi. Oficina de Gerencia y Permisos (OGPe),
        vii. Otras agencias gubernamentales, federales y privadas requeridos para el desarrollo del proyecto.
8. Para servir el Proyecto, LUMA realizará los siguientes trabajos con cargos al dueño. Incluir notas al efecto en los planos de diseño:
    a. Conectará el proyecto en el punto de conexión asignado.
    b. Realizará las operaciones que sean necesarias, tales como desenergizar el punto de conexión, instalar barreras protectoras aislativas en este, etc. para que el dueño del proyecto pueda extender su toma de servicio primario desde el punto de conexión hasta el proyecto.
    c. Una vez endosado el plano de diseño, para conocer el costo por concepto de los trabajos a ser realizados por LUMA especificados en este informe, LUMA (Departamento de Ingeniería de Distribución) le estará emitiendo al proponente un estimado preliminar para propósito informativo; **este no será para propósito de pago**. En su momento, en la reunión de pre-construcción deberá formalizar la solicitud del estimado oficial. Una vez recibido el estimado oficial podrá realizar el pago de la cotización y notificar a este Departamento de Ingeniería de Distribución con tres meses de anticipación de los trabajos estimados para el proyecto y dentro de la vigencia de la cotización (90 días).

LUMA: 22-3-0197

Proyecto: Ventana del Bucanero - Posada

10-oct-22

9. El dueño del proyecto es responsable de cumplir con los requisitos establecidos en el Reglamento de Servidumbres para la Autoridad de Energía Eléctrica. Toda nueva servidumbre para constituirse para líneas y equipos eléctricos debe cumplir con los requisitos establecidos en el Apéndice B del Reglamento. De igual forma, con los requisitos relacionados a las servidumbres asociadas a instalaciones eléctricas existentes en el área del proyecto.
10. Cualquier trabajo necesario de reubicación de líneas eléctricas energizadas, será realizado por LUMA con cargos al Dueño y deberá coordinarse con el Gerente de Distrito correspondiente. Además, se prohíbe la realización de cualquier tipo de trabajo en las franjas de servidumbre de paso eléctricas sin la autorización escrita de LUMA. LUMA no aprobará la conexión de Proyectos con condiciones de invasión de servidumbres o que no cumplan con los despejos de seguridad requeridos.
11. El Proyecto debe cumplir con el Reglamento Complementario al Código Eléctrico Nacional.
12. Incluimos como parte de esta evaluación, un croquis con información gráfica sobre facilidades eléctricas.
13. Cualquier duda sobre esta evaluación y su contenido, puede comunicarse a nuestra oficina al correo electrónico ingeniería.distribucionponce@lumapr.com y al número telefónico (787) 349-9639.
14. Esta evaluación caduca al año de la fecha de emisión, y cancela y sustituye cualquier otra realizada previamente.

Cordialmente,

LUMA Digitally signed by Carlos A. Ramos Robles Date: 2022.10.10 13:26:20 -04'00'

Ing. Carlos A. Ramos Robles
Ingeniero
Ingeniería de Distribución Región Ponce

Evaluado por: José Texeira

Exhibit 18. Solid Waste Disposal / Recycling

PUERTO RICO DEPARTMENT OF HOUSING
CDBG-DR PROGRAM
CITY REVITALIZATION PROGRAM

PROJECT ENVIRONMENTAL REVIEW DOCUMENTATION PROCESS - CERTIFICATION OF GARBAGE & RECYCLING DISPOSAL

TASK 3.2 - Environmental Review

Subrecipient: Municipio de Arroyo
Project Name: Ventana del Bucanero (Posada)
Project ID Number: PR-CRP-000170
Location: 17.962449, -66.064224.

CERTIFICACION

Yo, Eric Bachier Román, Alcalde del Municipio Autónomo de Arroyo certifico que para el proyecto PR-CRP-000170: Ventana del Bucanero (Posada), el Municipio se hará cargo de todo lo relacionado al recogido y disposición de desperdicios sólidos al igual que materiales reciclables provenientes del desarrollo Ventana del Bucanero (Posada).

Para que así conste y para fines oficiales firmo la presente en Arroyo Puerto Rico, hoy 21 de abril de 2023.

Hon. Eric Bachier Román
Alcalde
Municipio de Arroyo

Exhibit 19. Aqueduct and Sewer Authority / Infrastructure / South Public and Private Projects

GOBIERNO DE PUERTO RICO
AUTORIDAD DE ACUEDUCTOS Y ALCANTARILLADOS | INFRAESTRUCTURA | PROYECTOS PÚBLICOS Y PRIVADOS SUR

09 de noviembre de 2022

Ing. Gabriel Hernández Rodríguez
Secretario Auxiliar
Oficina de Gerencia de Permisos (OGPe)
PO BOX 41179
San Juan, Puerto Rico 00940-1179

Ingeniero Hernández Rodríguez:

AAA-RS-22-08-0002
OGPE-2022-457304-SRI-059996
VENTANA DEL BUCANERO - PROP. MUNICIPIO DE ARROYO
CALLE SAN JOSE, CALLE MARINA ESQ. CALLE MORSE
MALECON DE ARROYO, ARROYO
38 UNIDADES EQUIVALENTES
(RECOMENDACIÓN)

Nos referimos al proyecto de epígrafe, sometido ante nuestra consideración para que se informe en cuanto a las facilidades de los servicios de agua y alcantarillado sanitario existentes, que puedan servir al mismo. De acuerdo con el memorial explicativo el proyecto propuesto consiste en un proyecto turístico de una posada de aproximadamente 50,000 pies cuadrados. Se propone la remodelación y reúso de dos estructuras existentes y una solar vacante que ubica en medio de las dos estructuras.

Sistema de Acueductos

El servicio de agua podrá ser prestado mediante conexión a la tubería de 8" existente en el lado Sur del edificio a rehabilitar y que discurre por la calle Marina paralelo al edificio a aproximadamente 7 pies de separación de este.

Al amparo de la Ley 240 del 22 de diciembre de 2014 se exime de las aportaciones de exacciones por impacto dado que el dueño del proyecto en referencia el Municipio de Arroyo.

Sistema de Alcantarillado Sanitario

El servicio de alcantarillado sanitario, para este proyecto, podrá ser prestado mediante conexión al registro sanitario de la colectora de 12" al lado Suroeste del edificio a rehabilitar en la calle Marina.

- *Deberá instalar un "drop" en el registro de conexión, reemplazo de escalones dañados, limpieza y aplicación de pintura "epoxy" en paredes y tapa.*

Al amparo de la Ley 240 del 22 de diciembre de 2014 se exime de las aportaciones de exacciones por impacto dado que el dueño del proyecto en referencia el Municipio de Arroyo.

Edificio Centro Caribe #2053 Ave. Ponce By Pass, Suite 105, Ponce, PR 00717-1308

787.651.1076 Exts. 5105/5117 | 787.993.9145 www.acueductospr.com

Antes de iniciar el proceso de construcción, deberán radicar a través de la Oficina de Gerencia de Permisos (OGPe) los planos de las obras de acueducto y alcantarillado sanitario para la aprobación de la AAA, los cuales deberán estar sellados y firmados por el profesional responsable de los mismos.

Estos incluyen, según aplique al caso, planos que contemplen:

- Sistemas de distribución de agua y su conexión a los sistemas de la AAA
- Relocalización o extensión de obras de acueducto
- Obras Extramuros e Instalaciones para ser transferidas a la AAA para su operación

Deberá cumplirse con los requisitos establecidos en el *Reglamento Conjunto de Permisos para Obras de Construcción y Usos de Terrenos.*

Los planos deberán ser sometidos y aprobados por esta Autoridad, de acuerdo al Reglamento para la Certificación de Planos de Construcción, antes de proceder con la construcción de las obras.

Al someter el plano final para aprobación, se deberá cumplir también con los siguientes requisitos:

1. Someter los documentos de certificación del ingeniero o arquitecto debidamente cumplimentados

    a. AAA-972 (Solicitud de Aprobación de Planos de Construcción)
    b. AAA-1294 (Certificación de Ingeniero o Arquitecto)

2. Someter un estimado desglosado y por partida de las obras de acueducto y alcantarillado sanitario a instalarse en el proyecto.

El cómputo final de las unidades equivalentes estará basado en lo que, al presentar los planos hidráulicos, resulte ser la demanda requerida para el proyecto propuesto. Si las unidades equivalentes, resultan ser diferente a lo contemplado para fines de esta evaluación, esta Autoridad se reserva el derecho de modificar los términos de esta recomendación.

Estas recomendaciones estarán vigentes por el término de dos (2) años, a partir de la fecha de esta comunicación, al cabo del cual, de no haberse sometido planos de construcción de las obras de acueducto y alcantarillado sanitario , el proyecto deberá someterse nuevamente ante la consideración de esta Autoridad.

Cordialmente,

Ing. Ausberto Santisteban Rodríguez, PE
Gerente Técnico

ASR/CMP/gtb

c: expediente, Archivo de Lectura, Director de Área, Agencia Comercial, Desarrollador

AAA-RS-22-08-0002
OGPE-2022-457304-SRI-059996
VENTANA DEL BUCANERO - PROP. MUNICIPIO DE ARROYO
CALLE SAN JOSE, CALLE MARINA ESQ. CALLE MORSE
MALECON DE ARROYO, ARROYO
38 UNIDADES EQUIVALENTES
(RECOMENDACIÓN)

09 de noviembre de 2022

Puntos de conexión



Exhibit 20. Endorsement from the Municipality

OFICINA DE PROGRAMAS FEDERALES

GOBIERNO MUNICIPAL DE ARROYO
HON. ÉRIC BACHIER ROMÁN
ALCALDE

WWW.MUNICIPIODEARROYO.COM

1 de diciembre de 2022

Arq. Eugenio Ramírez Ballagas
ERB Arquitectos PSC
Cobians Plaza Suite 206
Avenida Ponce de León 1607
San Juan, PR 00912

Estimado Arq. Ramírez:

Reciba un cordial saludo de parte de la Administración Municipal de Arroyo, la cual me honro dirigir.

Sirva la presente para notificarle que el Municipio de Arroyo ha evaluado el proyecto PR-CRP-000170 Ventana del Bucanero (Posada) bajo el Programa de City Revitalization el cual no tenemos ninguna objeción y lo endosamos favorablemente para su construcción.

De necesitar alguna información adicional no dude en comunicarse.

Cordialmente,

Eric Bachier Román
Alcalde

Teléfono
787-839-3500
Ext. 381

Correo Electrónico

Dirección
P.O. Box 477,
Arroyo, Puerto Rico 00714

Exhibit 21. Highway and Transportation Authority

AUTORIDAD DE CARRETERAS Y TRANSPORTACIÓN
ACT

Arq. María R. Cintrón Flores
Secretaria Auxiliar
Departamento de Desarrollo Económico y Comercio de PR
Oficina de Gerencia de Permisos
Apartado 41179
San Juan, PR 00940-1179

CONTROL DE ACCESOS
AUTORIDAD DE CARRETERAS Y TRANSPORTACIÓN

RECOMENDACIÓN DE INFRAESTRUCTURA
CASO NÚM.: 2022-457304-SRI-059997
CASO DE REFERENCIA: 5005-22-381
RECIBIDO: 23 DE SEPTIEMBRE DE 2022

VIGENCIA DE 1 AÑO

NOMBRE DE PROYECTO
VENTANA DEL BUCANERO HOTEL

DESCRIPCIÓN Y LOCALIZACIÓN ☐ INTERSTATE ☐ NHS ☒ OTROS

Dirección Física:
CARRETERA PR-178 (INTERIOR)
CALLES SAN JOSÉ, MARINA Y MORSE
BARRIO PUEBLO, ARROYO

Coordenadas:
Número de Catastro: **442-020-042-03**
Casos de Referencia:
Dueño/Proponente: **MUNICIPIO DE ARROYO/ARQ. EUGENIO M. RAMÍREZ BALLAGAS**
Proyecto Consiste: **REHABILITACIÓN DE DOS EDIFICIOS EXISTENTES PARA SER UTILIZADOS COMO POSADA QUE CONSTARÁ DE 34 HABITACIONES, VESTÍBULO, SALÓN DE REUNIONES, ÁREA DE COMESTIBLES, PISCINA Y OFICINAS ADMINISTRATIVAS.**

REQUISITOS Y COMENTARIOS

☒ NO OBJETA
☐ SE OBJETA
☐ OTROS

1. De proponerse área de estacionamientos dentro del predio del proyecto propuesto, los accesos a dicho estacionamiento serán por las calles municipales, colindantes con la propiedad.

2. Cualquier obra a realizarse en las calles municipales existentes en su intersección con la vía estatal en este sector o a menos de 25.00 metros de la servidumbre de paso existente de esta última, requerirá el permiso reglamentario de la Oficina Regional de Guayama del Departamento de Transportación y Obras Públicas.

3. A fines de fomentar el desarrollo urbano ordenado y la creación de un espacio público peatonal seguro y agradable, se deberán incorporar en el plano las siguientes recomendaciones:

    a. Las aceras y todos los espacios públicos deben facilitar el acceso y la movilidad de todas las personas que los utilicen, independientemente de sus capacidades o habilidades, conforme a los requisitos de la Ley ADA (Sec. 204 – 2010 ADA Standards for Accessible Design) y los principios de "Calles Completas" y "Diseño Universal" (ver: Plan y Guías de Diseño de Calles Completas para Puerto Rico).

    b. Se deberán cumplir con los criterios establecidos por el "American with Disabilities Act (ADA)" para el diseño de aceras, rampas y accesos peatonales, así como los espacios de estacionamiento para personas con diversidad funcional. Los espacios de estacionamientos para personas con diversidad funcional deberán cumplir con lo establecido en el 2010 ADA Standards for Accessible Design en el capítulo 2 (ADA Chapter 2: Scoping Requirements; 208 Parking Spaces) y en el capítulo 5 (Chapter 5: General Site and Building Elements).

4. El cargo de exacción por impacto correspondiente a este proyecto será de $34,000.00, para las mejoras necesarias a la infraestructura vial en el área de influencia del mismo, según establecido en el Reglamento Núm. 11-001, conocido como Normas para la Imposición de la Aportación por Concepto de Exacción por Impacto, el cual faculta a la Autoridad de Carreteras y Transportación a establecer un programa de exacción por impacto. El endoso de esta Autoridad, para obtener el permiso reglamentario, estará condicionado al pago de dicho cargo, mediante cheque certificado a nombre de la Autoridad de Carreteras y Transportación o a la formalización de un Acuerdo de Pago con el Área de Finanzas de esta Autoridad. Puede comunicarse con dicha Área de Finanzas al 787-721-8787, extensión 52715.

DETERMINACIÓN

1. Se deberá obtener el endoso del Municipio de Arroyo, con relación a los accesos, si aplica y a las mejoras que sean necesarias en las vías municipales.

2. El proponente deberá radicar el plano del proyecto y la evidencia de pago del cargo de exacción por impacto de $34,000.00 en la Oficina de Gerencia de Permisos para el permiso correspondiente de dicha Oficina.

Esta comunicación no constituye una autorización para comenzar obra de construcción alguna y aplica al proyecto "Ventana del Bucanero Hotel", de 34 habitaciones, propuesto en el predio de terreno de referencia. Cualquier otro proyecto a desarrollarse en este predio de terreno, deberá ser sometido a la Oficina de Gerencia de Permisos para la evaluación y comentarios que apliquen.

Para cualquier aclaración o información adicional relacionada con este asunto, puede comunicarse con la Oficina de Control de Accesos de esta Autoridad al 787-721-8787, extensión 52805, haciendo referencia a los números de caso de esta carta.

CERTIFICO: En San Juan, Puerto Rico hoy, 20 de octubre de 2022.

LISSETTE LUGO COLÓN, PE
Directora
Área de Ingeniería de Tránsito y Operaciones

5005-JRZH-RSD-REH-grh

Exhibit 22. Certification of Environmental Compliance by Permit General Office of PR

GOBIERNO DE PUERTO RICO
Departamento de Desarrollo Económico y Comercio
Oficina de Gerencia de Permisos

Número de Caso:
2022-470944-DEA-010459

Determinación de Cumplimiento Ambiental para Evaluación Ambiental

VENTANA DEL BUCANERO

Fecha de Expedición:
28/MAR/2023

Datos de Determinación

Presentado por
OGPE

Dirección Física
CALLE SAN JOSE, CALLE MARINA ESQ MORSE, MALECON DE
Arroyo Puerto Rico, 00714

Número(s) de Catastro
442-020-042-03

Número de Caso
2022-470944-DEA-010459

Casos de Referencia
2022-470944-REA-011442

Acción Propuesta

La Acción Propuesta consiste en un proyecto: Público con Contratación Privada en el Distrito de Clasificación identificado a continuación. El mismo tiene los siguientes componentes:

Calificación

Distrito(s) de Calificación:
RT-I

Distrito en el Mapa de Inundabilidad:
AE

Tipo de Suelo:
SNS

Cabida del proyecto (Área Total Según
1983.990 metros cuadrados

Servidumbres Existentes
Acueductos (AAA), Alcantarillado (AAA), Electricidad (AEE), Vía municipal de acceso (Municipio), Vía estatal de acceso (DTOP), Cable TV, Telecomunicaciones (PRTC)

Movimiento de Tierra
Volumen: 0
Volumen de corte: 0
Volumen de relleno: 0

Demolición
Conlleva demolición: Sí
Conlleva explosivos: No

Instalación de Generadores de Electricidad
Conlleva generadores: Sí
Capacidad: 250 kW
Tanque: N/A

Desperdicios Sólidos
Volumen en construcción: 200 yardas cúbicas
Tipo: NP
Volumen en operación: 20 yardas cúbicas
Tipo: NP

Descripción

Se propone un proyecto turístico en un predio con cabida de 1,983.990 metros cuadrados según mensura, localizado predio en la Calle San José, Calle Marina y Esq. Calle Morse, en el Malecón de Arroyo. El proyecto consiste en el desarrollo de un hotel de aproximadamente 50,000 pies cuadrados, a ser financiado con fondos CDBG-DR como parte del programa "City Revitalization" del Departamento de la Vivienda. El mismo incluye la remodelación y "re-uso" de dos estructuras existentes y un solar vacante que ubica en medio de

las dos estructuras para el nuevo proyecto turístico, para darle paso al desarrollo de la hospedería, el cual contará con 34 habitaciones. El proyecto también contará con amplio vestíbulo y espacio de esparcimiento y actividad social en los techos. Como parte del proyecto se propone la demolición del techo de la estructura principal (Galería) y demoliciones parciales de paredes internas en gypsum board para darle paso al diseño propuesto. La estructura existente núm.1, es la antigua destilería del "Ron Venerable", producido por "J.R. Nieves & Compañía" en Arroyo, en la década de los 30. Este edificio ha estado abandonado y en desuso desde hace más de 30 años. En esta estructura se ubicarán 14 habitaciones y un espacio de compartir, salón de reuniones, área de comestibles y piscina en la cubierta superior. La estructura existente núm. 2 es la Antigua Aduana de Arroyo. Este edificio que tiene en su fábrica paredes de ladrillo de la época de la colonización española, columnas y vigas de hormigón de la época posterior a la invasión americana y varias intervenciones de los pasados 30 años. La cubierta está hecha en acero estructural y metal galvanizado, pero está en un estado estructural precario y necesita que se intervenga sustancialmente. La propuesta arquitectónica para este edificio consiste en reparar las paredes existentes de ladrillo, manteniendo el vocabulario arquitectónico histórico e intervenir en el interior con una nueva estructura en acero para crear un techo habitable en el cual ubicarán espacios de esparcimiento para el hotel. En la solar vacante se propone la construcción del vestíbulo o "lobby" del hotel y todas las funciones del "back of the house" tales como: el almacén de suministros, los cuartos eléctricos y mecánicos, la oficina administrativa y demás dependencias necesarias para la operación del hotel y dos niveles superiores de habitaciones. Este edificio tendrá 20 habitaciones. El área cuenta con facilidades de agua potable, alcantarillado sanitario, energía eléctrica y acceso.

Impactos al Ambiente y Medidas de Mitigación

El proyecto no contempla impactos ambientales significativos y cuenta con la Certificación para Categorización de Hábitats Naturales para Vida Silvestre del DRNA, emitida el 17 de marzo de 2023. Es un predio residencial turístico urbano, totalmente desarrollado e impermeabilizado y ocupado por una estructura industrial abandonada. No hay reportes de especies de flora o fauna vulnerables o en peligro de extinción. El predio se categoriza como Hábitat Natural con Bajo Potencial de Convertirse en Hábitat Esencial, Hábitat de Alto Valor Ecológico o Hábitat de Valor Ecológico (Categoría 6). Para dicha categoría se establece lo siguiente: "La meta de la mitigación es minimizar el impacto al hábitat. El Departamento deberá actuar para alcanzar las metas de la mitigación de hábitat recomendando o exigiendo acciones que minimicen la pérdida directa de hábitat y que evite impacto a otro hábitat fuera del área a impactarse." Esta propiedad pertenece a Zona Histórica de Arroyo, establecida por la Junta de Planificación bajo la Resolución 97-72-007-ZH del 13 de junio de 1197 y promulgada el 5 de septiembre del mismo año. El Programa de Patrimonio Histórico Edificado del ICP, mediante comunicación del 13 de enero de 2023, indica que luego de la evaluación del caso y la provisión de información adicional determina que el mismo cumple con sus requerimientos en su etapa de evaluación ambiental. Además, se requiere de una nueva SRA para permiso de construcción.

El impacto mayor se realizará por las emisiones fugitivas de polvo durante la construcción, pero para la misma se implementarán medidas de control de polvo fugitivo y se obtendrá un Permiso Único Incidental para estos fines. Se implementarán medidas de control de polvo fugitivo tales como: asperjación de terrenos expuestos, controlar la acumulación de polvo en calles de acceso al proyecto y la utilización de toldos para cubrir camiones que acarreen material de la corteza terrestre de ser necesario. Además, se implementarán medidas de control tales como instalación de silt fence, estabilización de entrada/salida de camiones al proyecto, en cumplimiento con las disposiciones del Permiso General Consolidado. El ruido a generarse durante la fase deconstrucción será por la maquinaria en operación, y de índole temporero, donde se regularán los horarios de operación para reducir el impacto a generarse y se utilizarán amortiguadores de ruido en la maquinaria. Las actividades de construcción ocurrirán de 7:00 am a 4:00 pm de lunes a viernes. El equipo de construcción cuenta con sistema de control de ruidos instalados por su manufacturero.

Se cumplirá con las regulaciones relacionadas con el manejo y disposición de los desperdicios sólidos y los materiales reciclables. La recolección de los desperdicios sólidos no Peligrosos será realizada por una compañía privada autorizada por la Junta de Calidad Ambiental y se dispondrá en un Sistema de Relleno

Determinación de Cumplimiento Ambiental para Evaluación Ambiental

Sanitario debidamente autorizado. No se contempla generación de Desperdicios Sólidos Peligrosos. Además, se desarrollará un Plan de Reciclaje de acuerdo con el Capítulo 3.2, Regla 3.2.1 del Reglamento Conjunto.
Para el proyecto se cumplirán con todos los requisitos y recomendaciones de todas las agencias concernientes, así como con todas las disposiciones y limitaciones de los permisos que sean requeridos.

Determinación

Luego de revisado y analizado el expediente administrativo y discutidos todos los méritos del documento ambiental, al amparo de los poderes y facultades que le confiere a esta Oficina de Gerencia de Permisos, (en adelante "OGPe") la Ley Núm. 161 - 2009, según enmendada y el Reglamento para el Proceso de Evaluación Ambiental de la Junta de Calidad Ambiental (en adelante "RPEA"), RESOLVEMOS:

- La Evaluación Ambiental (en adelante, "EA") sometida por la Agencia Proponente para la acción propuesta, cumple con todos los requisitos de la Ley sobre Política Pública Ambiental, Ley Número 416 - 2004, según enmendada, y con el RPEA. En dicho documento ambiental fueron adecuadamente considerados y analizados los impactos ambientales que conlleva la acción, por lo que se aprueba el mismo, dando así por terminado el proceso de evaluación ambiental.

- De conformidad con el RPEA, las medidas de mitigación contenidas en el documento ambiental serán obligatorias y constituirán las medidas mínimas a tomarse en consideración para proteger el ambiente. La Agencia Proponente requerirá a las agencias con jurisdicción que incluyan las medidas de mitigación como condición indispensable de sus permisos.

- La Agencia Proponente deberá procurar que al momento de llevarse a cabo el desarrollo del Proyecto, las recomendaciones emitidas por los Gerentes de Permisos de la OGPe sean adecuadamente observadas y consideradas. Asimismo, la Agencia Proponente será responsable de velar que la acción, de llevarse a cabo, se desarrolle acorde con la información suministrada en el documento ambiental presentado apercibiéndosele que, los permisos que administran las entidades gubernamentales en relación al cumplimiento de las mismas están supeditados a la información y datos contenidos en documento ambiental.

- Si luego de haberse dado cumplimiento con el Artículo 4 de la Ley Núm. 416, supra, surgieran variaciones sustanciales en la acción propuesta, según definida en el RPEA, la Agencia Proponente será responsable de evaluar dichos impactos mediante el documento ambiental que entienda correspondiente.

- Se le apercibe que esta determinación de cumplimiento ambiental no será revisable hasta tanto se emita una determinación final, cuyo componente sea la presente determinación.

Recomendación y/o Comentarios del Director de la División de Cumplimiento Ambiental

1. Tendrá que obtener de la OGPe el Permiso Único Incidental Operacional, a tenor con la Regla 3.4.1 del Reglamento Conjunto para la Evaluación y Expedición de Permisos Relacionados al Desarrollo, Uso de Terrenos y Operación de Negocios.

2. El Programa de Patrimonio Histórico Edificado del ICP, mediante comunicación del 13 de enero de 2023, indica que luego de la evaluación correspondiente determina que el mismo cumple con sus requerimientos en la etapa de evaluación ambiental. Además, indica que se requiere de una nueva SRA para el permiso de construcción, por lo que se deberá cumplir con dicho requerimiento.

3. El predio propuesto para desarrollo ha sido identificado como Zona AE de acuerdo con la hoja C2130J de los Mapas de Niveles de Inundación Base Recomendados preparados por la Agencia Federal para el Manejo de Emergencias y adoptados por la Junta de Planificación según la Resolución Núm. ABFE-02 del 11 de julio de 2018. A estos efectos, se deberá cumplir con las disposiciones del Reglamento de Planificación Núm. 13 (Reglamento sobre Áreas Especiales de Peligro a Inundación).

4. Deberán cumplir con las recomendaciones del estudio de suelo (demoliciones, relleno, fundaciones, etc.)

GOBIERNO DE PUERTO RICO
Departamento de Desarrollo Económico y Comercio
Oficina de Gerencia de Permisos

Número de Caso:
2022-470944-DEA-010459

Determinación de Cumplimiento Ambiental para Evaluación Ambiental

Recomendación y/o Comentarios del Director de la División de Cumplimiento Ambiental

realizado para el proyecto.

5. Cumplir con la Sección 5.1.9.4 (Manejo de Aguas Pluviales) del Reglamento Conjunto para la Evaluación y Expedición de Permisos Relacionados al Desarrollo, Uso de Terrenos y Operación de Negocios.

6. Si como parte de las actividades de demolición es necesario la remoción de material con contenido de asbesto y/o plomo; tendrán que solicitar y obtener el Permiso General para Actividades de Mitigación de Pintura con Base de Plomo y/o el Permiso General para el Manejo de Materiales con Contenido de Asbesto, que establece el Reglamento para el Trámite de los Permisos Generales de la Junta de Calidad Ambiental.

7. Respecto al uso de generadores de electricidad, deberán someter ante la OGPe el Permiso General que establece el Reglamento para el Trámite de los Permisos Generales que incluye un Permiso para Fuente de Emisión (PFE) para los generadores con capacidad mayor de diez (10) caballos de fuerza y una operación no mayor de quinientas horas al año. Además, deberá someter al Área de Calidad de Agua del DRNA un Plan de Emergencia, a tenor con el Reglamento de Estándares de Calidad de Agua para prevenir y controlar derrames, para el tanque de almacenamiento de combustible del generador de emergencia.

8. De acuerdo con la página "Information for Planning and Consultation" (IPaC) del Servicio Federal de Pesca y Vida Silvestre (USFWS), la propiedad objeto de desarrollo está situada dentro del alcance de la distribución geográfica de la boa de Puerto Rico (Chilabothrus inornatus) especie en peligro de extinción a nivel federal y estatal. Por lo que, de encontrarse individuos de dicha especie dentro de la propiedad los mismos no podrán ser perturbados y deberán ser removidos y reubicados por los biólogos del DRNA o los miembros del Cuerpo de Vigilantes de Recursos Naturales y Ambientales o por biólogos de vida silvestre bajo contrato con la parte proponente por servicios profesionales que cuenten con un permiso federal del Fish and Wildlife Service, y que el DRNA haya designado explícitamente como sus agentes para ese propósito. El proceso para la autorización del biólogo se rige por el Reglamento 6766 de 11 de febrero de 2004 (Reglamento para Regir la Conservación y Manejo de las Especies Vulnerables y en Peligro de Extinción en del Estado Libre Asociado de Puerto Rico). Este proceso se lleva a cabo en el DRNA y no en la Oficina de Gerencia de Permisos o a través de ésta. La reubicación de los individuos encontrados deberá producirse no más tarde de las 24 horas (o el próximo día laborable) a partir del momento en el que se informa el hallazgo y, hasta donde sea práctico y viable, los mismos serán reubicados en terrenos cercanos a la propiedad.

9. Se deberá establecer un programa de reforestación utilizando especies nativas que además de ayudar a minimizar la erosión beneficien la vida silvestre. Esta medida es cónsona con la Ley para Fomentar la Siembra de Árboles Cuyas Frutas y/o Semillas Provean Alimento a Especies de Aves Silvestres de Puerto Rico (Ley Núm. 97 de 24 de junio de 1998), la cual establece lo siguiente: "En todo proyecto de reforestación en que se utilicen fondos públicos o privados, o en una combinación de estos, un 15% en las áreas rurales y un 10% en las áreas urbanas del total de árboles a ser sembrados, serán de especies cuyas frutas y/o semillas sirvan de alimento a las aves silvestres que residan temporal o permanentemente en ésta".

10. Debido a la colindancia del predio con la costa la iluminación del lugar debe planificarse de forma tal que su efecto en las especies que habitan en esa área sea mínimo, por lo que deberán utilizar luminarias con viseras. Asimismo, se deberá cumplir Ley Núm. 218 de 9 de agosto de 2008, según enmendada, Ley del Programa para el Control y la Prevención de la Contaminación Lumínica y el Reglamento Núm. 8786 (Reglamento para el Control y la Prevención de la Contaminación Lumínica).

11. Cumplir con los requerimientos de las agencias concernientes y con las recomendaciones emitidas (2022-470944-REA-011442) para el proyecto.

12. Deberá cumplir con los requerimientos de la Compañía de Turismo emitidos en la comunicación del 30 de septiembre de 2022.

13. Cumplir con el Reglamento para el Control de la Contaminación de Ruido.

GOBIERNO DE PUERTO RICO
Departamento de Desarrollo Económico y Comercio
Oficina de Gerencia de Permisos

Número de Caso:
2022-470944-DEA-010459

Determinación de Cumplimiento Ambiental para Evaluación Ambiental

Recomendación y/o Comentarios del Director de la División de Cumplimiento Ambiental

14. El almacenaje, manejo y disposición de los desperdicios sólidos tiene que realizarse en conformidad con el Reglamento para el Manejo de los Desperdicios Sólidos No Peligrosos.

15. Tomar las medidas necesarias para evitar que residuos de sustancias orgánicas e inorgánicas tales como: aceites, combustibles u otras sustancias químicas, puedan ser arrastradas por la escorrentía y ganen acceso cualquier cuerpo de agua o al sistema pluvial.

16. Las recomendaciones y requisitos presentados en esta comunicación no eximen de cualquier otro requerimiento o permiso de esta Oficina u otras agencias concernidas, que sean aplicables a la acción propuesta.

Firma / Sellos

CERTIFICO: Que he notificado copia fiel y exacta de la presente determinación con sus anejos, bajo mi firma, a la Agencia Proponente.

Fecha de Expedición:
28/MAR/2023

Lcdo. Felix L. Rivera Torres
Secretario Auxiliar

Exhibit 23. Telecommunications

GOBIERNO DE PUERTO RICO

Negociado de Telecomunicaciones de Puerto Rico

NETPR_F101
Rev-enero-2019

SOLICITUD DE SERVICIO PARA ENDOSO

Núm. de Caso: 20 - - -	**FECHA:**	Para uso de NETPR

I. INFORMACIÓN DEL PROYECTO (Cumplimente la siguiente información.)

Nombre del Proyecto: VENTANA DEL BUCANERO - POSADA		Casos Previos NETPR
Dirección física del Proyecto		
Calle/Carr.: San Jose, Calle Marina Esq. Morse	Punto de ubicación (descripción y puntos de referencia.)	
Urb. / Barrio: Bo. Pueblo		
Sector: Malecon Arroyo		
Pueblo: Arroyo		
Número asignado por Municipio Autónomo		
2022-457304-SRI-059999		
Información del proponente (persona de contacto):		
Nombre: EUGENIO M. RAMIREZ BALLAGAS	Dirección Postal: Urb. Los Ingenieros , 525 Calle Juan A. Davila San Juan, PR 00918	
Teléfono: 939-969-1553		
Fax:	Email: eramirez@erbarquitectos.com	
Información del dueño:		
Nombre: Municipio de Arroyo	Dirección Postal: P.O. BOX 477 ARROYO, PR 00714	
Teléfono: 787-839-3500		
Fax:	Email: federalarroyo@yahoo.com	
Información del desarrollador:		
Nombre: Municipio de Arroyo	Dirección Postal: P.O. BOX 477 ARROYO, PR 00714	
Teléfono: 787-839-3500		
Fax:	Email: smaritza35@gmail.com	

II. TIPO DE SOLICITUD DE SERVICIO (Seleccione uno. Observe los anejos que debe incluir con cada tipo de solicitud. Continúe a cumplimentar la Parte III, si es requerido en su selección.)

☒ **1. PUNTO DE CONEXIÓN Y/O RECOMENDACIÓN DE SERVIDUMBRE E INFRAESTRUCTURA**

- Copia digital del Memorial Explicativo Detallado.
- Copia digital de los Planos del Proyecto debidamente sellado y firmado electrónicamente por el proponente, que incluirán, como mínimo:
  - Plano de Lotificación del Proyecto incluyendo mapa de localización y punto de referencia con Coordenadas Lambert.
  - Plano de distribución geométrica de calles, avenidas y solares
  - Plano de la rasante final de los solares ("Grading Plan")
  - Plano de distribución eléctrica primaria y secundaria
  - Planos preliminares de los sistemas de alcantarillado pluvial y sanitario

- Plano de servidumbre de telecomunicaciones y televisión por cable
- Plano de infraestructura interior para telecomunicaciones y televisión por cable (en el caso de proyectos residenciales)

PASE A CUMPLIMENTAR LA PARTE III - DESCRIPCIÓN DEL PROYECTO

☐ **2. APROBACIÓN Y ENDOSO DE LOS PLANOS DE SERVIDUMBRE E INFRAESTRUCTURA**

- Copia digital del Memorial Explicativo Detallado.
- Copias digitales, del plano de infraestructura telecomunicaciones y televisión por cable, selladas y firmadas electrónicamente por un ingeniero o arquitecto.
- En el caso de proyectos residenciales debe incluir además copia digital de las hojas de la infraestructura interior de telecomunicaciones y televisión por cable.
- Plano digital de las recomendaciones en rojo provisto por el NETPR o de las correcciones en rojo.
- Para los proyectos de Casas Modelo se requerirán:
  - Copia digital de la (las) hoja (s) de Distribución de Teléfono y Televisión por cable con el diagrama Mono lineal de la distribución de ambos sistemas debidamente sellado y firmado electrónicamente por el proponente.
  - Deberá proveer copia digital del plano con una **certificación escrita indicando que es copia fiel y exacta del plano sometido.**

PASE A CUMPLIMENTAR LA PARTE III - DESCRIPCIÓN DEL PROYECTO

☐ **3. REVISIÓN DE PLANOS PREVIAMENTE APROBADOS Y ENDOSADOS**

- Copia digital del Memorial Explicativo Detallado.
- Copia digital de la(s) hoja(s) afectada(s) de los planos, debidamente certificados electrónicamente con los cambios solicitados, debidamente integrados para la aprobación y endoso final. **En este plano debe indicar en qué consisten los cambios.**
- Copia digital de la(s) hoja(s) del Plano del Proyecto con una **certificación escrita indicando que es copia fiel y exacta del plano sometido.**

PASE A CUMPLIMENTAR LA PARTE III - DESCRIPCIÓN DEL PROYECTO

☐ **4. CERTIFICACIÓN DE LAS OBRAS CONSTRUIDAS**

- Copia digital del Formulario de Trámite de Obras Construidas NETPR F-102, incluyendo la certificación electrónica del profesional autorizado indicando que las obras fueron construidas conforme al plano endosado.
- Copia digital de las hojas del Plano de Infraestructura endosado por el NETPR donde se indique en rojo el área o lotes a inspeccionarse.

PASE A CUMPLIMENTAR LA PARTE III - DESCRIPCIÓN DEL PROYECTO

☐ **5. OTORGAMIENTO DE ESCRITURA DE SERVIDUMBRE**

- 1 copia del Borrador de otorgamiento de Escritura
- 1 copia electrónica (formato Word)

☐ **6. VARIACIONES, EXCEPCIONES Y DISPENSAS**

- Copia digital del Memorial Explicativo detallado (Incluir documentos que sustenten la solicitud)
- Refiérase a los requerimientos del inciso 1 "Punto de conexión y/o recomendación".

NETPR
SOLICITUD DE SERVICIO
Página 3 de 3

III. DESCRIPCIÓN DEL PROYECTO (Favor de incluir número de unidades, tipo de Proyecto - residencial, comercial, industrial, turístico, gubernamental, institucional, cívico u otro. De necesitar más espacio, puede utilizar papeles adicionales.)

La siguiente información debe ser completada en su totalidad. Si no aplica deberá indicar N/A.

Descripción:

Se propone una Posada, la cual contará con 34 habitaciones de las cuales 32 son regulares y 2 son suites con dos habitaciones. Contará también con un amplio vestíbulo. Espacio de esparcimiento y actividad social en los techos. El proyecto consiste en la remodelación y "re-uso" de dos estructuras existentes y un solar vacante que ubica en medio de la dos estructuras para el nuevo proyecto turístico.

Tipo de Proyecto

☐Solares	☐Urbanización
☐Walk-Up	☐Edif. Res.
☐Edif. Com.	☐Industrial
☐Institucional	☐Cívico
☐Gubernamental	
☒Otros: TURISTICO	

Coordenadas Lambert Punto de Referencia

X	239093.6810
Y	214335.8527

☐ PROYECTO PRIVADO
☐ PROYECTO DE INTERÉS SOCIAL

Total Unidades Residenciales: _____

Total Locales Comerciales: _____

Fecha del Permiso de Construcción (si aplica): **(Incluir copia)**

Declaración del Proponente

Declaro que esta solicitud, incluyendo los documentos que se acompañan, ha sido revisada por mí y según mi mejor información y creencia, es cierta, correcta y completa.

Fecha: 9/12/2022 Firma: ARQ. EUGENIO M. RAMIREZ BALLAGAS
Proponente

Notas importantes:

1. Este documento debe ser presentado **digitalmente a través del SIP** con todos los documentos indicados. No se aceptarán solicitudes incompletas o que no tengan todos los documentos requeridos.
2. La fecha de radicación será la fecha en que se reciba el último documento que perfecciona el expediente.
3. La Junta se reserva el derecho de modificar o cambiar esta Forma de Solicitud conforme sea necesario.

Los casos radicados en la NETPR antes de la vigencia de la Ley 161, tienen que ser radicados a través del SIP y deberá indicar como referencia el número de caso asignado por la agencia.

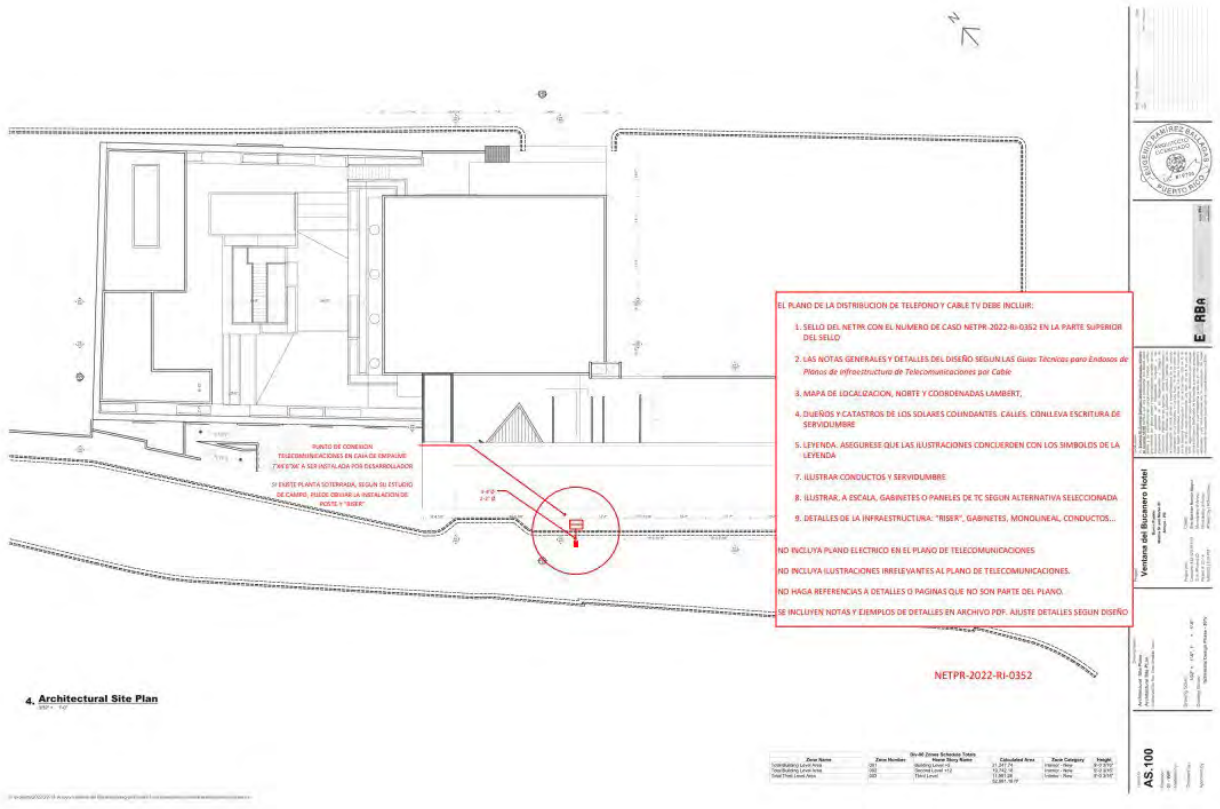

EL PLANO DE LA DISTRIBUCION DE TELEFONO Y CABLE TV DEBE INCLUIR:
1. SELLO DEL NETPR CON EL NUMERO DE CASO NETPR-2022-RI-0352 EN LA PARTE SUPERIOR DEL SELLO
2. LAS NOTAS GENERALES Y DETALLES DEL DISEÑO SEGUN LAS Guias Técnicas para Endosos de Planos de Infraestructura de Telecomunicaciones por Cable
3. MAPA DE LOCALIZACION, NORTE Y COORDENADAS LAMBERT,
4. DUEÑOS Y CATASTROS DE LOS SOLARES COLINDANTES. CALLES. CONLLEVA ESCRITURA DE SERVIDUMBRE
5. LEYENDA. ASEGURESE QUE LAS ILUSTRACIONES CONCUERDEN CON LOS SIMBOLOS DE LA LEYENDA
7. ILUSTRAR CONDUCTOS Y SERVIDUMBRE
8. ILUSTRAR. A ESCALA. GABINETES O PANELES DE TC SEGUN ALTERNATIVA SELECCIONADA
9. DETALLES DE LA INFRAESTRUCTURA: "RISER", GABINETES, MONOLINEAL, CONDUCTOS...
NO INCLUYA PLANO ELECTRICO EN EL PLANO DE TELECOMUNICACIONES
NO INCLUYA ILUSTRACIONES IRRELEVANTES AL PLANO DE TELECOMUNICACIONES.
NO HAGA REFERENCIAS A DETALLES O PAGINAS QUE NO SON PARTE DEL PLANO.
SE INCLUYEN NOTAS Y EJEMPLOS DE DETALLES EN ARCHIVO PDF. AJUSTE DETALLES SEGUN DISEÑO
NETPR-2022-RI-0352
4. Architectural Site Plan
Ventana del Bucanero Hotel
AS.100

Exhibit 24. Tourism Company

GOBIERNO DE PUERTO RICO
COMPAÑÍA DE TURISMO DE PUERTO

30 de septiembre de 2022

Arq. María R. Cintrón Flores
Secretaria Auxiliar
Oficina de Gerencia de Permisos
Departamento de Desarrollo Económico y Comercio
PO Box 41179
San Juan, PR 00940-1179

NÚM. CASO OGPE : 2022-457304-SRU-059994
NÚM. CATASTRO : 442-020-042-03
PROYECTO : HOTEL VENTANA DEL BUCANERO
SOLICITUD : RECOMENDACIÓN DE USO (SRU)
LOLCALIZACIÓN : CALLE SAN JOSÉ, CALLE MARINA ESQ. CALLE MORSE, MALECÓN, ARROYO
CALIFICACIÓN : RESIDENCIAL TURÍSTICO (RT)

Estimada arquitecta Cintrón:

Reciba un cordial saludo. La Oficina de Gerencia de Permisos (OGPe) solicita las recomendaciones de la Compañía de Turismo de Puerto Rico (la "Compañía") para el proyecto de referencia. Esta SRU fue referida mediante el Sistema Integrado de Permisos a la Oficina de Planificación y Desarrollo.

Conforme a la documenta recibida, el Municipio de Arroyo, por conducto del Arq. Eugenio M. Ramírez, propone la remodelación "re-uso" de dos estructuras existentes, y de una solar vacante que ubica en medio de las dos estructuras para el desarrollo de un proyecto hotelero que contará con treinta y cuatro (34) habitaciones. El objetivo es dirigir la hospedería al Programa de Posadas regulada por la Compañía.

El proyecto es descrito a continuación:

La estructura existente núm.1, fue la antigua destilería del "Ron Venerable", producido por "J.R. Nieves & Compañía" en Arroyo, en la década de los 30. Este edificio ha estado abandonado y en desuso desde hace más de 30 años. En esta estructura se ubicarán 14 habitaciones y un espacio de compartir, salón de reuniones, área de comestibles y piscina en la cubierta superior.

La estructura existente núm. 2 es la Antigua Aduana de Arroyo. Este edificio que tiene en su fábrica paredes de ladrillo de la época de la colonización española, columnas y vigas de hormigón de la época posterior a la invasión americana y varias intervenciones de los pasados 30 años. La cubierta está hecha en acero estructural y metal galvanizado, pero está en un estado estructural precario y necesita que se intervenga sustancialmente. La propuesta arquitectónica para este edificio consiste en reparar las paredes existentes de ladrillo, manteniendo el vocabulario arquitectónico histórico e intervenir en el interior con una nueva estructura en acero para crear un techo habitable en el cual ubicarán espacios de esparcimiento para el hotel.

En el solar vacante se propone la construcción del vestíbulo o "lobby" del hotel y todas las funciones del "back of the house" tales como: el almacén de suministros, los cuartos eléctricos y mecánicos, la oficina administrativa y demás dependencias necesarias para la operación del hotel y dos niveles superiores de habitaciones. Este edificio tendrá 20 habitaciones.

Luego de personal técnico de la Compañía haber evaluado la solicitud referida, encontramos lo siguiente:

1. Dicho solar está comprendido en un Distrito Residencial Turístico Intermedio de acuerdo con el Reglamento Conjunto 2020 para la Evaluación y Expedición de Permisos relacionados al Desarrollo y Uso de Terrenos y Operación de Negocios (el "Reglamento"), con vigencia de 2 de enero de 2021.

    - Este distrito permite la operación de un hotel.

2. El proyecto aumentará el número de habitaciones necesarias en el Municipio de Arroyo.

3. El proyecto es cónsono con los siguientes elementos de la Política Ambiental de la Compañía adoptada el 9 de marzo de 2012.

    # 5 – Los proyectos turísticos en zonas urbanas deben de servir de facilitadores para la renovación urbana de las ciudades y pueblos y para la conservación y mejoramiento del paisaje urbano.

    # 16 – Se dará prioridad a la rehabilitación de estructuras existentes y terrenos impactados para el establecimiento de hoteles y otros tipos de alojamiento turístico.

Por lo antes mencionado, la Compañía determina **favorecer** el desarrollo del proyecto en esta fase **conceptual y de ubicación**.

No obstante, el proyecto no debe denominarse Posada ya que Posadas es un programa promocional de la Compañía y no un tipo de hospedería. El proyecto tendría que estar en operación, previamente inspeccionada y endosada por la Compañía y cumplir previamente con los requisitos de Posada conforme al Capítulo 9 del Reglamento de Requisitos Mínimos de Hospederías de Puerto Rico (Reglamento Núm. 8856) de la Compañía, solicitar su ingreso y ser aceptada.

Esta carta no constituye un endoso a los fines de la cualificación de cualquiera de los componentes del proyecto bajo la Ley 60-2010 (Ley de Desarrollo Turístico de Puerto Rico de 2010), entre otras leyes y reglamentos bajo la jurisdicción de la Compañía.

Además, el proyecto deberá cumplir con lo dispuesto en el Reglamento de Requisitos Mínimos de Hospederías de Puerto Rico (Reglamento Núm. 8856) y con los criterios de sostenibilidad, según dispuesto en la Ley 254-2006: Ley de Política Pública para el Desarrollo Sostenible del Turismo en Puerto Rico.

De tener cualquier duda sobre el contenido de la carta, favor comunicarse con el Ing. Wilfredo Correa al (787) 721-2400, extensión 2067 o al correo electrónico: wilfredo.correa@tourism.pr.gov.

Cordialmente,

Walbert Pabón González
Director
Oficina de Planificación y Desarrollo

WC:mvl

c Municipio de Arroyo (federalarroyo@yahoo.com)
Sra. Maritza I. Sánchez (smaritza35@gmail.com)
Sr. Iván Díaz Carrasquillo, División de Incentivos Fiscales e Inversiones

Exhibit 25. Department of Economic Development and Commerce

GOBIERNO DE PUERTO RICO
Departamento de Desarrollo Económico y Comercio
Oficina de Gerencia de Permisos

Número de Caso:
2022-457304-SRM-059995

Recomendaciones

VENTANA DEL BUCANERO - POSADA

Datos de Localización

De acuerdo a la información suministrada se propone una actividad: Público con Contratación Privada en:

Dirección Física
SAN JOSE , CALLE MARINA ESQ CALLE MORSE
MALECON
Arroyo Puerto Rico, 00714

Dueño
MUNICIPIO DE ARROYO

Número(s) de Catastro
442-020-042-03

Cabida
Cabida según escritura: 1983.990 metros cuadrados

Calificación
Distrito(s) de Calificación: RT-I
Distrito en el Mapa de Inundabilidad: AE
Tipo de Suelo: SNS

Medioambiente

El Departamento de Recursos Naturales y Ambientales (DRNA) través de su Oficial de Permiso asignado a la OGPe evaluó la solicitud de recomendación para un proyecto turístico donde se propone la remodelación y "re-uso" de dos estructuras existentes y un solar vacante que ubica en medio de las dos estructuras para el nuevo proyecto turístico, para darle paso al desarrollo de la Posada, el cual contará con 34 habitaciones de las cuales 32 son regulares y 2 son suites con dos habitaciones., localizado en la Calle San José, Calle Marina y Esq. Calle Morse, en el Malecón de Arroyo. Sobre este particular, el DRNA emite los siguientes comentarios:

1. El predio propuesto para desarrollo ha sido identificado como Zona AE de acuerdo con la hoja C2130J de los Mapas de Niveles de Inundación Base Recomendados preparados por la Agencia Federal para el Manejo de Emergencias y adoptados por la Junta de Planificación según la Resolución Núm. ABFE-02 del 11 de julio de 2018. A estos efectos, se deberá cumplir con las disposiciones del Reglamento de Planificación Núm. 13 (Reglamento sobre Áreas Especiales de Peligro a Inundación).

Además, se le apercibe que:

- Previo a cualquier extracción de la corteza terrestre deberá cumplir con la Regla 3.4.1 y Sección 3.4.1.3 – (Permiso Único Incidental Operacional - Permiso de Actividad Incidental a una obra autorizada) del Reglamento Conjunto para la evaluación y expedición de permisos relacionados al desarrollo, uso de terrenos y operación de negocios. Se le apercibe que la Ley Núm. 132 de 25 de junio de 1968, según enmendada y su Reglamento, prohíben la extracción, excavación, remoción y dragado de material de la corteza terrestre sin el permiso correspondiente.
- De ser necesario el corte de árboles, deberá cumplir con la Regla 3.4.1 y 3.4.2 – (Permiso Único Incidental Operacional - Autorización de Corte, Poda, Trasplante y Siembra de Árboles) del Reglamento Conjunto para la evaluación y expedición de permisos relacionados al desarrollo, uso de terrenos y operación de negocios. Se le apercibe que la Ley Núm. 133 de 1 de julio de 1975, según enmendada prohíbe el corte y poda de árboles sin el permiso correspondiente.

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- Para la fase de Permiso de Urbanización o de Construcción será responsabilidad del Peticionario previo las labores de remoción de extracción de los materiales de la corteza terrestre el obtener y mantener en vigor el Permiso General Consolidado por la Oficina de Gerencias de Permisos (OGPe) para el área de operaciones objeto del permiso" a través de la Regla 3.4.1 - Permiso Único Incidental Operacional del Reglamento Conjunto para la Evaluación y Expedición de Permisos Relacionados al Desarrollo, Uso de Terrenos y Operación de Negocios del 2 de enero de 2021.
- Deberá establecer un programa de reforestación utilizando especies nativas que además de ayudar a minimizar la erosión beneficien la vida silvestre. Esta medida es cónsona con la Ley para Fomentar la Siembra de Árboles Cuyas Frutas y/o Semillas Provean Alimento a Especies de Aves Silvestres de Puerto Rico (Ley Núm. 97 de 24 de junio de 1998), la cual establece lo siguiente: "En todo proyecto de reforestación en que se utilicen fondos públicos o privados, o en una combinación de estos, un 15% en las áreas rurales y un 10% en las áreas urbanas del total de árboles a ser sembrados, serán de especies cuyas frutas y/o semillas sirvan de alimento a las aves silvestres que residan temporal o permanentemente en ésta".
- De tener alguna descarga de escorrentía a cualquier cuerpo de agua durante la operación, deberá consultar a la Agencia Federal de Protección Ambiental para determinar si dichas descargas requieren un permiso "NPDES" de acuerdo al Código Federal de Reglamentación Número 40, Sección 122.26 (b) (14) (x).
- De descubrirse en el predio objeto de desarrollo algún cuerpo de agua superficial o subterráneo, sea perenne o intermitente, deberá informarlo inmediatamente al DRNA y demás agencias concernidas. No informar hallazgos de este tipo, así como las medidas de mitigación que se implantarán para proteger estos recursos naturales conllevará una revocación automática de la presente comunicación de no objeción y podrá ser base para acciones legales por parte de la Junta de Planificación (JP) en los foros correspondientes.
- Deberá cumplir con las disposiciones de la Sección 5.1.9.4 (Manejo de Aguas Pluviales) del Reglamento Conjunto para la evaluación y expedición de permisos relacionados al desarrollo, uso de terrenos y operación de negocios.

Esta recomendación es solamente aplicable a la situación de hechos y los datos según presentados y evaluados en el caso y el Secretario Auxiliar se reserva el derecho de reevaluar, variar o modificar el mismo en cualquier momento anterior a la emisión del permiso o la acción administrativa correspondiente por parte de la agencia solicitante o proponente cuando surja nueva información oficial especifica estableciendo que el derecho aplicable o las condiciones ambientales en el predio han cambiado sustancialmente, o cuando el endoso original se emitió bajo premisas falsas o fraudulentas.

Autoridad de Desperdicios Sólidos -DRNA

La Autoridad de Desperdicios Sólidos, en adelante ADS o Autoridad* (ver nota al final del documento), adscrita a la Secretaría Auxiliar de Permisos, Endosos y Servicios Especializados del DRNA ha recibido la solicitud de Recomendación Ambiental (REA) referida electrónicamente por la Oficina de Gerencia de Permisos (OGPe) relacionada con el proyecto de referencia.

Se propone un proyecto turístico de una Posada de aproximadamente 50,000 pies cuadrados, a ubicarse en

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un predio en la Calle San José, Calle Marina y Esq. Calle Morse, El Malecón en el Municipio de Arroyo. Este proyecto es financiado con fondos CDBG-DR como parte del programa "City Revitalization" del Departamento de la Vivienda. El predio propuesto cuenta con una cabida según mensura de 1,983.990 m.c. y se propone la remodelación y "re-uso" de dos estructuras existentes y solar vacante, para darle paso al desarrollo de la Posada, el cual contará con 34 habitaciones de las cuales 32 son regulares y 2 son suites con dos habitaciones. Contará también con un amplio vestíbulo. Espacio de esparcimiento y actividad social en los techos.

La estructura existente núm.1, es la antigua destilería del "Ron Venerable", producido por "J.R. Nieves & Compañía." en Arroyo, en la década de los 30. Este edificio ha estado abandonado y en desuso desde hace más de 30 años. En esta estructura se ubicarán 14 habitaciones y un espacio de compartir, salón de reuniones, área de comestibles y piscina en la cubierta superior. La estructura existente núm. 2 es la Antigua Aduana de Arroyo. Este edificio que tiene en su fábrica paredes de ladrillo de la época de la colonización española, columnas y vigas de hormigón de la época posterior a la invasión americana y varias intervenciones de los pasados 30 años. La cubierta está hecha en acero estructural y metal galvanizado, pero está en un estado estructural precario y necesita que se intervenga sustancialmente. La propuesta arquitectónica para este edificio consiste en reparar las paredes existentes de ladrillo, manteniendo el vocabulario arquitectónico histórico e intervenir en el interior con una nueva estructura en acero para crear un techo habitable en el cual ubicarán espacios de esparcimiento para el hotel. El predio vacante se propone la construcción del vestíbulo o "lobby" del hotel y todas las funciones del "back of the house" tales como: el almacén de suministros, los cuartos eléctricos y mecánicos, la oficina administrativa y demás dependencias necesarias para la operación del hotel y dos niveles superiores de habitaciones. Este edificio tendrá 20 habitaciones.

El DRNA emite sus comentarios al proyecto propuesto basados en la aplicación de leyes y reglamentos vigentes promulgados por la extinta ADS*(ver nota al final del documento) relacionadas con el manejo y disposición de los desperdicios sólidos y los materiales reciclables para las diferentes fases del proyecto. Las recomendaciones son de aplicabilidad al proyecto propuesto de este obtener la autorización y permisos requeridos para su ubicación, desarrollo, construcción u operación. Tomando en consideración lo antes mencionado se emiten las siguientes recomendaciones:

1. El proponente cumplirá con las regulaciones relacionadas con el manejo y disposición de los desperdicios sólidos y los materiales reciclables:

a. Ley Núm. 70 - 1992, Ley para la Reducción y Reciclaje de los Desperdicios Sólidos, según enmendada, establece el desarrollo e implantación de estrategias económicamente viables y ambientalmente seguras que resulten en la disminución del volumen de desperdicios sólidos que requerirá disposición final. Como parte de estas estrategias, se considera necesario modificar las prácticas de manejo y disposición existentes para reducir la intensidad de uso de los Sistemas de Relleno Sanitario (SRS) del país.

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Todas las industrias, fábricas, tiendas, comercios y cualquier otro tipo de institución que emplee más de 10 personas, ya sea a tiempo completo o parcial, tendrán que implantar un Plan de Reciclaje. El mismo dispondrá el procedimiento para reducir y separar los materiales reciclables de los residuos sólidos generados por la institución.

b. Reglamento para la Reducción, Reutilización y Reciclaje de Desperdicios Sólidos (Reglamento Núm. 6825 de 2004), según enmendado. (Reglamento 7940, Enmienda Reglamento Núm. 6825). Establecido a tenor con la Ley Número 70 - 1992, aplicará a toda persona, natural o juridicial, ya sea municipios, cooperativas, industrias, comunidades, condominios, complejos de vivienda vertical tipo "walk-up", residenciales públicos, agencias gubernamentales, empresas o instituciones privadas (comercios y organizaciones sin fines de lucro) y empresas comunitarias que generen o manejen desperdicios sólidos, que contengan materiales reciclables.

Desarrollar e implantar reglas y requisitos para establecer estrategias que disminuyan el volumen, cantidad y peligrosidad de los residuos sólidos que requerirán disposición final y propiciar su viabilidad económica y ambiental.

2. Cumplir con los requerimientos establecidos bajo el Reglamento Conjunto para la evaluación y expedición de permisos relacionados al desarrollo, uso de terrenos y operación de negocios (Reglamento Conjunto)

Todo desarrollo propuesto deberá cumplir con las disposiciones bajo las Secciones 3.2.1.1 y 3.2.1.2, Regla 3.2.1 Permisos de Construcción del Capítulo 3.2 Edificación y Conservación de energía; Capitulo 3.4 Permisos de Medioambiente, Regla 3.4.1 Permiso único incidental operacional; Capitulo 3.6 Permisos Generales; Capitulo 3.7 Permisos Únicos del Tomo III Permisos para el desarrollo y negocios del Reglamento Conjunto, según aplique.

Todo desarrollo propuesto deberá cumplir con lo dispuesto bajo la Sección 9.9.3 Sección 9.9.3.3 Recuperación de materiales reciclables en proyectos comerciales, industriales, institucionales, turísticos y recreativos del Capítulo 9.9 Desperdicios Sólidos, Tomo IX Infraestructura y Ambiente del Reglamento Conjunto, según aplique.

- Se deberá designar un área para la recuperación de materiales reciclables.
- El (las) área (s) de recuperación y separación de materiales reciclables designada será independiente del área común para la disposición de los desperdicios sólidos.
- La misma se diseñará de acuerdo con el tamaño y tipo de proyecto, horario de servicio, número de empleados, usuarios y clientes, entre otros.
- Esta deberá estar debidamente identificada y rotulada.

3. Toda obra o desarrollo propuesto que realice alguna de las disposiciones incluidas en el Capítulo 3.2

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Edificación y Conservación de energía Regla 3.2.1 Permisos de construcción Sección 3.2.1.1 Disposiciones generales del Reglamento Conjunto, deberá radicar el Plan de Reciclaje en el DRNA, para su correspondiente evaluación. El proponente/desarrollador deberá cumplir con lo siguiente (según aplique):

a. Para los proyectos en los cuales no se emplee más de 10 personas, el desarrollador, proponente o contratista solicitará una Exención para la radicación del Formulario del Plan de Reciclaje para la fase de construcción. La solicitud para la exención del Plan de Reciclaje puede radicarla a través de la página del DRNA en Formularios en línea.

b. Para los proyectos que empleen más de 10 personas deberá radicar el Formulario del Plan de Reciclaje para la fase de Construcción, junto a un Memorial Explicativo.

c. En caso de demoliciones, deberán radicar el Formulario del Plan de Reciclaje e indicar la cantidad de escombros de construcción a generarse en el proyecto que incluya alternativas para el manejo (reciclaje, reúso) y disposición.

d. Tanto el Formulario del Plan de Reciclaje para la fase de construcción como para el de demolición pueden radicarlo a través de la dirección electrónica construccion@ads.pr.gov y construccion@drna.pr.gov

4. Todo desarrollo propuesto deberá promover la recuperación de materiales reciclables y el manejo y disposición tanto de los reciclables como de los desperdicios sólidos sea el adecuado, según dispuesto bajo Ley Núm. 70 - 1992, Ley para la Reducción y Reciclaje de los Desperdicios Sólidos, según enmendada; Reglamento para la Reducción, Reutilización y Reciclaje de Desperdicios Sólidos (Reglamento Núm. 6825 de 2004), según enmendado, el Reglamento Núm. 7940 de 2010, conocido como "Enmienda al Reglamento para la Reducción, Reutilización y el Reciclaje de los Desperdicios Sólidos en Puerto Rico.

Indicar la entidad responsable (municipio o compañía privada) del recogido y disposición de los desperdicios sólidos y los materiales reciclables.

5. Todo proceso de almacenaje, manejo y disposición de los desperdicios sólidos no peligrosos a ser generados durante las diferentes fases del proyecto propuesto, serán realizados en conformidad con lo estipulado bajo el Reglamento Núm. 5717-1997, Reglamento para el manejo de desperdicios no peligrosos.

6. De haber movimiento de corte, poda, trasplante y siembra de árboles, todo desarrollo propuesto cumplirá con lo requerido en la Sección 3.4.1.2.c.1.b, Capitulo 3.4 Permisos de Medioambiente del Reglamento Conjunto, según aplique.

7. El proponente/desarrollador/contratista del proyecto será responsable de cumplimentar las Leyes y Reglamentos antes mencionadas. Cumplirá con los permisos requeridos bajo las leyes y reglamentos vigentes. Además, de la documentación requerida por las agencias concernidas. (En particular las

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recomendaciones y comentarios de otras Divisiones o Áreas del DRNA)

Las recomendaciones emitidas aplican a los hechos presentados y evaluados al momento. El DRNA se reserva el derecho de reevaluar y modificar los mismos en el caso de surgir información oficial que identifique que las condiciones han cambiado, o cuando los comentarios hayan sido emitidos bajo premisas falsas. Además, el DRNA tiene la facultad de solicitar cualquier información adicional que entienda pertinente y que, de conformidad con las leyes y reglamentaciones vigentes, garantice el interés público y la protección del ambiente.

*Nota : "De acuerdo con el Plan de Reorganización del Departamento de Recursos Naturales y Ambientales de 2018, Ley 171 del 2 de agosto de 2018, Sección 92 – Cláusula de sustitución – Cualquier referencia a la Autoridad de Desperdicios Sólidos, contenida en cualquier ley, reglamento o documento oficial del Gobierno de Puerto Rico se entenderá enmendada a los efectos de referirse al Departamento de Recursos Naturales y Ambientales que se entenderá como su sucesor para todos los fines legales correspondientes."

Condiciones Especiales

NINGUNA

Condiciones Generales

Esta recomendación es solamente aplicable a la situación de hechos y los datos según presentados y evaluados en el caso. La OGPe se reserva el derecho de reevaluar, variar o modificar el mismo en cualquier momento anterior a la emisión del permiso o la acción administrativa correspondiente por parte de la agencia solicitante o proponente cuando surja nueva información oficial específica estableciendo que el derecho aplicable o las condiciones ambientales en el predio han cambiado sustancialmente, o cuando la recomendación original se emitió bajo premisas falsas o fraudulentas.

Las vigencias de las diferentes agencias del proceso de recomendación serán las establecidas en los comunicados que estas emiten conforme a sus reglamentos.

Firma / Sellos

Fecha de Expedición:

15/SEP/2022

Arq. María R. Cintrón Flores
Secretaria Auxiliar

Arq. María R. Cintrón Flores
Secretaria Auxiliar

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Exhibit 26. Institute of Puerto Rican Culture

GOBIERNO DE PUERTO RICO
INSTITUTO DE CULTURA PUERTORRIQUEÑA
PROGRAMA DE PATRIMONIO HISTÓRICO EDIFICADO

1 de diciembre de 2022

Arq. María Reina Cintrón
Secretaria Auxiliar Interina
DEPARTAMENTO DE DESARROLLO ECONÓMICO Y COMERCIO
Oficina de Gerencia de Permisos
PO Box 41179
San Juan, Puerto Rico 00940-1179

RECOMENDACIÓN FAVORABLE – PROTECCIÓN PATRIMONIO EDIFICADO
CASO SRA – OBRAS PARA INSTALACIONES TURÍSTICAS

CASO OGPe:	**2022-457304-SRA-060000**
DESCRIPCIÓN:	POSADA VENTANA DEL BUCANERO
MUNICIPIO:	**ARROYO – ZONA HISTÓRICA**
UBICACIÓN:	CALLE MARINA ESQ. MORSE INICIO Y CALLE SAN JOSÉ
CATASTRO:	72-442-020-042-03-901
CALIFICACIÓN:	RT-1
PROPIETARIO:	GOBIERNO MUNICIPAL DE ARROYO HON. ERIC BACHIER ROMÁN, ALCALDE PO BOX 477, ARROYO, PUERTO RICO 00714
PROPONENTE:	ARQ. EUGENIO RAMÍREZ BALLAGAS, ERBa ARQUITECTOS EDIFICIO COBIANS PLAZA, AVENIDA PONCE DE LEÓN 1607, SUITE 206 SAN JUAN, PUERTO RICO 00909

Estimados señores:

El Instituto de Cultura Puertorriqueña (ICP), por medio de su Programa de Patrimonio Histórico Edificado (ICP-PHE), ha examinado el proyecto de referencia para determinar si afecta Propiedades de Valor Histórico y Arquitectónico que estén protegidas, o sean elegibles a serlo, bajo las leyes y reglamentos que nuestra agencia tiene responsabilidad de administrar, como agencia primaria, endosante o recomendante. Estas leyes y reglamentos incluyen, entre otros:

1. La ley 89 del 21 de junio de 1955 S.E., Ley Orgánica del Instituto de Cultura Puertorriqueña, en especial el inciso 4(a)(7), "Determinar que edificios o estructuras son de valor histórico o artístico en Puerto Rico. (...)" y el inciso 4(a)(8), "Asesorar a la Junta de Planificación en la reglamentación de construcción en aquellas zonas que determine como zonas de valor histórico. (...)".
2. La ley 89 del 21 de junio de 1955 S.E., Ley Orgánica del Instituto de Cultura Puertorriqueña, en su inciso 4(b)(3) según enmendado por la ley 119 del 26 de septiembre de 2005, que

permite "adoptar, enmendar o derogar, por conducto de su Junta de Directores, las reglas que gobiernen [el] funcionamiento y el descargo de los poderes" concedidos e impuestos al ICP por ley, y la imposición de multas administrativas y/u otras sanciones por su incumplimiento o violación.

3. El **Reglamento Conjunto para la Evaluación y Expedición de Permisos Relacionados al Desarrollo, Uso de Terrenos y Operación de Negocios**, Reglamento 39 de la Junta de Planificación ("Reglamento Conjunto") con vigencia del 2 de enero de 2021, en todos los incisos aplicables a zonas históricas, sitios históricos y centros fundacionales de los pueblos, en especial el Tomo X (10), "Conservación de Recursos Históricos" – incluyendo, en las zonas históricas y centros fundacionales, edificios elegibles, no elegibles, solares vacíos y espacios públicos.
4. Las zonificaciones S-H y C-H, cubiertas por el Tomo VI, Capítulo 6.1 "Áreas Calificadas", Reglas 6.1.27 y 6.1.28 respectivamente, del Reglamento Conjunto.
5. Las disposiciones del Tomo X, Capítulo 10.2 "Conservación de Sitios Históricos, Zonas Históricas y Centros Fundacionales", Regla 10.2.8 del Reglamento Conjunto, las que establecen, para las Plazas, Plazuelas y Plazas de Recreo, las reglas de protección del Patrimonio Histórico.
6. La disposición del Tomo X, Capítulo 10.2 "Conservación de Sitios y Zonas Históricas", Sección 10.2.2.4, "Obras Exentas de Permisos", del Reglamento Conjunto la que establece el requerimiento de la Recomendación del ICP en las reparaciones y construcciones misceláneas de carácter menor, incluyendo aplicación de pintura y la limpieza rutinaria o de mantenimiento de la edificación que no conlleve el uso de maquinaria, químicos o abrasivos y no afecte la integridad de la misma, en los centros fundacionales, sitios y zonas Históricas de Puerto Rico.
7. La Ley Núm. 183 de 21 de agosto de 2000, según enmendada, Ley Orgánica de la Oficina Estatal de Conservación Histórica, Artículo 7(b) y Artículo 8 (b), establece implícitamente el cumplimiento con la Ley 89-1955, según enmendada; por ende, el requerimiento de la recomendación favorable previa del ICP en permisos para proyectos que cuenten con fondos, permisos o asistencia de alguna agencia federal para realizar intervenciones que puedan impactar propiedades localizadas en el territorio de Puerto Rico que hayan sido incluidas en el Registro Nacional de Lugares Históricos en Washington o sean elegibles al mismo.[1]
8. La exigencia de endoso o comentario del ICP aplicable a propiedades designadas de valor histórico y arquitectónico por otros medios, tales como:

    a. Resolución de la Asamblea Legislativa
    b. Monumentos Históricos designados por la Junta de Directores del ICP

[1] La OECH **asiste** a las agencias federales en el proceso de cumplimiento con el 54 USC 306108 (Sección 106 de la Ley de Preservación Histórica Nacional) y el 36 CFR Parte 800: Protección de Propiedades Históricas, pero esta consulta **no sustituye** los permisos ni las recomendaciones requeridos en Puerto Rico para intervenciones en propiedades históricas en virtud de la Ley 161-2009, según enmendada, Ley para la Reforma del Proceso de Permisos de Puerto Rico y la Ley 89-1955, según enmendada, Ley Orgánica del Instituto de Cultura Puertorriqueña.

c. Propiedades designadas por un plan de ordenamiento territorial de un Municipio Autónomo y que esté en vigor, o por el Plan de Uso de Terrenos de Puerto Rico
d. Ser declaradas históricas en un plan especial de zonificación.
e. Otras propiedades referidas por cualquier componente del Sistema Unificado de Información (SUI)/Single Business Portal (SBP), la Oficina de Permisos de un Municipio Autónomo con poder de otorgar permisos, la Junta de Planificación, el Programa de Arqueología y Etnohistoria del ICP, u otra agencia o entidad de gobierno con poder reglamentario.

9. Petición a solicitud voluntaria de un propietario o derechohabiente de una propiedad.

De acuerdo a nuestros expedientes y la información provista:

1. Esta propiedad es parte de una **Zona Histórica** (continua) según este concepto está definido por el tomo XII (12), parte III, definición Z-12[=13], y elaborado en el tomo X (10), del Reglamento Conjunto. Pertenece a la **Zona Histórica de Arroyo (ZHA)**, establecida por la Junta de Planificación bajo la Resolución 97-72-007-JP-ZH del 13 de junio de 1997 y promulgada el 5 de septiembre del mismo año.

2. El terreno es llano, urbano, de forma irregular y de unos 1700 metros cuadrados de extensión según escrituras. Da frente a tres calles – la Morse, principal vía de la ciudad, la Avenida Las Américas o Malecón y la calle San José. Queda próximo a la costa. Está ocupado por dos edificios *elegibles* (aportan al carácter de la Zona):
   a. Al sureste, el antiguo almacén de adeudo de la extinta destilería J.R. Nieves y Compañía, rectangular, de dos plantas, en hormigón armado y construido cerca de 1940-1950
   b. Al noroeste, los remanentes de la Antigua Aduana Española del siglo XIX, de forma cuadrada, quedando de la misma su muro exterior de ladrillos del primer nivel y, por lo demás, muy alterada.

   Los planos provistos y otros documentos cumplen con nuestros requerimientos de documentación de lo existente.

3. Se propone aprovechar ambas edificaciones existentes para convertir los edificios – y una estructura nueva a colocarse entre ambos – en un hotel tipo *posada turística* según el programa auspiciado por la Compañía de Turismo de Puerto Rico. Esta posada propone unas 34 habitaciones e instalaciones complementarias para huéspedes y usuarios. Se modificará, sin perder integridad estructural, el edificio del almacén de adeudo y se reedificará el interior de la Antigua Aduana Española, la cual había previamente sido intervenida por lo cual no se sacrifica material histórico. La intervención entre ambos edificios sustituye una estructura tipo almacén, desaparecida antes de la promulgación de la ZHA, con un edificio para vestíbulo, recepción y elementos comunes del hotel. Este se considera armonioso con el remanente del

conjunto y con el ambiente de la ZHA. Se añadirán instalaciones al aire libre y algunos espacios techados en un tercer nivel; sin embargo, esta intervención es *reversible* siguiendo lo estipulado en el Tomo/Capítulo XII (12), Glosario de Planificación, parte III ("Glosario de Términos"), letra **R**, definición 75.

Luego de la evaluación del caso y la provisión de información adicional por parte del proyectista, se determina que el mismo **CUMPLE** con nuestros requerimientos. Por lo tanto, se emite **RECOMENDACIÓN FAVORABLE** para el proyecto de construcción propuesto.

Este proyecto debe ser revisado para determinar cumplimiento con la Ley de Patrimonio Arqueológico Terrestre, Ley 112 del 12 de agosto de 1988 según enmendada. Se debe establecer contacto con nuestro Programa de Arqueología y Etnohistoria para más información. De ser necesaria una evaluación arqueológica, para que este proyecto sea aprobado, deberá ser expedida una carta de autorización de dicho programa.

Este documento tiene vigencia de un (1) año a partir de su emisión.

Sin otro particular, quedamos.

MILDRED GONZÁLEZ VALENTÍN, B.DA. MArch.
Subdirectora
Programa de Patrimonio Histórico Edificado
Instituto de Cultura Puertorriqueña

MGV/JOC/jo

c: Expediente caso PPHE, ICP
Arq. Jorge Ortiz Colom, evaluador del caso, ICP-PPHE
Arq. Héctor Balvanera Alfaro, Director, ICP-PPHE

PROGRAMA DE REVITALIZACIÓN DE LA CIUDAD

DEPARTMENT OF HOUSING

ARROYO Se queda en ti... Descúbrelo!

Aerial Photo Not to scale



Location Map

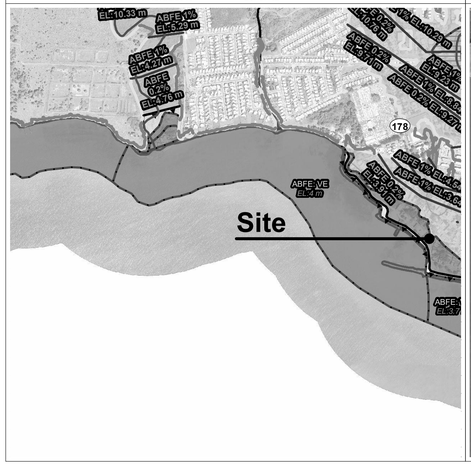
Municipality: Arroyo
County: USA
Scale: not to scale

Cadastre: 442-020-042-03
Coordinates: x: 239093.6810, y: 214335.8527 /
(Lat: 17.96250209, Lon: -66.06427367)



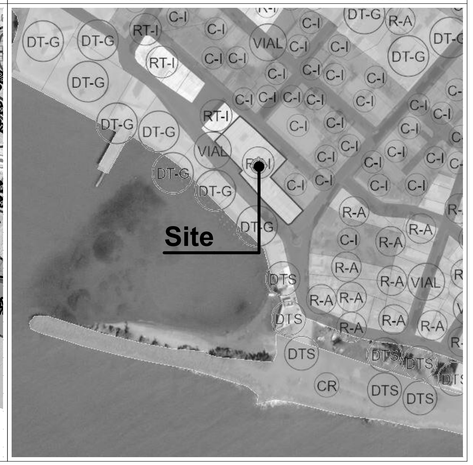
Flood Map

Map: 72000C2130J
Date: 13/ABRIL/2018
Zone: AE



Zone Map

Zone Map: Mapa Calificación Municipio de Arroyo
Qualification: (RT-I) : RESIDENCIAL TURÍSTICO INTERMEDIO
Date: 09 MAY 2011
Not To Scale





Issued For Construction 100% Set

Ventana del Bucanero (Posada)
PR-CRP-000170
Municipality of Arroyo

Eric Bachier Román Mayor

Barrio Pueblo
Marina St and Morse St
Arroyo PR 00714

Project Number 22-14

EUGENIO RAMÍREZ BALLAGAS ARQUITECTO LICENCIADO LIC. #19796 PUERTO RICO

SUITE 206
cobians plaza
parada 23 santurce
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EUGENIO RAMIREZ BALLAGAS
ERBA arquitectos

DREAMS DO COME TRUE

SHEET INDEX

		Current Revision ID	Issue Name	Issued Date	Issued	Published
General						
T.100	Title Sheet	01	DD - Design Development	11/28/2022 8:37 AM	☒	☒
T.200	Index and Project Data	01	DD - Design Development	11/28/2022 8:37 AM	☒	☒
T.300	Issue History and Revision	01 - WIP	CD - Construction Documents - Addendum	-	☐	☒
T.400	Diagrams and Zones	01	CD - Construction Documents - Permit Set - Revision	5/10/2023 8:49 PM	☒	☒
T.401	Diagrams and Zones - Means of Egress Diagram - Building Level +3'-6"	01 - WIP	CD - Construction Documents - Addendum	-	☐	☒
T.402	Diagrams and Zones - Means of Egress Diagram - Second Level +13'-6"	01 - WIP	CD - Construction Documents - Addendum	-	☐	☒
T.403	Diagrams and Zones - Means of Egress Diagram - Third Level Plan +24'-4"	01 - WIP	CD - Construction Documents - Addendum	-	☐	☒
T.500	Diagrams and Zones - Patios - Second Level +13'-6"	01 - WIP	CD - Construction Documents - Addendum	-	☐	☒
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EC.100	Architectural Existing Condition Floor Plan	01	DD - Design Development	11/28/2022 8:37 AM	☒	☒
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AD-100	Architectural Demolition	01	DD - Design Development	11/28/2022 8:37 AM	☒	☒
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C-1.0	Existing Plan	01 - WIP	CD - Construction Documents - Addendum	-	☐	☒
C-2.0	Demolition Plan	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
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A.000	Proposal 3D Views	01	DD - Design Development	11/28/2022 8:37 AM	☒	☒
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AS.101	Enlarged Architectural Site Plan	01	DD - Design Development	11/28/2022 8:37 AM	☒	☒
AS.102	Architectural Site Plan: Site Diagram - Parking Location	01 - WIP	CD - Construction Documents - Addendum	-	☐	☒
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A.101.1	Building Level +3'-6" - Furniture Layout	01	DD - Design Development	11/28/2022 8:37 AM	☒	☒
A.101.2	Building Level +3'-6" - Reflected Ceiling Plan	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
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A.102.1	Second Level Plan +13'-6" - Furniture Layout	01	DD - Design Development	11/28/2022 8:37 AM	☒	☒
A.102.2	Second Level +13'-6" - Reflected Ceiling Plan	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
A.103	Third Level Plan +24'-4" - Architectural Plan	01	DD - Design Development	11/28/2022 8:37 AM	☒	☒
A.103.1	Third Level Plan +24'-4" - Furniture Layout	01	DD - Design Development	11/28/2022 8:37 AM	☒	☒
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A.201	Architectural Elevation 02	01	DD - Design Development	11/28/2022 8:37 AM	☒	☒
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A.302	Architectural Section 05 - 06	01	DD - Design Development	11/28/2022 8:37 AM	☒	☒
A.303	Architectural Section 07 - 08	01	DD - Design Development	11/28/2022 8:37 AM	☒	☒
A.304	Architectural Section 09 - 10	01 - WIP	CD - Construction Documents - Addendum	-	☐	☒
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A.402	Building Level +3'-6" - Enlarged Architectural Plan Partial C-C	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
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A.404	Second Level +13'-6" - Enlarged Architectural Plan Partial B-B	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
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A.409	Rooms Type-1A - Enlarged Architectural Plan and Furniture Layout and Reflected Ceiling Plan	01	CD - Construction Documents - Permit Set - Revision	5/10/2023 8:49 PM	☒	☒
A.410	Rooms Type-1A - Interior Elevations 01-04	01	CD - Construction Documents - Permit Set - Revision	5/10/2023 8:49 PM	☒	☒
A.411	Rooms Type-1A - Enlarged Bathroom Plan and Interior Elevations	01	CD - Construction Documents - Permit Set - Revision	5/10/2023 8:49 PM	☒	☒
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A.417	Wall Sections 03	01 - WIP	CD - Construction Documents - Addendum	-	☐	☒
A.418	Wall Sections 04, 05	01 - WIP	CD - Construction Documents - Addendum	-	☐	☒
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A.501	Architectural Details - Railings	01	CD - Construction Documents - Permit Set - Revision	5/10/2023 8:49 PM	☒	☒
A.502	Architectural Details - Built-In-Furniture Bar No.01	01	CD - Construction Documents - Permit Set - Revision	5/10/2023 8:49 PM	☒	☒
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A.502.2	Architectural Details - Built-In-Furniture Bar No.02	01	CD - Construction Documents - Permit Set - Revision	5/10/2023 8:49 PM	☒	☒
A.502.3	Architectural Details - Built-In-Furniture Front Desk	01	CD - Construction Documents - Permit Set - Revision	5/10/2023 8:49 PM	☒	☒
A.502.4	Architectural Details - Built-In-Furniture Room Bar	01 - WIP	CD - Construction Documents - Addendum	-	☐	☒
A.503	Architectural Details - Miscellaneous - Fountain/Water Pond	01	CD - Construction Documents - Permit Set - Revision	5/10/2023 8:49 PM	☒	☒
A.504	Architectural Details - Miscellaneous - Pool Deck I	01	CD - Construction Documents - Permit Set - Revision	5/10/2023 8:49 PM	☒	☒
A.505	Architectural Details - Miscellaneous - Pool Deck II	01	CD - Construction Documents - Permit Set - Revision	5/10/2023 8:49 PM	☒	☒
A.506	Architectural Details - Elevator Layout Plan and Section	01 - WIP	CD - Construction Documents - Addendum	-	☐	☒
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A.601	Schedules and Diagrams - General - Misc	01	CD - Construction Documents - Permit Set - Revision	5/10/2023 8:49 PM	☒	☒
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A.602	Schedules and Diagrams - Div-08 - Door List I	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
A.602	Schedules and Diagrams - Div-08 - Door List II	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
A.603.0	Schedules and Diagrams - Div-08 - Door Types Schedule	01	DD - Design Development	11/28/2022 8:37 AM	☒	☒
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A.604.1	Schedules and Diagrams - Div-08 - CW - Curtain Wall List nd Types Schedule	01 - WIP	CD - Construction Documents - Addendum	-	☐	☒
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A.606	Schedules and Diagrams - Div-12 - Furniture List and Types Schedule	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
A.607	Schedules and Diagrams - Div-22 - Plumbing Fixtures List and Types Schedule	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
A.608	Schedules and Diagrams - Div-26 - Lighting Fixtures List and Types Schedule	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒

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S.1B	Structural Plans Ground Floor and Foundation	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
S.2	Structural Sections and Details Ground Floor and Foundation	01 - WIP	CD - Construction Documents - Addendum	-	☐	☒
S.3A	Structural Plans Second Floor	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
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S.4	Structural Sections and Details Second Floor and Foundation	01 - WIP	CD - Construction Documents - Addendum	-	☐	☒
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S.8	Structural Plans, Sections and Details Structural Roof	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
S.9	Structural Plans, Sections and Details Structural Roof	01 - WIP	CD - Construction Documents - Addendum	-	☐	☒
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VAC-1.1	Second Level Plan VAC Layout	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
VAC-1.2	Third Level Plan VAC Layout	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
VAC-1.3	Roof Level Plan VAC Layout	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
VAC-2.0	VAC Notes, Schedules and Details	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
VAC-2.1	VAC Details	01	CD - Construction Documents - Permit Set - Revision	5/10/2023 8:49 PM	☒	☒
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PL-1.1	Building Second Level Plan-Sanitary Layout	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
PL-1.2	Building Third Level Plan-Sanitary Layout	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
PL-1.3	Building Level Plan-Potable Water Layout	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
PL-1.4	Building Second Level Plan-Potable Water Layout	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
PL-1.5	Building Third Level Plan-Potable Water Layout	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
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PL-1.7	Sanitary Blow-ups	01	CD - Construction Documents - Permit Set - Revision	5/10/2023 8:49 PM	☒	☒
PL-1.8	Potable Water Blow-ups	01	CD - Construction Documents - Permit Set - Revision	5/10/2023 8:49 PM	☒	☒
PL-2.0	Cistern Blow-Up, Notes & Details	01	CD - Construction Documents - Permit Set - Revision	5/10/2023 8:49 PM	☒	☒
PL-2.1	Plumbing Notes & Details	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
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FP-1.2	Third Level Plan- Fire Protection Layout	01	CD - Construction Documents - Permit Set - Revision	5/10/2023 8:49 PM	☒	☒
FP-1.3	Roof Level Plan- Fire Protection Layout	01	CD - Construction Documents - Permit Set - Revision	5/10/2023 8:49 PM	☒	☒
FP-2.0	Fire Protection Notes and Details	01	CD - Construction Documents - Permit Set - Revision	5/10/2023 8:49 PM	☒	☒
Electrical						
E-100	Lighting Plan - Ground Floor	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
E-101	Lighting Plan - Ground Floor	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
E-102	Lighting Plan - Second Floor	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
E-103	Lighting Plan - Second Floor	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
E-104	Lighting Plan - ThirdFloor			-	☐	☒
E-105	Lighting Plan - Blow-Ups			-	☐	☒
E-106	Lighting Plan - Blow-Ups "A" & "B"			-	☐	☒
E-200	Power Plan - Ground Floor	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
E-201	Power Plan - Ground Floor	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
E-202	Power Plan - Second Floor	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
E-203	Power Plan - Second Floor	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
E-204	Power Plan - Third Floor			-	☐	☒
E-205	Power Plan - Blow-Up			-	☐	☒
E-206	Power Plan - Blow-Ups "A" & "B"			-	☐	☒
E-300	Telecommunication and F/A Plan - Ground Floor	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
E-301	Telecommunication and F/A Plan - Ground Floor	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
E-302	Telecommunication and F/A Plan - Second Floor	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
E-303	Telecommunication and F/A Plan - Second Floor	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
E-304	Telecommunication and F/A Plan - Third Level			-	☐	☒
E-305	Telecommunication and F/A Plan - Blow-Ups "A" & "B"			-	☐	☒
E-306	Telecommunication and F/A Plan - Blow-Ups "A" & "B"			-	☐	☒
E-400	Security Cameras and Sound System Plan - Ground Floor	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
E-401	Security Cameras and Sound System Plan - Ground Floor	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
E-402	Security Cameras and Sound System Plan - Second Floor	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
E-403	Security Cameras and Sound System Plan - Second Floor	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
E-404	Security Cameras and Sound System Plan - Third Floor	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
E.500	Legend, Notes & Schedule			-	☐	☒
E.501	Panel Board Schedules			-	☐	☒
E.502	Electrical Details			-	☐	☒
E.503	Electrical Details			-	☐	☒
E.504	Electrical Details			-	☐	☒
ES-101	Electrical Site Plan	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
ES-201	Electrical Notes and Details	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
ES-202	Electrical One Line Diagram and Details	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
TS-101	Telecommunication Site Plan	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
TS-201	Telecommunication One Line Diagram and Details	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
TS-202	Telecommunication Notes and Details	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒
TS-203	Telecommunication Notes and Details	01	CD - Construction Documents - Permit Set	4/25/2023 4:12 PM	☒	☒

PROJECT DATA ANALYSIS

MUNICIPALITY	ARROYO		
WARD	PUEBLO		
AREA	53,051.94 SQ/FT		
CLASSIFICATION	(SU) SUELO URBANO	DATE: 30/NOV/2016	
SOURCE:	MAPA DE CLASIFICACION DEL TERRITORIO DEL PLAN DE USO DE TERRENOS DE PUERTO RICO		
QUALIFICATION	(RT-I) RESIDENCIAL TURISTICO INTERMEDIO	DATE: 09 MAY 2011	
SOURCE:	MAPA DE CALIFICACION MUNICIPIO DE ARROYO		
CADASTER	442-020-042-03		
NAD 83 COORDINATES	x: 239093.8515, y: 2143358.8527		
LAMBERT COORDINATES	(Lat: 17.962505209, Lon: -66.06427367)		
FLOOD MAP	MAP: 72000C2130J	DATE: 13/ABRIL/2018	ZONE: AE
-			

BUILDING CODE ANALYSIS

APPLICABLE CODES: 2018 PUERTO RICO BUILDING CODE (ADOPTS 2018 INTERNATIONAL CODES)		
2014 NATIONAL ELECTRICAL CODE	GROUP B	
OCCUPANCY IBC 2018: CHAPTER 3	BUSINESS (GROUP B)	
OCCUPANCY SEPARATION REQUIRED IBC 2018 508.3 AND TABLE 508.4]	NO SEPARATION REQUIRED (N)	
ALLOWABLE BUILDING HEIGHTS AND AREAS IBC 2018 TABLE 504.3]	ALLOWABLE	PROVIDED
BUILDING HEIGHT	180 FT	35'-2"
BUILDING AREA INCREASE FOR SEPARATION	N/A	N/A
BUILDING AREA (PER 2018 IBC TABLE 506.2) PER SECTION 503.1.3 TYPE I CONSTRUCTION NOT SUBJECT TO THE REQUIREMENTS OF SECTION 507	UNLIMITED	10,441.46 SF
OCCUPANT LOAD [IBC 2018: TABLE 1004.5]	OCCUPANCY	SF PER OCCPT.
	BUSINESS	150 GROSS / 69.61
TOTAL OCCUPANT LOAD	69.61	13.6
SEPARATION	N 55 FT + E 155FT + S 10 FT + W 35FT	
CONSTRUCTION TYPE [IBC 2018: TABLE 601]	TYPE II - A	
PRIMARY STRUCTURAL FRAME	1hr	
BEARING WALLS (EXTERIOR)	1hr	
BEARING WALLS (INTERIOR)	1hr	
NON-BEARING WALLS [EXTERIOR] [IBC 2018: TABLE 602]	1hr	
NON-BEARING WALLS (INTERIOR)	0 hr	
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	1hr	
ROOF CONSTRUCTION AND SECONDARY MEMBERS	1hr	
FIRE ALARM SYSTEM REQUIRED (YES/T NOT)		YES
COMMON PATH OF TRAVEL [IBC 2018: 1006.3.3]		< 75 FT
EXIT TRAVEL DISTANCE [IBC 2018: 1017.2]		< 300 FT
CORRIDOR FR RATING [IBC 2018: 1020.1]		0 HR
CORRIDOR WIDTH (MIN) [IBC 2018: 1020.2]		44" (PROJECT COMPLIES: 8'-3" MIN)
DEAD END (MAX) [IBC 2018: 1020.4]		20 FT (PROJECT COMPLIES: 0'-0")
STAIR WIDTH (MIN) [IBC 2018: 1009.1]		48"
NUMBER OF EXITS [IBC 2018: 1006.3.2]		2 MIN. (PROJECT COMPLIES: 6)
FIRE EXTINGUISHERS (NUMBER)[IBC 2018: SECTION 906 & TABLE 906.3(1)]		SEE PLAN
TRAVEL DISTANCE TO EXTINGUISHERS (MAX) [IBC 2018: TABLE 906.3(1)]		+75 FT

APPLICABLE CODES: REGLAMENTO CONJUNTO 2020			
CLASIFICATION (CLASIFICACION)	(SU)	SUELO URBANO	
QUALIFICATION (CALIFICACION)	(RT-I)	RESIDENCIAL TURISTICO INTERMEDIO	
USES (USOS)	ALOJ+HOSPEDERIA, HOSTAL, HOTEL, CONDOHOTEL, VILLA TURISTICA, CENTRO VACACIONAL		

Date:
11/28/2022

Revn'd	Chk'd	Change Name
01		

Certificación:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** certifico que soy el profesional que diseñó estos planos y especificaciones, y que según mi leal saber y entender las edificaciones cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcción vigentes en la jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con la ley para la invención de la arquitectura y la ingeniería (Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "ley para la invención de la arquitectura y la ingeniería") y la Ley Núm. 84 de 13 de mayo de 1938, según enmendada, (

Issue History				
Issue	ID	Name	Revision	Changes
03, DD - Design Development, 11/28/2022 8:37 AM				
	A.000	Proposal 3D Views	01	
	A.101	Building Level +2' - Architectural Plan	01	
	A.101.1	Building Level +2' - Furniture Layout	01	
	A.102	Second Level +12' - Architectural Plan	01	
	A.102.1	Second Level Plan +12' - Furniture Layout	01	
	A.103	Third Level Plan +22 - Architectural Plan	01	
	A.103.1	Third Level Plan +22 - Furniture Layout	01	
	A.104	Roof Plan	01	
	A.200	Architectural Elevation 01	01	
	A.201	Architectural Elevation 02	01	
	A.300	Architectural Section 01 - 02	01	
	A.301	Architectural Section 03 - 04	01	
	A.302	Architectural Section 05 - 06	01	
	A.303	Architectural Section 07 - 08	01	
	A.600	Schedules and Diagrams	01	
	A.603	Schedules and Diagrams - Div-08 - Door Types Schedule	01	
	AD-100	Architectural Demolition	01	
	AS.100	Architectural Site PLan	01	
	EC.100	Architectural Existing Condition Floor Plan	01	
	EC.101	Existing Condition Photos	01	
	T.100	Title Sheet	01	
	T.200	Project Information	01	
04, CD - Construction Documents - Permit Set, 4/25/2023 4:12 PM				
	A-400	Legend, Notes & Schedule	01	
	A-401	Panelboard Schedules	01	
	A-402	Electrical Details	01	
	A-403	Electrical Details	01	
	A-404	Electrical Details	01	
	A.101.2	Building Level +3'-6" - Reflected Ceiling Plan	01	
	A.102.2	Second Level +13'-6" - Reflected Ceiling Plan	01	
	A.103.2	Third Level Plan +24'-4" - Reflected Ceiling Plan	01	
	A.400	Building Level +3'-6" - Enlarged Architectural Plan Partial A-A	01	
	A.401	Building Level +3'-6" - Enlarged Architectural Plan Partial B-B	01	
	A.402	Building Level +3'-6" - Enlarged Architectural Plan Partial C-C	01	
	A.403	Second Level +13'-6" - Enlarged Architectural Plan Partial A-A	01	
	A.404	Second Level +13'-6" - Enlarged Architectural Plan Partial B-B	01	
	A.405	Second Level +13'-6" - Enlarged Architectural Plan Partial C-C	01	
	A.406	Third Level +24'-4" - Enlarged Architectural Plan Partial A-A	01	
	A.407	Third Level +24'-4" - Enlarged Architectural Plan Partial B-B	01	
	A.408	Third Level +24'-4" - Enlarged Architectural Plan Partial C-C	01	
	A.602	Schedules and Diagrams - Div-08 - Door List I	01	
	A.602	Schedules and Diagrams - Div-08 - Door List II	01	
	A.604	Schedules and Diagrams - Div-08 - Windows List and Types Schedule	01	
	A.605	Schedules and Diagrams - Div-10/Div-11 - Specialties and Equipment List and Types Schedule	01	
	A.606	Schedules and Diagrams - Div-12 - Furniture List and Types Schedule	01	
	A.607	Schedules and Diagrams - Div-22 - Plumbing Fixtures List and Types Schedule	01	
	A.608	Schedules and Diagrams - Div-26 - Lighting Fixtures List and Types Schedule	01	
	C-1	Existing Plan	01	
	C-2	Demolition Plan	01	
	C-3	Proposed Site Layout	01	
	C-4	Geometric Plan	01	
	C-5	Utilities Plan	01	
	C-6	Grading Plan	01	
	C-7	Drainage Plan	01	
	C-8	Potable Water Plan	01	
	C-9	Sanitary Plan	01	
	C-10	CES Plan	01	
	C-11	Civil Details	01	
	C-11.1	Civil Details	01	
	C-11.2	Civil Details	01	
	E-100	Lighting Plan - Ground Floor	01	
	E-101	Lighting Plan - Second Floor	01	
	E-102	Lighting Plan - Third Floor	01	
	E-103	Lighting Plan - Blow-Up	01	
	E-200	Power Plan - Ground Floor	01	
	E-201	Power Plan - Second Floor	01	
	E-202	Power Plan - Third Floor	01	
	E-203	Power Plan - Blow-Up	01	
	E-300	Telecommunication and F/A Plan - Ground Floor	01	
	E-301	Telecommunication and F/A Plan - Second Floor	01	
	E-302	Telecommunication and F/A Plan - Third Floor	01	
	E-303	Telecommunication and F/A Plan - Blow Up	01	
	ES-101	Electrical Site Plan	01	
	ES-201	Electrical Notes and Details	01	
	ES-202	Electrical One Line Diagram and Details	01	
	PL.-1.0	Building Level Plan-Sanitary Layout	01	
	PL.-1.1	Building Second Level Plan-Sanitary Layout	01	
	PL.-1.2	Building Third Level Plan-Sanitary Layout	01	
	PL.-1.3	Building Level Plan-Potable Water Layout	01	
	PL.-1.4	Second Level Plan-Potable Water Layout	01	
	PL.-1.5	Third Level Plan-Potable Water Layout	01	
	PL.-2.1	Plumbing Notes & Details	01	
	S.1	Structural Plans Ground Floor and Foundation	01	
	S.2	Structural Plans Ground Floor and Foundation	01	
	S.3	Structural Plans Second Floor	01	
	S.4	Structural Plans Second Floor	01	
	S.5	Structural Plans Third Floor	01	
	S.6	Structural Plans Third Floor	01	
	S.7	Structural Plans Structural Roof	01	
	S.8	Structural Plans Structural Roof	01	
	SU-1	Survey - Existing Conditions Plan	01	
	TS-101	Telecommunication Site Plan	01	
	TS-201	Telecommunication One Line Diagram and Details	01	
	TS-202	Telecommunication Notes and Details	01	
	TS-203	Telecommunication Notes and Details	01	
	VAC-1.0	Building Level Plan VAC Layout	01	
	VAC-1.1	Second Level Plan VAC Layout	01	
	VAC-1.2	Third Level Plan VAC Layout	01	
	VAC-1.3	Roof Level Plan VAC Layout	01	
	VAC-2.0	VAC Notes, Schedules and Details	01	

Issue History				
Issue	ID	Name	Revision	Changes
05, CD - Construction Documents - Permit Set - Revision, 5/10/2023 8:49 PM				
	A.409	Rooms Type-1A - Enlarged Architectural Plan and Furniture Layout and Reflected Ceiling Plan	01	
	A.410	Rooms Type-1A - Interior Elevations 01-04	01	
	A.411	Rooms Type-1A - Enlarged Bathroom Plan and Interior Elevations	01	
	A.412	Hotel - Enlarged Bathrooms Plan and Interior Elevations I	01	
	A.413	Hotel - Enlarged Bathrooms Plan and Interior Elevations II	01	
	A.414	Hotel - Enlarged Bathrooms Plan and Interior Elevations III	01	
	A.415	Hotel - Enlarged Bathrooms Plan and Interior Elevations IV	01	
	A.500.1	Architectural Details - Enlarged Stairs Plans and Details - 1	01	
	A.500.2	Architectural Details - Enlarged Stairs Plans and Details - 2	01	
	A.500.3	Architectural Details - Enlarged Stairs Plans and Details - 3	01	
	A.500.4	Architectural Details - Enlarged Stairs Plans and Details - 4	01	
	A.500.5	Architectural Details - Enlarged Stairs Plans and Details - 5	01	
	A.500.6	Architectural Details - Enlarged Stairs Plans and Details - 6	01	
	A.500.7	Architectural Details - Enlarged Stairs Plans and Details - 7	01	
	A.500.8	Architectural Details - Enlarged Stairs Plans and Details - 8	01	
	A.500.9	Architectural Details - Enlarged Stairs Plans and Details - 9	01	
	A.500.10	Architectural Details - Enlarged Stairs Plans and Details - 10	01	
	A.500.11	Architectural Details - Enlarged Stairs Plans and Details - 11	01	
	A.500.12	Architectural Details - Enlarged Stairs Plans and Details - 12	01	
	A.500.13	Architectural Details - Enlarged Stairs Plans and Details - 13	01	
	A.501	Architectural Details - Railings	01	
	A.502	Architectural Details - Built-In-Furniture Bar No.01	01	
	A.502.1	Architectural Details - Built-In-Furniture Bar No.01	01	
	A.502.2	Architectural Details - Built-In-Furniture Bar No.02	01	
	A.502.3	Architectural Details - Built-In-Furniture Front Desk	01	
	A.503	Architectural Details - Miscellaneous - Fountain/Water Pond	01	
	A.504	Architectural Details - Miscellaneous - Pool Deck I	01	
	A.505	Architectural Details - Miscellaneous - Pool Deck II	01	
	A.600	Schedules and Diagrams - Zones List - Areas	01	
	A.601	Schedules and Diagrams - General - Misc	01	
	A.603.1	Schedules and Diagrams - Div-08 - Door Types Schedule	01	
	FP.-1.0	Building Level Plan- Fire Protection Layout	01	
	FP.-1.1	Second Level Plan- Fire Protection Layout	01	
	FP.-1.2	Third Level Plan- Fire Protection Layout	01	
	FP.-1.3	Roof Level Plan- Fire Protection Layout	01	
	FP.-2.0	Fire Protection Notes and Details	01	
	PL.-1.6	Roof Level Plan-Potable Water Layout	01	
	PL.-1.7	Sanitary Blow-ups	01	
	PL.-1.8	Potable Water Blow-ups	01	
	PL.-2.0	Cistern Blow-Up, Notes & Details	01	
	S.9	Structural Plans General Notes and Typical Details	01	
	T.400	Diagrams and Zones	01	
	VAC-2.1	VAC Details	01	
06, CD - Construction Documents - Addendum, -				
	A.304	Architectural Section 09 - 10	01 - WIP	
	A.416	Wall Sections 01 and 02	01 - WIP	
	A.417	Wall Sections 03	01 - WIP	
	A.418	Wall Sections 04, 05	01 - WIP	
	A.419	Wall Sections 06	01 - WIP	
	A.500.14	Architectural Details - Enlarged Stairs Plans and Details - 14	01 - WIP	
	A.502.4	Architectural Details - Built-In-Furniture Room Bar	01 - WIP	
	A.506	Architectural Details - Elevator Layout Plan and Section	01 - WIP	
	A.601.1	Schedules and Diagrams - Finishes List	01 - WIP	
	A.601.2	Schedules and Diagrams - Finishes Schedule I	01 - WIP	
	A.601.3	Schedules and Diagrams - Finishes Schedule II	01 - WIP	
	A.601.4	Schedules and Diagrams - Finishes Schedule III	01 - WIP	
	A.601.5	Schedules and Diagrams - Finishes Schedule IV	01 - WIP	
	A.601.6	Schedules and Diagrams - Finishes Schedule V	01 - WIP	
	A.604.1	Schedules and Diagrams - Div-08 - CW - Curtain Wall List nd Types Schedule	01 - WIP	
	A.604.2	Schedules and Diagrams - Div-05 - Gates List and Types Schedule	01 - WIP	
	A.605.1	Schedules and Diagrams - Div-11 - Equipment List and Types Schedule	01 - WIP	
	AS.100	Architectural Site Plan	01 - WIP	
	AS.102	Architectural Site Plan: Site Diagram - Parking Location	01 - WIP	
	C-1.0	Existing Plan	01 - WIP	
	S.2	Structural Sections and Details Ground Floor and Foundation	01 - WIP	
	S.4	Structural Sections and Details Second Floor and Foundation	01 - WIP	
	S.6	Structural Sections and Details Third Floor and Foundation	01 - WIP	
	S.9	Structural Plans, Sections and Details Structural Roof	01 - WIP	
	T.300	Issue History and Revision	01 - WIP	
	T.401	Diagrams and Zones - Means of Egress Diagram - Building Level +3'-6"	01 - WIP	
	T.402	Diagrams and Zones - Means of Egress Diagram - Second Level +13'-6"	01 - WIP	
	T.403	Diagrams and Zones - Means of Egress Diagram - Third Level Plan +24'-4"	01 - WIP	
	T.500	Diagrams and Zones - Patios - Second Level +13'-6"	01 - WIP	

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RevID	ChID	Change Name	Date
01 - WIP			Work in Progress



EUGENIO RAMÍREZ BALLAGAS ERBA arquitectos
DREAMS DO COME TRUE
SUITE 206 cobians plaza parada 23 santurce 939.969.1553 www.erebaa.com

Certificación:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** 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 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 Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la "Ley para la Inversión 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]. 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.

Project:
Ventana del Bucanero (Posada) PR-CRP-000170
Barrio Pueblo
Marina St and Morse St
Arroyo - PR

Project Info:
Cadestre: 442-020-042-03
ID #: #Project ID
Project #: 22-14
5/7/2024 | 12:22 PM

Client:
Eric Bachier Román Mayor
Municipality of Arroyo
Municipality of Arroyo
#Client City | #Client State

Drawing Name:
General
Issue History and Revision
Issue History, erb-sello-2019

Drawing Scale:
1:1.00, 1' = 1'-0"
Drawing Status:
Issued For Construction 100% Set

Layout ID:
T.300
Revision:
01 - WIP
Modified by:
Checked by:
Approved by

Zones Areas List - New Construction

Zone Name	Zone Number	Home Story Name	Calculated Area	Zone Category	Height
Foyer	100	Building Level +3'-6"	466.48	Exterior - New	9'-0 3/16"
Lobby	101	Building Level +3'-6"	605.24	Interior - New	9'-0 3/16"
Elevator	102	Building Level +3'-6"	107.47	Interior - New	9'-0 3/16"
Elevator Machine Room	102.1	Building Level +3'-6"	50.35	Interior - New	9'-0 3/16"
Storage Room	102.3	Building Level +3'-6"	49.30	Interior - New	9'-0 3/16"
Elevator Area	103	Building Level +3'-6"	206.89	Interior - New	9'-0 3/16"
Reception	104	Building Level +3'-6"	560.89	Interior - New	9'-0 3/16"
Stay Area	105	Building Level +3'-6"	178.44	Interior - New	9'-0 3/16"
Bathroom Corridor	106	Building Level +3'-6"	154.45	Interior - New	9'-0 3/16"
Janitorial Room	107	Building Level +3'-6"	153.41	Interior - New	9'-0 3/16"
Chase	108	Building Level +3'-6"	15.08	Interior - New	9'-0 3/16"
Rooms Hallway	109	Building Level +3'-6"	629.09	Interior - New	9'-0 3/16"
Commercial Space	110	Building Level +3'-6"	2,824.98	Interior - New	9'-0 3/16"
Janitor Room	110.1	Building Level +3'-6"	207.38	Interior - New	9'-0 3/16"
Egress Stairs No.01	111	Building Level +3'-6"	116.33	Interior - New	9'-0 3/16"
Corridor	112	Building Level +3'-6"	409.96	Interior - New	9'-0 3/16"
Galleria Sidewalk Plaza	114	Building Level +3'-6"	1,500.60	Interior - New	9'-0 3/16"
Restaurant	115	Building Level +3'-6"	1,872.47	Interior - New	9'-0 3/16"
Restaurant Kitchen	116	Building Level +3'-6"	650.13	Interior - New	9'-0 3/16"
Galleria Corridor	117	Building Level +3'-6"	1,461.41	Interior - New	9'-0 3/16"
Galleria Bathrooms	118	Building Level +3'-6"	178.18	Interior - New	9'-0 3/16"
Galleria Bathrooms	119	Building Level +3'-6"	171.29	Interior - New	9'-0 3/16"
Service Corridor	120	Building Level +3'-6"	277.81	Interior - New	9'-0 3/16"
Employees Bathroom	121	Building Level +3'-6"	98.94	Interior - New	9'-0 3/16"
Pump Room	122	Building Level +3'-6"	332.24	Interior - New	9'-0 3/16"
Hotel Storage	123	Building Level +3'-6"	297.53	Interior - New	9'-0 3/16"
Laundry	124	Building Level +3'-6"	259.68	Interior - New	9'-0 3/16"
Adm. Office 01	125	Building Level +3'-6"	142.79	Interior - New	9'-0 3/16"
Adm. Office 02	125.1	Building Level +3'-6"	133.65	Interior - New	9'-0 3/16"
Guest Bathroom	126	Building Level +3'-6"	165.55	Interior - New	9'-0 3/16"
Tanks Area	127	Building Level +3'-6"	161.46	Interior - New	9'-0 3/16"
Electrical Plant	128	Building Level +3'-6"	247.52	Interior - New	9'-0 3/16"
Electrical Substation	129	Building Level +3'-6"	208.96	Interior - New	9'-0 3/16"
Trash Container Area	130	Building Level +3'-6"	164.64	Interior - New	9'-0 3/16"
Egress Area	131	Building Level +3'-6"	67.25	Interior - New	9'-0 3/16"
Egress to Street	131.1	Building Level +3'-6"	77.65	Interior - New	9'-0 3/16"
Egress Stairs No.02	132	Building Level +3'-6"	220.03	Exterior - New	9'-0 3/16"
Egress Stairs - Patio	133	Building Level +3'-6"	113.08	Exterior - New	9'-0 3/16"
Egress Stairs No.03	134	Building Level +3'-6"	49.49	Interior - New	9'-0 3/16"
Rooms Area 01 (1-01 To 1-08)	135	Building Level +3'-6"	4,334.58	Interior - New	9'-0 3/16"
Atrium Open Space	200	Second Level +13'-6"	619.49	Interior - New	9'-10 3/16"
Corridor	201	Second Level +13'-6"	345.24	Interior - New	9'-10 3/16"
Elevator	202	Second Level +13'-6"	52.31	Interior - New	9'-10 3/16"
Elevator Machine Room	202.1	Second Level +13'-6"	50.35	Interior - New	9'-10 3/16"
Elevator Area	203	Second Level +13'-6"	162.95	Interior - New	9'-10 3/16"
Rooms Hallway	204	Second Level +13'-6"	660.31	Interior - New	9'-10 3/16"
Egress Area No.01	205	Second Level +13'-6"	100.49	Interior - New	9'-10 3/16"
Egress Stairs No.01	206	Second Level +13'-6"	75.67	Interior - New	9'-10 3/16"
Stairs Open Space	207	Second Level +13'-6"	175.62	Interior - New	9'-10 3/16"
Rooms Hallway	208	Second Level +13'-6"	451.94	Interior - New	9'-10 3/16"
Chase	209	Second Level +13'-6"	15.08	Interior - New	9'-10 3/16"
Open Terrace	210	Second Level +13'-6"	4,068.50	Interior - New	9'-10 3/16"
Covered Terrace	211	Second Level +13'-6"	1,039.94	Interior - New	9'-10 3/16"
Bar	212	Second Level +13'-6"	427.97	Interior - New	9'-10 3/16"
Bar Kitchen	213	Second Level +13'-6"	241.70	Interior - New	9'-10 3/16"
Bathroom Corridor	214	Second Level +13'-6"	115.17	Interior - New	9'-10 3/16"
Galleria Rooftop Bathrooms	215	Second Level +13'-6"	373.49	Interior - New	9'-10 3/16"
Galleria Atrium Stairs	216	Second Level +13'-6"	378.84	Interior - New	9'-10 3/16"
Rooms Area 01 (2-01 To 2-08)	217	Second Level +13'-6"	4,146.68	Interior - New	9'-10 3/16"
Rooms Area 02 (2-09 To 2-17)	218	Second Level +13'-6"	4,462.42	Interior - New	9'-10 3/16"
Hallway Balcony	219	Second Level +13'-6"	658.37	Interior - New	9'-10 3/16"
ViewPoint/LookOut Area	220	Second Level +13'-6"	55.89	Interior - New	9'-10 3/16"
Egress Stairs No.02	221	Second Level +13'-6"	220.03	Exterior - New	9'-10 3/16"
Atrium Open Space	300	Third Level +24'-4"	262.96	Interior - New	9'-0 3/16"
Corridor	301	Third Level +24'-4"	639.19	Interior - New	9'-0 3/16"
Elevator	302	Third Level +24'-4"	107.47	Interior - New	9'-0 3/16"
Elevator Machine Room	302.1	Third Level +24'-4"	50.35	Interior - New	9'-0 3/16"
Elevator Area	303	Third Level +24'-4"	223.76	Interior - New	9'-0 3/16"
Roofed Terrace	304	Third Level +24'-4"	2,078.82	Interior - New	9'-0 3/16"
Activities Room	305	Third Level +24'-4"	755.86	Interior - New	9'-0 3/16"
Janitor Room	306	Third Level +24'-4"	40.62	Interior - New	9'-0 3/16"
Roof Top Bar	307	Third Level +24'-4"	464.77	Interior - New	9'-0 3/16"
Chase	308	Third Level +24'-4"	11.07	Interior - New	9'-0 3/16"
Chase	308.1	Third Level +24'-4"	15.35	Interior - New	9'-0 3/16"
Egress Stairs No.1	309	Third Level +24'-4"	75.67	Interior - New	9'-0 3/16"
Pool Terrace	310	Third Level +24'-4"	1,001.91	Interior - New	9'-0 3/16"
Infinity Pool	311	Third Level +24'-4"	595.14	Interior - New	9'-0 3/16"
Egress Area	312	Third Level +24'-4"	52.10	Interior - New	9'-0 3/16"
Egress Stairs No.02	313	Third Level +24'-4"	173.02	Exterior - New	9'-0 3/16"
Rooms Hallway	314	Third Level +24'-4"	446.11	Interior - New	9'-0 3/16"
Rooms Area 01 (3-01 To 3-09)	315	Third Level +24'-4"	3,865.55	Interior - New	9'-0 3/16"
ViewPoint/LookOut Area	316	Third Level +24'-4"	2,078.82	Interior - New	9'-0 3/16"
Bathrooms - Roof Top Bar	317	Third Level +24'-4"	143.67	Interior - New	9'-0 3/16"
			51,903.33 ft²		

Div-00 Zones Schedule Rooms

Zone Name	Zone Number	Home Story Name	Calculated Area	Zone Category	Height
Room	1-01	Building Level +2	429.03	Interior - New	9'-0 3/16"
Room	1-02	Building Level +2	342.64	Interior - New	9'-0 3/16"
Room	1-03	Building Level +2	420.95	Interior - New	9'-0 3/16"
Room	1-04	Building Level +2	429.03	Interior - New	9'-0 3/16"
Room	1-05	Building Level +2	429.03	Interior - New	9'-0 3/16"
Room	1-06	Building Level +2	429.03	Interior - New	9'-0 3/16"
Room	1-07	Building Level +2	429.03	Interior - New	9'-0 3/16"
Room	1-08	Building Level +2	726.90	Interior - New	9'-0 3/16"
Room	2-01	Second Level +12	429.03	Interior - New	9'-0 3/16"
Room	2-02	Second Level +12	342.64	Interior - New	9'-0 3/16"
Room	2-03	Second Level +12	420.95	Interior - New	9'-0 3/16"
Room	2-04	Second Level +12	429.03	Interior - New	9'-0 3/16"
Room	2-05	Second Level +12	429.03	Interior - New	9'-0 3/16"
Room	2-06	Second Level +12	429.03	Interior - New	9'-0 3/16"
Room	2-07	Second Level +12	429.03	Interior - New	9'-0 3/16"
Room	2-08	Second Level +12	726.90	Interior - New	9'-0 3/16"
Room	2-09	Second Level +12	429.03	Interior - New	9'-0 3/16"
Room	2-10	Second Level +12	429.03	Interior - New	9'-0 3/16"
Room	2-11	Second Level +12	429.03	Interior - New	9'-0 3/16"
Room	2-12	Second Level +12	429.03	Interior - New	9'-0 3/16"
Room	2-13	Second Level +12	429.03	Interior - New	9'-0 3/16"
Room	2-14	Second Level +12	429.03	Interior - New	9'-0 3/16"
Room	2-15	Second Level +12	429.03	Interior - New	9'-0 3/16"
Room	2-16	Second Level +12	429.03	Interior - New	9'-0 3/16"
Room	2-17	Second Level +12	429.03	Interior - New	9'-0 3/16"
Room	3-01	Third Level	429.03	Interior - New	9'-0 3/16"
Room	3-02	Third Level	429.03	Interior - New	9'-0 3/16"
Room	3-03	Third Level	429.03	Interior - New	9'-0 3/16"
Room	3-04	Third Level	429.03	Interior - New	9'-0 3/16"
Room	3-05	Third Level	429.03	Interior - New	9'-0 3/16"
Room	3-06	Third Level	429.03	Interior - New	9'-0 3/16"
Room	3-07	Third Level	429.03	Interior - New	9'-0 3/16"
Room	3-08	Third Level	429.03	Interior - New	9'-0 3/16"
Room	3-09	Third Level	429.03	Interior - New	9'-0 3/16"
			14,993.82 ft²		

Zones Areas - Totals By Level

Zone Name	Zone Number	Home Story Name	Calculated Area	Zone Category	Height
Total Building Level Area	001	Building Level +3'-6"	21,247.74	Interior - New	9'-0 3/16"
Total Second Level Area	002	Second Level +13'-6"	19,742.18	Interior - New	9'-10 3/16"
Total Third Level Area	003	Third Level +24'-4"	12,062.02	Interior - New	9'-0 3/16"
			53,051.94 ft²		

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Revdd	ChkD	Change Name	Date
01		Issued For Construction 100% Set	5/7/2024



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Certificación:
Yo, Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796 certifico que soy el profesional que diseñó estos planos y que he preparado las especificaciones que acompañan los mismos, que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcción y Uso de Puerto Rico, y que he sometido copia de dichos planos y especificaciones a las Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con el Reglamento para Atender la Radicación de Planos de Construcción, según enmendado, conocido como la ley para la Invención de la Ingeniería y la Arquitectura, Ley Núm. 173 de 12 de mayo de 1938, según enmendada, y Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la Ley para la Profesión de la Arquitectura y la Ingeniería en Puerto Rico. Hago constar bajo juramento que la información provista en esta declaración es fiel y correcta a mi mejor conocimiento, y que cualquier falsa o falsificación de los hechos que en haya consignado, o por omisión, podrían conllevar la anulación de mi licencia, o por ambas cosas, o por negligencia y/o por mi mal proceder, y que seré responsable de cualquier acción judicial y disciplinaria por la que pueda ser responsable de cualquier acción judicial y disciplinaria por la que pueda ser responsable de cualquier acción judicial y disciplinaria por la que pueda ser

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2. Second Level +13'-6"-Means of Egress

3/32" = 1'-0"



Layout ID:
T.402

Revision:
01 - WIP
Modified by:

Checked by:

Approved by

Drawing Name:
General
Diagrams and Zones - Means of Egress Diagram - Second Level +13'-6"
Second Level +13'-6"-Means of Egress, erb-selo-2019

Drawing Scale:
3/32" = 1'-0", 1' = 1'-0"
Drawing Status:
Issued For Construction 100% Set

Project:
Ventana del Bucanero (Posada) PR-CRP-000170
Barrio Pueblo
Marina St and Morse St
Arroyo - PR

Project Info:
Cadestre: 442-020-042-03
ID #: #Project ID
Project #: 22-14
5/7/2024 | 12:22 PM

Client:
Eric Bachier Román Mayor
Municipality of Arroyo
Municipality of Arroyo
#Client City | #Client State

Certificación:
Yo **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** 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 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 Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la "Ley para la Inversión 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]. 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.

EUGENIO RAMIREZ BALLAGAS ARQUITECTO LICENCIADO Lic. #19796 PUERTO RICO

Rev/D	Ch/D	Change Name	Date
01 - WIP			Work in Progress

Third Level +24'-4"-Means of

3. Egress

3/32" = 1'-0"

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Layout ID:
T.403

Revision:
01 - WIP

Modified by:

Checked by:

Approved by

Drawing Name:
General
Diagrams and Zones - Means of Egress Diagram - Third Level Plan +24'-4"
Third Level +24'-4"-Means of Egress, ath-adsc-2019

Drawing Scale:
3/32" = 1'-0" , 1" = 1'-0"

Drawing Status:
Issued For Construction 100% Set

Project:
Ventana del Bucanero (Posada) PR-CRP-000170
Barrio Pueblo
Marina St and Morse St.
Arroyo - PR

Project Info:
Cadastre: 442-020-042-03
ID #: #Project ID
Permit #: 2024-14
5/7/2024 | 12:22 PM

Client:
Eric Bachler Román Mayor
Municipality of Arroyo
Municipal Address
#Client City | #Client State

Certification:
Yo, **Eugenio R. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** certifico que soy el profesional que diseñó estos planos y el profesional que preparó las especificaciones que aparecen en dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos, y Códigos de Construcción y Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido a cabalidad con la Ley para la Dignidad Ocupacional de la Profesión de la Arquitectura y la Arquitectura Paisajista de 2004, según enmendada, conocida como la "Ley para la Dignidad Ocupacional de la Profesión de la Arquitectura y la Arquitectura Paisajista de 2004", la Ley Núm. 96 de 6 de julio de 1976, según enmendada, Ley Núm. 96 de 6 de julio de 1976, según enmendada, y la Ley Núm. 173 de 12 de agosto de 1988, según enmendada. Por lo tanto, de conformidad con la declaración falsa o falsificación de los hechos aquí contenidos, asumo la responsabilidad profesional y civil que pueda ser aplicable por cualquier daño o perjuicio causado a terceros, y por negligencia y/o acto por mi, mis empleados o personas bajo mi supervisión, o por omisión de los mismos. Reconozco que no he/hacen responsable de cualquier acción judicial y disciplinaria por la falta.

Rev'd | Ch'd | Change Name | Date
01 - WIP | Work in Progress

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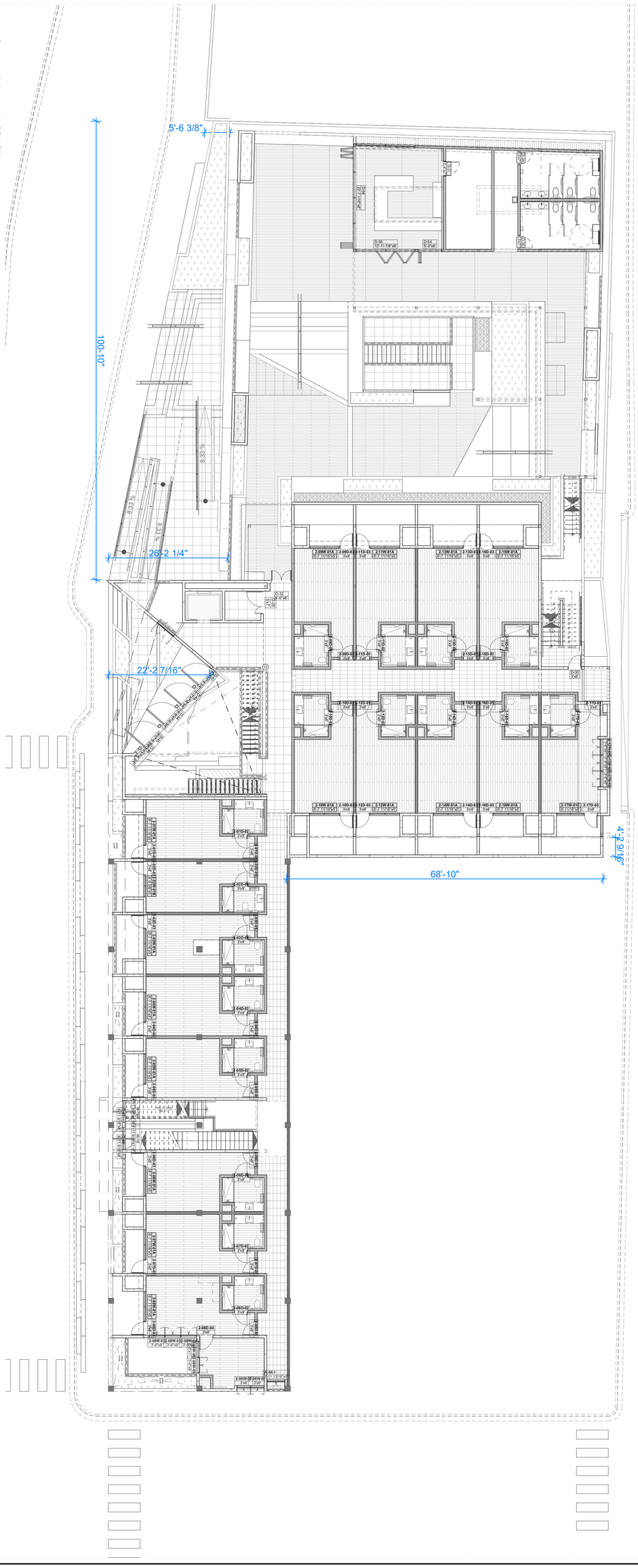
2 Second Level +13'-6"
3/32" = 1'-0"



Layout ID:
T.500

Revision:
01 - WIP
Modified by:

Checked by:

Approved by

Drawing Name:
General
Diagrams and Zones - Patios - Second Level +13'-6"
Second Level +13'-6", erb-sello-2019

Drawing Scale:
3/32" = 1'-0", 1' = 1'-0"
Drawing Status:
Issued For Construction 100% Set

Project:
Ventana del Bucanero
(Posada) PR-CRP-000170
Barrio Pueblo
Marina St and Morse St
Arroyo - PR

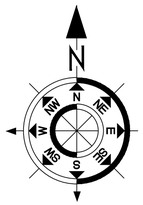
Project Info:
Cadestre: 442-020-042-03
ID #: #Project ID
Project #: 22-14
5/7/2024 | 12:22 PM

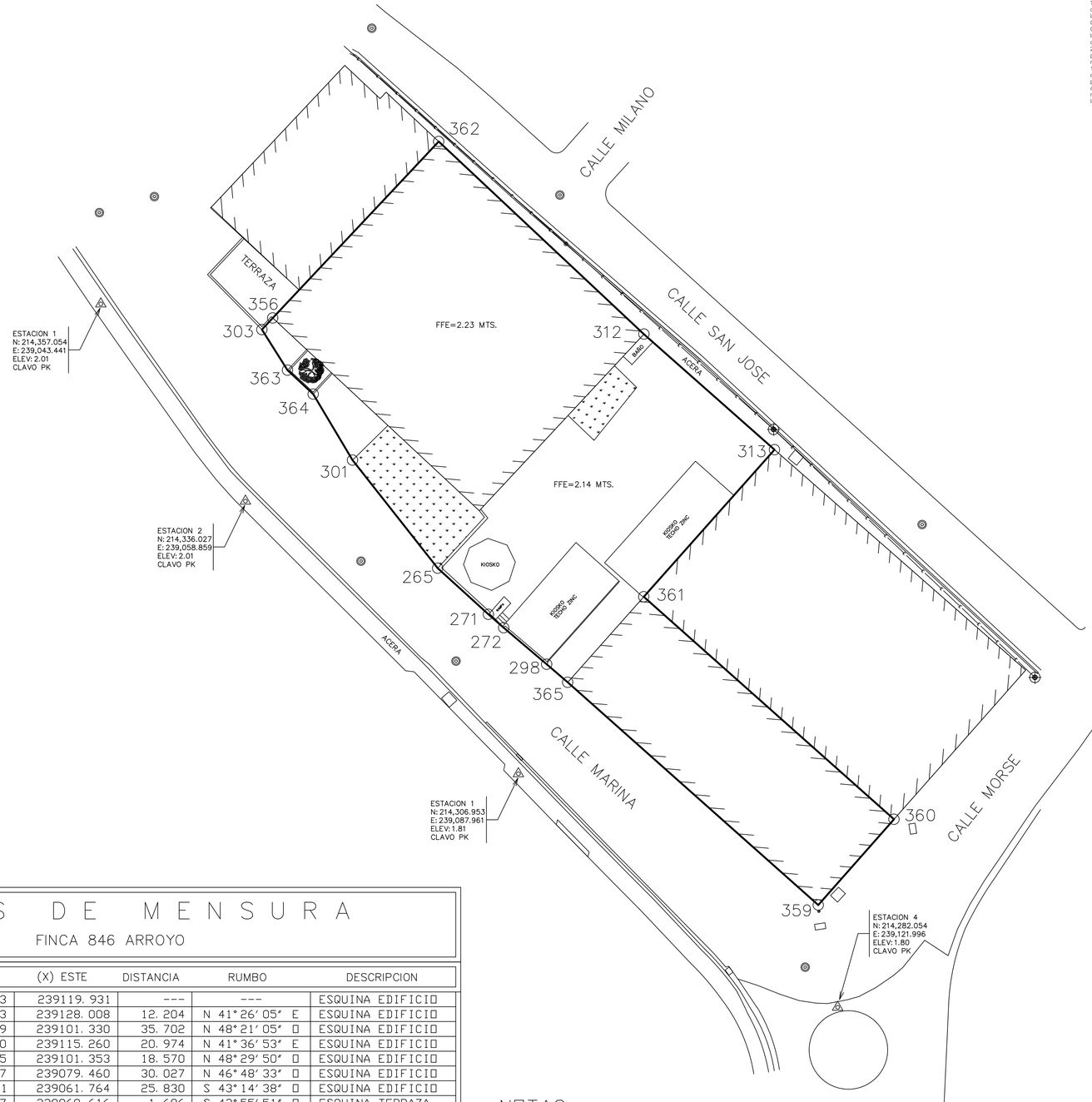
Client:
Eric Bachier Román Mayor
Municipality of Arroyo
Municipality of Arroyo
#Client City | #Client State

Certificación:
Yo **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** 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 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 Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la "Ley para la Inversión por la Industria Puertorriqueña" y con la [Ley Núm. 319 de 15 de mayo de 1938, según enmendadas; 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.

EUGENIO RAMIREZ BALLAGAS ARQUITECTO LICENCIADO Lic. #19796 PUERTO RICO

Rev/D	Ch/D	Change Name	Date
01 - WIP			Work in Progress





DATOS DE MENSURA

FINCA 846 ARROYO

PUNTO	LINEA	(Y) NORTE	(X) ESTE	DISTANCIA	RUMBO	DESCRIPCION
359	---	214292. 953	239119. 931	---	---	ESQUINA EDIFICIO
360	359-360	214302. 103	239128. 008	12. 204	N 41° 26′ 05″ E	ESQUINA EDIFICIO
361	360-361	214325. 829	239101. 330	35. 702	N 48° 21′ 05″ O	ESQUINA EDIFICIO
313	361-313	214341. 510	239115. 260	20. 974	N 41° 36′ 53″ E	ESQUINA EDIFICIO
312	313-312	214353. 815	239101. 353	18. 570	N 48° 29′ 50″ O	ESQUINA EDIFICIO
362	312-362	214374. 367	239079. 460	30. 027	N 46° 48′ 33″ O	ESQUINA EDIFICIO
356	362-356	214355. 551	239061. 764	25. 830	S 43° 14′ 38″ O	ESQUINA EDIFICIO
303	356-303	214354. 317	239060. 616	1. 686	S 42° 55′ 51″ O	ESQUINA TERRAZA
363	303-363	214349. 983	239063. 349	5. 124	S 32° 14′ 33″ E	ESQUINA JARDINERA
364	363-364	214347. 440	239066. 083	3. 734	S 47° 04′ 09″ E	ESQUINA JARDINERA
301	364-301	214340. 399	239070. 278	8. 196	S 30° 47′ 02″ E	ESQUINA JARDINERA
265	301-265	214328. 874	239079. 358	14. 672	S 38° 14′ 10″ E	ESQUINA VERJA
271	265-271	214323. 953	239084. 760	7. 307	S 47° 40′ 06″ E	ESQUINA VERJA
272	271-272	214322. 527	239086. 397	2. 171	S 48° 55′ 18″ E	ESQUINA VERJA
298	272-298	214318. 634	239090. 974	6. 008	S 49° 37′ 17″ E	ESQUINA VERJA
365	298-365	214316. 704	239093. 225	2. 966	S 49° 22′ 41″ E	ESQUINA EDIFICIO
359	365-359	214292. 953	239119. 931	35. 740	S 48° 21′ 09″ E	ESQUINA EDIFICIO

ÁREA = 1983. 990 m^2 =□= 0. 505 cda.

NOTAS

1- ESTE PLANO ESTA REFERIDO AL SISTEMA DE COORDENADAS PLANAS ESTATALES LAMBERT NAD 83 (EPOCH 2010/REV 2011) Y LAS ELEVACIONES AL PRVD02.

2- TODAS LAS MEDIDAS ESTAN EXPRESADAS EN METROS, AL MENOS QUE SE INDIQUE LO CONTRARIO.

3- LA INFORMACION MOSTRADA EN ESTE PLANO REPRESENTA EL RESULTADO DE LAS MEDICIONES HECHAS PARA LA FECHA INDICADA EN EL PLANO Y SOLO PUEDE SER CONSIDERADA COMO UNA INDICACION DE LAS CONDICIONES EXISTENTES EN EL MOMENTO.

4- LA INFORMACION PROVISTA EN ESTE PLANO PUEDE O NO MOSTRAR TODAS LAS ESTRUCTURAS Y UTILIDADES EXISTENTES POR ENCIMA Y POR DEBAJO DEL TERENO.

5- LAS COLINDANCIAS FUERON LOCALIZADAS FISICAMENTE EN EL CAMPO, SEGUN EXISTEN.

6- SIMBOLOS SON UNICAMENTE PARA PROPOSITO DE ILUSTRACION, ELLOS NO NECESARIAMENTE SON DEL MISMO TIPO O TAMAÑO DEL OBJETO QUE ELLOS REPRESENTAN.

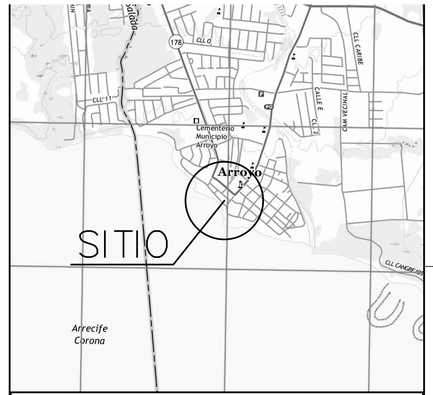
LEYENDA

- = ESTACION DE CONTROL HORIZONTAL Y VERTICAL
- = POSTE ELECTRICO A.E.E.
- 155° = PUNTO DE COLINDANCIA
- = M.H.
- E = LINEA ELECTRICA
- = GRAMA
- = ARBOL DE ALMENDRA

NUMERO CATASTRO: 442-020-042-03-901

Certificación:

Yo, **Mack Xavier Rodríguez Matos, agrimensor licenciado, número de licencia 16759 PS** 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 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 Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la "Ley para la Inversión 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]. 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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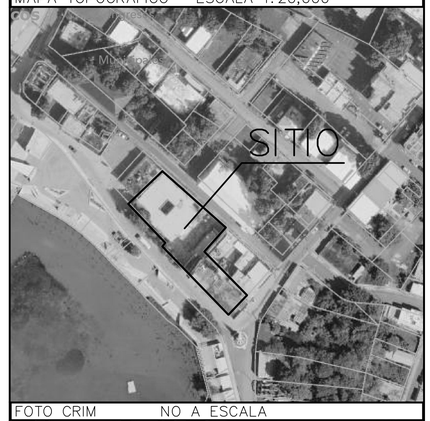

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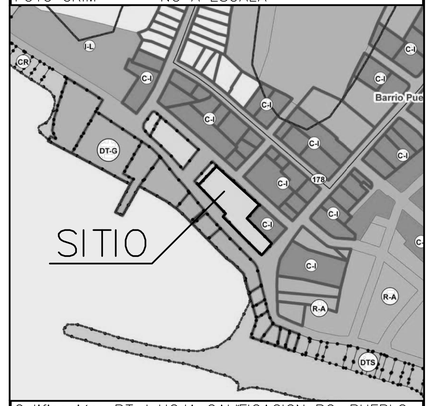

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Vigencia 9/MAYO/2011

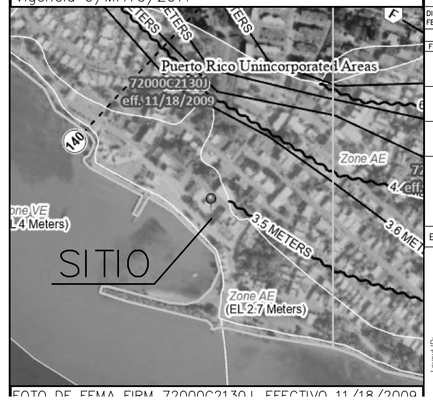


FOTO DE FEMA FIRM 72000C2130 J EFECTIVO 11/18/2009

Mack Xavier Rodríguez Matos
Agrimensor Licenciado
Lic. 16759 PS
Puerto Rico

MACK X. RODRÍGUEZ
12/julio/2022

CHALETS DE BARRIO AZUL
CALLE 1 BLOQUE 1 CASA 2
CAGUAS PR 00727-1226
cel: 787-614-2734
rodriguez.mack@yahoo.com

PLANO DE CONDICIONES EXSISTENTES

DE UN PREDIO PROPIEDAD DEL MUNICIPIO DE ARROYO LOCALIZADO ENTRE LA CALLE SAN JOSE Y CALLE MARINA, BARRIO PUEBLO ARROYO, P.R.

DIBUJADO POR: Mack X. Rodríguez
FECHA: 12 de julio de 2022

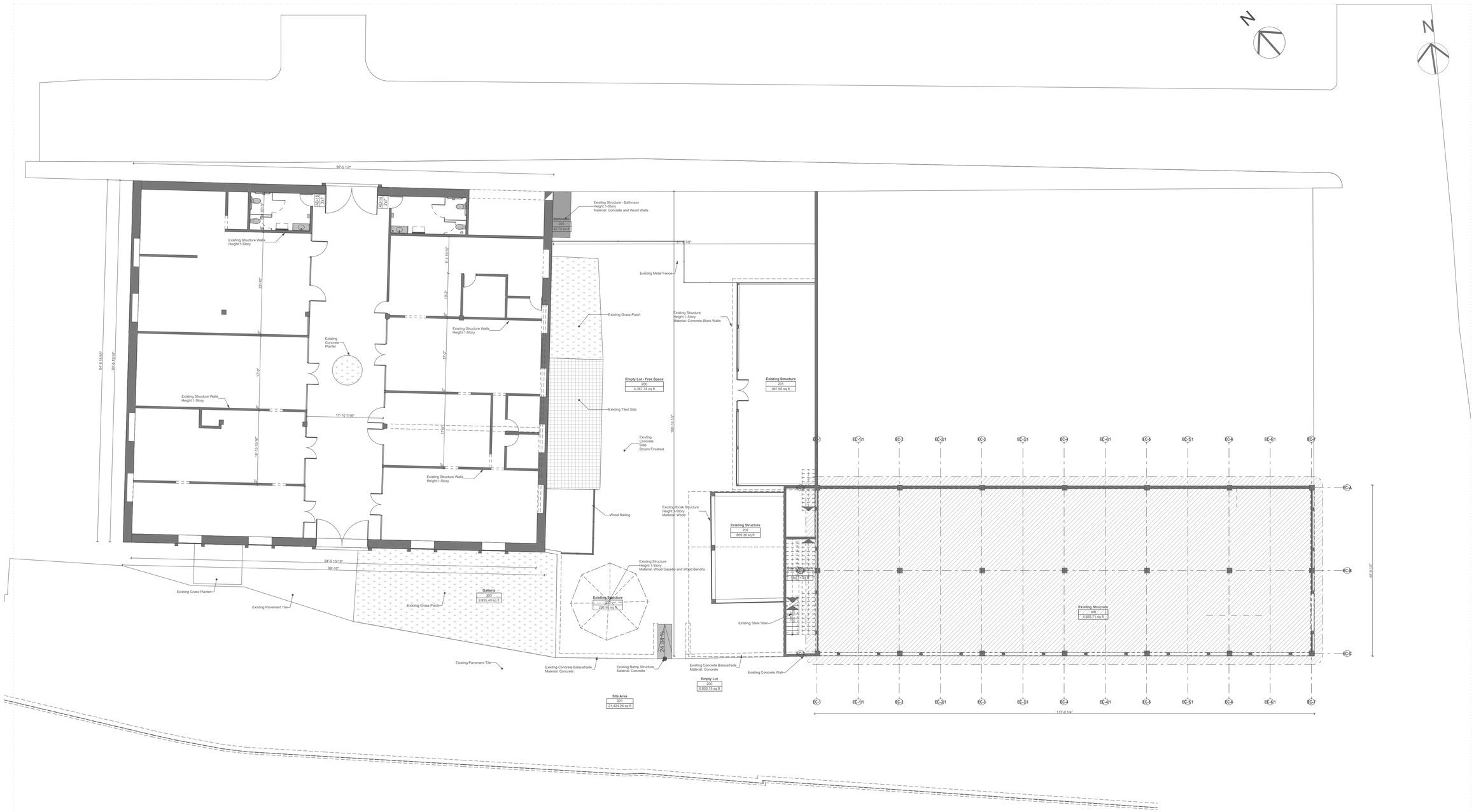
REVISIONES

FECHA	ASUNTO

DATOS REGISTRALES:
TOMO: 91
FOLIO: 220
FINCA: 846 ARROYO

ESCALA 1:

Layout ID: **SU-1**
Revision: 01
Modified by:
Checked by:
Approved by



Existing Condition Building Level

1. **+3'6"**
   3/32" = 1'-0"

Div-02 Existing Condition - Wall types				
Element ID	**2D Plan Preview**	**End Thickness of the Wall**	**Building Material / Composite / Profile / Fill**	**Description**
EC-Col-01		---	Reinforced Concrete - Structural 4,000psi	Existing Concrete Columns
EC-WT-01		2'-0"	concrete-wall-24	Existing Galleria Walls
EC-WT-02		7"	concrete-wall-7" Finished	Existing Walls - Galleria Building

S:\projects\2022\22-14-Arroyo-Ventana del Bucanero\dwg-archicad\05-cd-construction-documents-100%\arroyo-posadaventanadelbucanero-cd-constructiondocuments-phase-100%-issued-for-construction-20240506-1200-xo.pln

Revid: 01 | Child: | Change Name: | Date: 11/23/2022

EUGENIO RAMÍREZ BALLAGAS ARQUITECTO LICENCIADO LIC. #19796 PUERTO RICO

ERBA ARQUITECTURA DISEÑO E INGENIERÍA
SUITE 204
787.439.1138
www.erba.pr
Diseñado En Center Pride

Certificación:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, numero de licencia 19796** certifico que soy el profesional que diseñó estos planos y especificaciones, y que según mi mejor conocimiento profesional entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcción vigentes en la Jurisdicción de Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con la Ley para la Protección de la Propiedad Vehicular de 1958, según enmendada; Ley Núm. 96 de 6 de julio de 1988, según enmendada, conocida como la Ley para la Prevención de Intervención Doméstica; Ley Núm. 168 de 12 de mayo de 1938, según enmendada; Ley Núm. 239 de 6 de septiembre de 2004, según enmendada, conocida como la Ley para la Protección de Propiedad Vehicular; y la Ley Núm. 71 de 2 de julio de 2008, según enmendada. Y para que así conste, firmo la presente declaración falsa o falsificación de los hechos que en ella haya incluido, a sabiendas de que estos hechos son importantes para el propósito por el cual se hace esta declaración, y de que la misma está sujeta a sanciones por perjurio, por lo que no me hacen responsable de cualquier acción judicial y disciplinaria por la misma.

Project:
Ventana del Bucanero (Posada) PR-CRP-000170
Barrio Pueblo
Marina St and Morse St
Arroyo - PR

Client:
Eric Bachier Román Mayor
Municipality of Arroyo
Municipal Government Building

Project Info:
Cadastre: 442-020-042-03
ID #: #ProjectID
Project #: 22-14
5/7/2024 1:22:22 PM

Drawing Name:
Existing Condition
Architectural Existing Condition Floor Plan
Existing Condition Building Level +3'6", Wall Types - Existing Condition, erb-sello-2019

Drawing Scale:
3/32" = 1'-0", 1" = 1'-0"

Drawing Status:
Issued For Construction 100% Set

Layout ID:
EC.100

Revision:
01
Modified by:
a.gómez
Checked by:
e.ramirez
Approved by
e.ramirez



Corner View - Marina St. and Morse St.



Corner View - Marina St. and Morse St.



Marina St. View



Marina St. View



Existing Structure at Site - Interior View



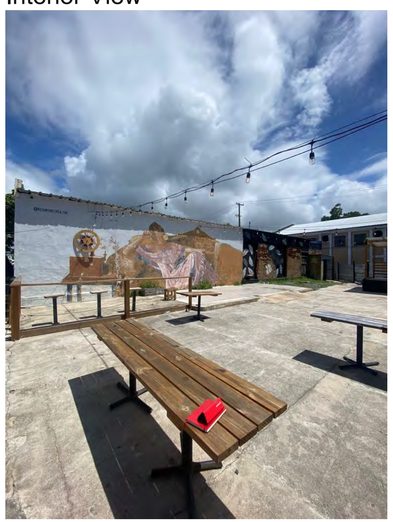
Existing Structure at Site - Interior View



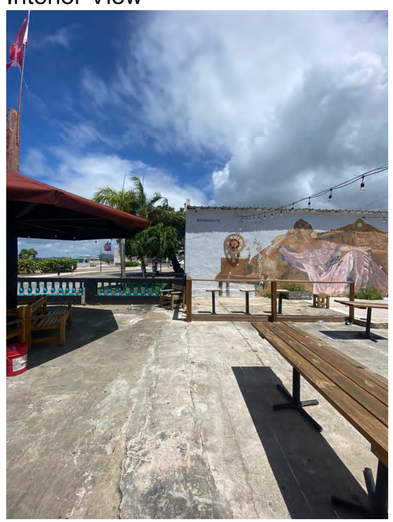
Existing Structure at Site - Interior View



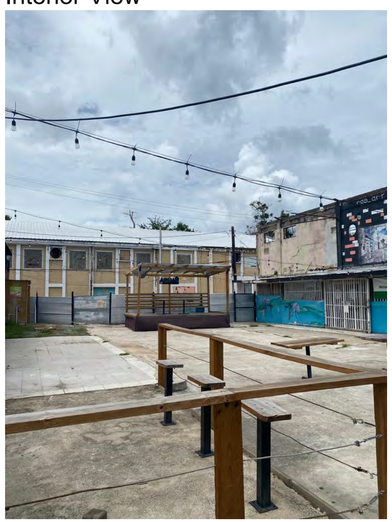
Existing Structure at Site - Interior View



Existing Structure at Site - Exterior View



Existing Structure at Site - Exterior View



Existing Structure at Site - Exterior View



Existing Structure at Site - Exterior View

S:\projects\2022\22-14-Arroyo-Ventana del Bucanero\dwg-archicad\05-cd-construction-documents-100%\arroyo-posadaventanadelbucanero-cd-constructiondocuments-phase-100%-issued-for-construction-20240506-1200-xo.pln

Revision | Child | Change Name | Date
01 | | | 11/20/2023

EUGENIO RAMÍREZ BALLAGAS
ARQUITECTO LICENCIADO
LIC. #19796
PUERTO RICO

ERBA
Eugenio Ramírez Ballagas Arquitecto
Suite 204
www.erba.pr

Certificación:
Yo, Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796 certifico que soy el profesional que diseñó estos planos y especificaciones, que he supervisado su preparación y que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcción y Ocupación aplicables en Puerto Rico, y Códigos de Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con la Ley para la Prevención, Rehabilitación y Reducción de Vejez, 2004, según enmendada, conocida como la "Ley para la Prevención de la Vejez" y la Ley Núm. 96 de 6 de julio de 1956, según enmendada, Ley Núm. 96 de 6 de julio de 1956, según enmendada, conocida como la "Ley de Ascensores", y que la declaración falsa o falsificación de los hechos que se hayan consignado en el mismo, o por no cumplir con las disposiciones de la ley, me hacen responsable de cualquier acción judicial y disciplinaria por la ley.

Project:
Ventana del Bucanero (Posada) PR-CRP-000170
Barrio Pueblo
Marina St and Morse St
Arroyo - PR

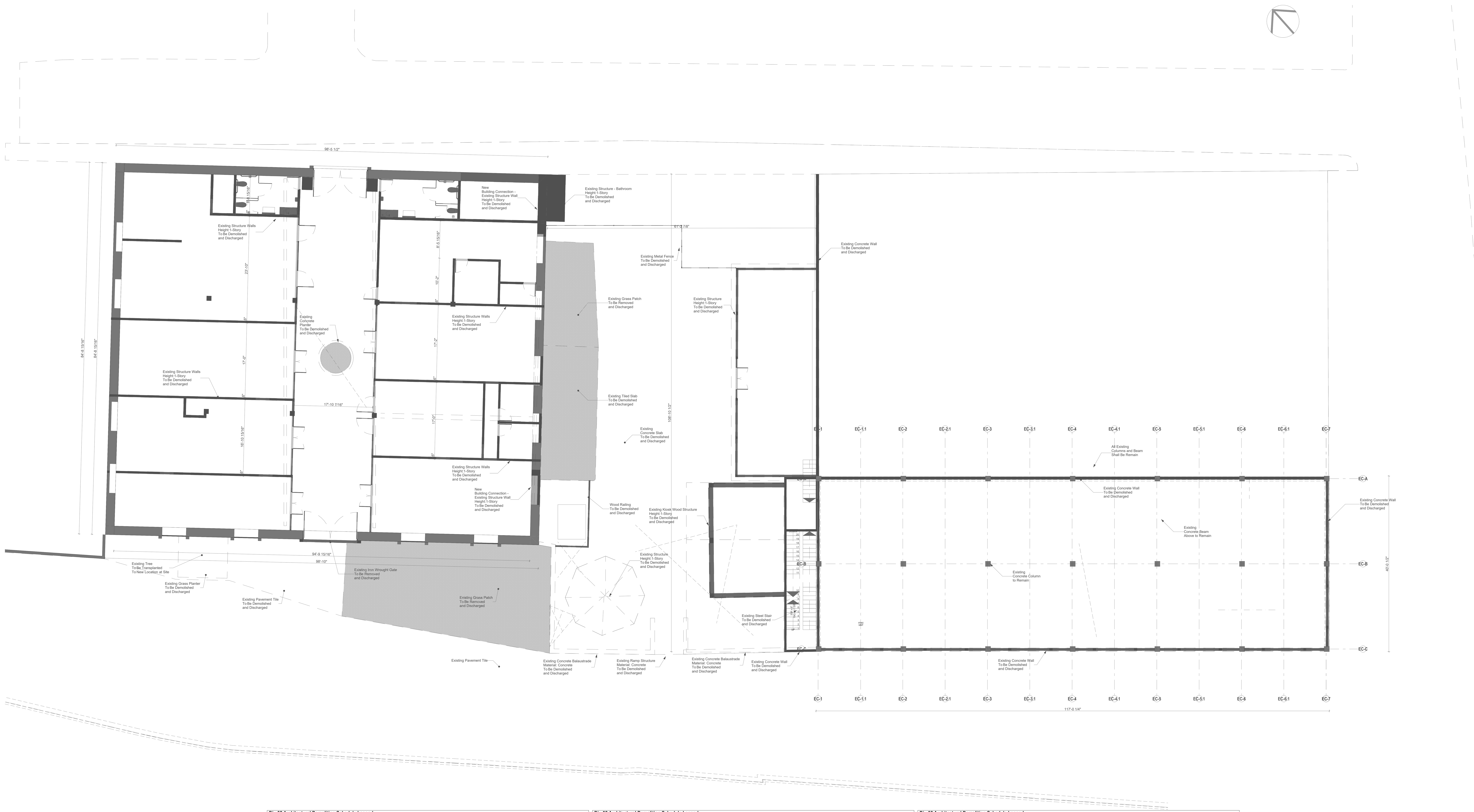
Project Info:
Cadastre: 442-020-042-03
ID #: Project ID
Permit #: Permit #
5/7/2024 | 12:22 PM

Client:
Eric Bachier Roman Mayor
Municipality of Arroyo
Municipio de Arroyo
#Client City | #Client State

Drawing Name:
Existing Condition
Existing Condition Photos
Corner View - Marina St. and Morse St.: WhatsApp Image 2022-05-31 at 4.05.19 PM (13), WhatsApp Image 2022-05-31 at 4.05.19 PM (14), WhatsApp Image 2022-05-31 at 4.05.19 PM (15), WhatsApp Image 2022-05-31 at 4.05.19 PM (16), WhatsApp Image 2022-05-31 at 4.05.19 PM (17), WhatsApp Image 2022-05-31 at 4.05.19 PM (18), WhatsApp Image 2022-05-31 at 4.05.19 PM (19)
Drawing Scale: As indicated 1"=1'-0"
Drawing Status:
Issued For Construction 100% Set

Layout ID:
EC.101

Revision:
01
Modified by:
a.gómez
Checked by:
e.ramirez
Approved by:
e.ramirez



1. Architectural Demolition Plan and Schedule

3/32" = 1'-0"

Div-02 Architectural Demolition Schedule Legend

Element ID	Name	2D Plan Preview	Type	Notes
AD-01	Existing Concrete Wall		To be demolished and discharged	
AD-01.1	Existing Concrete and Masonry Wall		To be demolished and discharged	Existing Building (Galleria) Masonry Walls To Be Demolished and Discharged
AD-02	Existing Wood and Concrete Structure		To be demolished and discharged	Wood Kiosk / Concrete Base with Wood Walls 10'-0" Height
AD-03	Balustrade		To be demolished and discharged	3'-0" Height
AD-04	Wood Railing		To be remove and discharged	
AD-05	Existing Aluminum and Glass Double Hung Door		To be demolished and discharged	
AD-06	Existing Aluminum and Glass Window		To be demolished and discharged	Security Grille
AD-07	Existing Iron Wrought Gate		To be remove and discharged	
AD-07.1	Existing Iron Wrought Gate		To be remove and discharged	
AD-08	Existing Store Front Door		To be remove and discharged	Double Hung Door
AD-09	Existing Store Front Door		To be remove and discharged	Double Hung Door
AD-10	Existing Store Front Door		To be remove and discharged	Double Hung Door
AD-11	Existing Store Front Door		To be remove and discharged	

Div-02 Architectural Demolition Schedule Legend

Element ID	Name	2D Plan Preview	Type	Notes
AD-12	Existing Store Front Door		To be remove and discharged	
AD-13	Existing Store Front Door		To be remove and discharged	Double Hung Door
AD-14	Existing Store Front Door		To be remove and discharged	Double Hung Door
AD-15	Existing Store Front Door		To be remove and discharged	
AD-16	Existing Store Front Door		To be remove and discharged	
AD-17	Existing Store Front Door		To be remove and discharged	
AD-18	Existing Bathroom Wood Door		To be remove and discharged	
AD-19	Existing Bathroom Wood Door		To be remove and discharged	
AD-20	Existing Bathroom Wood Door		To be remove and discharged	
AD-20.1	Existing Bathroom Wood Door		To be remove and discharged	
AD-21	Existing Bathroom Wood Door		To be remove and discharged	
AD-22	Existing Bathroom Wood Door		To be remove and discharged	
AD-23	Existing Concrete Planter with Grass Patch		To be demolished and discharged	Existing Concrete Slab Cut to be Refilled

Div-02 Architectural Demolition Schedule Legend

Element ID	Name	2D Plan Preview	Type	Notes
AD-24	Wood Gazebo		To be demolished and discharged	
AD-25	Wood Bench		To be remove and discharged	
AD-26	Existing Grass Patch		To be remove and discharged	Existing Concrete Slab Cut To Be Filled
AD-27	Existing Tiled Concrete Slab		To be demolished and discharged	
AD-28	Existing Concrete Ramp	24.84 %	To be demolished and discharged	
AD-29	Existing Metal Steel Stair		To be remove and discharged	
AD-30	Existing Security Metal Fence		To be demolished and discharged	
AD-31	Existing Concrete Slab		To be demolished and discharged	Existing Concrete Slab Cut To Fit New Design
AD-32	Existing Windows - Galleria Building Front Facade		To be remove and discharged	Existing Casement Window with Round Transom

Div-00 Wall Types - Demolition Resume (See A600 For Graphic Schedule)

Element ID	Name	Type
AD-01	Existing Concrete Wall	To be demolished and discharged
AD-01.1	Existing Concrete and Masonry Wall	To be demolished and discharged
AD-02	Existing Wood and Concrete Structure	To be demolished and discharged
AD-03	Balustrade	To be demolished and discharged
AD-04	Wood Railing	To be remove and discharged
AD-05	Existing Aluminum and Glass Double Hung Door	To be demolished and discharged
AD-06	Existing Aluminum and Glass Window	To be demolished and discharged
AD-07	Existing Iron Wrought Gate	To be remove and discharged
AD-07.1	Existing Iron Wrought Gate	To be remove and discharged
AD-08	Existing Store Front Door	To be remove and discharged
AD-09	Existing Store Front Door	To be remove and discharged
AD-10	Existing Store Front Door	To be remove and discharged
AD-11	Existing Store Front Door	To be remove and discharged
AD-12	Existing Store Front Door	To be remove and discharged
AD-13	Existing Store Front Door	To be remove and discharged
AD-14	Existing Store Front Door	To be remove and discharged
AD-15	Existing Store Front Door	To be remove and discharged
AD-16	Existing Store Front Door	To be remove and discharged
AD-17	Existing Store Front Door	To be remove and discharged
AD-18	Existing Bathroom Wood Door	To be remove and discharged
AD-19	Existing Bathroom Wood Door	To be remove and discharged
AD-20	Existing Bathroom Wood Door	To be remove and discharged
AD-20.1	Existing Bathroom Wood Door	To be remove and discharged
AD-21	Existing Bathroom Wood Door	To be remove and discharged
AD-22	Existing Bathroom Wood Door	To be remove and discharged
AD-23	Existing Concrete Planter with Grass Patch	To be demolished and discharged
AD-24	Wood Gazebo	To be demolished and discharged
AD-25	Wood Bench	To be remove and discharged
AD-26	Existing Grass Patch	To be remove and discharged
AD-27	Existing Tiled Concrete Slab	To be demolished and discharged
AD-28	Existing Concrete Ramp	To be demolished and discharged
AD-29	Existing Metal Steel Stair	To be remove and discharged
AD-30	Existing Security Metal Fence	To be demolished and discharged
AD-31	Existing Concrete Slab	To be demolished and discharged
AD-32	Existing Windows - Galleria Building Front Facade	To be remove and discharged

RevID	ChID	Change Name	Date
01			11/28/2022

EUGENIO RAMÍREZ BALLAGAS ARQUITECTO LICENCIADO LIC. #19796 PUERTO RICO

EUGENIO RAMIREZ BALLAGAS ERBA arquitectos
DREAMS DO COME TRUE
SUITE 206

Certificación:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** 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 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 Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la "Ley para la Inversión 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]. 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.

Project:
Ventana del Bucanero (Posada) PR-CRP-000170
Barrio Pueblo
Marina St and Morse St
Arroyo - PR

Project Info:
Cadestre: 442-020-042-03
ID #: #Project ID
Project #: 22-14
5/7/2024 | 12:22 PM

Client:
Eric Bachier Román Mayor
Municipality of Arroyo
Municipality of Arroyo
#Client City | #Client State

Drawing Name:
Existing Condition
Architectural Demolition
Architectural Demolition Plan and Schedule , Architectural Demolition Schedule Legend, Wall Types - Demolition List, erb-sello-2019

Drawing Scale:
3/32" = 1'-0", 1' = 1'-0"

Drawing Status:
Issued For Construction 100% Set

Layout ID:
AD-100

Revision:
01

Modified by:

Checked by:

Approved by

GENERAL PROJECT DATA

THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ANY UTILITIES WHETHER SHOWN ON THE PLANS OR NOT, THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE CLOSELY COORDINATED WITH THE ENGINEER AND THE RESPECTIVE UTILITY COMPANY FOR RELOCATION OR PROPER INSTRUCTION. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE RELOCATION OF VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT, AND NO EXTRA COMPENSATION WILL BE ALLOWED.

AS-BUILTS

THE CONTRACTOR SHALL PROVIDE VERTICAL AND HORIZONTAL "AS-BUILT" INFORMATION RELATIVE TO ALL CONSTRUCTION UTILITIES AND STRUCTURES. AS-BUILT SHALL BE PROVIDED BY THE CONTRACTOR TO THE PROJECT ARCHITECT OR ENGINEER TWO WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT DATA SHALL BE PROVIDED BY A PUERTO RICO LICENSED SURVEYOR, SIGNED, SEALED AND DATED BY THE RESPONSIBLE PARTY. SEE INDIVIDUAL SECTIONS (PAVEMENT, WATER SYSTEM, ETC.) FOR ADDITIONAL AS-BUILT REQUIREMENTS.

LAYOUT AND CONTROL

UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION IS PROVIDED ON THE BOUNDARY/TOPO SURVEYS. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT OR ENGINEER IMMEDIATELY.

EARTHWORK

THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO ASSURE HIMSELF OF EARTHWORK QUANTITIES. PRIOR TO BID. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT FILL NEEDED, AND FOR THE REMOVAL AND DISPOSAL OF EXCESS MATERIALS.

LIMITS OF DISTURBANCE

THE LIMITS OF DISTURBANCE HAVE BEEN PROVIDED TO THE CONTRACTOR ON THE CONSTRUCTION PLANS. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THESE LIMITS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR EXTERNAL REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND TO REMAIN PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIALS TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

CLEARING AND GRUBBING

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING FOR SITE CONSTRUCTION INCLUDING CLEARING FOR PAVING, UTILITIES, DRAINAGE FACILITIES AND BUILDING CONSTRUCTION. AT A MINIMUM, REMOVE TOPSOIL OR UNSUITABLE SOIL MATERIAL BELOW. UNSUITABLE SOIL TO BE DETERMINED BY PROJECT GEOTECHNICAL ENGINEER.

MATERIAL STORAGE / DEBRIS REMOVAL

ALL MATERIALS EXCAVATED SHALL BE STOCKPILED AT ON-SITE LOCATIONS AS SPECIFIED BY THE OWNER. MATERIALS SHALL BE STOCKPILED SEPARATELY AS TO USABLE (NONORGANIC) FILL STOCKPILES AND ORGANIC (MUCK) STOCKPILES IF MUCK IS ECOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE AND EXCESS FILL MATERIALS FROM THE SITE.

FILL MATERIAL

ALL FILL MATERIALS SHALL CONTAIN NO MUCK, STUMPS, ROOTS, BRUSH, VEGETATIVE MATTER, RUBBISH OR OTHER MATERIAL THAT WILL NOT COMPACT INTO A SUITABLE AND ENDURING BACKFILL. COMPACTION TESTING SHALL BE PERFOMED WHERE NEEDED BY PROJECT'S GEOTECHNICAL ENGINEER.

SURFACE DRAINAGE

THE CONTRACTOR SHALL BE EXPECTED, AT THE END OF EACH DAY, TO HAVE THE SITE GRADED IN SUCH A WAY AS TO PREVENT ANY ADVERSE IMPACT FROM RUNOFF OR SILTATION TO ANY ADJACENT PROPERTIES. SILTATION BARRIERS SHALL BE MAINTAINED AND REPAIRED IF REQUIRED AT THE END OF EACH WORKING DAY. PROVIDE TEMPORARY CONTROL MEASURES (I.E. PIPING, SWALES, DIVERSION BERMS, UNDER-DRAIN) AS REQUIRED TO PREVENT EROSION, SATURATION, OR FLOODING OF WORK. PLEASE REFER TO CES PLAN FOR FURTHER DETAILS.

GRADING SHOWN ON THESE PLANS IS PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.

GENERAL PROVISIONS

THE CONTRACTOR SHALL SUBMIT COPIES OF MATERIAL SUBMITTALS TO THE PROJECT ARCHITECT OR ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION. PRIOR TO SUBMISSION, THE CONTRACTOR SHALL SUBMIT PRODUCT DATA, AND SAMPLES FOR COMPLETENESS AND FOR COMPLIANCE WITH THE CONSTRUCTION PLANS AND SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS. THE CONTRACTOR'S RESPONSIBILITY FOR ERRORS AND OMISSIONS IN SUBMITTALS IS NOT RELIEVED BY THE ARCHITECT'S OR ENGINEER'S REVIEW OF SUBMITTALS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING AT THE TIME OF SUBMISSION, OF DEVIATIONS IN SUBMITTALS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED, AS NECESSARY, BY SAME.

THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING. AS A MINIMUM, TESTING SHALL INCLUDE A) STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS; B) DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS; C) PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING. ALL SOIL AND CONCRETE SAMPLE TESTING SHALL BE PERFORMED BY A LICENSED GEOTECHNICAL ENGINEER.

IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL REQUIRED TESTING OR APPROVALS FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL.

ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.

TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS.

RIGHT-OF-WAY RESTORATION

ALL AREAS WITHIN ANY GOVERNMENT AGENCIES RIGHT-OF-WAY SHALL BE FINISH GRADED WITH A SMOOTH TRANSITION TO EXISTING GROUND. ALL DISTURBED AREAS SHALL BE SODDED OR PAVED AFTER FINAL GRADING IN ACCORDANCE WITH THE CONSTRUCTION PLANS PRIOR TO FINAL INSPECTION.

EROSION AND SEDIMENT CONTROL

CONTRACTOR SHALL RESPOND TO EROSION AND SEDIMENT CONTROL MAINTENANCE REQUIREMENTS OR IMPLEMENT ADDITIONAL MEASURES TO CONTROL EROSION ORDERED BY OWNER OR GOVERNING AUTHORITIES WITHIN 48 HOURS OR SOONER IF REQUIRED AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR WILL BE REQUIRED TO INCORPORATE PERMANENT EROSION CONTROL FEATURES INTO PROJECT AT EARLIEST PRACTICAL TIME TO MINIMIZE NEED FOR TEMPORARY CONTROLS.

GRASS ALL DISTURBED AREAS WITHIN 7 DAYS OF INITIAL DISTURBANCE. TYPE OF GRASSING SHALL BE AS FOLLOWS: TEMPORARY GRASSING TO BE SODDING AT ALL DRAINAGE STRUCTURES, RETENTION AREAS, SWALES AND DITCHES, AND WHERE SLOPES ARE STEEPER THAN 5:1. TEMPORARY GRASSING CAN BE SEED AND MULCH AT ALL OTHER LOCATIONS UNLESS OTHERWISE INDICATED IN THE DRAWINGS OR SPECIFICATIONS.

INSPECT EVERY TWO WEEKS DURING CONSTRUCTION. REMOVE ANY SEDIMENT BUILD-UP. REPAIR AND REINSTALL ANY DAMAGED OR MISSING SEDIMENT CONTROL MEASURES. INSTALL ADDITIONAL MEASURES IF INSPECTION REVEALS ADDITIONAL SEDIMENTATION CONTROL IS NECESSARY.

AREAS TO BE PAVED SHALL BE TREATED WITH A BITUMINOUS PRIME COAT AND SANDED TO MINIMIZE EROSION, WHERE PAVING IS SCHEDULED TO OCCUR MORE THAN 48 HOURS AFTER INSTALLATION OF BASE COURSE. AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF ACCEPTANCE OF THE SUBGRADE.

EROSION AND SILTATION CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THESE MEASURES ARE TO BE INSPECTED BY THE CONTRACTOR ON A REGULAR BASIS AND ARE TO BE MAINTAINED OR REPAIRED ON AN IMMEDIATE BASIS AS REQUIRED. REFER TO "OFICINA DE GERENCIA DE PERMISOS" (OGPe) (PERMIT MANAGEMENT OFFICE) FOR ADDITIONAL REQUIREMENTS FOR EROSION CONTROL AND SURFACE DRAINAGE. CONTRACTOR SHALL BE RESPONSIBLE TO SEED AND MULCH OR IF NECESSARY SOD ALL DISTURBED AREAS WITHIN CONSTRUCTION AFFECTED AREAS TO MINIMIZE WASHOUT AND SOIL EROSION.

GRADING

UNIFORMLY SMOOTH GRADE THE SITE. MAINTAIN POSITIVE DRAINAGE AT ALL TIMES, UNLESS OTHERWISE INDICATED IN GRADING PLAN. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE-GRADER OPERATIONS.

NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE-ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

RevID | ChID | Change Name | Date



ERBA arquitectos — DREAMS DO COME TRUE

Certificación:

Yo, **Francisco Rodríguez-Ema Cordero, ingeniero licenciado, número de licencia 19736** 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 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 Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la ''Ley para la Inversión 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]. 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.

Project:
Posada Ventana del Bucanero
Barrio Pueblo
Marina St and Morse St
Arroyo - PR

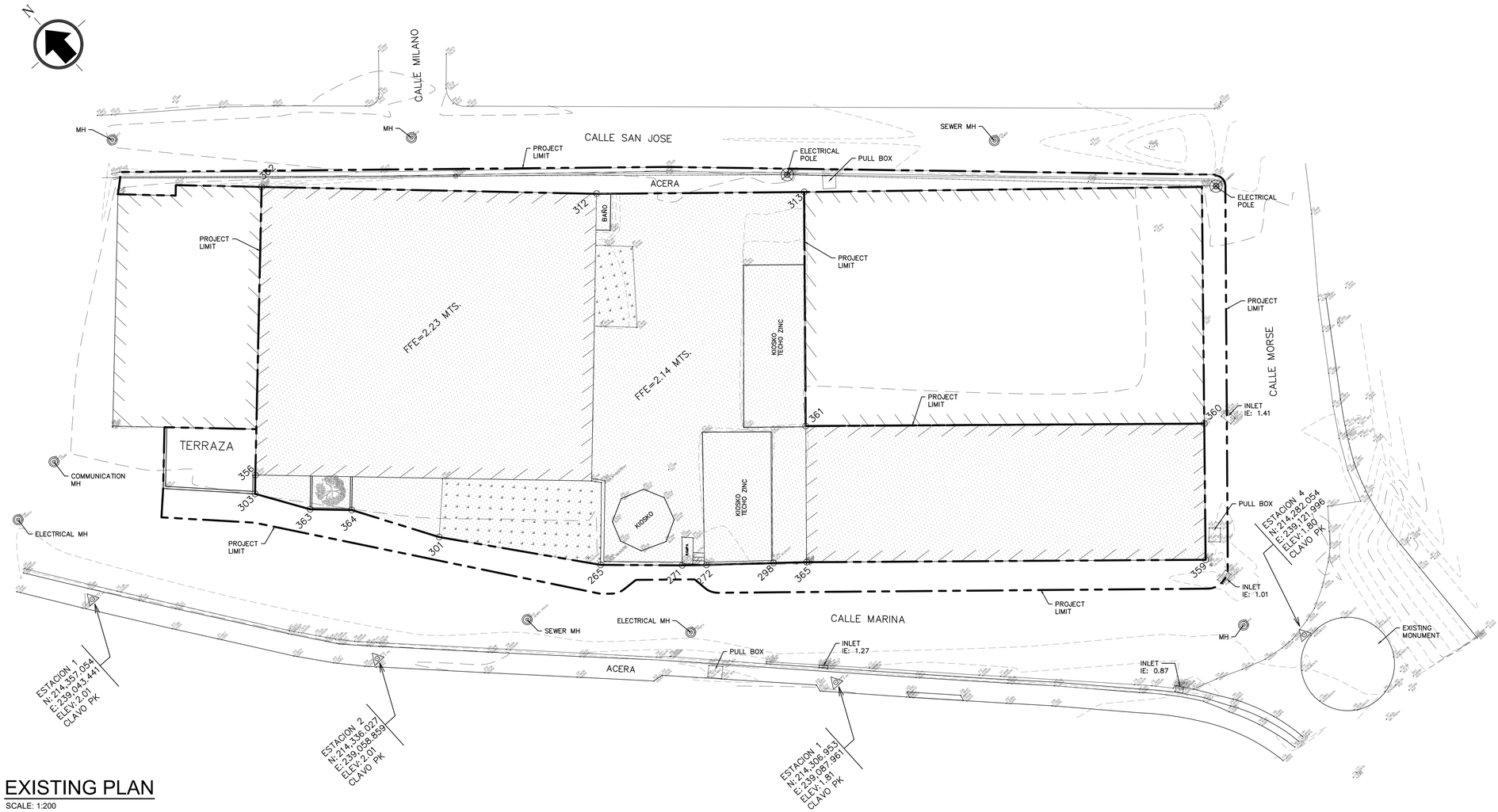
Project Info:
Cadestre: 442-020-042-03
ID #: #Project ID
Project #: 22-14
10/18/2022 | 2:11 PM

Client:
Eric Bachier Román Mayor
Municipality of Arroyo
Municipality of Arroyo
#Client City | #Client State

Drawing Name:
GENERAL NOTES

Date:
AGO. 15, 2023
Drawing Scale:
1:200
Drawing Status:
DESIGN DEVELOPMENT PHASE - 90%

Layout ID:
C-0.0
Revision:
01 - WIP
Modified by:
-
Checked by:
Ing. F.Rodriguez
Approved by
e.ramirez



LEYENDA

- = ESTACION DE CONTROL HORIZONTAL Y VERTICAL
- = POSTE ELECTRICO A.E.E.
- 155● = PUNTO DE COLINDANCIA
- = M.H.
- = LINEA ELECTRICA
- = GRAMA
- = ARBOL DE ALMENDRA
- = AREA TO BE REMODELED

EXISTING PLAN

SCALE: 1:200

0 5 m 10 m 20 m

SCALE: 1:200

GENERAL NOTE:

EXISTING CONDITION, TOPOGRAPHIC, AND INFRASTRUCTURE INFORMATION OBTAINED FROM LAND SURVEYOR MACK X. RODRIGUEZ (LIC. NO. 16759 PS) DRAWING TITLED "PLANO DE CONDICIONES EXISTENTE" DATED ON JULY 12, 2022.

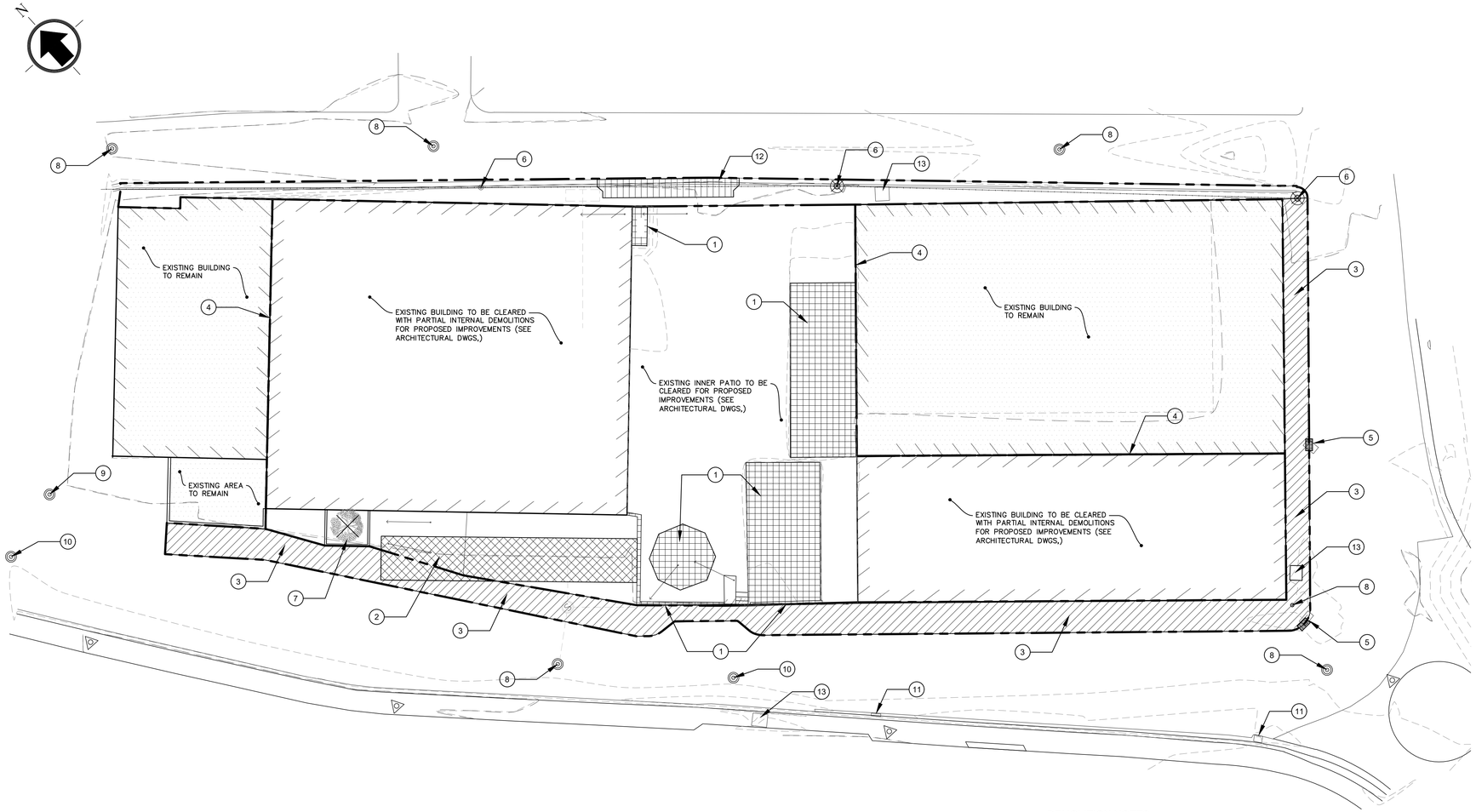
SURVEYOR'S NOTES:

1. ESTE PLANO ESTA REFERIDO AL SISTEMA DE COORDENADAS PLANAS ESTATALES LAMBERT NAD 83 (EPOCH 2010/REV 2011) Y LAS ELEVACIONES AL PRVD02.
2. TODAS LAS MEDIDAS ESTAN EXPRESADAS EN METROS, AL MENOS QUE SE INDIQUE LO CONTRARIO.
3. LA INFORMACION MOSTRADA EN ESTE PLANO REPRESENTA EL RESULTADO DE LAS MEDICIONES HECHAS PARA LA FECHA INDICADA EN EL PLANO Y SOLO PUEDE SER CONSIDERADA COMO UNA INDICACION DE LAS CONDICIONES EXISTENTES EN EL MOMENTO.
4. LA INFORMACION PROVISTA EN ESTE PLANO PUEDE O NO MOSTRAR TODAS LAS ESTRUCTURAS Y UTILIDADES EXISTENTES POR ENCIMA Y POR DEBAJO DEL TERENO.
5. LAS COLINDANCIAS FUERON LOCALIZADAS FISICAMENTE EN EL CAMPO, SEGUN EXISTEN.
6. SIMBOLOS SON UNICAMENTE PARA PROPOSITO DE ILUSTRACION, ELLOS NO NECESA–RIAMENTE SON DEL MISMO TIPO O TAMAÑO DEL OBJETO QUE ELLOS REPRESENTAN.

FRANCISCO RODRIGUEZ-EMA CORDERO
INGENIERO LICENCIADO
LIC. # 19736
PUERTO RICO

ERBA ARQUITECTURA

Certification:
Yo, **Eugenio M. Ramirez Baltagaz**, arquitecto licenciado, autorizado por la Junta Examinadora de Consultores en Construcción, certifico que este diseño, plano y las especificaciones complementarias, cumplen con las disposiciones aplicables del Reglamento y Código de Construcción Vigentes de las Agencias, Jurisdicciones Reglamentadas, que en mi juicio profesional, conocido como la Ley para la creación de los hechos que en hoya declaración falsa o falsificación de los hechos que en hoya declaración falsa o falsificación de los hechos que en hoya de 1938, según enmendada. Ley Núm. 96 de 6 de julio de 1976, según enmendada, conocida como la Ley para la creación de la Junta Examinadora de Consultores en Construcción y para establecer sus deberes, poderes y facultades, y por otras personas con mi autorización, o empleados, o por otra persona con mi autorización, o por otras personas con mi autorización, o por otras personas con mi autorización, o por otras personas



DEMOLITION PLAN

SCALE: 1:200

0 5 m 10 m 20 m

SCALE: 1:200

LEGEND

- CONCRETE, METAL OR WOOD STRUCTURE TO BE DEMOLISHED
- EXISTING CONCRETE PADS TO BE DEMOLISHED OR GREEN AREA TO REMOVER.
- EXISTING SIDEWALK CURB OR GUTTER TO BE DEMOLISHED OR REMOVED
- EXISTING PAVER TO BE DEMOLISHED OR REMOVED.
- EXISTING TO REMAIN.
- EXISTING TREE, TO BE REMOVED.
- EXISTING TREE OR PALM TO REMAIN AND PROTECTED FROM DAMAGED

DEMOLITION NOTES:

1. EXISTING WOOD OR CONCRETE STRUCTURE TO BE DEMOLISHED.
2. EXISTING CONCRETE SLAB AND GREEN AREA TO BE DEMOLISHED AND USED AS CONSTRUCTION ENTRANCE, SEE CES PLAN.
3. EXISTING PAVER SIDEWALK TO BE REMOVED.
4. EXISTING ADJACENT BUILDING TO REMAIN AND PROTECTED FROM DAMAGE.
5. EXISTING INLET, PIPE TO BE RELOCATED, ABANDONED, OR REMOVED.
6. EXISTING ELECTRICAL POLE AND CABLE TO REMAIN AND PROTECTED FROM DAMAGE.
7. EXISTING TREE TO BE REMOVED AND TRANSPLANTING TO NEW LOCATION, FOR MORE INFORMATION SEE ARCHITECTURAL DRAWING. EXISTING PLANTING AREA TO BE DEMOLISHED.
8. EXISTING VALVE, PIPE AND MANHOLE FOR REUSE AND PROTECTED FROM DAMAGE.
9. EXISTING COMMUNICATION MH TO REMAIN AND PROTECTED FROM DAMAGE.
10. EXISTING ELECTRICAL MH TO REMAIN AND PROTECTED FROM DAMAGE.
11. EXISTING INLET TO BE REUSED AND PROTECTED FROM DAMAGE.
12. EXISTING SIDEWALK, CURB AND GUTTER TO BE DEMOLISHED.
13. EXISTING PULL BOX TO BE REUSED AND PROTECTED FROM DAMAGE.

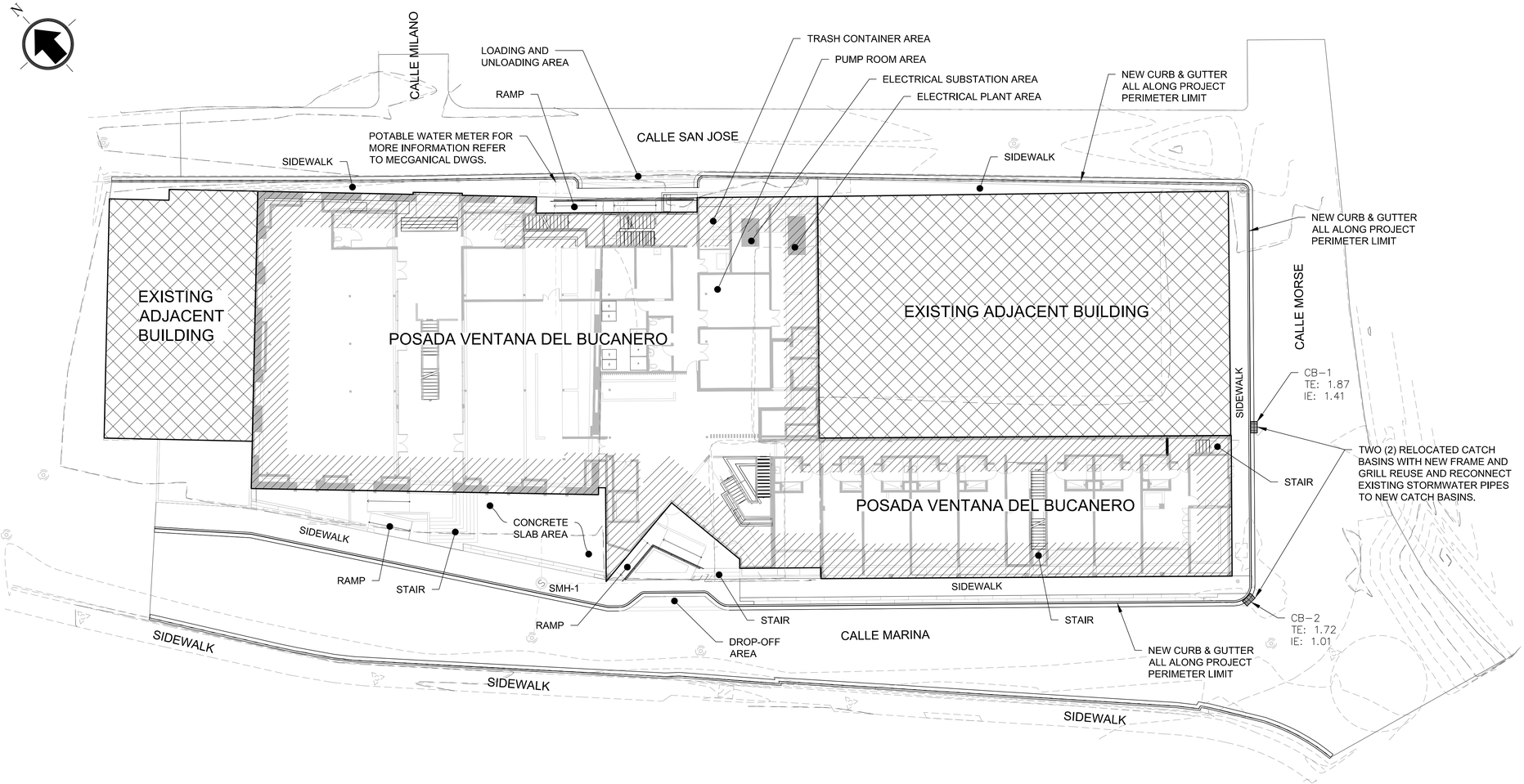
GENERAL DEMOLITION NOTES:

1. THE INFORMATION INCLUDED REGARDING EXISTING CONDITIONS AND REQUIRED DEMOLITION, IS OFFERED AS A GENERAL GUIDE OF THE EXISTING CONDITIONS AND DEMOLITION REQUIRED. THE INFORMATION INCLUDED DOES NOT REPRESENT AN EXHAUSTIVE RESEARCH OF THE EXISTING CONDITIONS NOR THE DEMOLITION WORKS REQUIRED. THE CONTRACTOR SHALL USE THESE DOCUMENTS AND INFORMATION AS A WORKING TOOL IN PREPARING HIS OWN INVESTIGATION OF THE EXISTING CONDITIONS AND THE DEMOLITION REQUIRED FOR THE PROJECT.
2. THE INFORMATION, DRAWINGS AND NOTES INCLUDED, OR THE INVOLUNTARILY OMISSION OF OTHER DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY OF VISITING THE SITE AND MAKE HIMSELF COMPLETELY AWARE OF ALL THE CONDITIONS INVOLVED IN THE PROJECT; OF PREPARING HIS OWN EXISTING CONDITIONS AND DEMOLITION RESEARCH, AND TO INCLUDE THE NECESSARY COSTS ON HIS BID TO COVER ALL THE REQUIRED DEMOLITION TO COMPLETE THE CONSTRUCTION WORKS, AS REQUIRED ON THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL ACQUIRE THE OWNER'S APPROVAL PRIOR TO DISCONNECTING ANY BUILDING UTILITIES.
4. REQUIRED DEMOLITION WORK THAT IS NOT SHOWN IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO PROCEEDING WITH THE WORK.
5. DEMOLITION WORK SHALL NOT INTERFERE WITH THE NORMAL DAY TO DAY OPERATIONS OF THE ROADS AND ADJACENT BUILDINGS.
6. CONTRACTOR SHALL OBTAIN UNDERGROUND UTILITIES AS-BUILT OBTAIN FROM OWNER AND/ OR PROJECT ARCHITECT, BEFORE PROCEEDING WITH DEMOLITION.
7. ALL DEMOLITION TO BE COORDINATED WITH OTHER DISCIPLINES BEFORE PROCEEDING WITH THIS WORK.
8. SALVAGEABLE MATERIALS - SOME PRODUCTS AND MATERIALS SHALL BE REMOVED AND STORED FOR POSSIBLE REUSE BY OWNER. COORDINATE THE EXTENT OF SALVAGE WITH THE UTILITIES PLANS, OWNER, AND SITE ENGINEER. THIS ITEMS SHALL BE REMOVED WITHOUT DAMAGING THE ITEM & STORED WHERE INDICATED BY THE OWNER.
9. NON SALVAGEABLE MATERIALS - MATERIAL AND INSTALLATIONS NOT SALVAGEABLE SHALL BE REMOVED AND DISPOSED OF LEGALLY. ENSURE THAT DEBRIS AND OTHER VESTIGES OF ABANDONED INSTALLATIONS DELETERIOUS TO SAFETY, MAINTENANCE, HYGIENE, OVERALL NEATNESS AND VISUAL APPEARANCE ARE REMOVED.
10. PREPARATION OF SURFACES FOR (RE) FINISHING - EXPOSED SURFACES SHALL BE PREPARED FOR REFINISHING IN STRICT ACCORDANCE WITH THE FINISH MANUFACTURER'S RECOMMENDATIONS. THE USE OF SOLVENTS AND OTHER FLAMMABLE VOLATILE OR TOXIC MATERIALS, IF PERMISSIBLE, SHALL BE DONE IN WELL VENTILATED AREAS AND USING SAFETY EQUIPMENT AND MEASURES REQUIRED BY PROSHA STANDARDS (AND THOSE OF OTHER REGULATORY AGENCIES HAVING JURISDICTION) AND THOSE OF THE COMMON SENSE.
11. EXISTING CONSTRUCTION TO REMAIN SHALL BE PROPERLY PROTECTED FROM THE DEMOLITION WORK.
12. REPAIR TO OWNER'S SATISFACTION AREAS AND SURFACES AFFECTED BY CONSTRUCTION WORKS INCLUDING BUT NOT NECESSARILY LIMITED TO SIDEWALK, GUTTER WALLS, FLOOR AND CEILING SURFACES. THE DAMAGES BY DEMOLITION WORK SHALL BE RESTORED TO IT'S ORIGINAL CONDITION.
13. DEMOLITION WORKS REQUIRED FOR PLUMBING, MECHANICAL AND ELECTRICAL TRADES ARE NOT NECESSARILY SHOWN ON DEMOLITION DRAWING'S. REVIEW THOSE TRADES CONSTRUCTION DRAWINGS TO INCLUDE IN THE BID ALL NECESSARY DEMOLITION WORKS. AREAS WHERE CUTTING OR DEMOLITION ARE REQUIRED FOR NEW CONSTRUCTION, SHALL BE REPAIRED, RECONSTRUCTED AND PATCHED TO MATCH EXISTING OR NEW ADJACENT SURFACES FINISH AS SPECIFIED BY ARCHITECT'S DRAWINGS.
14. FIELD VERIFY ALL DIMENSIONS PRIOR TO START ANY CONSTRUCTION WORK. DISCREPANCIES BETWEEN DIMENSIONS ON DRAWINGS AND FIELD CONDITIONS SHALL BE IMMEDIATELY NOTIFIED TO THE ARCHITECT. NO WORK SHALL PROCEED UNTIL SPECIFIC INSTRUCTIONS BY THE ARCHITECT ARE PROVIDED.
15. TAKE PRECAUTIONS DURING DEMOLITION OF EXISTING SYSTEMS. ANY SYSTEM TO REMAIN THAT IS DAMAGED DURING THE DEMOLITION AND/ OR CONSTRUCTION WORKS, SHALL BE RESTORED AND/ OR REPLACED TO ORIGINAL CONDITION. PIPES, CONDUITS AND FITTINGS INSIDE WALLS TO BE DEMOLISHED SHALL BE REMOVED.
16. ALL HAIRLINE CRACKS (GRIETAS) SHALL BE CORRECTED WITH ELASTOMERIC PLASTER: VIP BRUCHABLE SEALANT 5100. $\frac{3}{8}$" TO $\frac{3}{4}$" CRACKS SHALL BE REPAIRED WITH ELASTOMERIC PLASTER: VIP KNIFE GRADE SEALANT 5300.
17. REMOVE AND CAP ALL ELECTRICAL FIXTURES COMPLETELY.
18. ALL CONCRETE SURFACES SHALL BE 3,000 PSI PRESSURE WASHED TO KEEP ALL AREAS FREE OF LIME, DUST AND SALTPETER (SALITRE).
19. ASBESTOS AND LEAD STUDIES SHALL BE PERFORMED PRIOR TO ANY DEMOLITION.
20. ANY DEMOLITION AFFECTING PRASA, PREPA OR DTOP UTILITIES SHALL BE COORDINATED WITH THE CORRESPONDING AGENCY PRIOR TO ANY WORK.

FRANCISCO RODRIGUEZ-EMA CORDERO
INGENIERO
LICENCIADO
LIC. # 19736
PUERTO RICO

E RBA
ARQUITECTURA
PAISAJISMO
DISEÑO
SUITE 2BA
SAN JUAN PR

Certificación:
Yo, Francisco Rodriguez-Ema Cordero, Ingeniero, licenciado, colegiado núm. 19736 certifico que soy el profesional que diseñó, calculó y preparó los planos y especificaciones de este proyecto y certifico que el mismo cumple con dichos planos y especificaciones cumplen con todas las disposiciones aplicables de los Reglamentos y Códigos de construcción vigentes en la jurisdicción donde ubica la estructura, incluyendo, pero sin limitarse a, la Ley Núm. 76 de 5 de junio de 2000, según enmendada, conocida como la "Ley para la Inversión por Calidad en la Construcción", la Ley Núm. 96 de 6 de julio de 1976, según enmendada, la Ley Núm. 9 de 18 de junio de 1970, según enmendada, la Ley Núm. 416 de 22 de septiembre de 2004, según enmendada, conocida como la "Ley de Procedimiento Administrativo Uniforme del Gobierno de Puerto Rico", la Ley Núm. 76 de 5 de junio de 2000, según enmendada,



PROPOSED SITE LAYOUT

SCALE: 1:200

0 5 m 10 m 20 m

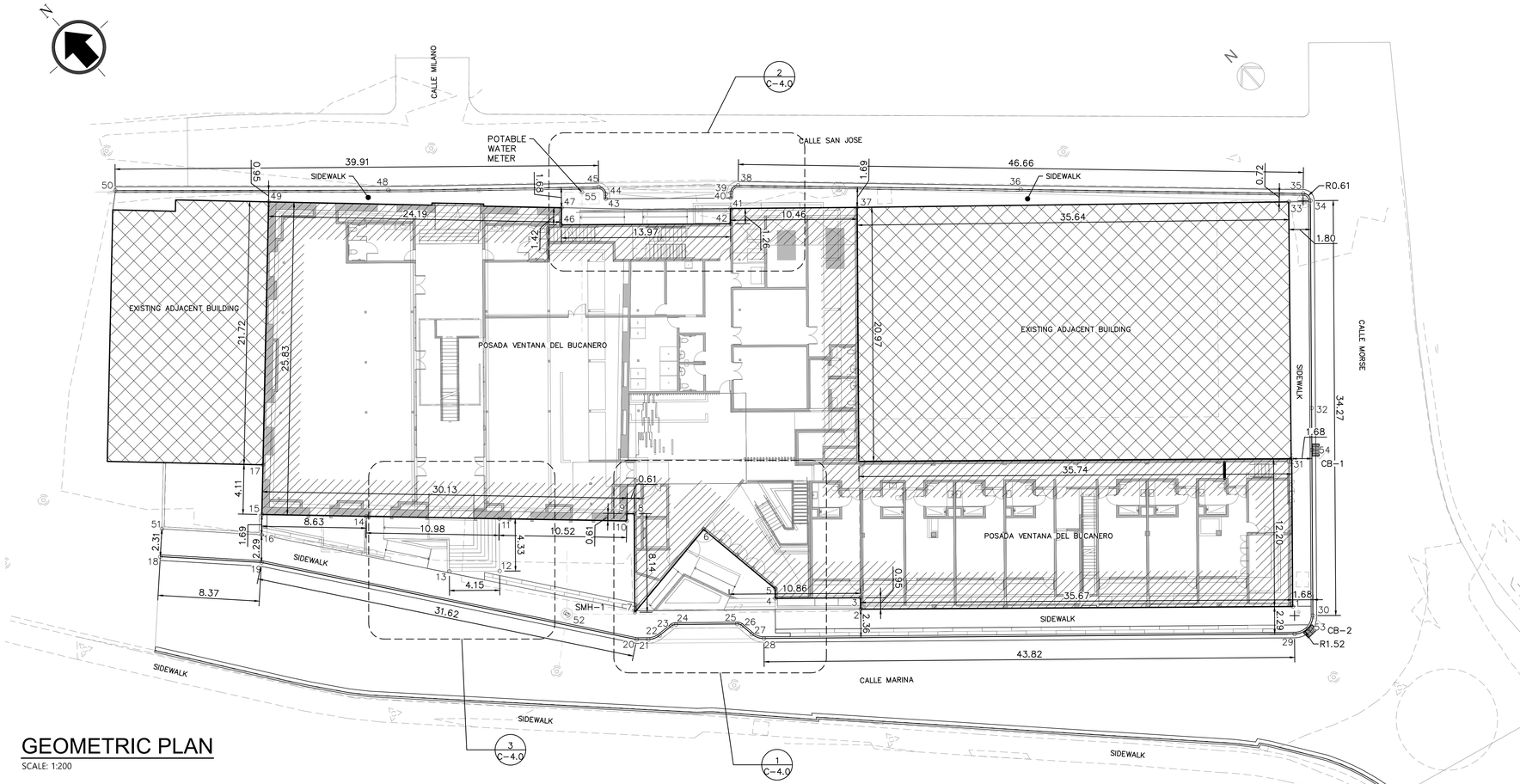
SCALE: 1:200

NOTE:
GENERAL ARRANGEMENT LAYOUT OBTAINED FROM ERB ARCHITECTS.

FRANCISCO RODRIGUEZ-EMA CORDERO
INGENIERO LICENCIADO
LIC. # 19736
PUERTO RICO

ERB ARCHITECTS

Certificado:
Yo, Francisco Rodriguez-Ema Cordero, Ingeniero, licenciado bajo el número de licencia 19736 certifico que soy el profesional que diseñó, firmó y selló los documentos aquí incluidos. Además certifico que he preparado o supervisado la preparación de los planos y especificaciones que dichos planos y especificaciones cumplen substancialmente con los códigos de construcción aplicables y con las disposiciones aplicables de los Reglamentos y Códigos de Construcción de la Junta de Planificación y de las Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con la Ley para la Inversión por Obras Públicas de Puerto Rico, según enmendada, conocida como la "Ley para la Inversión por Obras Públicas de Puerto Rico", Ley Núm. 56 de 6 de julio de 1976, según enmendada, y Ley Núm. 96 de 6 de julio de 1978



GEOMETRIC PLAN

SCALE: 1:200

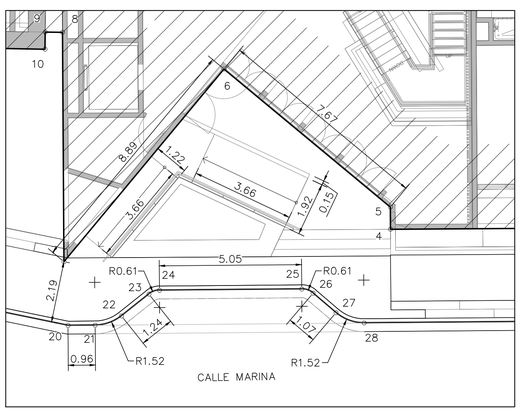
0 5 m 10 m 20 m

SCALE: 1:200

DATA POINT TABLE		
POINT #	NORTHING	EASTING
1	214292.9530	239119.9313
2	214316.6519	239093.2749
3	214317.3590	239093.9036
4	214322.0447	239088.6332
5	214322.6312	239089.1551
6	214330.2241	239088.0492
7	214328.9427	239079.2516
8	214335.0263	239084.6602
9	214335.4444	239084.2119
10	214334.9987	239083.7960
11	214342.1750	239076.1033
12	214338.9400	239073.2273
13	214341.6990	239070.1241
14	214349.6654	239068.0711
15	214355.5472	239061.7687
16	214354.3166	239060.6158
17	214358.5436	239064.5787
18	214358.5721	239053.1944
19	214352.6230	239059.0818
20	214327.1643	239077.8412

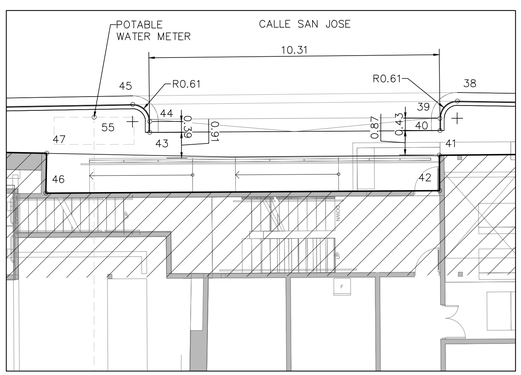
DATA POINT TABLE		
POINT #	NORTHING	EASTING
21	214326.5254	239078.5629
22	214326.1453	239079.4802
23	214326.0695	239080.7218
24	214325.9174	239081.0888
25	214322.5704	239084.8691
26	214322.1945	239085.0693
27	214321.1369	239085.2101
28	214320.1971	239085.7105
29	214291.1517	239118.5167
30	214291.2692	239120.6774
31	214302.0742	239128.0405
32	214304.0759	239132.0633
33	214318.0074	239142.0468
34	214316.8826	239143.4491
35	214317.7348	239143.4078
36	214333.5883	239126.2948
37	214341.5096	239115.2599
38	214349.4417	239109.1817
39	214349.3997	239108.3119
40	214349.0798	239108.0211

DATA POINT TABLE		
POINT #	NORTHING	EASTING
41	214348.4428	239107.4217
42	214347.5015	239106.5848
43	214355.9249	239100.3218
44	214356.2128	239100.5788
45	214357.0652	239100.5373
46	214356.7859	239096.1418
47	214357.8218	239097.1071
48	214368.4888	239087.4486
49	214374.3669	239079.4606
50	214383.5438	239070.6712
51	214360.1955	239054.8392
52	214332.5958	239074.9797
53	214290.7359	239119.6229
54	214301.4926	239129.7667
55	214357.6440	239099.2157



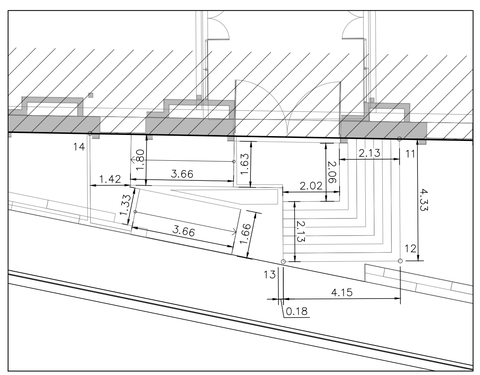
DROP-OFF BLOW-UP GEOMETRIC PLAN

1 C-4.0 SCALE: 1:100



LOADING AND UNLOADING BLOW-UP GEOMETRIC PLAN

2 C-4.0 SCALE: 1:100



ENTRANCE BLOW-UP GEOMETRIC PLAN

1 C-4.0 SCALE: 1:100

0 5 m 10 m

SCALE: 1:100

Certificación:
Yo, Francisco Rodriguez-Ema Cordero, Ingeniero, licenciado, con número de licencia 19738 certifico que soy el profesional que diseñó, preparó o supervisó el diseño de los planos que anteceden y certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcción y Uso de Puerto Rico, incluyendo la Ley Núm. 76 de 5 de junio de 2003, según enmendada, conocida como la "Ley para la Inversión por Puerto Rico", los Reglamentos y Códigos de Construcción y Uso de los Municipios con jurisdicción, cuando aplique, y las Ordenanzas Municipales aplicables a la preparación de estos planos y especificaciones en lo que no conflija con las disposiciones de la Ley Núm. 76 de 5 de junio de 2003, según enmendada, conocida como la "Ley para la Inversión por Puerto Rico", la Ley Núm. 161 de 1 de diciembre de 2009, según enmendada, conocida como la "Ley de Transformación y Flexibilidad Económica", la Ley Núm. 170 de 12 de agosto de 1988, según enmendada, Ley Núm. 95 de 29 de junio de 1957, según enmendada, conocida como la "Ley de Cooperativas de Puerto Rico", la Ley Núm. 164 de 17 de julio de 1974, según enmendada, conocida como la "Ley General de Corporaciones de Puerto Rico", la Ley Núm. 144 de 10 de agosto de 2004, según enmendada, conocida como la "Ley de Sociedades Especiales Agrícolas de Puerto Rico", la Ley Núm. 1 de 31 de enero de 2011, según enmendada, conocida como el "Código de Rentas Internas de Puerto Rico de 2011", la Ley Núm. 83 de 2 de mayo de 1938, según enmendada, Ley Núm. 95 de 29 de junio de 1957, según enmendada, y la Ley Núm. 62 de 23 de junio de 1969, según enmendada, conocida como la "Ley de Sociedades de Responsabilidad Limitada de Puerto Rico". Asimismo, certifico que he realizado la tasación de los hechos que se hayan producido por acción u omisión, impericia, negligencia o por responsabilidad profesional, y que he cumplido con todas las disposiciones de la Ley Núm. 247 de 15 de octubre de 2018, según enmendada, conocida como la "Ley para Atender la Crisis de Vivienda en Puerto Rico", en lo que respecta a mi responsabilidad de cualquier acción judicial y disciplinaria por la CIPPe.

FRANCISCO RODRIGUEZ-EMA CORDERO
INGENIERO
LICENCIADO
LIC. 19738
PUERTO RICO

ERBA
ARQUITECTURA
DISEÑO
CONSTRUCCIÓN
PUERTO RICO

Project:
Posada Ventana del Bucanero
Barrio Pueblo
Marina St and Morse St
Arroyo - PR

Client:
Eric Bachler-Román Mayor
Municipality of Arroyo
Municipality of Arroyo
#Client City | #Client State

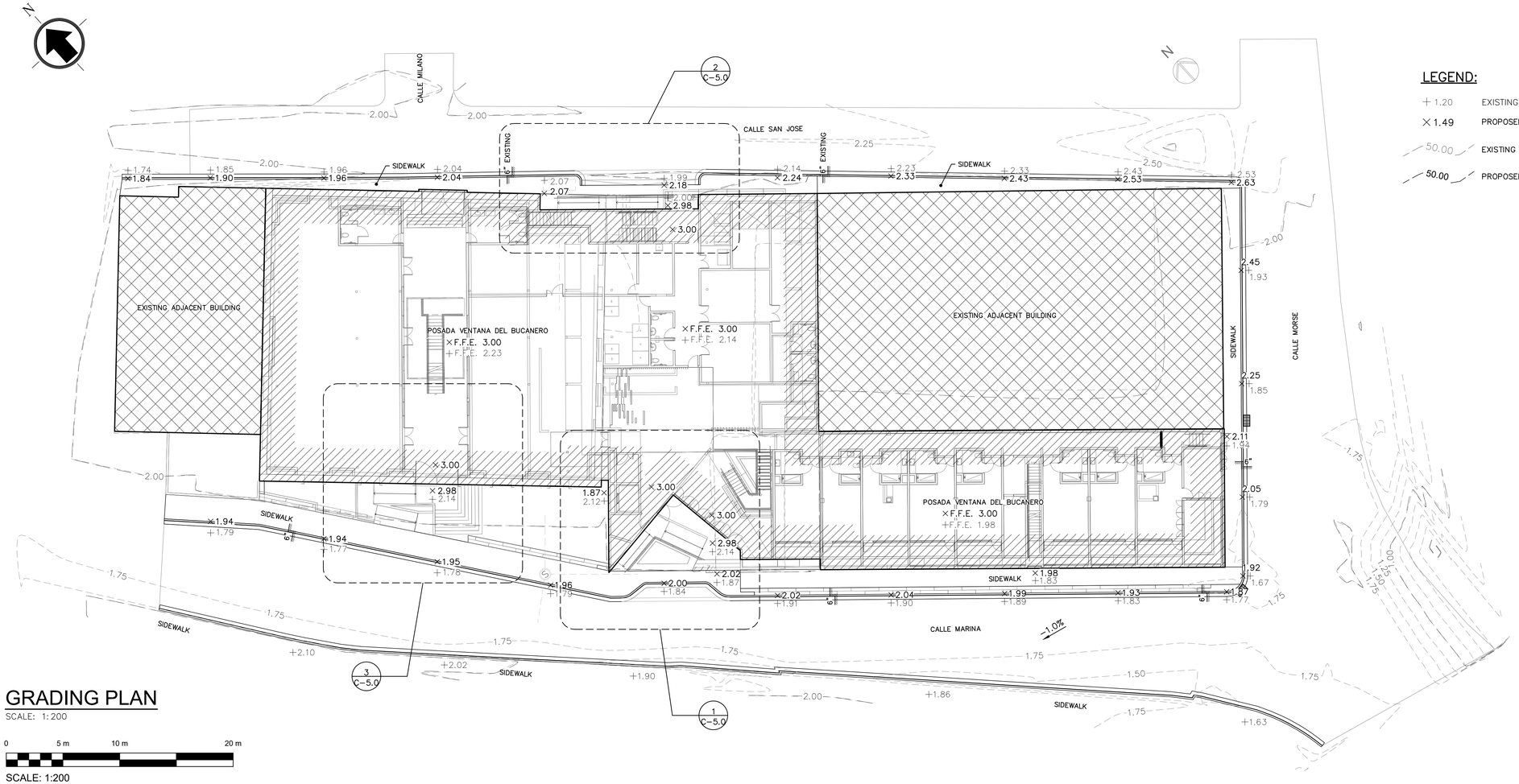
Project Info:
Cabinete: 442-020-042-03
Lot: Finca 10
Project #: 22-14
10/19/2022 | 2:11 PM

Drawing Name:
GEOMETRIC PLAN

Date:
AGO. 15, 2023
Drawing Scale:
1:200
Drawing Status:
DESIGN DEVELOPMENT PHASE - 90%

Layout ID:
C-4.0

Revision:
01 - WIP
Modified by:
-
Checked by:
Ing. F.Rodriguez
Approved by
e.ramirez



GRADING PLAN

SCALE: 1:200

0 5 m 10 m 20 m

SCALE: 1:200

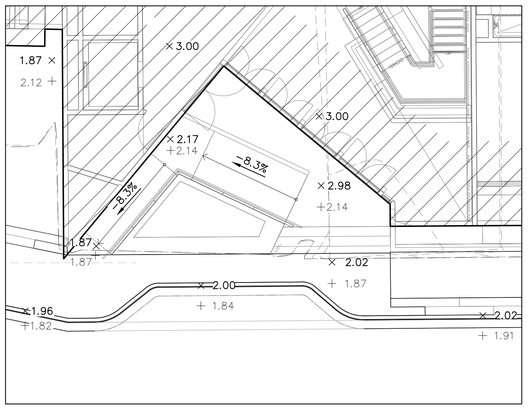
LEGEND:

+ 1.20 EXISTING SURFACE POINT

× 1.49 PROPOSED FINISH GRADING POINT

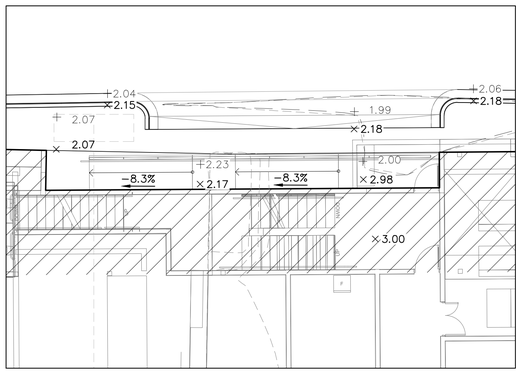
50.00 EXISTING CONTOUR

50.00 PROPOSED CONTOUR



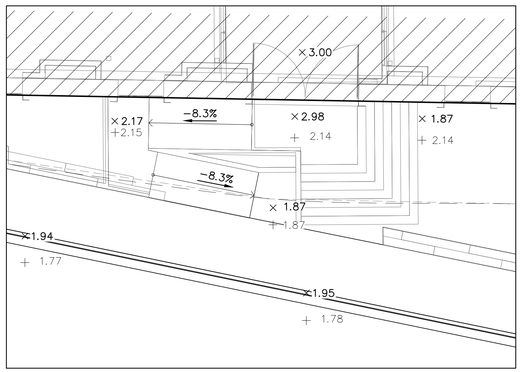
1 C-5.0 DROP-OFF BLOW-UP GRADING PLAN

SCALE: 1:100



2 C-5.0 LOADING AND UNLOADING BLOW-UP GRADING PLAN

SCALE: 1:100



3 C-5.0 ENTRANCE BLOW-UP GRADING PLAN

SCALE: 1:100

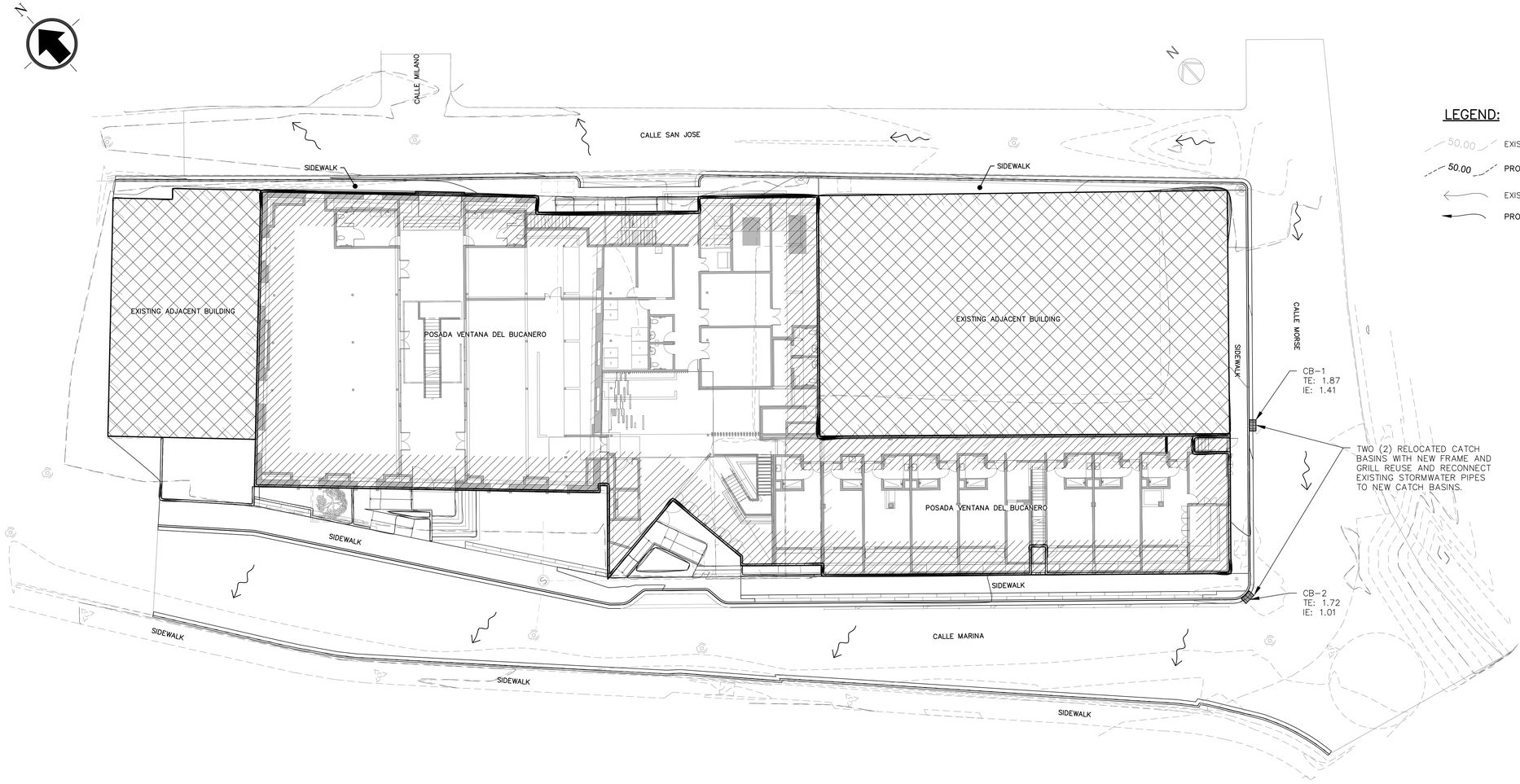
0 5 m 10 m

SCALE: 1:100

FRANCISCO RODRIGUEZ-EMA CORDERO
INGENIERO
LICENCIADO
LIC. # 19736
PUERTO RICO

ERBA
ARQUITECTURA
PUERTO RICO

Certificación:
Yo, Francisco Rodriguez-Ema Cordero, Ingeniero, licenciado, numero de licencia 19736 certifico con soy el profesional que diseñó, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos y Códigos de la Junta de Planificación, Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con la Ley Num. 97 de 6 de julio de 1976, según enmendada, conocida como la "Ley para la Inversión por Ornato en Obras de Construcción" y la Ley Num. 56 de 4 de junio de 1938, según enmendada, Ley Num. 96 de 6 de julio de 2004



DRAINAGE PLAN

SCALE: 1:200

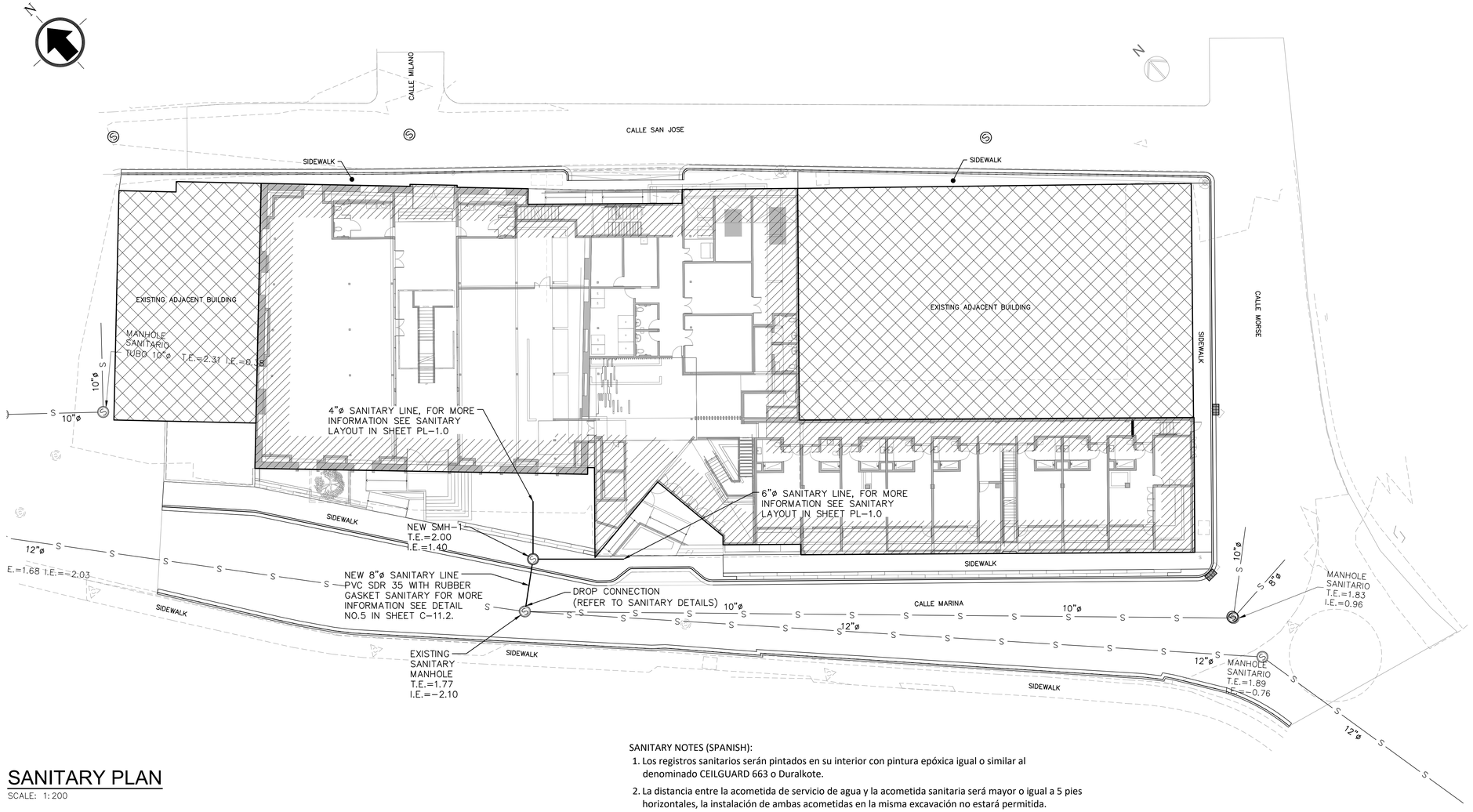
0 5 m 10 m 20 m

SCALE: 1:200

FRANCISCO RODRIGUEZ-EMA CORDERO
INGENIERO
LICENCIADO
LIC. # 19736
PUERTO RICO

ERBA
ESTUDIO RODRIGUEZ BAZAN ARQUITECTURA

Certificación:
Yo, Francisco Rodriguez-Ema Cordero, Ingeniero, licenciado bajo el número de licencia 19736 certifico con soy el profesional que diseñó, la información técnica suministrada en estos documentos, que dichos planos y especificaciones cumplen con el Reglamento Conjunto para la Evaluación y Expedición de Permisos relacionados a la Construcción, vigente, y demás disposiciones aplicables de los Reglamentos y Códigos de Construcción promulgados por las Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con la Ley Núm. 76 de 5 de agosto de 2000, según enmendada, conocida como la "Ley para la Inversión por Obras de Arte en Edificios Públicos", la Ley Núm. 106 de 6 de julio de 1976, según enmendada, la Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "Ley para la Instalación de Sistemas de Energía Eléctrica Renovable en la Edificación", la Ley Núm. 160 de 17 de agosto de 1938, según enmendada,



SANITARY PLAN

SCALE: 1:200

0 5 m 10 m 20 m

SCALE: 1:200

NOTES:

1. EXISTING SANITARY SYTEM INFORMATION OBTAINED FROM 2014 SITE SURVEY.
2. ALL 4" SANITARY LINES FROM BUILDINGS TO CONNECT TO NEW SMH-1.
3. THIS DRAWING IS INTENDED TO ESTABLISH SCOPE OF WORK AND IS ISSUED FOR BID AND PERMITTING PURPOSES ONLY.
4. FINAL SANITARY AND POTABLE WATER CONNECTIONS ARE SUBJECT TO PRASA APPROVAL.
5. BEFORE STARTING CONSTRUCTION, A CERTIFIED PLUMBING CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND ELEVATIONS OF EXISTING PIPELINES AND MANHOLES TO REMAIN IN USE.

SANITARY NOTES (SPANISH):

1. Los registros sanitarios serán pintados en su interior con pintura epóxica igual o similar al denominado CEILGUARD 663 o Duralkote.
2. La distancia entre la acometida de servicio de agua y la acometida sanitaria será mayor o igual a 5 pies horizontales, la instalación de ambas acometidas en la misma excavación no estará permitida.
3. Los registros de limpieza serán instalados fuera del área rodaje o rampas de acceso vehicular.
4. La Autoridad será responsable del sistema de alcantarillado sanitario hasta el registro de inspección sanitario rotulado NEW SMH-1 en el plano, el dueño o la asociación de residentes del proyecto será responsable de toda instalación sanitaria después del referido registro.
5. En caso de que los registros de inspección sean instalados en áreas inundables el marco y tapa de acceso deberá ser tipo hermético "Watertight"
6. No se permitirá el uso de registros sanitarios fundidos en sitio. Se deberá utilizar registros prefabricados por un Manufacturero autorizado. Se deberá someter evidencia de la orden de compra o la certificación del fabricante de los mismos.
7. Para aceptar finalmente el proyecto el mismo deberá estar pavimentado cuando se realice la validación final.
8. Las acometidas sanitarias serán instaladas a una distancia razonable y segura de todo equipo eléctrico.
9. La infiltración o exfiltración de agua en las tuberías no será mayor de 50 galones por pulgada de diámetro por milla de longitud en 24 horas. El contratista proveerá los medios según lo requiera el inspector de A.A.A. para llevar a cabo las pruebas de tubería sanitaria.
10. Toda tubería que no llene los requisitos de las pruebas, será reparada por el contratista y sometida a prueba hasta que sea aprobada definitivamente por el inspector de la A.A.A.
11. La A.A.A. se reserva el derecho de requerir cualquier cambio pertinente que por omisión o error involuntario no se haya incluido en el proyecto y a su juicio, sea necesario para el buen funcionamiento del sistema de alcantarillado sanitario.
12. Todas las distancias están especificadas en metros, a menos que se especifique lo contrario.
13. El dueño del proyecto pagará la cantidad de $100.00 por cada solar o unidad, como cargo por derecho de conexión al sistema de alcantarillado sanitario.
14. Cualquier cambio que sea necesario a lo indicado en este plano o en su carta de aprobación, relacionado al sistema de agua potable, deberá ser consultado y evaluado con la Oficina de Proyectos Públicos y Privados de la A.A.A., previo a construcción y/o desarrollo.

AAA-RS-22-08-0002
OGPE-2022-457304-SRI-059996

FRANCISCO RODRIGUEZ-EMA CORDERO
INGENIERO LICENCIADO
LIC. # 19736
PUERTO RICO

Certificación:
Yo, Francisco Rodriguez-Ema Cordero, Ingeniero, licenciado bajo las leyes del Estado Libre Asociado de Puerto Rico, con número de licencia 19736 certifico que he leído el contenido de dichos planos y especificaciones, que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcción y Uso de Terrenos vigentes en la Administración de Reglamentos y Permisos y Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con las obligaciones que impone la Ley Núm. 173 de 12 de agosto de 2004, según enmendada, conocida como la "Ley para la Inversión por Ciudadanía" y la "Ley para la Inversión por Ciudadanía" de 2011, y que los hechos que se hayan producido por mi acción u omisión, mi negligencia o por mi mala práctica, según enmendada, Ley Núm. 96 de 6 de julio de 1978, según enmendada, y que he cumplido con la Ley Núm. 247 de 18 de agosto de 2004, según enmendada, conocida como la "Ley para la Inversión por Ciudadanía" de 2011, y que los hechos que se hayan producido por mi acción u omisión, mi negligencia o por mi mala práctica no constituyen delito grave o menos grave, y que soy responsable de cualquier acción judicial y disciplinaria por la CIDPo.

ERBA
ARQUITECTURA
PLANIFICACIÓN
DISEÑO
CONSTRUCCIÓN
SUITE 2B4
787.404.1122
SAN JUAN PR

Project:
Posada Ventana del Bucanero
Barrio Pueblo
Marina St and Morse St
Arroyo - PR

Client:
Eric Bachler Román Mayor
Municipality of Arroyo
Municipality of Arroyo
#Client City# #Client State

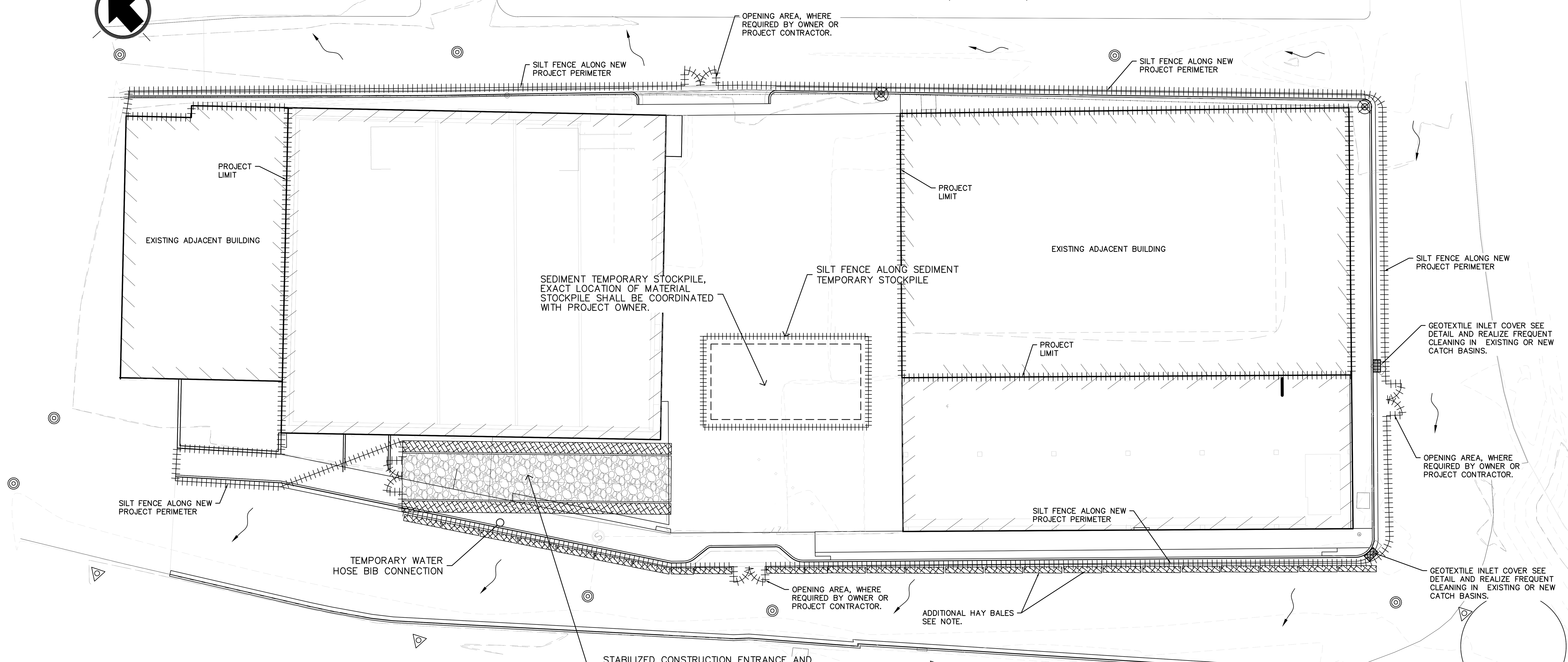
Project Info:
Catastral: 442-020-042-03
Lots: #Project #
Project #: 22-14
10/18/2022 2:11 PM

Drawing Name:
SANITARY PLAN

Date:
AGO. 15, 2023
Drawing Scale:
1:200
Drawing Status:
DESIGN DEVELOPMENT PHASE - 90%

Layout ID:
C-7.0
Revision:
01 - WIP
Modified by:
-
Checked by:
Ing. F. Rodriguez
Approved by
e.ramirez

TOTAL PROJECT SITE IMPACT AREA:
3,272 sq.mts.
(35,202 sq.ft.)
(0.81 ACRES)



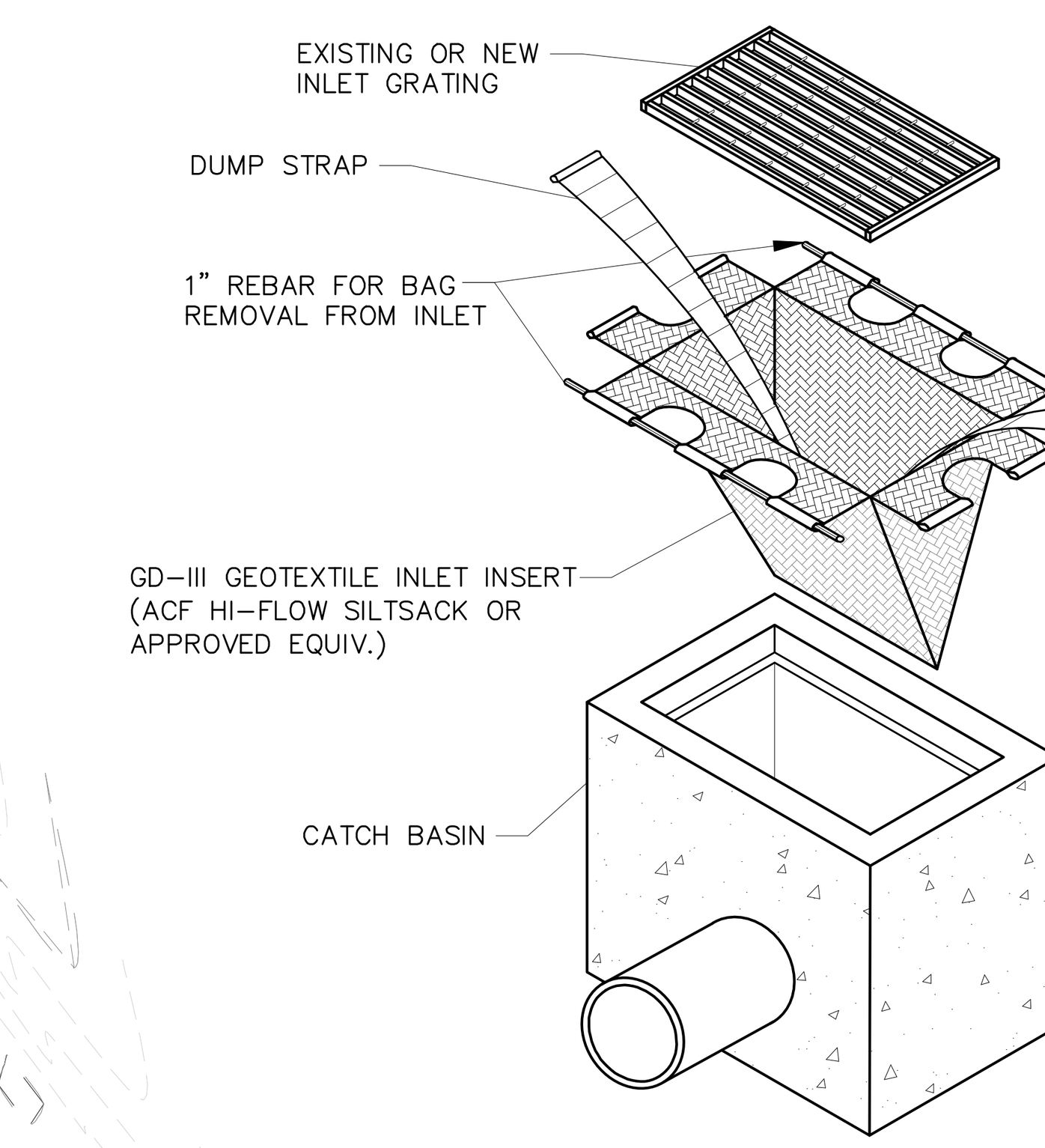
CES PLAN
SCALE: 1:200

0 5 m 10 m 20 m
SCALE: 1:200

NOTES:
1. PROVIDE ADDITIONAL HAY BALES IN CONCENTRATED WATER RUNOFF AREAS.
2. EROSION CONTROL AND STAGING AND STORAGE AREA MEASURES SHALL BE USED IN AREAS UNDER CONSTRUCTION AND DOWNSTREAM FROM THEM AND CAN BE RELOCATED ACCORDINGLY AS PER THE CONSTRUCTION SCHEDULE AND AS DETERMINED BY THE PROJECT ENGINEER/ARCHITECT.
3. TEMPORARY WATER SUPPLY SHALL BE PROVIDED WHEREVER THE STABILIZED CONSTRUCTION ENTRANCE AND WASH STATIONS ARE INSTALLED DURING CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CES PLAN NARRATIVE AND SEQUENCING INFORMATION FOR PGC PERMIT SUBMITTAL.

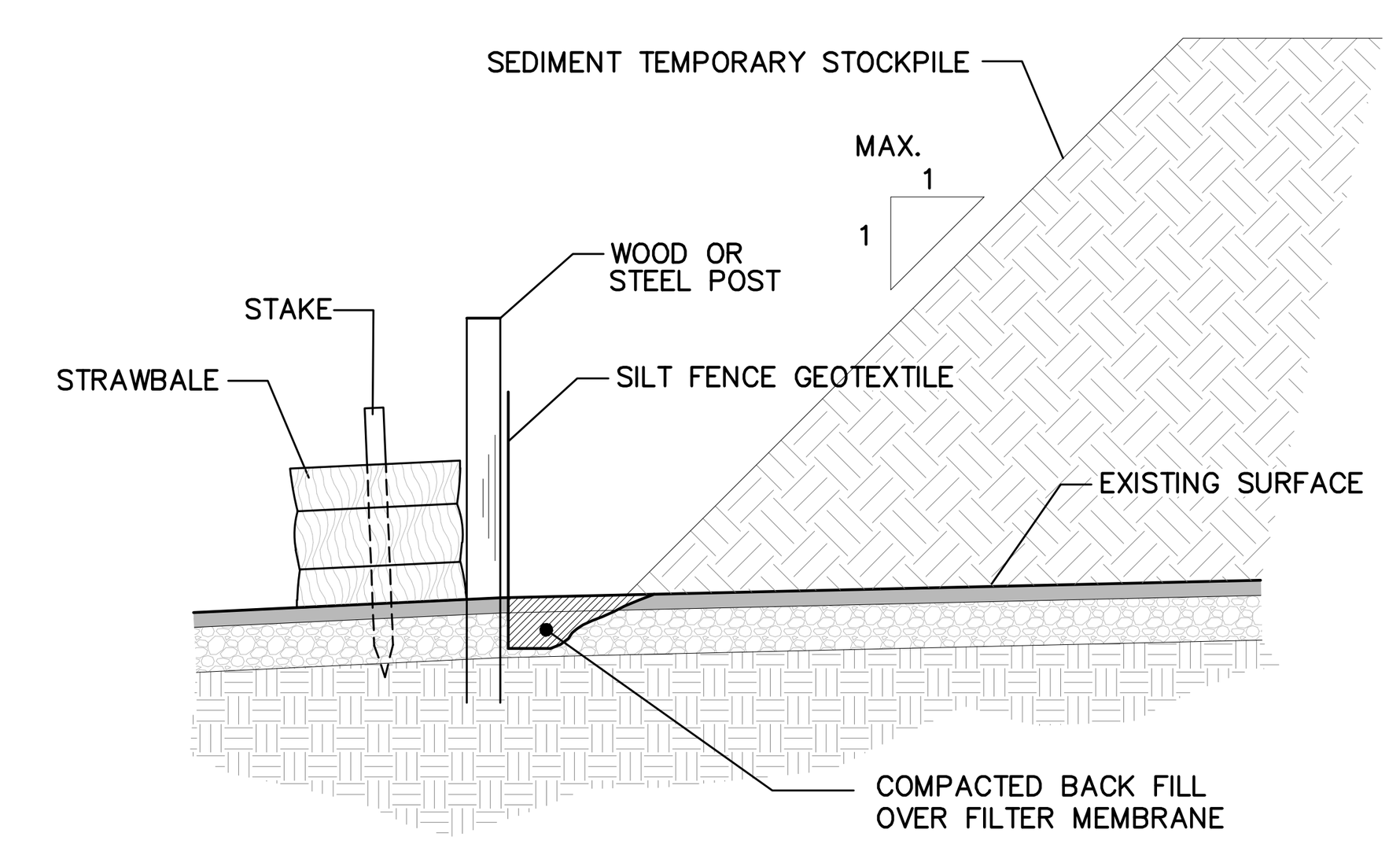
LEGEND

- SILT FENCE
- FLOW
- 00.00 + EXISTING ELEVATIONS
- GEOTEXTILE INLET COVER
- STRAW BALE PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE

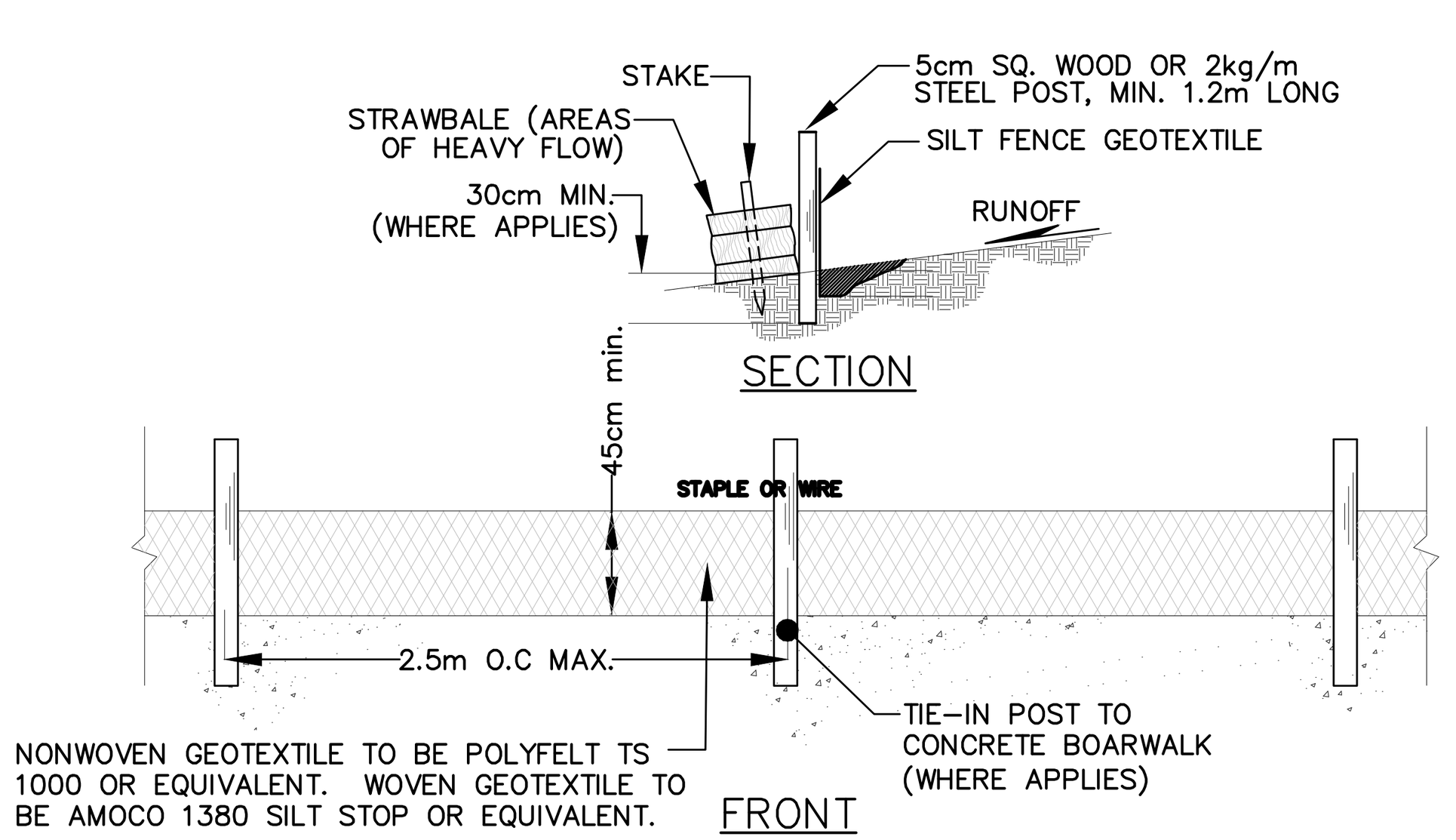


NOTES:
1. FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS, INLET INSERT SHALL BE MADE COMPLETELY FROM AN OIL-ABSORBANT PILLOW OR FROM AN OIL-ABSORBANT MATERIAL WITH A WOVEN PILLOW.

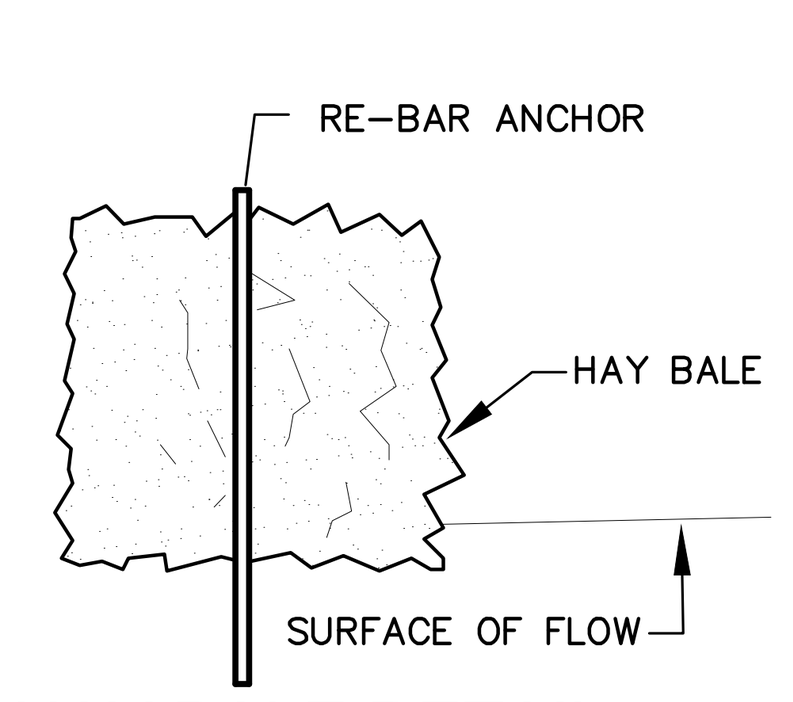
INLET PROTECTION DETAIL
NOT TO SCALE



SILT FENCE AND HAY BALE STOCKPILE DETAIL
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



HAY BALE DETAIL
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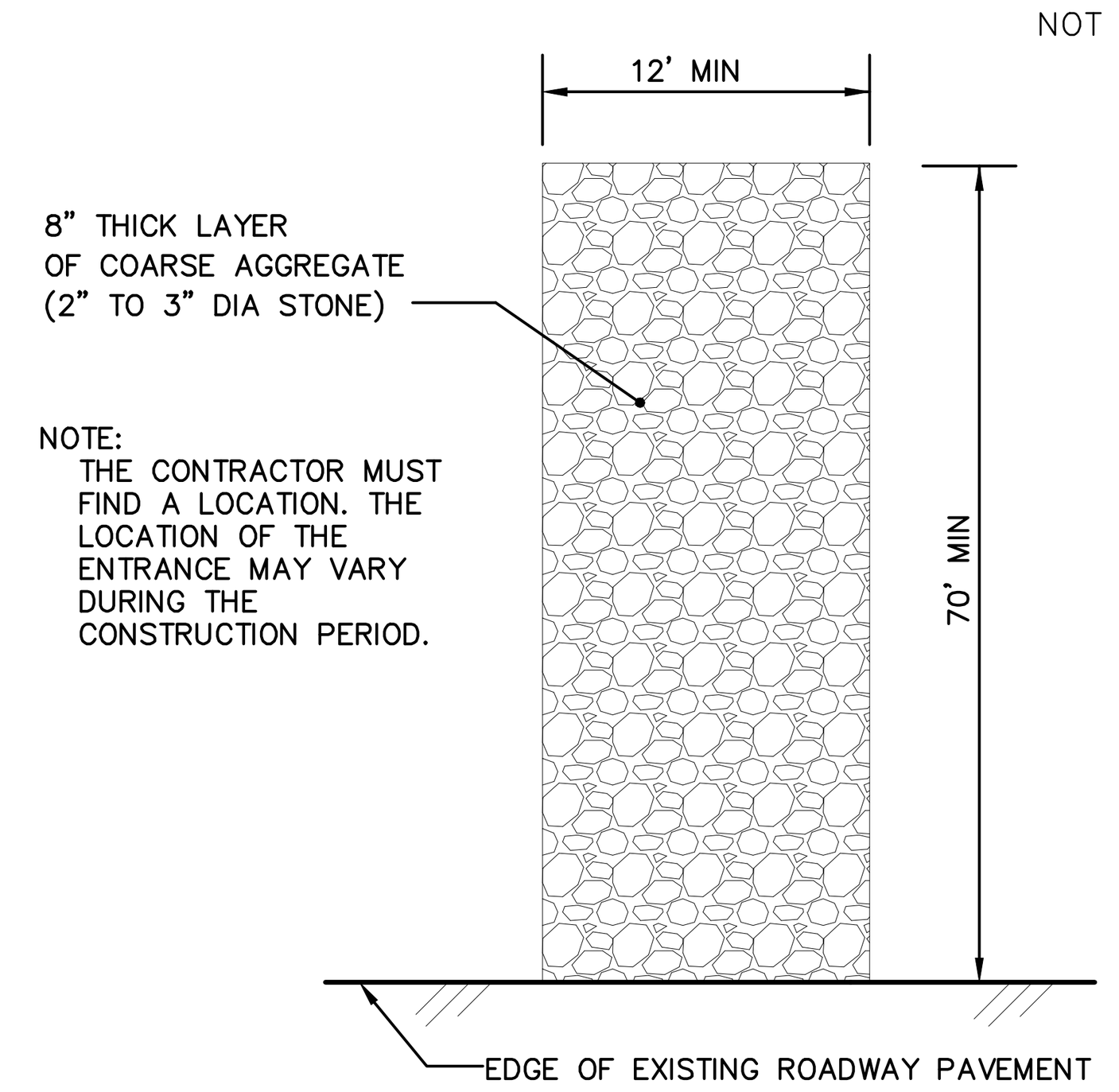
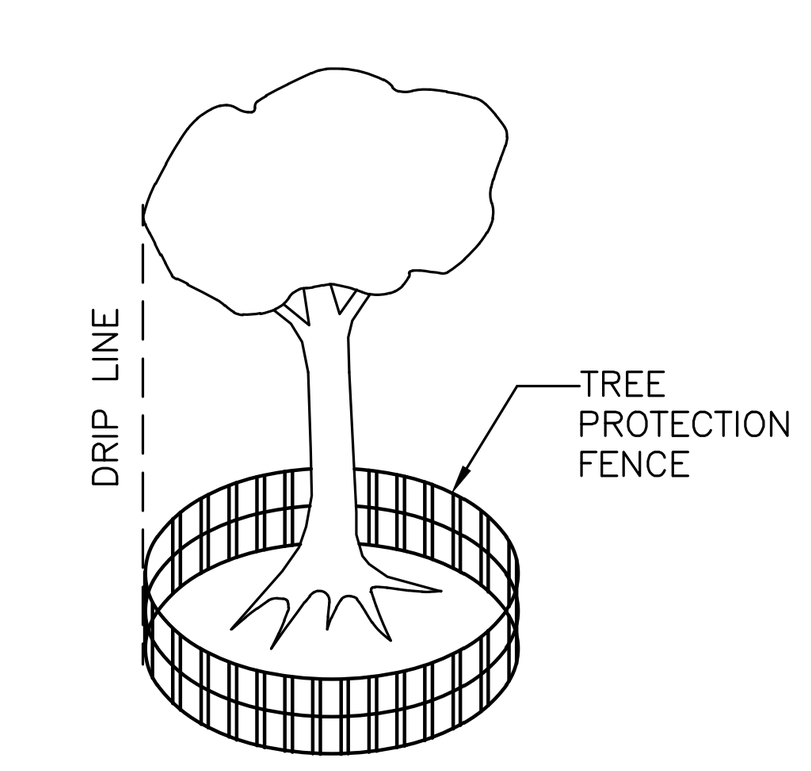


TEMPORARY CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



TREE PROTECTION FENCE
NTS

ALL NEW TREES AND EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY FENCING OR OTHER EFFECTIVE BARRIERS APPROVED BY THE PROJECT ENGINEER AND/OR ARBORIST. FENCING OR BARRIERS SHALL BE PLACED AS MUCH AS IS PRACTICAL AT THE DRIPLINE. LOCATION MAY BE ALTERED TO AVOID INTERFERENCE WITH PROPOSED GRADING AND IMPROVEMENTS AS SHOWN ON THE PLANS. TREES TO BE PROTECTED AS PER PROJECT OWNER REQUIREMENTS.

CES PLAN NOTES:

1. NEWLY GRADED SLOPES TWENTY FIVE PERCENT (25% OR GREATER) SHALL BE SODDED OR STABILIZED WITH EROSION CONTROL NETTING.

2. GEOTEXTILE FABRIC SHALL BE CLASS 1. THE TYPE AND/OR THICKNESS SHALL BE DUPONT TYPAR #3401 OR APPROVED EQUAL.

3. UPON COMPLETION OR TEMPORARY CESSATION OF ANY EARTH DISTURBANCE ACTIVITY, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.

4. THE STONE USED FOR SUBSURFACE BEDS SHALL BE CLEAN, WASHED CRUSHED STONE AGGREGATE MEETING AASHTO SPECIFICATIONS.

5. SHOULD UNFORESEEN EROSIVE CONDITIONS DEVELOP DURING CONSTRUCTION, THECONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AND BEACHFRONT WATER AS A RESULT OF INCREASED RUNOFF/AND OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOODCHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.

6. THE CONTRACTOR SHALL, BY SCHEDULING THE CONSTRUCTION, UTILIZE NEW PLANTINGS AND PROPERLY INSTALL EROSION CONTROL FENCING, HAY BALES AND OTHER EROSION CONTROL MEASURES TO MINIMIZE EROSION DAMAGE.

7. ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED MUST BE SEEDED AND MULCHED IMMEDIATELY AS PER LANSCAPING PLAN. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR MAY BE SEEDED AND MULCHED WITH A QUICK GROWING TEMPORARY SEEDING MIXTURE AND MULCH. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN ONE YEAR MUST BE SEEDED AND MULCHED IMMEDIATELY.

8. TEMPORARY EROSION CONTROL MEASURES MAY BE REMOVED ONLY AFTER THE CONSTRUCTION AREA AND CONTAINED SILT IS STABILIZED AND THE LANDSCAPED AREA ESTABLISHED.

9. ALL PERSONS ENTERING ACTIVE TANKS, MANHOLES, INLETS, ETC. MUST COMPLY WITH OSHA REQUIREMENTS FOR ENTRY INTO CONFINED SPACES.

10. WHERE DRAINAGE SWALES ARE WITHIN 20' OF A BASEMENT, WATERPROOFING SHALL BE APPLIED TO THE BASEMENT.

11. ON-SITE TREES TO BE SAVED SHALL BE PREPARED FOR CONSTRUCTION BY APPROPRIATE FERTILIZATION AND PROTECTED BY APPROPRIATE FENCING. THE TOWNSHIP ARBORIST AND/OR LANDSCAPE ARCHITECT SHALL APPROVE THE PROCEDURE.

12. GRADING EQUIPMENT SHALL NOT BE ALLOWED TO CROSS PERMANENT OR INTERMITTENT STREAMS PRIOR TO OBTAINING THE APPROPRIATE PERMITS.

13. NO EXCAVATIONS OR FILLS THAT ENCROACH ON NATURAL WATERCOURSES, FLOOD HAZARD AREAS, CONSTRUCTED CHANNELS, OR WETLANDS SHALL OCCUR WITHOUT THE NECESSARY STATE AND/OR FEDERAL PERMITS.

14. THIS PROJECT IS IN A SPECIALLY PROTECTED HIGH QUALITY WATERSHED, EXTREME CARE SHOULD BE EXERCISED IN ALL DISTURBANCE ACTIVITIES TO PREVENT DEGRADATION TO THE WATERS OF THE COMMONWEALTH.

MAINTENANCE OF TEMPORARY SEDIMENTATION CONTROL STRUCTURES:

A ROUTINE "END OF DAY CHECK" SHALL BE MADE DURING CONSTRUCTION TO MAKE SURE THAT ALL CONTROL MEASURES ARE WORKING PROPERLY. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL PREVENT ACCELERATED EROSION AND SEDIMENTATION. THERE SHALL BE NO ADVERSE DISCHARGE OF THE SEDIMENT OR OTHER SOLID MATERIALS FROM THE SITE AS A RESULT OF STORMWATER RUNOFF.

UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROL AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE: THE STABILIZED CONSTRUCTION ENTRANCES ARE TO BE CONSTRUCTED PER THE DETAIL. THICKNESS WILL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL WILL BE MAINTAINED ON THE SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. THE FINISHING OF THE CONSTRUCTION IS COMPLETED RETURN TO THE 8" PAVEMENT CONCRETE SEE DETAIL NO.3 ON SHEET C-10.0.

INLET PROTECTION: INLET PROTECTION SHALL BE CONSTRUCTED PER THE DETAIL AND CLEANED AFTER EACH STORM EVENT OR AS DIRECTED BY THE CONSERVATION DISTRICT OR RESIDENT ENGINEER.

SILT FENCE: SILT FENCE SHALL BE INSTALLED PER THE DETAIL. SEDIMENT SHALL BE REMOVED FROM SILT FENCES WHEN IT REACHES 1/2 THE FENCE HEIGHT OR AS DIRECTED BY THE RESIDENT ENGINEER.

SEDIMENT DISPOSAL: SILT REMOVED FROM TEMPORARY SEDIMENT CONTROL STRUCTURES SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS LOCATED OUTSIDE OF FLOOD PLAINS, WETLANDS, STEEP SLOPES AND DRAINAGE SWALES.

DUST CONTROL: DUST AND OTHER PARTICLES SHALL BE KEPT WITHIN TOLERABLE LIMITS BY USING WATER. APPLICATION SHALL BE AS NEEDED OR AS DIRECTED BY THE RESIDENT ENGINEER OR THE CONSERVATION DISTRICT.

UTILITY LINE TRENCH EXCAVATIONS:

THE FOLLOWING SPECIFICATIONS AND DETAILS MUST BE FOLLOWED FOR ALL UTILITY TRENCHES WHICH HAVE THE POTENTIAL TO CONVEY SEDIMENT LADEN WATER TO SITE BOUNDARIES OR WATER WAYS WITHOUT FIRST PASSING THROUGH SEDIMENT REMOVAL FACILITIES.

1. CONSTRUCTION REQUIREMENTS

A. LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.

B. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.

C. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING, BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS.

D. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES/FACILITIES WILL BE INSTALLED, SEEDING, LANDSCAPING, AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE IMMEDIATELY FOLLOWING COMPLETION OF DISTURBANCE.

RevID | ChID | Change Name | Date



ERBA EUGENIO RAMIREZ BALLAGAS arquitectos
DREAMS DO COME TRUE
SUITE 206

Certificación:
Yo, **Francisco Rodríguez-Ema Cordero, ingeniero licenciado, número de licencia 19736** 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 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 Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la "Ley para la Inversión 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]. 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.

Project:
Posada Ventana del Bucanero
Barrio Pueblo
Marina St and Morse St
Arroyo - PR

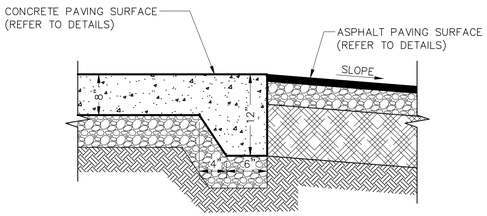
Project Info:
Cadestre: 442-020-042-03
ID #: #Project ID
Project #: 22-14
10/18/2022 | 2:11 PM

Client:
Eric Bachier Román Mayor
Municipality of Arroyo
Municipality of Arroyo
#Client City | #Client State

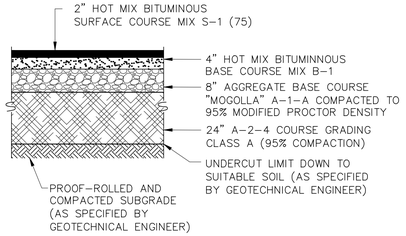
Drawing Name:
CES PLAN

Date:
AGO. 15, 2023
Drawing Scale:
1:200
Drawing Status:
DESIGN DEVELOPMENT PHASE - 90%

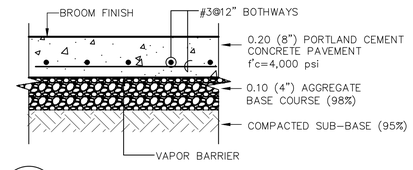
Layout ID:
C-8.0
Revision:
01 - WIP
Modified by:
-
Checked by:
Ing. F.Rodriguez
Approved by
e.ramirez



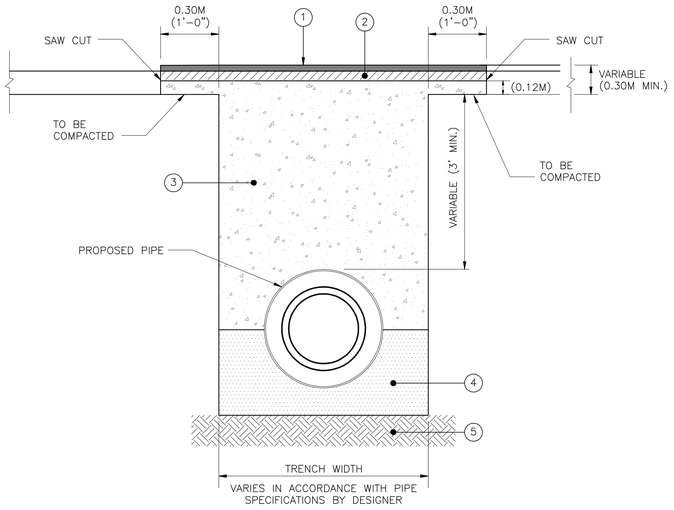
1 C-9.0 TRANSITION PAVING SURFACES
SCALE: N.T.S



2 C-9.0 ROAD REPAIR ASPHALT
NOT TO SCALE



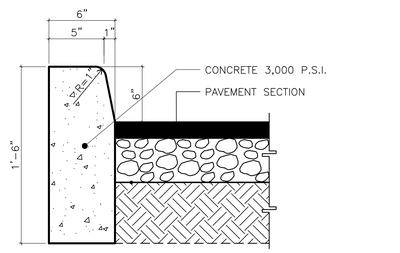
3 C-9.0 CONCRETE PAVEMENT DETAIL
SCALE: N.T.S



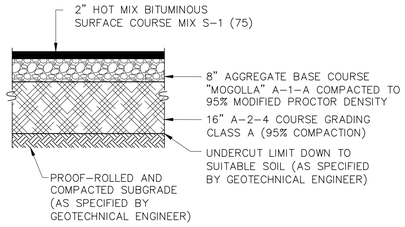
LEGEND:

1. 0.075M HOT PLANT MIX BITUMINOUS CONCRETE PAVEMENT S(75)(12) AS PER SPEC. 401 OF THE PUERTO RICO HIGHWAY AND TRANSPORTATION AUTHORITY (PRHTA) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.
2. 0.10M ASPHALT BASE COURSE HOT PLAN MIX BITUMINOUS CONCRETE PAVEMENT, B(75) AS PER SPEC. 401(PRHTA)
3. FILLING WILL BE WITH 3/4" COMERCIAL GRAVEL. THE GRAVEL MUST BE PLACED AND TAMPERED IN LAYERS NO EXCEEDING 0.45 (1'-6") IN LOOSE THICKNESS. NO BACKFILLING WILL BE ALLOWED.
4. WELL COMPACTED 1/2" DIAMETER DOWN OF CLEAN CRUSHED STONE OR BEDDING SPECIFIED BY DESIGNER.
5. EXISTING SOIL.

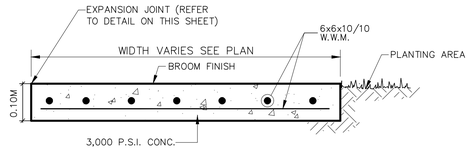
10 C-9.0 TRENCH DETAILS
SCALE: N.T.S



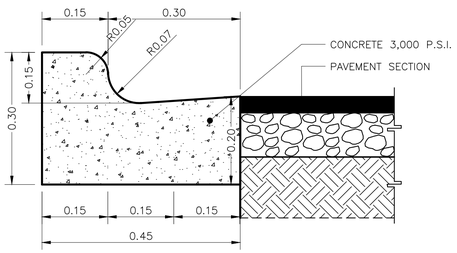
4 C-9.0 CURB TYPE-A
SCALE: N.T.S



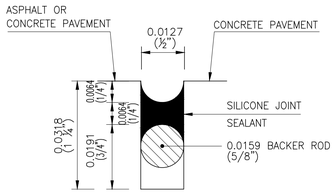
5 C-9.0 PARKING ASPHALT
NOT TO SCALE



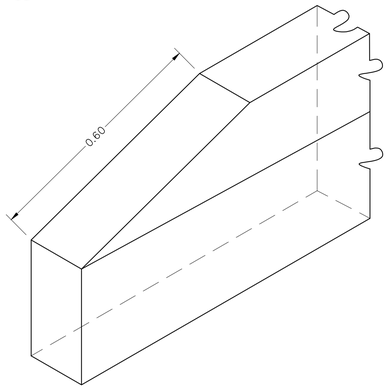
6 C-9.0 SIDEWALK DETAIL
SCALE: N.T.S



7 C-9.0 CURB TYPE-C
SCALE: N.T.S

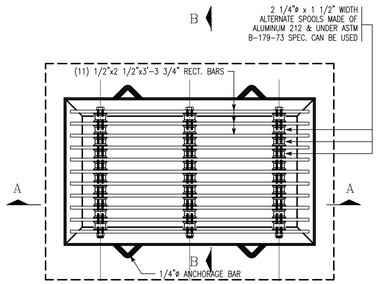


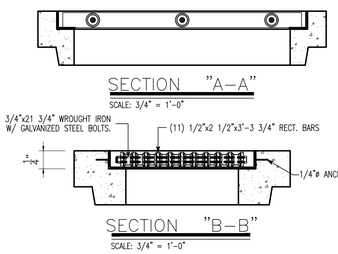
8 C-9.0 EXPANSION JOINT DETAIL
NOT TO SCALE



9 C-9.0 CURB TRANSITION DETAIL
SCALE: N.T.S

Certificacion:
Yo, Eugenio M. Ramirez Bathgate, arquitecto licenciado, certifico que:
Yo, Francisco Rodriguez-Ema Cordero, Ingeniero licenciado, numero de licencia 19736 certifico que soy el profesional que diseño, y/o supervisó el diseño de los planos y especificaciones que acompañan esta solicitud. Certifico que dichos planos y especificaciones cumplen con todas las disposiciones aplicables de los Reglamentos y Códigos de construcción vigentes en Puerto Rico. Reglamentación a la cual pertenecen estas edificaciones se ha cumplido a cabalidad. Certifico que he preparado estos planos y especificaciones de acuerdo a la "Ley para la Inversión por Calidad en la Construcción" de 6 de julio de 1978, según enmendada, conocida como la "Ley para la Inversión por Calidad en la Construcción" de 6 de julio de 1978, según enmendada, Ley Núm. 96 de 6 de julio de 1978, según enmendada, 23 L.P.R.A. sec. 1438, según enmendada por la Ley Núm. 164 de 17 de diciembre de 2004

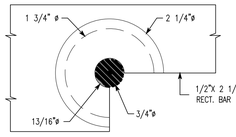




CAST IRON
FRAME AND LARGE GRILLE TYPE A

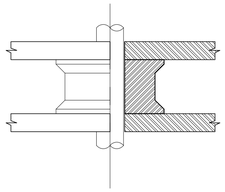
SCALE: 3/4" = 1'-0"

NOTE:
1. FRAME AND GRATE AS PER DTOP SPECIFICATIONS OR APPROVED SIMILAR.
2. GRILLE TYPE A SHALL BE INSTALLED IN VEGETATED OR GREEN AREAS, UNLESS SPECIFIED BY LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR APPROVAL PRIOR TO INSTALLATION.



PARTIAL PLAN

SCALE: HALF SIZE

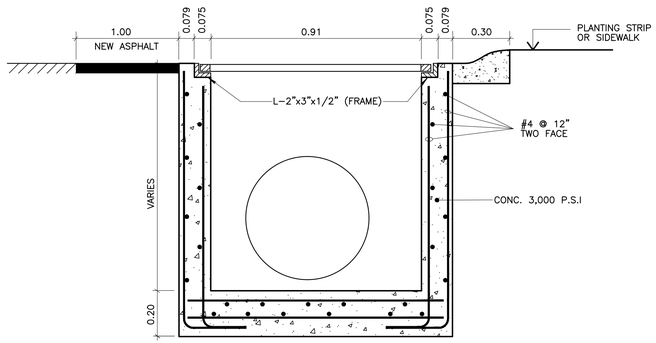


SPOOL SECTION

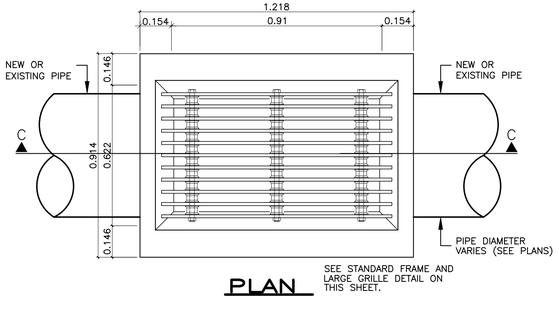
SCALE: HALF SIZE

1 C-9.1 STANDARD FRAME AND LARGE GRILLE

N.T.S.



SECTION C

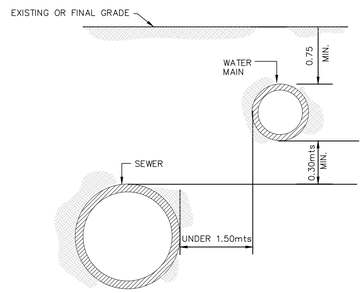


PLAN

SEE STANDARD FRAME AND LARGE GRILLE DETAIL ON THIS SHEET.

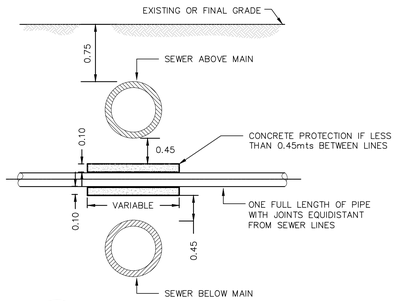
2 C-9.1 CATCH BASIN DETAIL

NOT TO SCALE



3 C-9.1 PARALLEL INSTALLATION

NOT TO SCALE



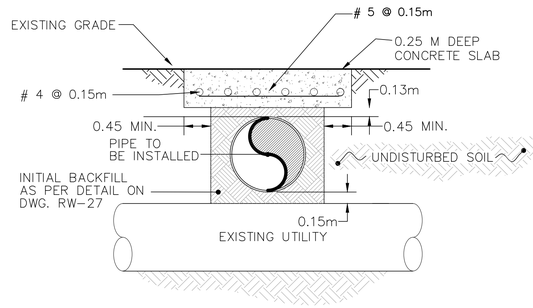
4 C-9.1 CROSSING INSTALLATION

NOT TO SCALE

NOTES:
1. FOR SANITARY LINES REFER TO VERTICAL REQUIREMENTS SHOWN ON THIS SHEET. FOR OTHER UTILITIES, THE MINIMUM VERTICAL DISTANCE TO BE 0.60m.
2. BENDS SHALL BE MECHANICAL JOINT TYPE, WITH RESTRAINING GLANDS.
3. WATER LINE JOINTS SHALL NOT COINCIDE WITH SANITARY SEWER.

WATER AND SEWER MAINS INSTALLATION

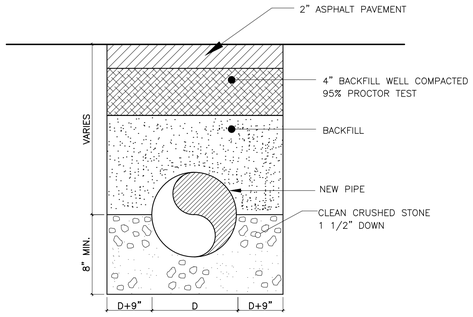
NOT TO SCALE



SECTION
PIPELINE ABOVE EXISTING

5 C-9.1 PIPE INSTALLATION AT CROSSINGS

NOT TO SCALE



6 C-9.1 PIPE BEDDING DETAIL

NOT TO SCALE

NOTES:

1– OPEN TRENCH: SLOPE TO BE DETERMINED BY THE RESIDENT ENGINEER.

2– TRENCH PROTECTION: TO BE DETERMINED BY CONTRACTOR TO ENSURE PROTECTION OF ADJACENT STRUCTURES, TRENCH WALLS AND WORKING CREWS INSIDE AND OUT OF TRENCH.

3– GROUND OR PAVED SURFACES TO BE REPLACED OR RESTORED IN ACCORDANCE TO DETAILS AND SPECIFICATIONS.

4– DETECTABLE MARKING TAPE SEE THE SPECIFICATIONS FOR INSCRIPTIONS.

5– CONTRACTOR SHALL BE AWARE FOR THE PRESENCE OF ROCK FRAGMENTS DURINGS TRENCH EXCAVATIONS.

6– THESE PLANS HAVE BEEN PREPARED AS PER P.R.A.S.A. SPECIFICATIONS, IN THE EVENT OF AN OVERSIGHT OR OMISSION, CONTRACTOR SHALL FOLLOW THE DIRECTIVE ISSUED BY P.R.A.S.A. INSPECTOR AND/OR RESIDENT ENGINEER

7– WHEN SEWER PIPING AND WATER MAINS CROSS EACH OTHER OR WHEN LAID AT HORIZONTAL DISTANCE OF LESS THAN 1.52m (5ft.) FROM EACH OTHER, WATER MAIN SHOULD BE INSTALLED AT A HIGHER LEVEL THAN THE SEWER PIPING AND NO LESS THAN 0.38m (1ft.) BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE SEWER.

8– UTILITY CROSSINGS TO BE APPROVED BY RESIDENT ENGINEER AND THE CORRESPONDING AGENCY OR OWNER OF THE UTILITY TO BE CROSSED.

9– COMPRESSIVE STRENGTH OF CONCRETE TO BE 3,500 PSI @ 28 DAYS.

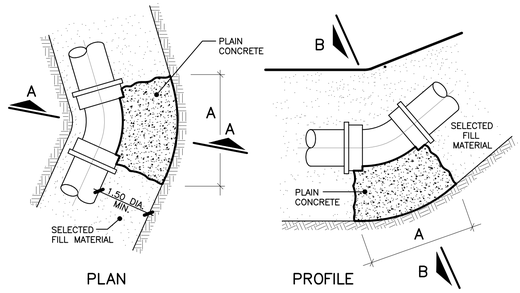
10– CONTRACTOR SHALL PROTECT FRESH CONCRETE FROM VEHICLES UNTIL SET AND ABLE TO RECEIVE TRAFFIC LOAD. IN CASE OF DAMAGES, THE CONTRACTOR IF FULLY RESPONSIBLE TO IMPLEMENT THE REQUIRED CORRECTIVE MEASURES. CORRECTIVE MEASURES TO BE APPROVED BY THE RESIDENT ENGINEER.

AAA-RS-22-08-0002
OGPE-2022-457304-SRI-059996

FRANCISCO RODRIGUEZ-EMA CORDERO
INGENIERO
LICENCIADO
LIC. # 19736
PUERTO RICO

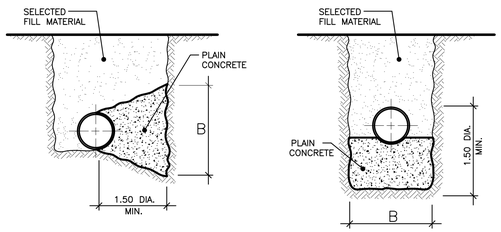
ERBA
ESTUDIO RBA
ARQUITECTURA
DISEÑO INTERIOR
SAN JUAN PR

Certificación:
Yo, Francisco Rodriguez-Ema Cordero, Ingeniero, número de licencia 19736 certifico que soy el profesional que diseñó, preparó o supervisó los planos y especificaciones cumplen con el reglamento que dichos planos y especificaciones cumplen con el reglamento que rige la construcción en Puerto Rico, y las disposiciones aplicables de los Reglamentos y Códigos de Construcción de la Junta de Planificación, la Administración de Reglamentos y Permisos y Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con lo dispuesto en la Ley Núm. 96 de 6 de julio de 1978, según enmendada, conocida como la "Ley para la Inversión por 1%", y que se ha hecho la debida consideración a la misma, según aplica. Además, certifico que en la preparación de estos planos y especificaciones se ha cumplido con la Ley Núm. 119 de 30 de junio de 1976, según enmendada, conocida como la "Ley para la Inversión por 1%", y que se ha hecho la debida consideración a la misma, según aplica. Además, certifico que en la preparación de estos planos y especificaciones se ha cumplido con la Ley Núm. 76



PLAN

PROFILE



SECTION A–A

SECTION B–B

90° BEND

DIA.	A	B
4"	2'–0"	2'–0"
6"	3'–0"	3'–0"
8"	4'–0"	4'–0"
10"	4'–0"	4'–0"
16"	7'–0"	7'–0"

22 1/2° BEND

DIA.	A	B
4"	1'–0"	1'–0"
6"	2'–0"	2'–0"
8"	2'–0"	2'–0"
10"	2'–0"	2'–0"
16"	4'–0"	4'–0"

45° BEND

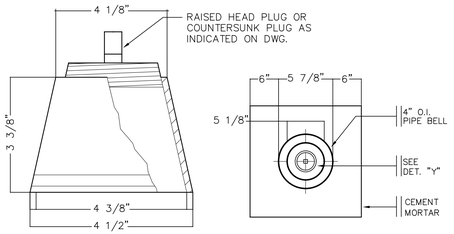
DIA.	A	B
4"	2'–0"	2'–0"
6"	2'–0"	2'–0"
8"	3'–0"	3'–0"
10"	3'–0"	3'–0"
16"	5'–0"	5'–0"

11 1/4° BEND

DIA.	A	B
4"	1'–0"	1'–0"
6"	1'–0"	1'–0"
8"	2'–0"	2'–0"
10"	2'–0"	2'–0"
16"	3'–0"	3'–0"

1 C–9.2 THRUST BLOCK FOR HORIZONTAL AND VERTICAL BENDS

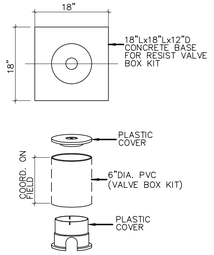
NOT TO SCALE



DETAIL "Y"

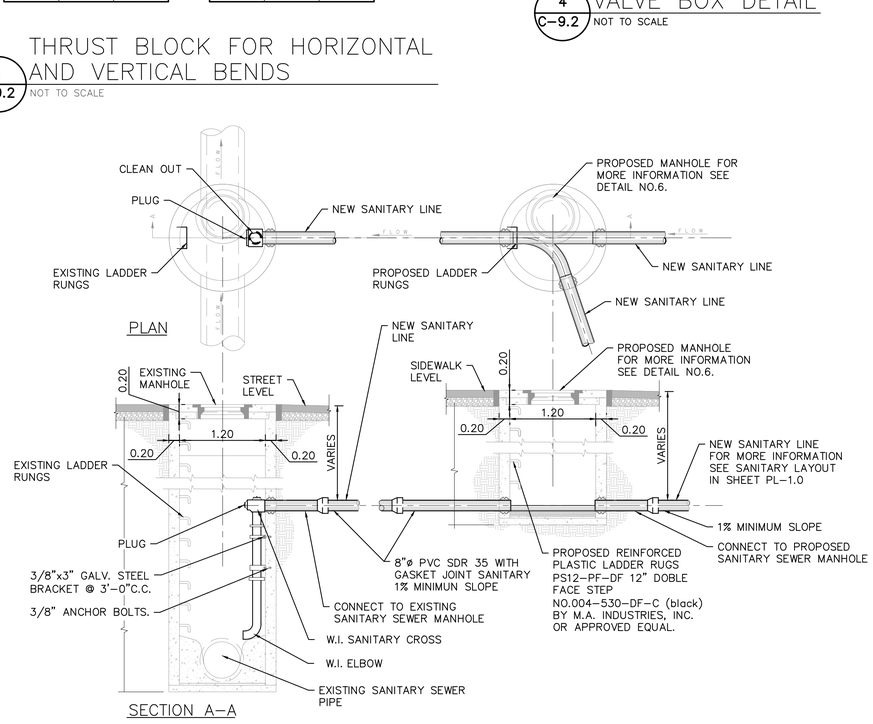
2 C–9.2 TYPICAL GROUND CLEANOUT INSTALLATION DETAIL

NOT TO SCALE



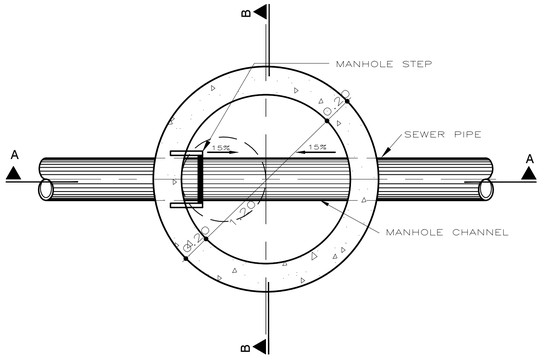
4 C–9.2 VALVE BOX DETAIL

NOT TO SCALE



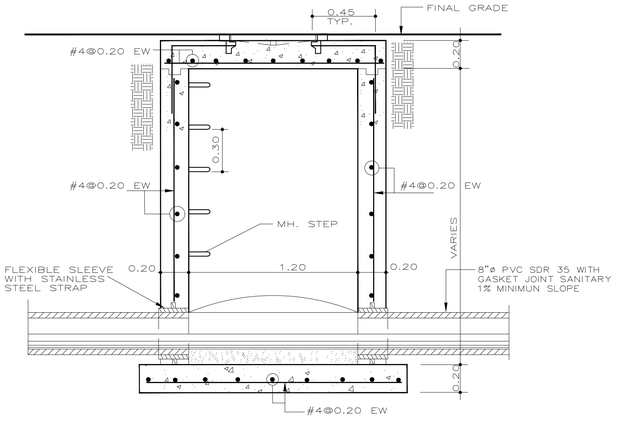
5 C–9.2 DROP MANHOLE CONNECTION

NOT TO SCALE



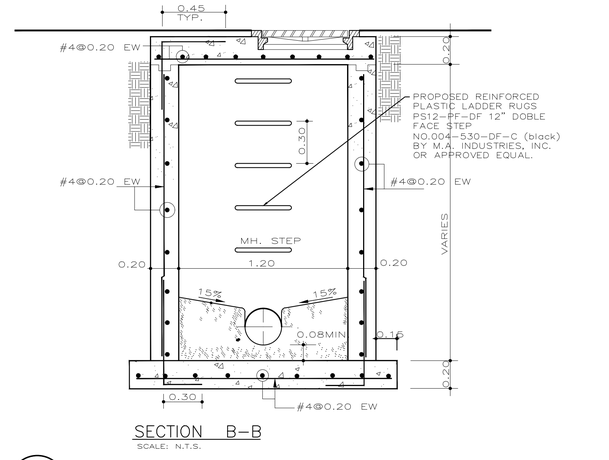
SECTIONAL PLAN

SCALE: N.T.S.



SECTION A–A

SCALE: N.T.S.



SECTION B–B

SCALE: N.T.S.

6 C–9.2 TYPICAL CAST IN PLACE MANHOLE DETAIL

NOT TO SCALE

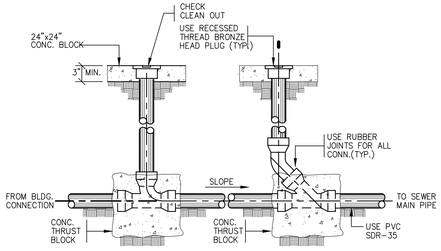
NOTAS GENERALES DE LA AAA

SISTEMA DE ACUEDUCTO

- LAS CAJAS DE CONTADOR SERÁN INSTALADAS FUERA DEL ÁREA DE RODAJE, ESTACIONAMIENTO O RAMPAS DE ACCESO VEHICULAR.
- LAS CAJAS DE CONTADOR SERÁN INSTALADAS FUERA DEL LIMITE DE PROPIEDAD.
- LOS CONTADORES DE SERVICIO DE AGUA DEBERÁN REGISTRAR EL VOLUMEN DE AGUA EN METROS CÚBICOS.
- LAS CAJAS DE CONTADOR SERÁN CONSTRUIDAS CON PIEZAS DE COBRE FLEXIBLE TIPO "K" O BRONCE DE IGUAL CUMPLIMIENTO.
- LA DISTANCIA ENTRE LA ACOMETIDA DE SERVICIO DE AGUA Y LA ACOMETIDA SANITARIA SERÁ MAYOR O IGUAL A 5 PIES HORIZONTALES, LA INSTALACIÓN DE AMBAS ACOMETIDAS EN LA MISMA EXCAVACIÓN NO ESTARÁ PERMITIDA.
- LAS PIEZAS DE CONEXIÓN A UTILIZARSE PARA LA INSTALACIÓN DE ACOMETIDAS, SERÁN DE TIPO "FLARE" O ROSCA EN CASO DE SER DE COBRE FLEXIBLE TIPO "K" O ROSCA EN CASO DE CONSTRUIRSE EN BRONCE, NO SE PERMITIRÁN CONEXIONES REALIZADAS CON PIEZAS SOLDADAS.
- PARA ACEPTAR FINALMENTE EL PROYECTO EL MISMO DEBERÁ ESTAR PAVIMENTADO CUANDO SE REALICE LA VALIDACIÓN FINAL.
- LAS CAJAS DE CONTADORES SERÁN INSTALADAS A UNA DISTANCIA RAZONABLE Y SEGURA DE TODO EQUIPO ELÉCTRICO.
- TODAS LAS CONEXIONES SERÁN REALIZADAS POR UN MAESTRO PLOMERO O BAJO LA SUPERVISIÓN DE ESTE.
- TODAS LAS ACOMETIDAS DE 3/4" SE INSTALARÁN CON ABRAZADERA Y LLAVE DE INCORPORACIÓN.
- EL CONTRATISTA O URBANIZADOR SUMINISTRARÁ EVIDENCIA DEL PAGO DE CONEXIÓN AL SISTEMA PREVIO AL ENDOSO FINAL DEL PROYECTO.
- EL PROPONENTE O DUEÑO DEBERÁ NOTIFICAR POR ESCRITO A ESTA OFICINA CUANDO COMIENCE LA CONSTRUCCIÓN DE LAS OBRAS HIDRÁULICAS.
- LA A.A.A. SE RESERVA EL DERECHO DE REQUERIR CUALQUIER CAMBIO PERTINENTE QUE POR OMISIÓN O ERROR INVOLUNTARIO NO SE HAYA INCLUIDO EN EL PROYECTO Y A SU JUICIO, SEA NECESARIO PARA EL BUEN FUNCIONAMIENTO DEL SISTEMA DE ACUEDUCTO.
- EL DUEÑO DEL PROYECTO APORTARÁ $500.00 DÓLARES POR CADA SOLAR O UNIDAD, COMO CARGO POR DERECHO DE CONEXIÓN AL SISTEMA DE ACUEDUCTO.
- CUALQUIER CAMBIO QUE SEA NECESARIO A LO INDICADO EN ESTE PLANO O EN SU CARTA DE APROBACIÓN, RELACIONADO AL SISTEMA DE AGUA POTABLE, DEBERÁ SER CONSULTADO Y EVALUADO CON ESTA OFICINA PARA APROBACIÓN, PREVIO A SU CONSTRUCCIÓN Y/O DESARROLLO.

SISTEMA DE ALCANTARILLADO SANITARIO

- LOS REGISTROS SANITARIOS SERÁN PINTADOS EN SU INTERIOR CON PINTURA EPOXICA IGUAL O SIMILAR AL DENOMINADO CEILGUARD 663 O DURALKOTE.
- LA DISTANCIA ENTRE LA ACOMETIDA DE ALCANTARILLADO SANITARIO Y LA ACOMETIDA DE SERVICIO DE AGUA SERÁ MAYOR O IGUAL A 5 PIES, NO SE PERMITIRÁ LA INSTALACIÓN DE AMBAS ACOMETIDAS EN LA MISMA EXCAVACIÓN.
- LOS REGISTROS DE LIMPIEZA SERÁN INSTALADOS FUERA DEL ÁREA DE RODAJE O RAMPAS DE ACCESO VEHICULAR.
- EN CASO DE QUE LOS REGISTROS DE INSPECCIÓN SEAN INSTALADOS EN ÁREAS INUNDABLES EL MARCO Y TAPA DE ACCESO DEBERÁ SER DE TIPO HERMÉTICO "WATERTHIGHT".
- PARA ACEPTAR FINALMENTE EL PROYECTO EL MISMO DEBERÁ ESTAR PAVIMENTADO CUANDO SE REALICE LA VALIDACIÓN FINAL.
- LAS ACOMETIDAS SANITARIAS SERÁN INSTALADAS A UNA DISTANCIA RAZONABLE Y SEGURA DE TODO EQUIPO ELÉCTRICO.
- TODA TUBERÍA QUE NO LLENE LOS REQUISITOS DE LAS PRUEBAS, SERÁ REPARADA POR EL CONTRATISTA Y SOMETIDA Y SOMETIDA A PRUEBA HASTA QUE SEA APROBADA DEFINITIVAMENTE POR EL INSPECTOR DE LA A.A.A..
- LA A.A.A. SE RESERVA EL DERECHO DE REQUERIR CUALQUIER CAMBIO PERTINENTE QUE POR OMISIÓN O ERROR INVOLUNTARIO NO SE HAYA INCLUIDO EN EL PROYECTO Y A SU JUICIO, SEA NECESARIO PARA EL BUEN FUNCIONAMIENTO DEL SISTEMA DE ALCANTARILLADO SANITARIO.
- TODAS LAS DISTANCIAS ESTÁN EXPRESADAS EN METROS, A MENOS QUE SE ESPECIFIQUE OTRA UNIDAD.
- EL DUEÑO DEL PROYECTO APORTARÁ $500.00 DÓLARES POR CADA SOLAR O UNIDAD, COMO CARGO POR DERECHO DE CONEXIÓN AL SISTEMA DE ALCANTARILLADO SANITARIO.



3 C–9.2 CLEAN OUT INSTALLATION DETAIL

NOT TO SCALE

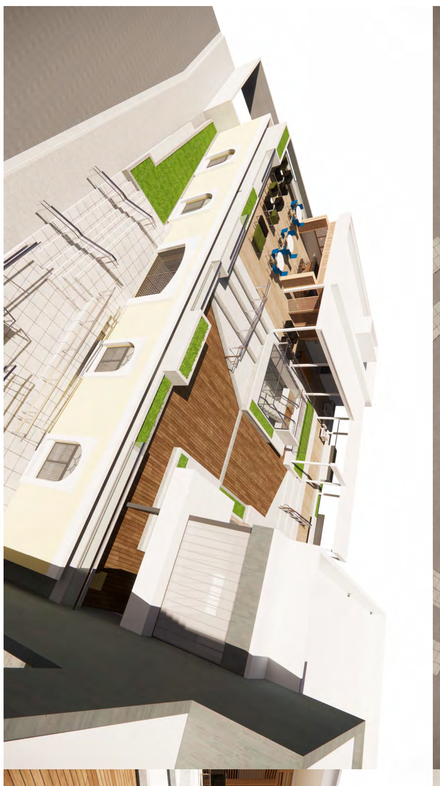
AAA-RS-22-08-0002
OGPE-2022-457304-SRI-059996

FRANCISCO RODRIGUEZ-EMA CORDERO
INGENIERO LICENCIADO
LIC. # 19736
PUERTO RICO

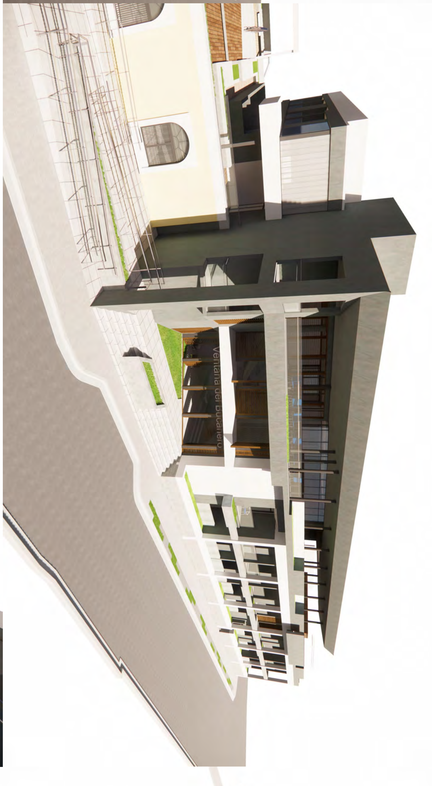
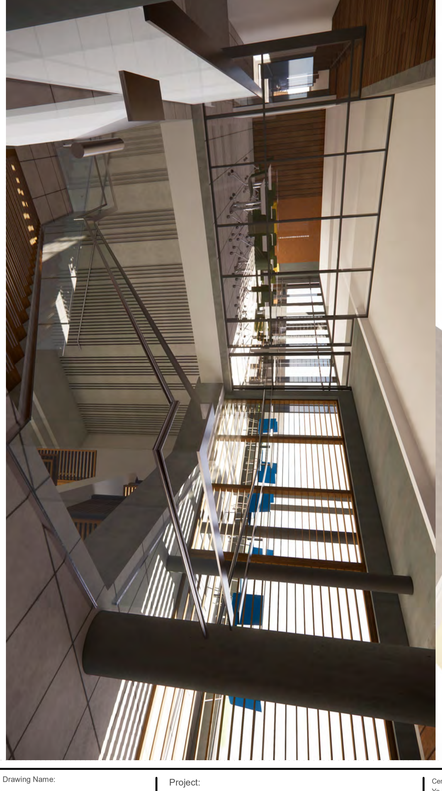
ERBA ARQUITECTURA
SUITE 204A
CAROLINA, PR
787.548.1130

Certificación:
Yo, **Francisco Rodriguez-Ema Cordero**, Ingeniero, licenciado bajo el número de licencia **19736** certifico que soy el profesional que diseñó o supervisó el diseño de los planos y especificaciones que acompañan esta certificación y certifico que entiendo que dichos planos y especificaciones cumplen con todas las disposiciones aplicables de los Reglamentos y Códigos de Construcción y Uso de Terrenos vigentes en Puerto Rico, incluyendo, pero sin limitarse a, las disposiciones aplicables de los Reglamentos y Códigos de Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido estrictamente con la Ley Núm. 173 de 12 de agosto de 1988, según enmendada, conocida como la "Ley para la Inversión por Calidad en la Construcción", la Ley Núm. 76 de 6 de julio de 1976, según enmendada, Ley Núm. 130 de 8 de julio de 1976, según enmendada, y la Ley Núm. 96 de 29 de junio de 2004, según enmendada, conocida como la "Ley para la Inversión por Calidad en la Construcción", la Ley Núm. 76 de 6 de julio de 1976, según enmendada, Ley Núm. 130 de 8 de julio de 1976, según enmendada, y la Ley Núm. 96 de 29 de junio de 2004, según enmendada, conocida como la "Ley para la Inversión por Calidad en la Construcción". Certifico, además, que no he incurrido en fraude o falsa o falsificación de los hechos que se haya producido por omisión o por negligencia y que no he incurrido en ninguna omisión o por negligencia en la prepar

S:\projects\2022\22-14-Arroyo-Ventana del Bucanero\dwg-archicad\05-cd-construction-documents\-100%arroyo-posada\ventanadelbucanero-cd-construction\documents-phase-100%-issued-for-construction-20240506-1200-xxx.pln





Layout ID:
A.000

Revision:
01
Modified by:

Checked by:

Approved by

Drawing Name:
Proposed 3D Views
Proposal 3D Views
Enscape_2023-10-26-15-47-25, Enscape_2023-10-26-18-07-34, Enscape_2023-10-26-20-14-19, Enscape_2023-10-26-20-09-21, Enscape_2023-10-26-20-11-08, Enscape_2023-10-26-20-45-14, Enscape_2023-10-26-20-18-45, Enscape_2023-10-26-20-22-40, Enscape_2023-10-27-07-57-43, erb-sello-2019

Drawing Scale:
1:5, 1" = 1'-0"

Drawing Status:
Issued For Construction 100% Set

Project:
Ventana del Bucanero (Posada) PR-CRP-000170
Barrio Pueblo
Marina St and Morse St
Arroyo - PR

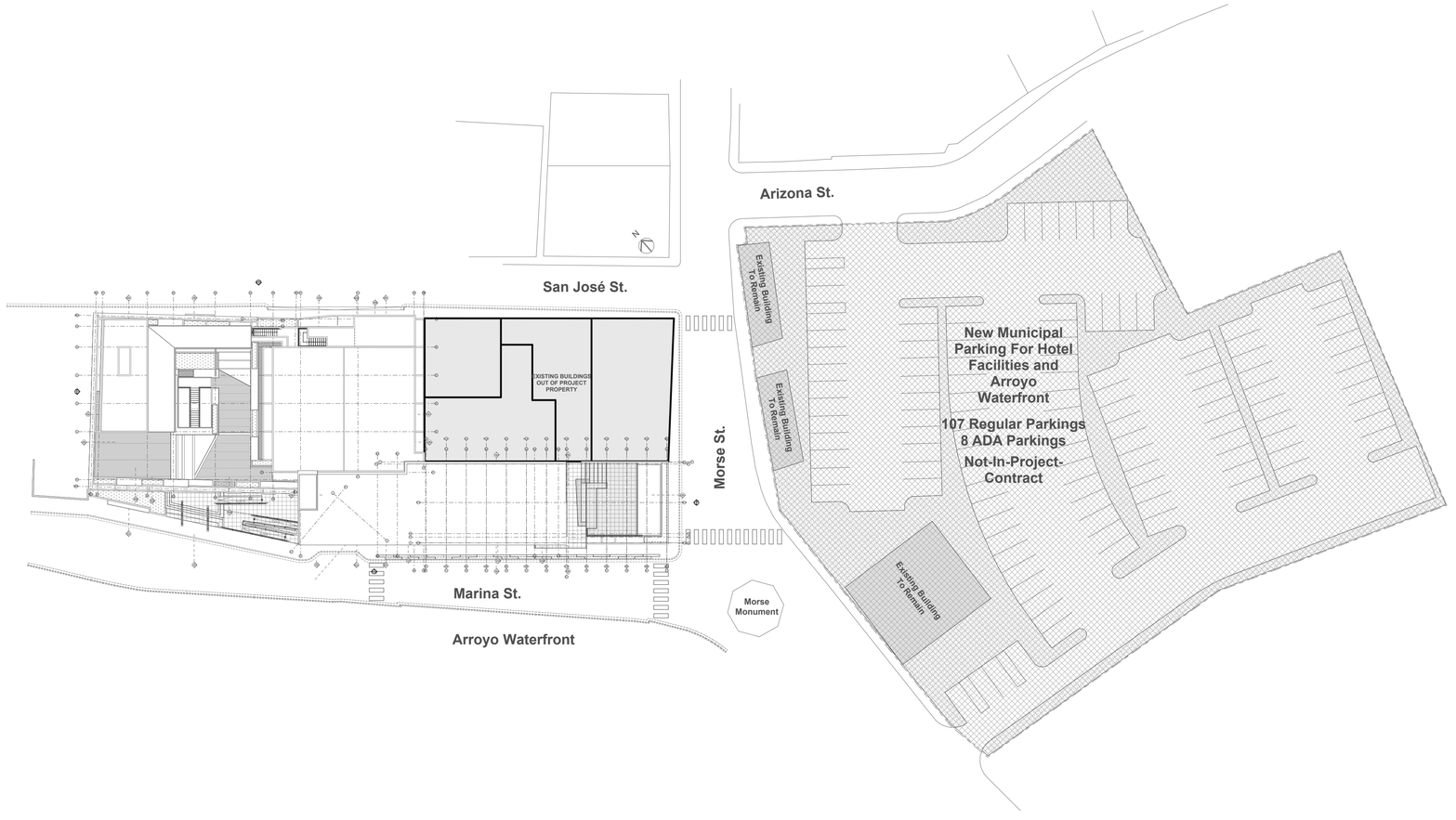
Project Info:
Cadestre: 442-020-042-03
ID #: #Project ID
Project #: 22-14
5/7/2024 | 12:22 PM

Client:
Eric Bachler Román Mayor
Municipality of Arroyo
Municipality of Arroyo
#Client City | #Client State

Certificación:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** 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 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 Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la "Ley para la Inversión 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]. 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.

EUGENIO RAMIREZ BALLAGAS
Lic. #19796
ARQUITECTO
LICENCIADO
PUERTO RICO

Rev/ID	Ch/D	Change Name	Date
01			11/28/2022



1 Architectural Site Plan
1/32" = 1'-0"

Revit	Date
Layout	Work in Progress
WIP	
Check	Change Name

EUGENIO RAMÍREZ BALLAGAS
ARQUITECTO LICENCIADO
LIC. #19796
PUERTO RICO

ERBA
Eugenio Ramírez Ballagas, Architect
SUITE 204
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San Juan, PR 00920
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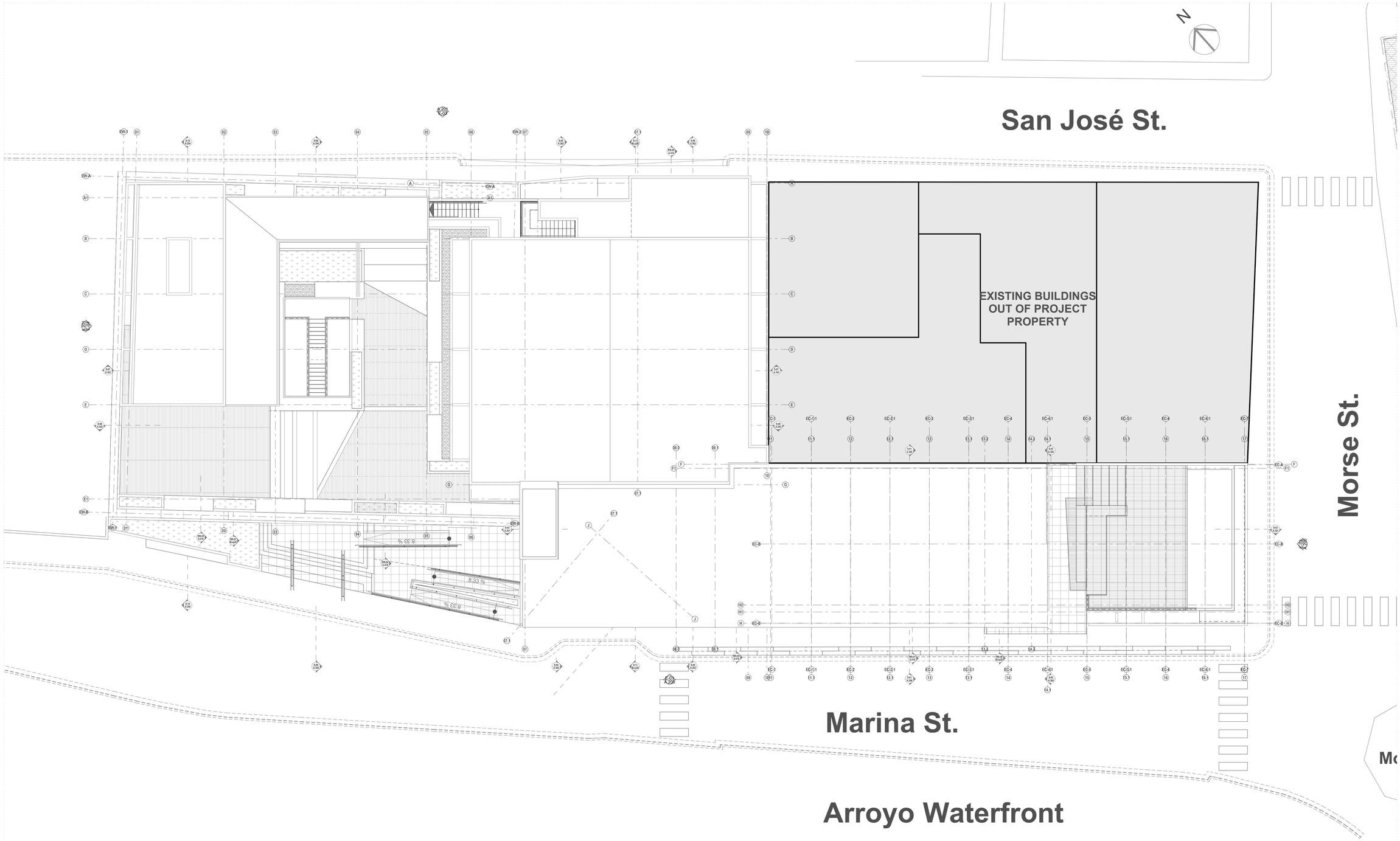
Certification:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** certifico que soy el profesional que diseñó estos planos y especificaciones, que he supervisado su preparación, que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcción y Uso de Terrenos, y Códigos de Construcción aplicables de las Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido a tal fin con la ley para la Invención de Arquitectura de Puerto Rico de 2004, según enmendada, conocida como la "Ley para la Invención de Arquitectura de Puerto Rico", Ley Núm. 96 de 6 de julio de 1988, según enmendada; Ley Núm. 66 de 6 de julio de 1988, según enmendada; Ley Núm. 84 de 13 de mayo de 1936, según enmendada; Ley Núm. 96 de 6 de julio de 1988, según enmendada, y la Ley Núm. 173 de 12 de agosto de 1988, según enmendada. Esta certificación es una jurada declaración bajo o falsificación de los hechos que se han mencionado, y por ende no son ciertos, estoy sujeto a penalidades por perjurio y por ende no son ciertos, estoy sujeto a penalidades por perjurio y por ende no son ciertos, estoy sujeto a penalidades por perjurio



1 Enlarged Architectural Site Plan
3/32" = 1'-0"

Zones Areas - Totals By Level					
Zone Name	Zone Number	Home Story Name	Calculated Area	Zone Category	Height
Total Building Level Area	001	Building Level +3'-6"	21,247.74	Interior - New	9'-0 3/16"
Total Second Level Area	002	Second Level +13'-6"	19,742.18	Interior - New	9'-10 3/16"
Total Third Level Area	003	Third Level +24'-4"	12,062.02	Interior - New	9'-0 3/16"
			53,051.94 ft²		

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Date:
11/20/2023

Rev/ID | CHD | Change Name

EUGENIO RAMÍREZ BALLAGAS
ARQUITECTO
LICENCIADO
LIC. #19796
PUERTO RICO

ERBA
ARCHITECTURE & DESIGN
SUITE 204
787.396.0123
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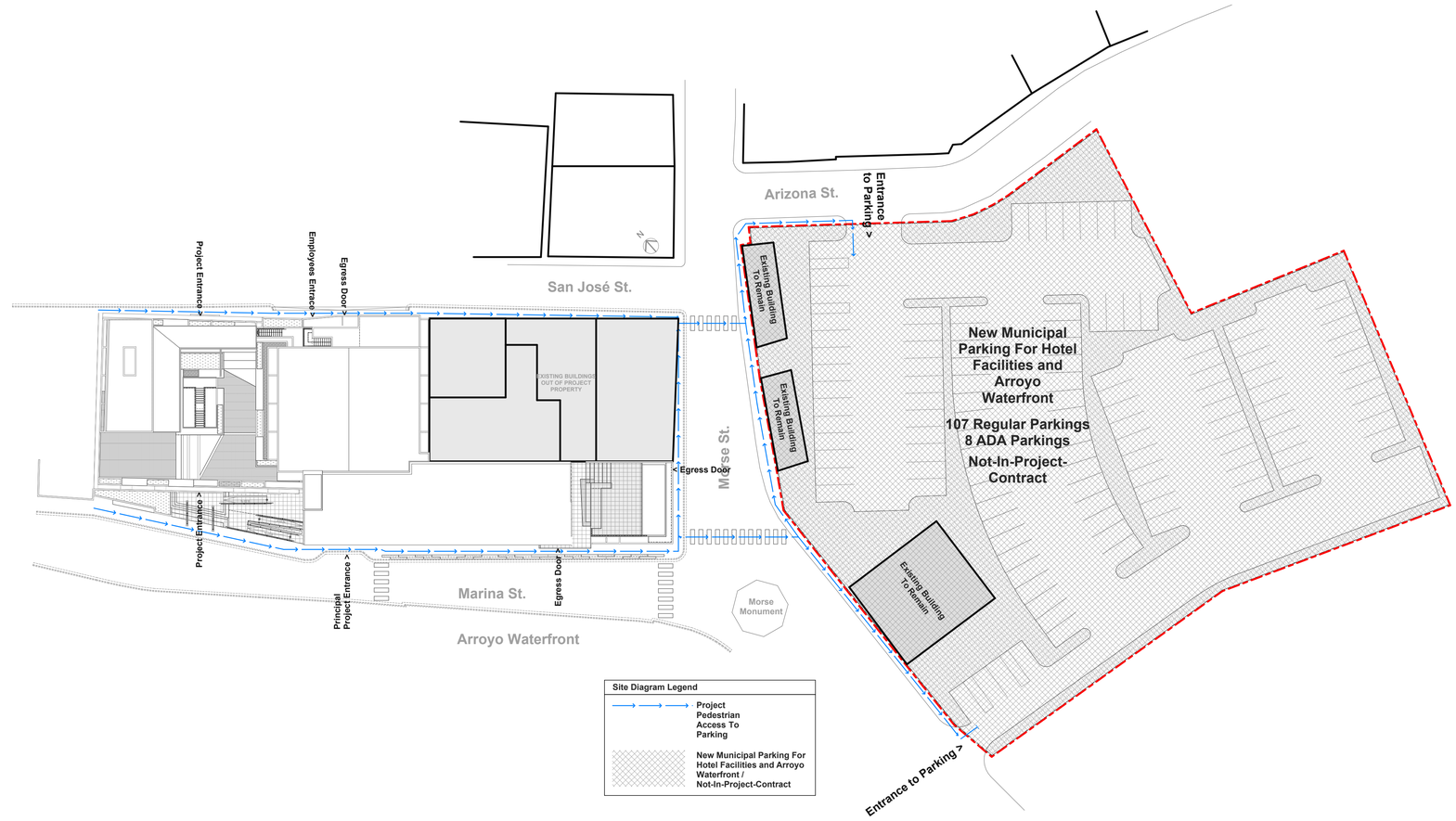
Certificación:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** certifico que soy el profesional que diseñó estos planos, que he supervisado su preparación y que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos, y Códigos de Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con la Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "Ley para la Invención de la Buena Pericia" y la Ley para la Invención de la Buena Pericia de mayo de 1938, según enmendada.



1 Architectural Site Plan: Site Diagram - Parking Location

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Rev/D	Chk'd	Change Name	Date
01 - WIP			Work in Progress

Certification:
Yo, Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796 certifico que soy el profesional que diseñó estos planos y especificaciones, que los mismos cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcción vigentes en la jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido a tal grado con la ley para la invención de trabajos de arquitectura de 1949, según enmendada, Ley Núm. 96 de 6 de julio de 1956, según enmendada, Ley Núm. 173 de 12 de mayo de 1936, según enmendada, Ley Núm. 66 de 6 de julio de 2004, según enmendada, conocida como la "Ley para la Invención de Trabajos de Arquitectura" y la Ley Núm. 75 de 24 de junio de 1975, según enmendada, conocida como la "Ley para Reglamentar la Profesión de Arquitecto en Puerto Rico". Además, declaración falsa o falsificación de los hechos que se incluyen en este documento es constitutivo de perjurio y podría ser sancionado con penalidades de cárcel y/o multas. Por lo tanto, me hacen responsable de cualquier acción judicial y disciplinaria por la misma.

Project:
Ventana del Bucanero (Posada) PR-CRP-000170
Barrio Pueblo
Marina St and Morse St.
Arroyo - PR

Client:
Eric Bachier Román Mayor
Municipality of Arroyo
Municipality of Arroyo

Project Info:
Cadastre: 442-020-042-03
ID #: Project ID
Phase: Phase 4
5/7/2024 | 12:22 PM
#Client City / #Client State

Drawing Name:
Architectural Site Plans
Architectural Site Plan: Site Diagram - Parking Location
Architectural Site Plan: Site Diagram - Parking Location, en-sello-2019

Drawing Scale: 1" = 1'-0"

Drawing Status:
Issued For Construction 100% Set

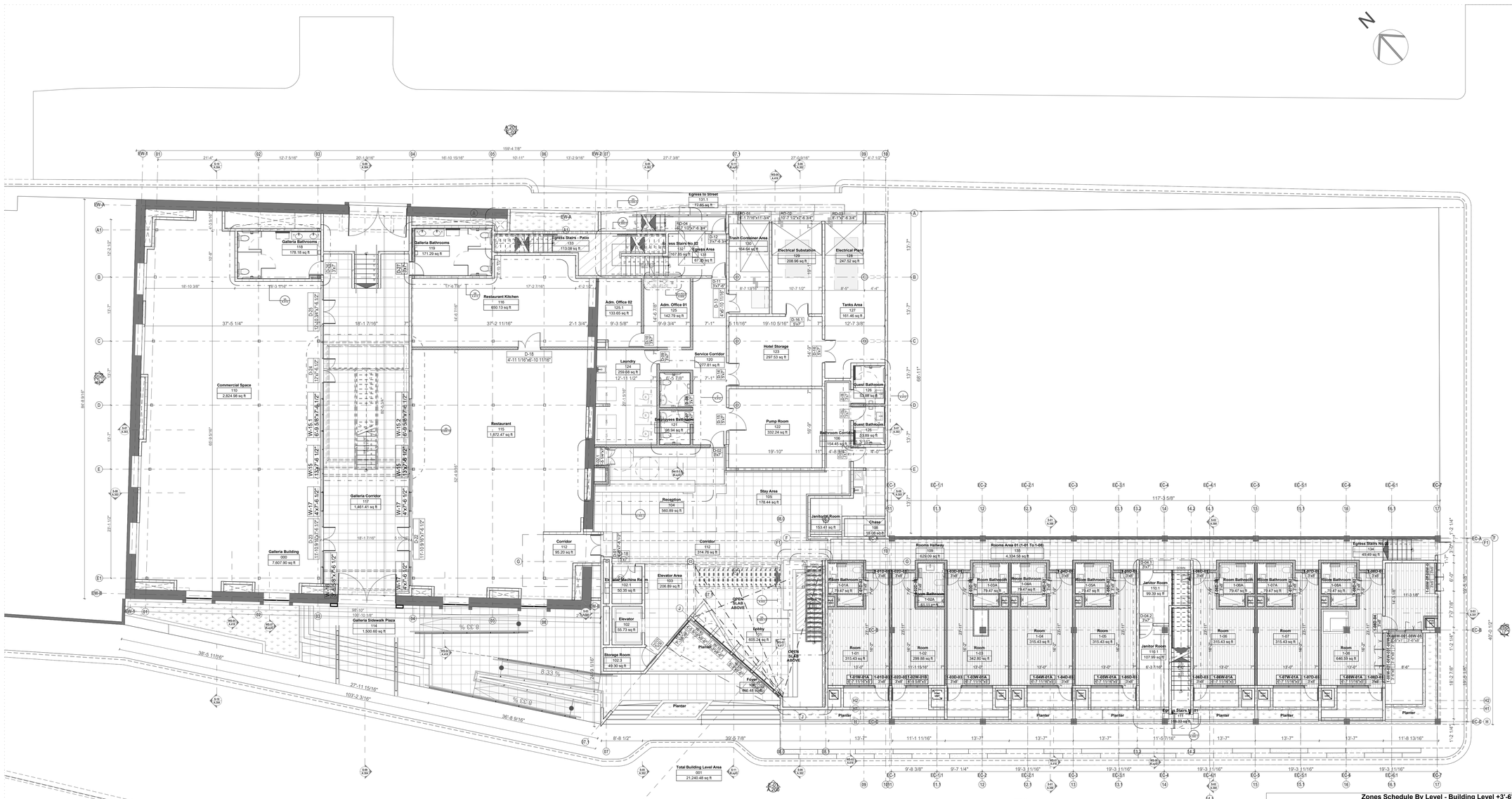
Layout ID:
AS.102

Revision:
01 - WIP

Modified by:

Checked by:

Approved by



Building Level +3'-6"

1. Architectural Plan

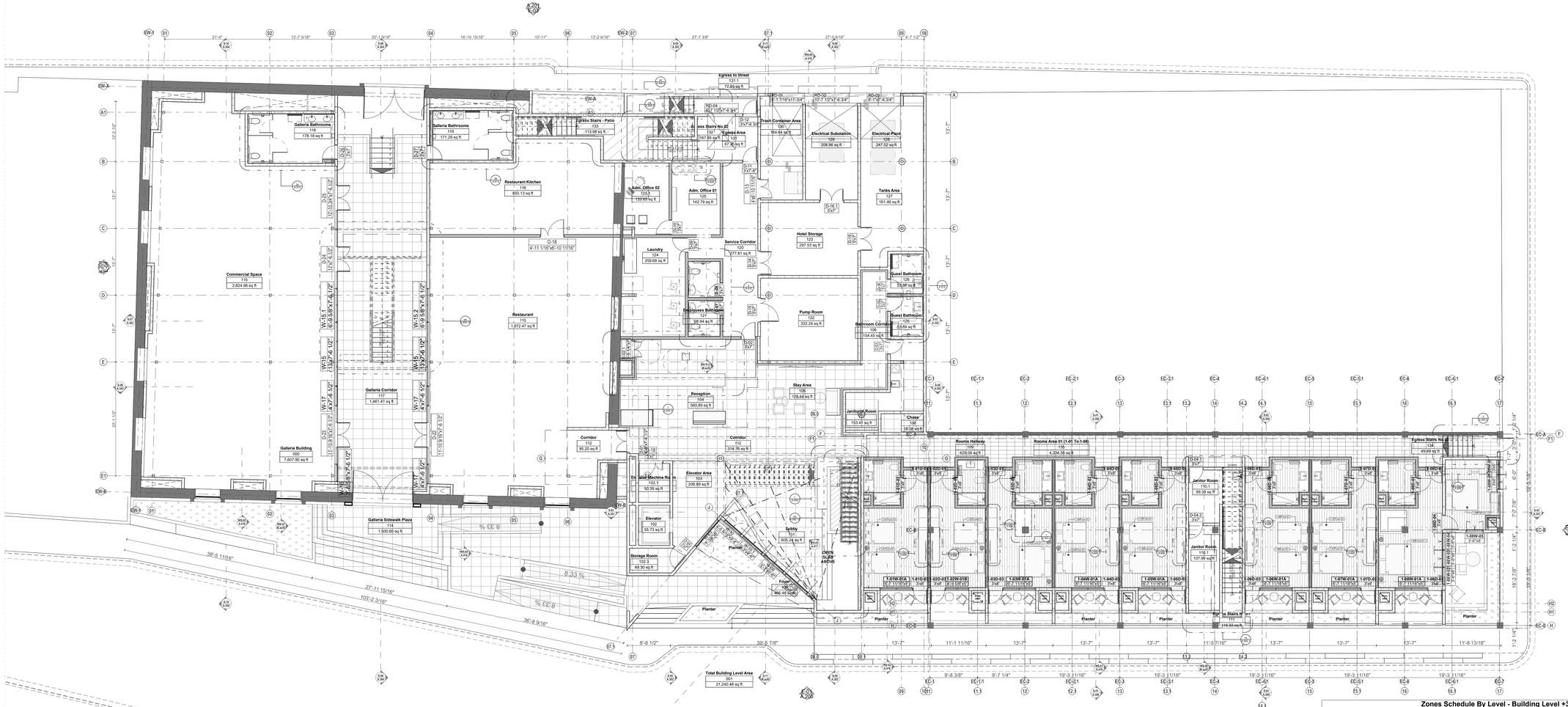
3/32" = 1'-0"

Div-00 Wall Types - New Construction				
Element ID	2D Plan Preview	End Thickness of the Wall	Building Materials (All)	Building Material / Composite / Profile / Fill
Wt-01		7"	Drywall; Insulation - batt insulation; Drywall	gwb-Insulation-7" Finished
Wt-01.1		4 1/4"	Drywall; Insulation - batt insulation	gwb-3-5/8"-insulation-oneside
Wt-02		7"	Plaster-Wall; cmu-6; Plaster-Wall	cmu-6" core - 7" Finished
Wt-02.1		5"	Plaster-Wall; cmu-6; Plaster-Wall	cmu-4" - 5" Finished
Wt-03		7"	Plaster-Wall; Concrete - Structural 4,000psi; Plaster-Wall	concrete-wall-7" Finished
Wt-03.1		7"	Reinforced Concrete - Structural 4,000psi	concrete-wall-7" - Core
Wt-04		7"	Plycem 5/8" Panel; Metal - Framing; Air Space - Frame; Metal - Framing	Plycem-Panel-5/8"-One-Side-With Framing-7" Finished Wall
Wt-04.1		7"	Plycem 5/8" Panel; Metal - Framing; Air Space - Frame; Metal - Framing; Plycem 5/8" Panel	Plycem-Panel-5/8"-Two-Sides-With Framing-7" Finished Wall
Wt-04.2		3"	Plycem 5/8" Panel; Metal - Framing; Air Space - Frame; Metal - Framing	Plycem-Panel-5/8"-One-Side-With Framing-3" Finished Wall
Wt-04.3		3 5/8"	Plycem 5/8" Panel; Metal - Framing; Air Space - Frame; Metal - Framing	Plycem-Panel-5/8"-One-Side-With Framing-3 5/8" Finished Wall
Wt-04.4		4 1/4"	Metal - Framing; Insulation - batt insulation; Metal - Framing; Plycem 5/8" Panel; 06 Wood Panel / WPC	Plycem-Panel-5/8"-One-Side-Insulation-With Framing-4 1/4" Finished Wall With Wood Paneling System
Wt-04.5		7"	Plycem 5/8" Panel; Metal - Framing; Insulation - batt insulation; Metal - Framing; Plycem 5/8" Panel	Plycem-Panel-5/8"-Two-Sides-Insulation-With Framing-7" Finished Wall
Wt-05		7"	wpc-panel-5/8" wall cover; Air Space; wpc-panel-5/8" wall cover	wpc-wall-panel-insulation-7"-Finished-twosides
Wt-05.1		7"	wpc-panel-5/8" wall cover; Air Space; wpc-panel-5/8" wall cover	wpc-wall-panel-insulation-7"-Finished-oneside
Wt-05.2		3 5/8"	wpc-panel-5/8" wall cover; Metal Frame	wpc-wall-panel-insulation-3-5/8-Finished-oneside

Zones Areas - Totals By Level					
Zone Name	Zone Number	Home Story Name	Calculated Area	Zone Category	Height
Total Building Level Area	001	Building Level +3'-6"	21,247.74	Interior - New	9'-0 3/16"
Total Second Level Area	002	Second Level +13'-6"	19,742.18	Interior - New	9'-10 3/16"
Total Third Level Area	003	Third Level +24'-4"	12,062.02	Interior - New	9'-0 3/16"
			53,051.94 ft²		

Zones Schedule By Level - Building Level +3'-6"					
Zone Name	Zone Number	Home Story Name	Calculated Area	Zone Category	Height
Foyer	100	Building Level +3'-6"	466.48	Exterior - New	9'-0 3/16"
Lobby	101	Building Level +3'-6"	605.24	Interior - New	9'-0 3/16"
Elevator	102	Building Level +3'-6"	107.47	Interior - New	9'-0 3/16"
Elevator Machine Room	102.1	Building Level +3'-6"	50.35	Interior - New	9'-0 3/16"
Storage Room	102.3	Building Level +3'-6"	49.30	Interior - New	9'-0 3/16"
Elevator Area	103	Building Level +3'-6"	206.89	Interior - New	9'-0 3/16"
Reception	104	Building Level +3'-6"	560.89	Interior - New	9'-0 3/16"
Stay Area	105	Building Level +3'-6"	178.44	Interior - New	9'-0 3/16"
Bathroom Corridor	106	Building Level +3'-6"	154.45	Interior - New	9'-0 3/16"
Janitorial Room	107	Building Level +3'-6"	153.41	Interior - New	9'-0 3/16"
Chase	108	Building Level +3'-6"	15.08	Interior - New	9'-0 3/16"
Rooms Hallway	109	Building Level +3'-6"	629.09	Interior - New	9'-0 3/16"
Commercial Space	110	Building Level +3'-6"	2,824.98	Interior - New	9'-0 3/16"
Janitor Room	110.1	Building Level +3'-6"	207.38	Interior - New	9'-0 3/16"
Egress Stairs No.01	111	Building Level +3'-6"	116.33	Interior - New	9'-0 3/16"
Corridor	112	Building Level +3'-6"	409.96	Interior - New	9'-0 3/16"
Galleria Sidewalk Plaza	114	Building Level +3'-6"	1,500.60	Interior - New	9'-0 3/16"
Restaurant	115	Building Level +3'-6"	1,872.47	Interior - New	9'-0 3/16"
Restaurant Kitchen	116	Building Level +3'-6"	650.13	Interior - New	9'-0 3/16"
Galleria Corridor	117	Building Level +3'-6"	1,461.41	Interior - New	9'-0 3/16"
Galleria Bathrooms	118	Building Level +3'-6"	178.18	Interior - New	9'-0 3/16"
Galleria Bathrooms	119	Building Level +3'-6"	171.29	Interior - New	9'-0 3/16"
Service Corridor	120	Building Level +3'-6"	277.81	Interior - New	9'-0 3/16"
Employees Bathroom	121	Building Level +3'-6"	98.94	Interior - New	9'-0 3/16"
Pump Room	122	Building Level +3'-6"	332.24	Interior - New	9'-0 3/16"
Hotel Storage	123	Building Level +3'-6"	297.53	Interior - New	9'-0 3/16"
Laundry	124	Building Level +3'-6"	259.68	Interior - New	9'-0 3/16"
Adm. Office 01	125	Building Level +3'-6"	142.79	Interior - New	9'-0 3/16"
Adm. Office 02	125.1	Building Level +3'-6"	133.65	Interior - New	9'-0 3/16"
Guest Bathroom	126	Building Level +3'-6"	165.55	Interior - New	9'-0 3/16"
Tanks Area	127	Building Level +3'-6"	161.46	Interior - New	9'-0 3/16"
Electrical Plant	128	Building Level +3'-6"	247.52	Interior - New	9'-0 3/16"
Electrical Substation	129	Building Level +3'-6"	208.96	Interior - New	9'-0 3/16"
Trash Container Area	130	Building Level +3'-6"	164.64	Interior - New	9'-0 3/16"
Egress Area	131	Building Level +3'-6"	67.25	Interior - New	9'-0 3/16"
Egress to Street	131.1	Building Level +3'-6"	77.65	Interior - New	9'-0 3/16"
Egress Stairs No.02	132	Building Level +3'-6"	220.03	Exterior - New	9'-0 3/16"
Egress Stairs - Patio	133	Building Level +3'-6"	113.08	Exterior - New	9'-0 3/16"
Egress Stairs No.03	134	Building Level +3'-6"	49.49	Interior - New	9'-0 3/16"
Rooms Area 01 (1-01 To 1-08)	135	Building Level +3'-6"	4,334.58	Interior - New	9'-0 3/16"
			19,922.67 ft²		

Certification:
Yo, **Eugenio M. Ramirez Ballagas, arquitecto licenciado, número de licencia 19796** certifico que soy el profesional que diseñó estos planos y especificaciones y que según mi mejor conocimiento y entender que ordenan que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos, y Códigos de Construcción Públicos con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con las disposiciones aplicables de la Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "Ley para la Invención de la Seguridad en la Construcción en Puerto Rico" y la Ley Núm. 76 de 5 de mayo de 1938, según enmendada. Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "Ley para la Invención de la Seguridad en la Construcción en Puerto Rico" y la Ley Núm. 76 de 5 de mayo de 1938, según enmendada. Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "Ley para la Invención de la Seguridad en la Construcción en Puerto Rico" y la Ley para la invención de la seguridad en la construcción en puerto rico



Building Level +3'-6" Furniture

1. Layout

3/32" = 1'-0"

Zones Schedule By Level - Building Level +3'-6"

Zone Name	Zone Number	Home Story Name	Calculated Area	Zone Category	Height
Foyer	100	Building Level +3'-6"	466.48	Exterior - New	9'-0 3/16"
Lobby	101	Building Level +3'-6"	605.24	Interior - New	9'-0 3/16"
Elevator	102	Building Level +3'-6"	107.47	Interior - New	9'-0 3/16"
Elevator Machine Room	102.1	Building Level +3'-6"	50.35	Interior - New	9'-0 3/16"
Storage Room	102.3	Building Level +3'-6"	49.30	Interior - New	9'-0 3/16"
Elevator Area	103	Building Level +3'-6"	206.89	Interior - New	9'-0 3/16"
Reception	104	Building Level +3'-6"	560.89	Interior - New	9'-0 3/16"
Stay Area	105	Building Level +3'-6"	178.44	Interior - New	9'-0 3/16"
Bathroom Corridor	106	Building Level +3'-6"	154.45	Interior - New	9'-0 3/16"
Janitorial Room	107	Building Level +3'-6"	153.41	Interior - New	9'-0 3/16"
Chase	108	Building Level +3'-6"	15.08	Interior - New	9'-0 3/16"
Rooms Hallway	109	Building Level +3'-6"	629.09	Interior - New	9'-0 3/16"
Commercial Space	110	Building Level +3'-6"	2,824.98	Interior - New	9'-0 3/16"
Janitor Room	110.1	Building Level +3'-6"	207.38	Interior - New	9'-0 3/16"
Egress Stairs No.01	111	Building Level +3'-6"	316.33	Interior - New	9'-0 3/16"
Corridor	112	Building Level +3'-6"	409.96	Interior - New	9'-0 3/16"
Galleria Sidewalk Plaza	114	Building Level +3'-6"	1,500.60	Interior - New	9'-0 3/16"
Restaurant	115	Building Level +3'-6"	1,872.47	Interior - New	9'-0 3/16"
Restaurant Kitchen	116	Building Level +3'-6"	650.13	Interior - New	9'-0 3/16"
Galleria Corridor	117	Building Level +3'-6"	1,461.41	Interior - New	9'-0 3/16"
Galleria Bathrooms	118	Building Level +3'-6"	178.18	Interior - New	9'-0 3/16"
Galleria Bathrooms	119	Building Level +3'-6"	171.29	Interior - New	9'-0 3/16"
Service Corridor	120	Building Level +3'-6"	277.81	Interior - New	9'-0 3/16"
Employees Bathroom	121	Building Level +3'-6"	98.94	Interior - New	9'-0 3/16"
Pump Room	122	Building Level +3'-6"	332.24	Interior - New	9'-0 3/16"
Hotel Storage	123	Building Level +3'-6"	297.53	Interior - New	9'-0 3/16"
Laundry	124	Building Level +3'-6"	259.68	Interior - New	9'-0 3/16"
Adm. Office 01	125	Building Level +3'-6"	142.79	Interior - New	9'-0 3/16"
Adm. Office 02	125.1	Building Level +3'-6"	133.65	Interior - New	9'-0 3/16"
Guest Bathroom	126	Building Level +3'-6"	165.55	Interior - New	9'-0 3/16"
Tanks Area	127	Building Level +3'-6"	161.46	Interior - New	9'-0 3/16"
Electrical Plant	128	Building Level +3'-6"	247.52	Interior - New	9'-0 3/16"
Electrical Substation	129	Building Level +3'-6"	208.96	Interior - New	9'-0 3/16"
Trash Container Area	130	Building Level +3'-6"	164.64	Interior - New	9'-0 3/16"
Egress Area	131	Building Level +3'-6"	67.25	Interior - New	9'-0 3/16"
Egress to Street	131.1	Building Level +3'-6"	77.65	Interior - New	9'-0 3/16"
Egress Stairs No.02	132	Building Level +3'-6"	220.03	Exterior - New	9'-0 3/16"
Egress Stairs - Patio	133	Building Level +3'-6"	113.08	Exterior - New	9'-0 3/16"
Egress Stairs No.03	134	Building Level +3'-6"	49.49	Interior - New	9'-0 3/16"
Rooms Area 01 (1-01 To 1-08)	135	Building Level +3'-6"	4,334.58	Interior - New	9'-0 3/16"
			19,922.67 ft²		

Div-12 Furniture List - Rooms

Element ID	Name	Quantity	Length (A)	Width (B)	Height (Z Size)	Manufacturer	Model	Materials	Accessories	Description
Furn-01	Double Bed	52	4'-5"	6'-3"	4'-0 5/8"	---	---			
Furn-01.1	King Bed	10	6'-4"	6'-8"	4'-0 5/8"	---	---			
Furn-02	Nightstand	42	1'-7 11/16"	11 13/16"	1'-7 11/16"	---	---			
Furn-03	Desk	30	5'-0"	1'-9 5/8"	8"	---	---			
Furn-03.1	Desk-Top	30	---	---	---	---	---			
Furn-03.2	Desk	4	4'-1"	1'-9 5/8"	8"	---	---			
Furn-04	Chair	34	1'-7 11/16"	1'-9 1/4"	2'-6 15/16"	---	---			
Furn-05	Wardrobe	34	4'-0"	1'-9 5/8"	7'-0"	---	---			
Furn-05.1	Entertainment unit	2	5'-2 1/8"	2'-0"	7'-0"	---	---			
Furn-05.1.1	Entertainment unit	2	4'-8 1/8"	2'-0"	7'-0"	---	---			
Furn-06	Coffee Table	18	1'-5 1/2"	1'-5 1/2"	1'-10 11/16"	---	---	Stainless Steel	To Be Selected By Owner	Table - Round 1'-6" (Height)
Furn-06.1	Chair	36	2'-0 7/8"	1'-10 1/8"	2'-5 1/4"	---	---	Stainless Steel	To Be Selected By Owner	Chair (For Exterior/Outdoor)
Furn-07	Chair	32	1'-11 5/8"	1'-8 7/16"	2'-4 5/8"	---	---	Stainless Steel	To Be Selected By Owner	Chair (For Exterior/Outdoor)
Furn-08	Ottoman	17	1'-7 11/16"	1'-7 11/16"	1'-6 5/16"	---	---	Wood	To Be Selected By Owner	Chair (For Exterior/Outdoor)
Furn-09	Chair	4	2'-1 9/16"	2'-1 9/16"	2'-1 9/16"	---	---	Stainless Steel and Fabric	To Be Selected By Owner	Lounge Chair - Square
Furn-10	Table	2	2'-11 7/16"	2'-11 7/16"	1'-1 3/4"	---	---	Stainless Steel and Wood	To Be Selected By Owner	Coffee Table 1'-6" (Height)
Furn-11	Chair	2	2'-3 7/8"	2'-4 9/16"	2'-8 15/16"	---	---	Stainless Steel and Fabric	To Be Selected By Owner	Lounge Chair

Revid	Chkd	Change Name	Date
01			11/20/2023

Certification:
Yo, **Eugenio M. Ramirez Ballagas, arquitecto licenciado, número de licencia 19796** certifico que soy el profesional que diseño estos planos y especificaciones y que según mi leal saber y entender estos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos, y Códigos de Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con la Ley para la Invención del Arquitecto y Arquitecta de 2004, según enmendada, conocida como la "Ley para la Invención del Arquitecto y Arquitecta de Puerto Rico" aprobada el 11 de mayo de 1936, según enmendada; Ley Núm. 96 de 6 de julio de 1988, según enmendada, conocida como la "Ley de Ejercicio de la Profesión de Arquitecto y de Arquitecta", y por ende no me hacen responsable de cualquier exceso judicial y disciplinaria por dichos hechos que en mi leal saber y entender no sean correctos.

EUGENIO RAMÍREZ BALLAGAS ARQUITECTO LICENCIADO LIC. #19796 PUERTO RICO

ERBA ARQUITECTURA
SUITE 204
1353 AVE. ASHFORD
SAN JUAN PR 00907
787.993.1100

Project:
Ventana del Bucanero (Posada) PR-CRP-000170
Barrio Pueblo
Marina St and Morse St
Arroyo - PR

Client:
Eric Bachier Román Mayor
Municipality of Arroyo
Municipal Mayor's Office
#Client City / #Client State

Project Info:
Cadastre: 442-020-042-03
ID #: #PR-000170
Permit Set: #A
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Drawing Name:
Architectural Plans
Building Level +3'-6" - Furniture Layout
Building Level +3'-6" Furniture Layout, Zones Schedule - Building Level +3'-6", en-iwds-2019, Furniture Schedule List - Rooms

Drawing Scale: 3/32" = 1'-0" , 1" = 1'-0"

Drawing Status:
Issued For Construction 100% Set

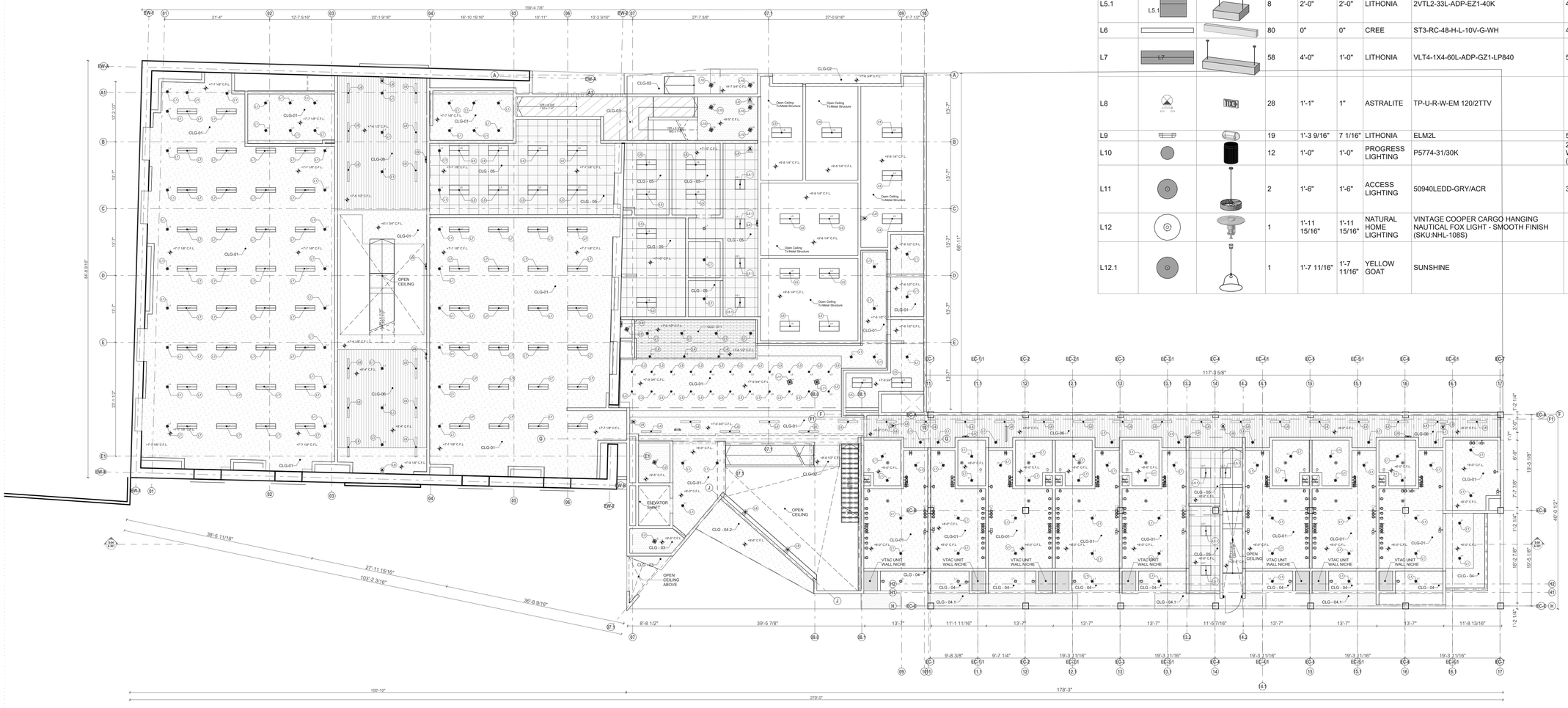
Layout ID:
A.101.1

Revision:
01

Modified by:

Checked by:

Approved by



Building Level +3'-6" Reflected

1. Ceiling Plan

3/32" = 1'-0"

Div-26 Lighting Fixtures Schedule									
Element ID	2D Plan Preview	3D Axonometry	Quantity	Length (A)	Width	Manufacturer	Model	Lamps	Remarks
L1			429	6"	6"	LITHONIA	LDN6-ALO4-SWW1-LO6-AR-LSS-MVOLT-UGZ	40W LED	DOWNLIGHT
L2			6	11 13/16"	11 13/16"	LITHONIA	FMLACL 14	40W LED	SURFACE EXTERIOR DOWNLIGHT
L3			59	4"	4"	LITHONIA	LDN4 40/10 LO4AR LD MVOLT EZ10	20W LED	
L4	L4		3	4 3/4"	4 3/4"	ACCESS LIGHTING	29001-MBL	60W LED MIN.	SURFACE MOUNTED
L5	L5		27	4'-0"	2'-0"	LITHONIA	2VTL4-40L-ADP-EZ1-40K	45W LED	
L5.1	L5.1		8	2'-0"	2'-0"	LITHONIA	2VTL2-33L-ADP-EZ1-40K	45W LED	
L6			80	0"	0"	CREE	ST3-RC-48-H-L-10V-G-WH	40W LED	
L7	L7		58	4'-0"	1'-0"	LITHONIA	VLT4-1X4-60L-ADP-GZ1-LP840	50W LED	1X4 RECESSED
L8			28	1'-1"	1"	ASTRALITE	TP-U-R-W-EM 120/2TTV		
L9			19	1'-3 9/16"	7 1/16"	LITHONIA	ELM2L	5W LED	EMERGENCY LIGHT
L10			12	1'-0"	1'-0"	PROGRESS LIGHTING	P5774-31/30K	24 LUMENS/ WATTS (DELIVERED)	
L11			2	1'-6"	1'-6"	ACCESS LIGHTING	50940LEDD-GRY/ACR	30W LED	
L12			1	1'-11 15/16"	1'-11 15/16"	NATURAL HOME LIGHTING	VINTAGE COOPER CARGO HANGING NAUTICAL FOX LIGHT - SMOOTH FINISH (SKU:NHL-108S)		
L12.1			1	1'-7 11/16"	1'-7 11/16"	YELLOW GOAT	SUNSHINE		PENDANT LIGHT

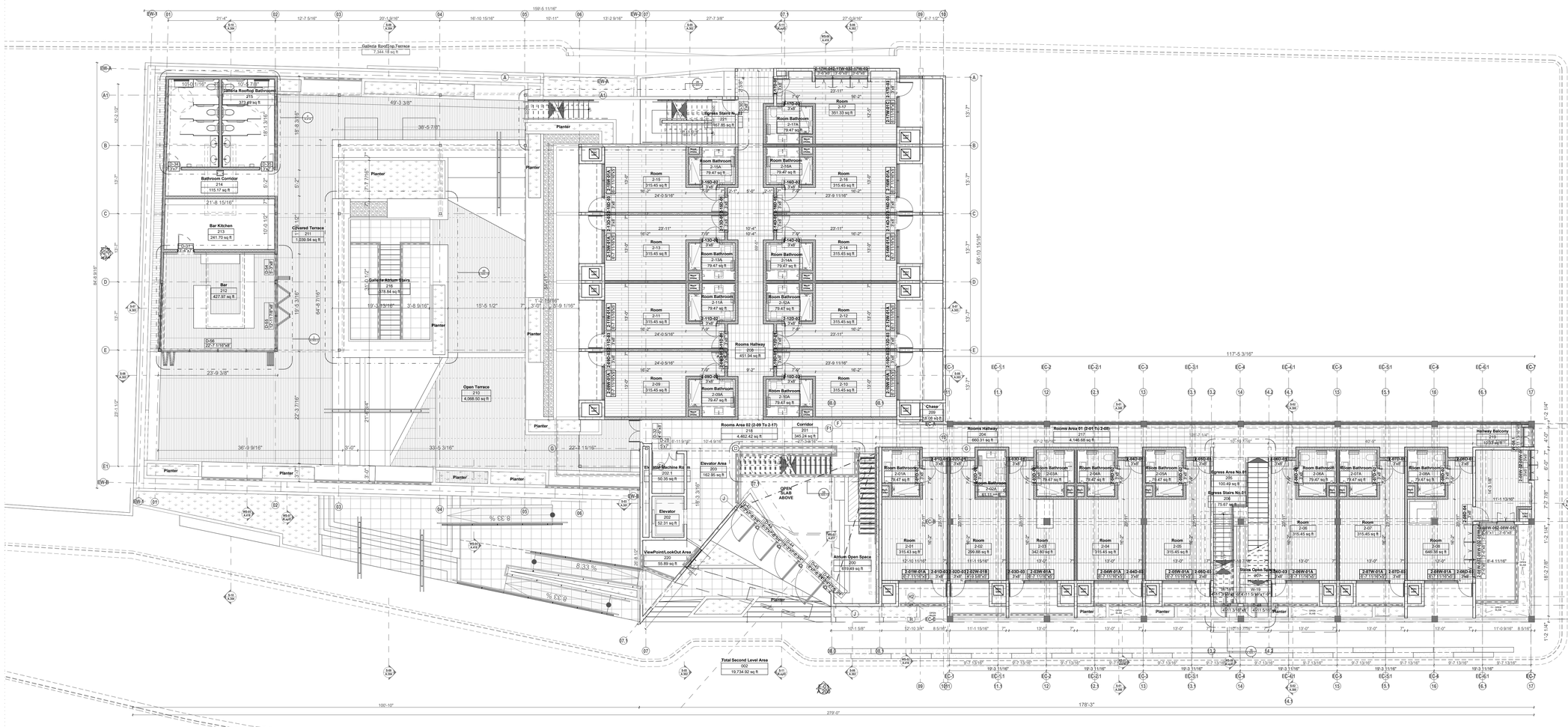
Symbols Legend		
Element ID	2D Plan Preview	Quantity
Power Hand Dryer		34
Power TV Outlet		81
Receptacle		486
Smoke Detector		5
Strobe Light		5
Switch		238
USB		203

Div-09 Ceiling Types					
Element ID	Name	2D Cross Section Preview	Building Materials (All)	Thickness	Model	Description
CLG - 01	Drywall Ceiling - 1.5" FR		Insulation - batt insulation; Drywall - Wall; Drywall - Wall	3 5/8"	Gold Bond® XP® Fire-Shield® Gypsum Board	Insulation - R-5 Fiberglass Batt / 2-Panels
CLG - 01.1	Drywall Ceiling		Metal - Framing; Insulation - batt insulation; Metal - Framing; Drywall - 5/8" GWB	3 5/8"	Gold Bond® XP® Fire-Shield® Gypsum Board	Insulation - R-5 Fiberglass Batt
CLG - 01.2	Drywall Ceiling		Metal - Framing; Insulation - batt insulation; Metal - Framing; Drywall - 5/8" GWB; 06 Wood Panel / WPC	4 1/4"	Gold Bond® XP® Fire-Shield® Gypsum Board	Insulation - R-5 Fiberglass Batt
CLG - 01.3	Drywall Ceiling Panel		Plycem 5/8" Panel	0 5/8"	Gold Bond® XP® Fire-Shield® Gypsum Board	Insulation - R-5 Fiberglass Batt
CLG - 02	WPC-Panel		Metal Frame ; wpc-panel-5/8" wall cover	3 5/8"		Atrium Fascia and WPC-Paneling Entrance Canopy - Ceiling and Top
CLG - 03	Concrete Slab - Troweled Finish		Tile - Wall; Air Space; Concrete - Leveling; Concrete - Structural 4,000psi; Plaster-Wall	6"	Smooth Finish	
CLG - 04	Plycem Panel - Ceiling - Insulation		Metal - Framing; Insulation - batt insulation; Metal - Framing; Plycem 5/8" Panel	4 5/8"	Plycem - Plyrock Panel 5/8" - 4" Framing	Insulation - R-5 Fiberglass Batt
CLG - 04.1	Plycem Panel - Ceiling - No Insulation		Metal - Framing; Air Space - Frame; Metal - Framing; Plycem 5/8" Panel	6"	Plycem - Plyrock Panel 5/8" - 5 3/8" Framing	
CLG - 04.2	Plycem Panel - Ceiling - No Insulation		Metal - Framing; Air Space - Frame; Metal - Framing; Plycem 5/8" Panel	3 5/8"	Plycem - Plyrock Panel 5/8" - 3" Framing	
CLG - 04.3	Plycem Panel - Ceiling - Insulation		Insulation - Plastic Hard; Plycem 5/8" Panel	3"	Plycem - Plyrock Panel 5/8" - 2 3/8" Framing	Insulation - R-5 Fiberglass Batt
CLG - 04.4	Plycem Panel - Ceiling - Insulation		Metal - Framing; Insulation - batt insulation; Metal - Framing; Plycem 5/8" Panel	4 5/8"	Plycem - Plyrock Panel 5/8" - 4 5/8" Framing	Insulation - R-5 Fiberglass Batt
CLG - 05	Acoustical Ceiling Panel			---	SUPRAFINE XL FIRE GUARD 9/16" Exposed Tee	Acoustical Ceiling Panel Grid Suspension System
CLG - 06	Veneered Planks Ceiling System		Metal - Framing; Insulation - batt insulation; Metal - Framing; Drywall - 5/8" GWB; 06 Veneered Wood Planks	4 1/4"	5415W1GWO -4" Trim (with FSC® certified wood substrate) for WoodWorks® panels 4 x 96 x 3/4"	See Specs
CLG - 07	Wood Paneling System		Metal - Framing; Insulation - batt insulation; Metal - Framing; Plycem 5/8" Panel; 06 Wood Panel / WPC	4 1/4"	Woodtone; Model: Fineline Paneling; Color: SMOKEY BOURBON;Dimension: 1x6 1/8" Penny Gap x 12'	See Specs
CLG - 07.1	Wood Paneling System		Metal - Framing; Insulation - batt insulation; Metal - Framing; Drywall - 5/8" GWB; 06 Wood Panel / WPC	4 1/4"	Plexwood - Panel one-sided - Oak 7801 N	See Specs
CLG - 08	ACM Panel System		Metal - Framing - Detail; ACM Panel System	3"	Sign Engineering - ACM Panel System	Atrium Fascia and WPC-Paneling Entrance Canopy - Ceiling and Top

Date:
4/25/2024

Revn: 01 | Chkd: | Change Name:

Certification:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 13706** certifico que soy el profesional que diseñó estos planos y especificaciones y que según mi leal saber y entender que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos, y Códigos de Construcción y Ocupación, Ordenanzas Municipales y Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido a cabalidad con la Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "Ley para la Invención de la Construcción Segura en Puerto Rico" y la Ley Núm. 76 de 5 de mayo de 1938, según enmendada.



2. Architectural Plan

3/32" = 1'-0"

Second Level +13'-6"

Div-00 Wall Types - New Construction				
Element ID	**2D Plan Preview**	**End Thickness of the Wall**	**Building Materials (All)**	**Building Material / Composite / Profile / Fill**
Wt-01		7"	Drywall; Insulation - batt insulation; Drywall	gwb-Insulation-7" Finished
Wt-01.1		4 1/4"	Drywall; Insulation - batt insulation	gwb-3-5/8"-insulation-oneside
Wt-02		7"	Plaster-Wall; cmu-6; Plaster-Wall	cmu-6" core - 7" Finished
Wt-02.1		5"	Plaster-Wall; cmu-6; Plaster-Wall	cmu-4" - 5" Finished
Wt-03		7"	Plaster-Wall; Concrete - Structural 4,000psi; Plaster-Wall	concrete-wall-7" Finished
Wt-03.1		7"	Reinforced Concrete - Structural 4,000psi	concrete-wall-7" - Core
Wt-04		7"	Plycem 5/8" Panel; Metal - Framing; Air Space - Frame; Metal - Framing	Plycem-Panel-5/8"-One-Side-With Framing-7" Finished Wall
Wt-04.1		7"	Plycem 5/8" Panel; Metal - Framing; Air Space - Frame; Metal - Framing; Plycem 5/8" Panel	Plycem-Panel-5/8"-Two-Sides-With Framing-7" Finished Wall
Wt-04.2		3"	Plycem 5/8" Panel; Metal - Framing; Air Space - Frame; Metal - Framing	Plycem-Panel-5/8"-One-Side-With Framing-3" Finished Wall
Wt-04.3		3 5/8"	Plycem 5/8" Panel; Metal - Framing; Air Space - Frame; Metal - Framing	Plycem-Panel-5/8"-One-Side-With Framing-3 5/8" Finished Wall
Wt-04.4		4 1/4"	Metal - Framing; Insulation - batt insulation; Metal - Framing; Plycem 5/8" Panel; 06 Wood Panel / WPC	Plycem-Panel-5/8"-One-Side-Insulation-With Framing-4 1/4" Finished Wall With Wood Paneling System
Wt-04.5		7"	Plycem 5/8" Panel; Metal - Framing; Insulation - batt insulation; Metal - Framing; Plycem 5/8" Panel	Plycem-Panel-5/8"-Two-Sides-Insulation-With Framing-7" Finished Wall
Wt-05		7"	wpc-panel-5/8" wall cover; Air Space; wpc-panel-5/8" wall cover	wpc-wall-panel-insulation-7"-Finished-twosides
Wt-05.1		7"	wpc-panel-5/8" wall cover; Air Space; wpc-panel-5/8" wall cover	wpc-wall-panel-insulation-7"-Finished-oneside
Wt-05.2		3 5/8"	wpc-panel-5/8" wall cover; Metal Frame	wpc-wall-panel-insulation-3-5/8-Finished-oneside

Zones Areas - Totals By Level				
Zone Name	**Zone Number**	**Home Story Name**	**Calculated Area**	**Zone Category**	**Height**
Total Building Level Area	001	Building Level +3'-6"	21,247.74	Interior - New	9'-0 3/16"
Total Second Level Area	002	Second Level +13'-6"	19,742.18	Interior - New	9'-10 3/16"
Total Third Level Area	003	Third Level +24'-4"	12,062.02	Interior - New	9'-0 3/16"
			53,051.94 ft²		

Zones Schedule By Level - Second Level +13'-6"					
Zone Name	**Zone Number**	**Home Story Name**	**Calculated Area**	**Zone Category**	**Height**
Atrium Open Space	200	Second Level +13'-6"	619.49	Interior - New	9'-10 3/16"
Corridor	201	Second Level +13'-6"	345.24	Interior - New	9'-10 3/16"
Elevator	202	Second Level +13'-6"	52.31	Interior - New	9'-10 3/16"
Elevator Machine Room	202.1	Second Level +13'-6"	50.35	Interior - New	9'-10 3/16"
Elevator Area	203	Second Level +13'-6"	182.95	Interior - New	9'-10 3/16"
Rooms Hallway	204	Second Level +13'-6"	660.31	Interior - New	9'-10 3/16"
Egress Area No.01	205	Second Level +13'-6"	100.49	Interior - New	9'-10 3/16"
Egress Stairs No.01	206	Second Level +13'-6"	75.67	Interior - New	9'-10 3/16"
Stairs Open Space	207	Second Level +13'-6"	175.62	Interior - New	9'-10 3/16"
Rooms Hallway	208	Second Level +13'-6"	451.94	Interior - New	9'-10 3/16"
Chase	209	Second Level +13'-6"	15.08	Interior - New	9'-10 3/16"
Open Terrace	210	Second Level +13'-6"	4,068.50	Interior - New	9'-10 3/16"
Covered Terrace	211	Second Level +13'-6"	1,039.94	Interior - New	9'-10 3/16"
Bar	212	Second Level +13'-6"	427.97	Interior - New	9'-10 3/16"
Bar Kitchen	213	Second Level +13'-6"	241.70	Interior - New	9'-10 3/16"
Bathroom Corridor	214	Second Level +13'-6"	115.17	Interior - New	9'-10 3/16"
Galleria Rooftop Bathrooms	215	Second Level +13'-6"	373.49	Interior - New	9'-10 3/16"
Galleria Atrium Stairs	216	Second Level +13'-6"	378.84	Interior - New	9'-10 3/16"
Rooms Area 01 (2-01 To 2-08)	217	Second Level +13'-6"	4,146.68	Interior - New	9'-10 3/16"
Rooms Area 02 (2-09 To 2-17)	218	Second Level +13'-6"	4,462.42	Interior - New	9'-10 3/16"
Hallway Balcony	219	Second Level +13'-6"	658.37	Interior - New	9'-10 3/16"
ViewPoint/LookOut Area	220	Second Level +13'-6"	55.89	Interior - New	9'-10 3/16"
Egress Stairs No.02	221	Second Level +13'-6"	220.03	Exterior - New	9'-10 3/16"
			18,898.45 ft²		

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Date
11/20/2023

Rev-ID | Chkd | Change Name

EUGENIO RAMÍREZ BALLAGAS
ARQUITECTO LICENCIADO
LIC. #19796
PUERTO RICO

SUITE 204
1605 PONCE DE LEON AVE
SAN JUAN PR 00909

Certificación:
Yo, Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796 certifico que soy el profesional que diseñó estos planos y especificaciones, y que a mi mejor conocimiento estos cumplen con las disposiciones aplicables de los Reglamentos, y Códigos de Construcción y Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con la ley para la Protección de la Propiedad Vacante o Dejada de Mano, Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "Ley para la Inventión de Viviendas Vacantes", según enmendada, y que a mi mejor conocimiento y según los hechos que se hayan presentado ante mi, no incurren en negligencia y/o en impericia profesional y/o en dolo, ni han hecho responsable de cualquier acción judicial y disciplinaria por lo aquí dicho.

Project:
Ventana del Bucanero (Posada) PR-CRP-000170
Barrio Pueblo
Marina St and Morse St
Arroyo - PR

Client:
Eric Bachler Roman Mayor
Municipality of Arroyo
Municipal Building
#Client City | #Client State

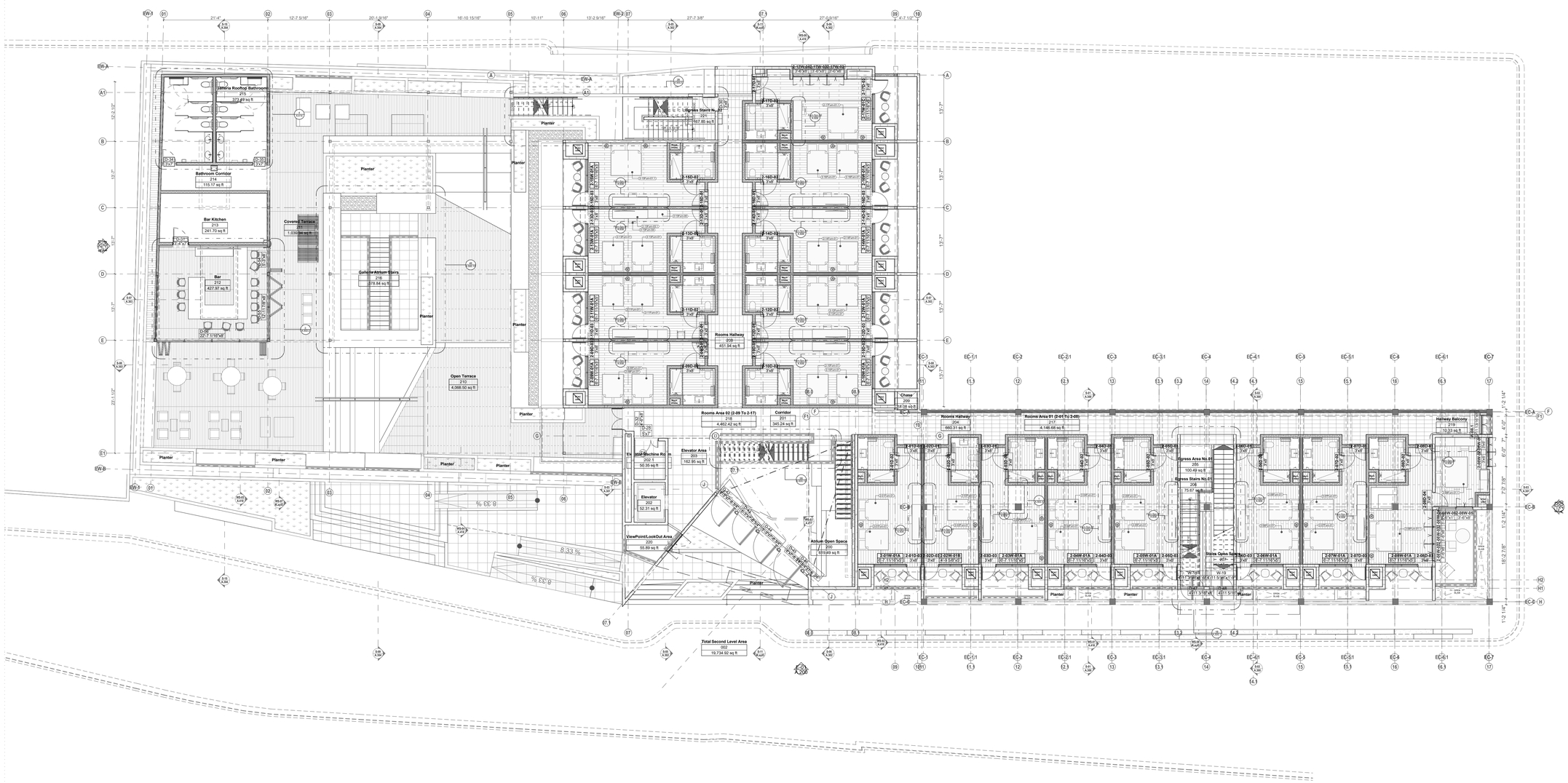
Project Info:
Cadastre: 442-020-042-03
ID #: #Project ID
Phase: #Phase 1
5/7/2024 1:22 PM

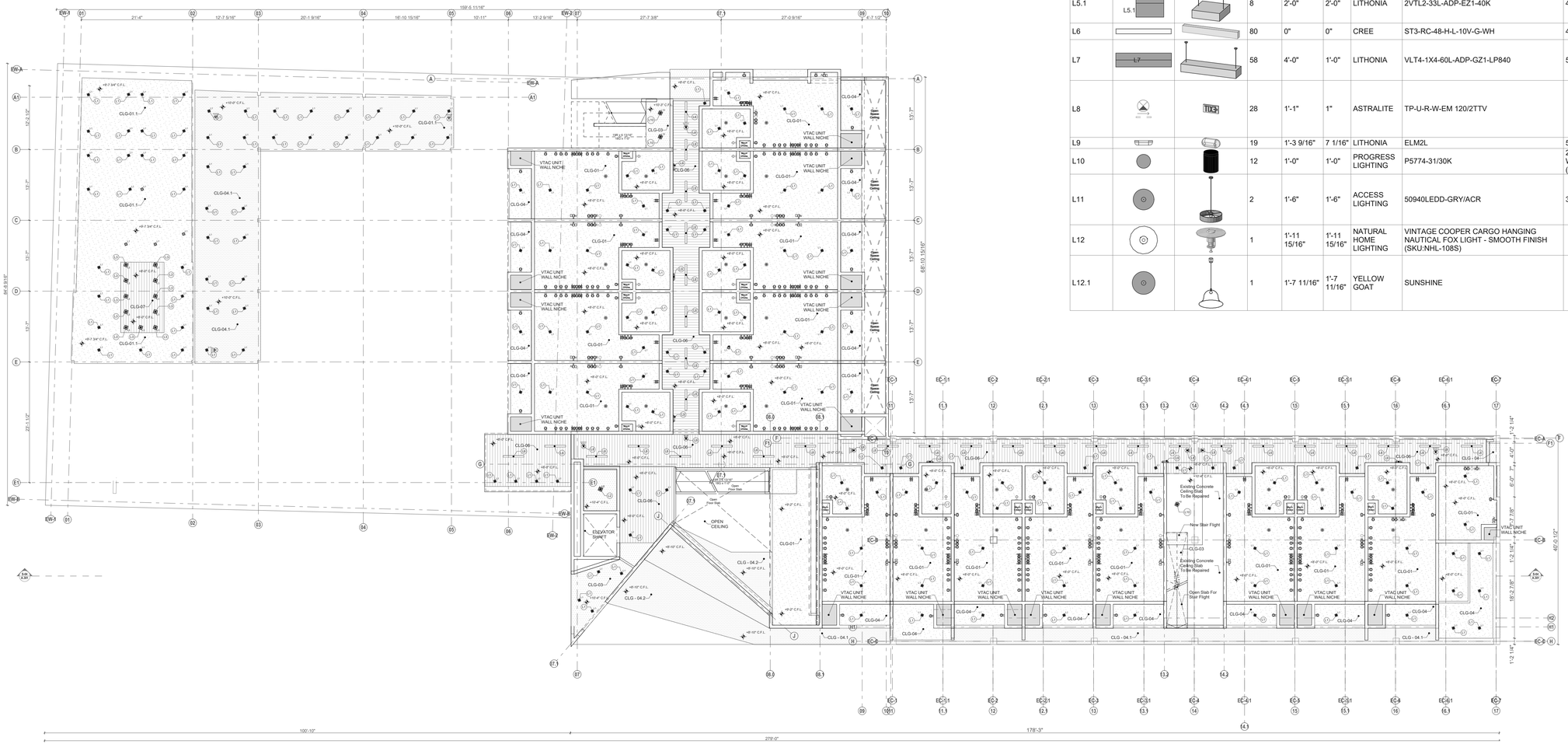
Drawing Name:
Architectural Plans
Second Level +13'-6" - Architectural Plan
Second Level +13'-6" Architectural Plan, Zones Schedule - Second Level +13'-6", arb-skello-2019, Zones Schedule Totals, Wall Types - New Construction

Drawing Scale: 3/32" = 1'-0", 1" = 1'-0"
Drawing Status: **Issued For Construction 100% Set**

Layout ID:
A.102

Revision:
01
Modified by:
Checked by:
Approved by


Galleria Rooftop Bathrooms
215
373.49 sq ft
Bathroom Corridor
214
115.17 sq ft
Bar Kitchen
213
241.70 sq ft
Covered Terrace
211
1,039.94 sq ft
Bar
212
427.97 sq ft
Galleria Atrium Stairs
216
378.84 sq ft
Open Terrace
210
4,068.50 sq ft
Planter
Egress Stairs No.02
221
167.80 sq ft
Rooms Hallway
208
451.94 sq ft
Chase
209
15.08 sq ft
Rooms Area 02 (2-09 To 2-17)
218
4,462.42 sq ft
Corridor
201
345.24 sq ft
Elevator Area
203
162.95 sq ft
Elevator
202
52.31 sq ft
ViewPoint/LookOut Area
220
55.89 sq ft
Atrium Open Space
200
619.69 sq ft
Total Second Level Area
002
19,734.92 sq ft
Rooms Hallway
204
660.31 sq ft
Rooms Area 01 (2-01 To 2-08)
217
4,146.68 sq ft
Egress Area No.01
205
100.49 sq ft
Egress Stairs No.01
206
75.67 sq ft
Stairs Open Space
207
175.62 sq ft
Hallway Balcony
219
10.33 sq ft
Planter
Planter
Planter



Second Level +13'-6" Reflected

2. Ceiling Plan

3/32" = 1'-0"

Div-26 Lighting Fixtures Schedule									
Element ID	2D Plan Preview	3D Axonometry	Quantity	Length (A)	Width	Manufacturer	Model	Lamps	Remarks
L1			429	6"	6"	LITHONIA	LDN6-ALO4-SWW1-LO6-AR-LSS-MVOLT-UGZ	40W LED	DOWNLIGHT
L2			6	11 13/16"	11 13/16"	LITHONIA	FMLACL 14	40W LED	SURFACE EXTERIOR DOWNLIGHT
L3			59	4"	4"	LITHONIA	LDN4 40/10 LO4AR LD MVOLT EZ10	20W LED	
L4	L4		3	4 3/4"	4 3/4"	ACCESS LIGHTING	29001-MBL	60W LED MIN.	SURFACE MOUNTED
L5	L5		27	4'-0"	2'-0"	LITHONIA	2VTL4-40L-ADP-EZ1-40K	45W LED	
L5.1	L5.1		8	2'-0"	2'-0"	LITHONIA	2VTL2-33L-ADP-EZ1-40K	45W LED	
L6			80	0"	0"	CREE	ST3-RC-48-H-L-10V-G-WH	40W LED	
L7	L7		58	4'-0"	1'-0"	LITHONIA	VLT4-1X4-60L-ADP-GZ1-LP840	50W LED	1X4 RECESSED
L8			28	1'-1"	1"	ASTRALITE	TP-U-R-W-EM 120/2TTV		
L9			19	1'-3 9/16"	7 1/16"	LITHONIA	ELM2L	5W LED	EMERGENCY LIGHT
L10			12	1'-0"	1'-0"	PROGRESS LIGHTING	P5774-31/30K	24 LUMENS/ WATTS (DELIVERED)	
L11			2	1'-6"	1'-6"	ACCESS LIGHTING	50940LEDD-GRY/ACR	30W LED	
L12			1	1'-11 15/16"	1'-11 15/16"	NATURAL HOME LIGHTING	VINTAGE COOPER CARGO HANGING NAUTICAL FOX LIGHT - SMOOTH FINISH (SKU:NHL-108S)		
L12.1			1	1'-7 11/16"	1'-7 11/16"	YELLOW GOAT	SUNSHINE		PENDANT LIGHT

Symbols Legend		
Element ID	2D Plan Preview	Quantity
Power Hand Dryer		34
Power TV Outlet		81
Receptacle		486
Smoke Detector		5
Strobe Light		5
Switch		238
USB		203

Div-09 Ceiling Types						
Element ID	Name	2D Cross Section Preview	Building Materials (All)	Thickness	Model	Description
CLG - 01	Drywall Ceiling - 1.5" FR		Insulation - batt insulation; Drywall - Wall; Drywall - Wall	3 5/8"	Gold Bond® XP® Fire-Shield® Gypsum Board	Insulation - R-5 Fiberglass Batt / 2-Panels
CLG - 01.1	Drywall Ceiling		Metal - Framing; Insulation - batt insulation; Metal - Framing; Drywall - 5/8" GWB	3 5/8"	Gold Bond® XP® Fire-Shield® Gypsum Board	Insulation - R-5 Fiberglass Batt
CLG - 01.2	Drywall Ceiling		Metal - Framing; Insulation - batt insulation; Metal - Framing; Drywall - 5/8" GWB; 06 Wood Panel / WPC	4 1/4"	Gold Bond® XP® Fire-Shield® Gypsum Board	Insulation - R-5 Fiberglass Batt
CLG - 01.3	Drywall Ceiling Panel		Plycem 5/8" Panel	0 5/8"	Gold Bond® XP® Fire-Shield® Gypsum Board	Insulation - R-5 Fiberglass Batt
CLG - 02	WPC-Panel		Metal Frame ; wpc-panel-5/8" wall cover	3 5/8"		Atrium Fascia and WPC-Paneling Entrance Canopy - Ceiling and Top
CLG - 03	Concrete Slab - Troweled Finish		Tile - Wall; Air Space; Concrete - Leveling; Concrete - Structural 4,000psi; Plaster-Wall	6"	Smooth Finish	
CLG - 04	Plycem Panel - Ceiling - Insulation		Metal - Framing; Insulation - batt insulation; Metal - Framing; Plycem 5/8" Panel	4 5/8"	Plycem - Plyrock Panel 5/8" - 4" Framing	Insulation - R-5 Fiberglass Batt
CLG - 04.1	Plycem Panel - Ceiling - No Insulation		Metal - Framing; Air Space - Frame; Metal - Framing; Plycem 5/8" Panel	6"	Plycem - Plyrock Panel 5/8" - 5 3/8" Framing	
CLG - 04.2	Plycem Panel - Ceiling - No Insulation		Metal - Framing; Air Space - Frame; Metal - Framing; Plycem 5/8" Panel	3 5/8"	Plycem - Plyrock Panel 5/8" - 3" Framing	
CLG - 04.3	Plycem Panel - Ceiling - Insulation		Insulation - Plastic Hard; Plycem 5/8" Panel	3"	Plycem - Plyrock Panel 5/8" - 2 3/8" Framing	Insulation - R-5 Fiberglass Batt
CLG - 04.4	Plycem Panel - Ceiling - Insulation		Metal - Framing; Insulation - batt insulation; Metal - Framing; Plycem 5/8" Panel	4 5/8"	Plycem - Plyrock Panel 5/8" - 4 5/8" Framing	Insulation - R-5 Fiberglass Batt
CLG - 05	Acoustical Ceiling Panel			---	SUPRAFINE XL FIRE GUARD 9/16" Exposed Tee	Acoustical Ceiling Panel Grid Suspension System
CLG - 06	Veneered Planks Ceiling System		Metal - Framing; Insulation - batt insulation; Metal - Framing; Drywall - 5/8" GWB; 06 Veneered Wood Planks	4 1/4"	5415W1GWO -4" Trim (with FSC® certified wood substrate) for WoodWorks® panels 4 x 96 x 3/4"	See Specs
CLG - 07	Wood Paneling System		Metal - Framing; Insulation - batt insulation; Metal - Framing; Plycem 5/8" Panel; 06 Wood Panel / WPC	4 1/4"	Woodtone; Model: Fineline Paneling; Color: SMOKEY BOURBON;Dimension: 1x6 1/8" Penny Gap x 12'	See Specs
CLG - 07.1	Wood Paneling System		Metal - Framing; Insulation - batt insulation; Metal - Framing; Drywall - 5/8" GWB; 06 Wood Panel / WPC	4 1/4"	Plexwood - Panel one-sided - Oak 7801 N	See Specs
CLG - 08	ACM Panel System		Metal - Framing - Detail; ACM Panel System	3"	Sign Engineering - ACM Panel System	Atrium Fascia and WPC-Paneling Entrance Canopy - Ceiling and Top

Date: 4/25/2024
Revid: Ckid: Change Name:

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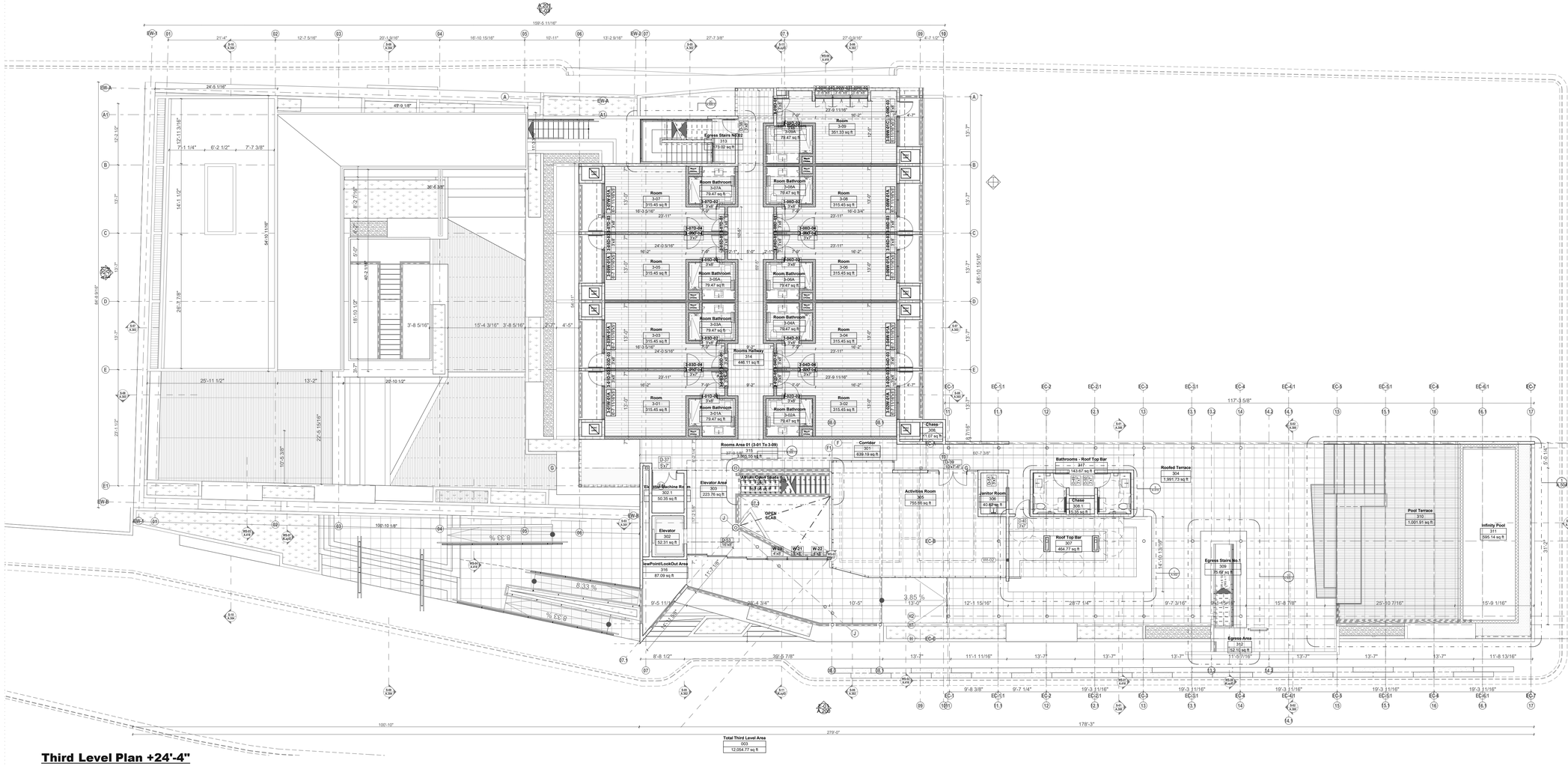
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** certifico que soy el profesional que diseñó estos planos y especificaciones, que he examinado los mismos y que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido a tal fin con la Ley para la Invención de la Arquitectura, Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "Ley para la Invención de la Arquitectura", y que todos los hechos que se han hecho constar en la declaración jurada o identificación de los hechos que se han hecho constar en la declaración jurada o identificación de los hechos que se han hecho constar en la declaración jurada o identificación de



Third Level Plan +24'-4"

3. Architectural Plan

3/32" = 1'-0"

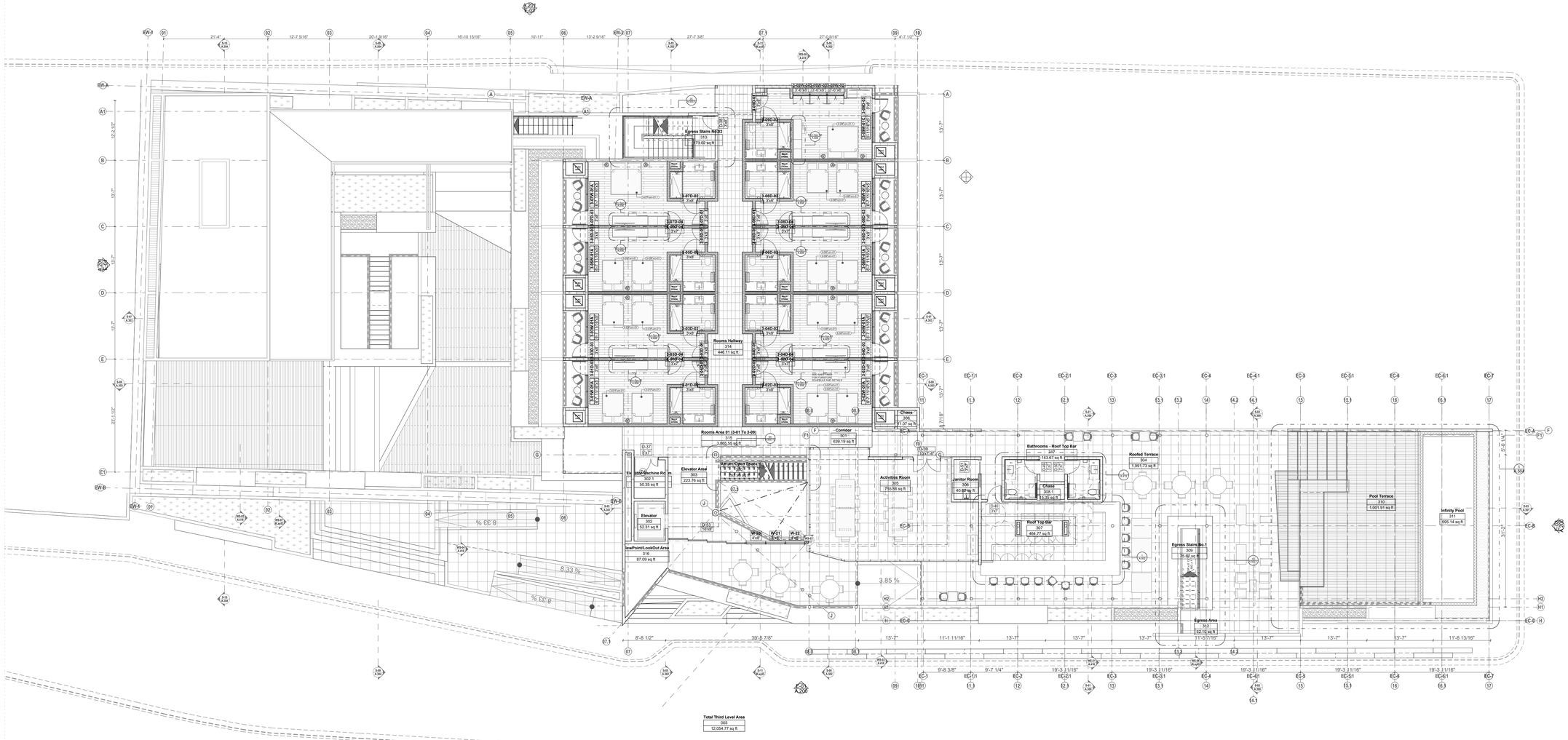
Div-00 Wall Types - New Construction				
Element ID	2D Plan Preview	End Thickness of the Wall	Building Materials (All)	Building Material / Composite / Profile / Fill
Wt-01		7"	Drywall; Insulation - batt insulation; Drywall	gwb-Insulation-7" Finished
Wt-01.1		4 1/4"	Drywall; Insulation - batt insulation	gwb-3-5/8"-insulation-oneside
Wt-02		7"	Plaster-Wall; cmu-6; Plaster-Wall	cmu-6" core - 7" Finished
Wt-02.1		5"	Plaster-Wall; cmu-6; Plaster-Wall	cmu-4" - 5" Finished
Wt-03		7"	Plaster-Wall; Concrete - Structural 4,000psi; Plaster-Wall	concrete-wall-7" Finished
Wt-03.1		7"	Reinforced Concrete - Structural 4,000psi	concrete-wall-7" - Core
Wt-04		7"	Plycem 5/8" Panel; Metal - Framing; Air Space - Frame; Metal - Framing	Plycem-Panel-5/8"-One-Side-With Framing-7" Finished Wall
Wt-04.1		7"	Plycem 5/8" Panel; Metal - Framing; Air Space - Frame; Metal - Framing; Plycem 5/8" Panel	Plycem-Panel-5/8"-Two-Sides-With Framing-7" Finished Wall
Wt-04.2		3"	Plycem 5/8" Panel; Metal - Framing; Air Space - Frame; Metal - Framing	Plycem-Panel-5/8"-One-Side-With Framing-3" Finished Wall
Wt-04.3		3 5/8"	Plycem 5/8" Panel; Metal - Framing; Air Space - Frame; Metal - Framing	Plycem-Panel-5/8"-One-Side-With Framing-3 5/8" Finished Wall
Wt-04.4		4 1/4"	Metal - Framing; Insulation - batt insulation; Metal - Framing; Plycem 5/8" Panel; 06 Wood Panel / WPC	Plycem-Panel-5/8"-One-Side-Insulation-With Framing-4 1/4" Finished Wall With Wood Paneling System
Wt-04.5		7"	Plycem 5/8" Panel; Metal - Framing; Insulation - batt insulation; Metal - Framing; Plycem 5/8" Panel	Plycem-Panel-5/8"-Two-Sides-Insulation-With Framing-7" Finished Wall
Wt-05		7"	wpc-panel-5/8" wall cover; Air Space; wpc-panel-5/8" wall cover	wpc-wall-panel-insulation-7"-Finished-twosides
Wt-05.1		7"	wpc-panel-5/8" wall cover; Air Space; wpc-panel-5/8" wall cover	wpc-wall-panel-insulation-7"-Finished-oneside
Wt-05.2		3 5/8"	wpc-panel-5/8" wall cover; Metal Frame	wpc-wall-panel-insulation-3-5/8-Finished-oneside

Zones Areas - Totals By Level				
Zone Name	Zone Number	Home Story Name	Calculated Area	Zone Category	Height
Total Building Level Area	001	Building Level +3'-6"	21,247.74	Interior - New	9'-0 3/16"
Total Second Level Area	002	Second Level +13'-6"	19,742.18	Interior - New	9'-10 3/16"
Total Third Level Area	003	Third Level +24'-4"	12,062.02	Interior - New	9'-0 3/16"
			53,051.94 ft²		

Zones Schedule By Level - Third Level +24'-4"					
Zone Name	Zone Number	Home Story Name	Calculated Area	Zone Category	Height
Atrium Open Space	300	Third Level +24'-4"	262.96	Interior - New	9'-0 3/16"
Corridor	301	Third Level +24'-4"	639.19	Interior - New	9'-0 3/16"
Elevator	302	Third Level +24'-4"	107.47	Interior - New	9'-0 3/16"
Elevator Machine Room	302.1	Third Level +24'-4"	50.35	Interior - New	9'-0 3/16"
Elevator Area	303	Third Level +24'-4"	223.76	Interior - New	9'-0 3/16"
Roofed Terrace	304	Third Level +24'-4"	2,078.82	Interior - New	9'-0 3/16"
Activities Room	305	Third Level +24'-4"	755.86	Interior - New	9'-0 3/16"
Janitor Room	306	Third Level +24'-4"	40.62	Interior - New	9'-0 3/16"
Roof Top Bar	307	Third Level +24'-4"	464.77	Interior - New	9'-0 3/16"
Chase	308	Third Level +24'-4"	11.07	Interior - New	9'-0 3/16"
Chase	308.1	Third Level +24'-4"	15.35	Interior - New	9'-0 3/16"
Egress Stairs No.1	309	Third Level +24'-4"	75.67	Interior - New	9'-0 3/16"
Pool Terrace	310	Third Level +24'-4"	1,001.91	Interior - New	9'-0 3/16"
Infinity Pool	311	Third Level +24'-4"	595.14	Interior - New	9'-0 3/16"
Egress Area	312	Third Level +24'-4"	52.10	Interior - New	9'-0 3/16"
Egress Stairs No.02	313	Third Level +24'-4"	173.02	Exterior - New	9'-0 3/16"
Rooms Hallway	314	Third Level +24'-4"	446.11	Interior - New	9'-0 3/16"
Rooms Area 01 (3-01 To 3-09)	315	Third Level +24'-4"	3,865.55	Interior - New	9'-0 3/16"
ViewPoint/LookOut Area	316	Third Level +24'-4"	2,078.82	Interior - New	9'-0 3/16"
Bathrooms - Roof Top Bar	317	Third Level +24'-4"	143.67	Interior - New	9'-0 3/16"
			13,082.21 ft²		

Revit ID	Child	Change Name	Date
27			11/20/2023

Certification:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** certifico que soy el profesional que diseñó estos planos y especificaciones y que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcción y Ocupación y las Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con la ley para la invención de la profesión de arquitectura, ley núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "Ley para la Invención de la Profesión de Arquitectura en Puerto Rico" y que todos los hechos que se hayan proporcionado por peticionario o por ingenieros ya sea por mi mismo o por mis agentes y/o empleados son correctos. Por la presente declaración falsa o falsificación de los hechos que se mencionan en el presente documento, el suscribiente puede ser sometido a un proceso penal por violación a la Ley de Ética Gubernamental de Puerto Rico de 2011, según enmendada, y/o cualquier otra ley aplicable, y puede ser sancionado con una multa y/o encarcelamiento y podría ser inhabilitado para ejercer la profesión de arquitectura en Puerto Rico. Además, no tengo ningún conflicto de interés en el proyecto y no hay nada que me impida ejercer la profesión de arquitectura en Puerto Rico. Por la presente declaro que no tengo ningún impedimento legal, administrativo o judicial y disciplinario para ejercer la profesión de arquitectura en Puerto Rico. Por la presente declaro que no tengo ningún impedimento legal, administrativo o judicial y disciplinario para ejercer la profesión de arquitectura en Puerto Rico. Por la presente declaro que no tengo ningún impedimento legal, administrativo o judicial y disciplinaria por no haber cumplido con mis deberes profesionales



Third Level Plan +24'-4" Furniture

3. Layout

3/32" = 1'-0"

Div-12 Furniture List - Rooms

Element ID	Name	Quantity	Length (A)	Width (B)	Height (Z Size)	Manufacturer	Model	Materials	Accessories	Description
Furn-01	Double Bed	52	4'-5"	6'-3"	4'-0 5/8"	---	---			
Furn-01.1	King Bed	10	6'-4"	6'-8"	4'-0 5/8"	---	---			
Furn-02	Nightstand	42	1'-7 11/16"	11 13/16"	1'-7 11/16"	---	---			
Furn-03	Desk	30	5'-0"	1'-9 5/8"	8"	---	---			
Furn-03.1	Desk-Top	30	---	---	---	---	---			
Furn-03.2	Desk	4	4'-1"	1'-9 5/8"	8"	---	---			
Furn-04	Chair	34	1'-7 11/16"	1'-9 1/4"	2'-6 15/16"	---	---			
Furn-05	Wardrobe	34	4'-0"	1'-9 5/8"	7'-0"	---	---			
Furn-05.1	Entertainment unit	2	5'-2 1/8"	2'-0"	7'-0"	---	---			
Furn-05.1.1	Entertainment unit	2	4'-8 1/8"	2'-0"	7'-0"	---	---			
Furn-06	Coffee Table	18	1'-5 1/2"	1'-5 1/2"	1'-10 11/16"	---	---	Stainless Steel	To Be Selected By Owner	Table - Round 1'-6" (Height)
Furn-06.1	Chair	36	2'-0 7/8"	1'-10 1/8"	2'-5 1/4"	---	---	Stainless Steel	To Be Selected By Owner	Chair (For Exterior/Outdoor)
Furn-07	Chair	32	1'-11 5/8"	1'-8 7/16"	2'-4 5/8"	---	---	Stainless Steel	To Be Selected By Owner	Chair (For Exterior/Outdoor)
Furn-08	Ottoman	17	1'-7 11/16"	1'-7 11/16"	1'-6 5/16"	---	---	Wood	To Be Selected By Owner	Chair (For Exterior/Outdoor)
Furn-09	Chair	4	2'-1 9/16"	2'-1 9/16"	2'-1 9/16"	---	---	Stainless Steel and Fabric	To Be Selected By Owner	Lounge Chair - Square
Furn-10	Table	2	2'-11 7/16"	2'-11 7/16"	1'-1 3/4"	---	---	Stainless Steel and Wood	To Be Selected By Owner	Coffee Table 1'-6" (Height)
Furn-11	Chair	2	2'-3 7/8"	2'-4 9/16"	2'-8 15/16"	---	---	Stainless Steel and Fabric	To Be Selected By Owner	Lounge Chair

Zones Schedule By Level - Third Level +24'-4"

Zone Name	Zone Number	Home Story Name	Calculated Area	Zone Category	Height
Atrium Open Space	300	Third Level +24'-4"	262.96	Interior - New	9'-0 3/16"
Corridor	301	Third Level +24'-4"	639.19	Interior - New	9'-0 3/16"
Elevator	302	Third Level +24'-4"	107.47	Interior - New	9'-0 3/16"
Elevator Machine Room	302.1	Third Level +24'-4"	50.35	Interior - New	9'-0 3/16"
Elevator Area	303	Third Level +24'-4"	223.76	Interior - New	9'-0 3/16"
Roofed Terrace	304	Third Level +24'-4"	2,078.82	Interior - New	9'-0 3/16"
Activities Room	305	Third Level +24'-4"	755.86	Interior - New	9'-0 3/16"
Janitor Room	306	Third Level +24'-4"	40.62	Interior - New	9'-0 3/16"
Roof Top Bar	307	Third Level +24'-4"	464.77	Interior - New	9'-0 3/16"
Chase	308	Third Level +24'-4"	11.07	Interior - New	9'-0 3/16"
Chase	308.1	Third Level +24'-4"	15.35	Interior - New	9'-0 3/16"
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Rooms Hallway	314	Third Level +24'-4"	446.11	Interior - New	9'-0 3/16"
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ViewPoint/LookOut Area	316	Third Level +24'-4"	2,078.82	Interior - New	9'-0 3/16"
Bathrooms - Roof Top Bar	317	Third Level +24'-4"	143.67	Interior - New	9'-0 3/16"
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Revid	Child	Change Name	Date
01			11/20/2023

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EUGENIO RAMÍREZ BALLAGAS
ARQUITECTO LICENCIADO
LIC. #19796
PUERTO RICO

E RBA
ARQUITECTURA
787.397.8181
www.erba.pr

Project:
Ventana del Bucanero (Posada) PR-CRP-000170
Barrio Pueblo
Marina St and Morse St
Arroyo - PR

Project Info:
Cadastre: 442-000-042-03
ID #: #ProjectID
Project #: 22-14
5/7/2024 1:12:23 PM

Client:
Eric Bachier Roman Mayor
Municipality of Arroyo
Municipal Building
#Client City | #Client State

Drawing Name:
Architectural Plans
Third Level Plan +24'-4" - Furniture Layout
Third Level Plan +24'-4" Furniture Layout, Zones Schedule - Third Level +24'-4", erb-aiblc-2016_Furniture Schedule List - Rooms

Drawing Scale: 3/32" = 1'-0", 1" = 1'-0"
Drawing Status: **Issued For Construction 100% Set**

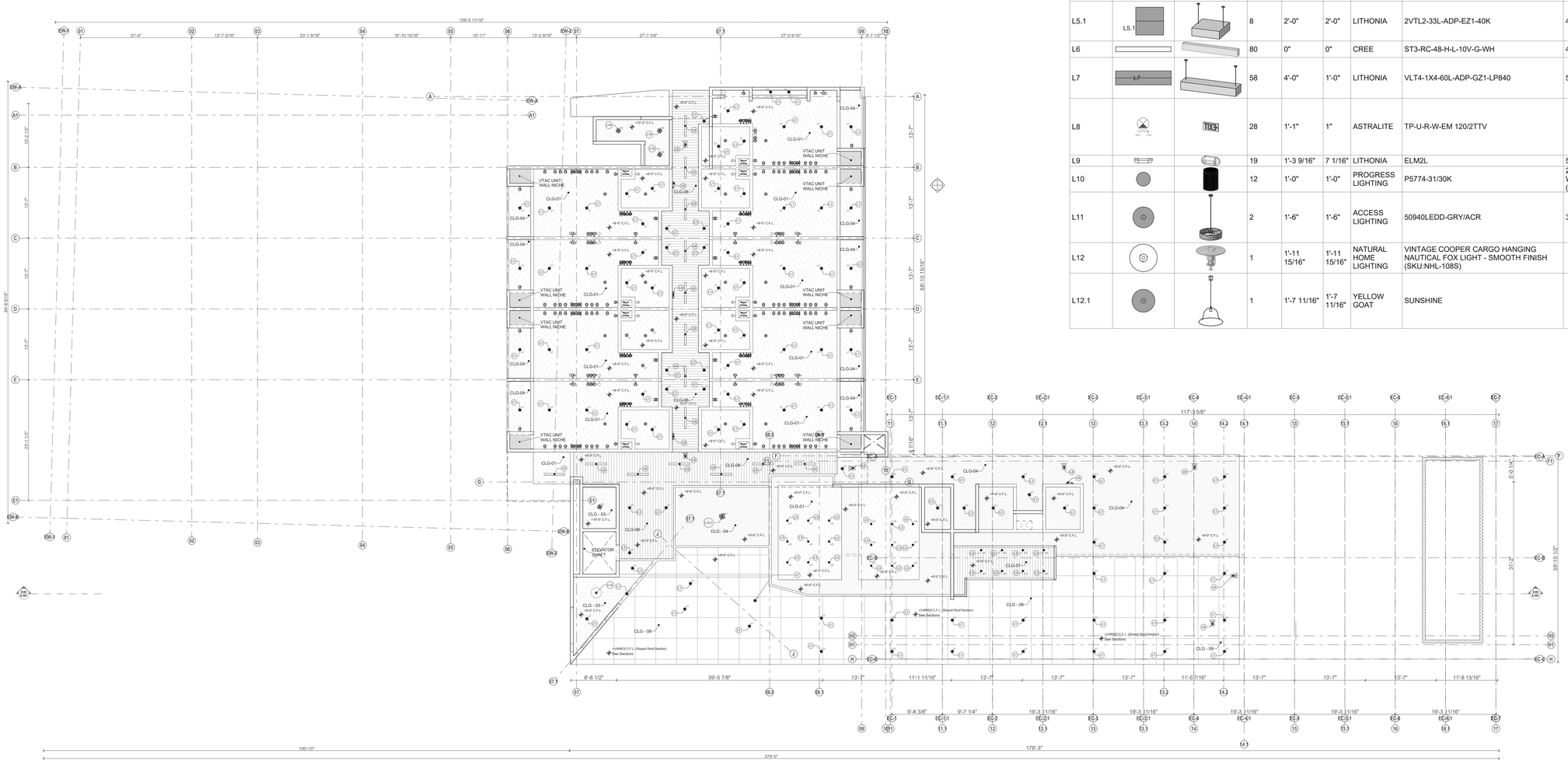
Layout ID:
A.103.1

Revision:
01

Modified by:

Checked by:

Approved by



Third Level Plan +24'-4" Reflected

3. Ceiling Plan

3/32" = 1'-0"

Div-26 Lighting Fixtures Schedule

Element ID	2D Plan Preview	3D Axonometry	Quantity	Length (A)	Width	Manufacturer	Model	Lamps	Remarks
L1			429	6"	6"	LITHONIA	LDN6-ALO4-SWW1-LO6-AR-LSS-MVOLT-UGZ	40W LED	DOWNLIGHT
L2			6	11 13/16"	11 13/16"	LITHONIA	FMLACL 14	40W LED	SURFACE EXTERIOR DOWNLIGHT
L3			59	4"	4"	LITHONIA	LDN4 40/10 LO4AR LD MVOLT EZ10	20W LED	
L4	L4		3	4 3/4"	4 3/4"	ACCESS LIGHTING	29001-MBL	60W LED MIN.	SURFACE MOUNTED
L5	L5		27	4'-0"	2'-0"	LITHONIA	2VTL4-40L-ADP-EZ1-40K	45W LED	
L5.1	L5.1		8	2'-0"	2'-0"	LITHONIA	2VTL2-33L-ADP-EZ1-40K	45W LED	
L6			80	0"	0"	CREE	ST3-RC-48-H-L-10V-G-WH	40W LED	
L7	L7		58	4'-0"	1'-0"	LITHONIA	VLT4-1X4-60L-ADP-GZ1-LP840	50W LED	1X4 RECESSED
L8			28	1'-1"	1"	ASTRALITE	TP-U-R-W-EM 120/2TTV		
L9			19	1'-3 9/16"	7 1/16"	LITHONIA	ELM2L	5W LED	EMERGENCY LIGHT
L10			12	1'-0"	1'-0"	PROGRESS LIGHTING	P5774-31/30K	24 LUMENS/ WATTS (DELIVERED)	
L11			2	1'-6"	1'-6"	ACCESS LIGHTING	50940LEDD-GRY/ACR	30W LED	
L12			1	1'-11 15/16"	1'-11 15/16"	NATURAL HOME LIGHTING	VINTAGE COOPER CARGO HANGING NAUTICAL FOX LIGHT - SMOOTH FINISH (SKU:NHL-108S)		
L12.1			1	1'-7 11/16"	1'-7 11/16"	YELLOW GOAT	SUNSHINE		PENDANT LIGHT

Symbols Legend

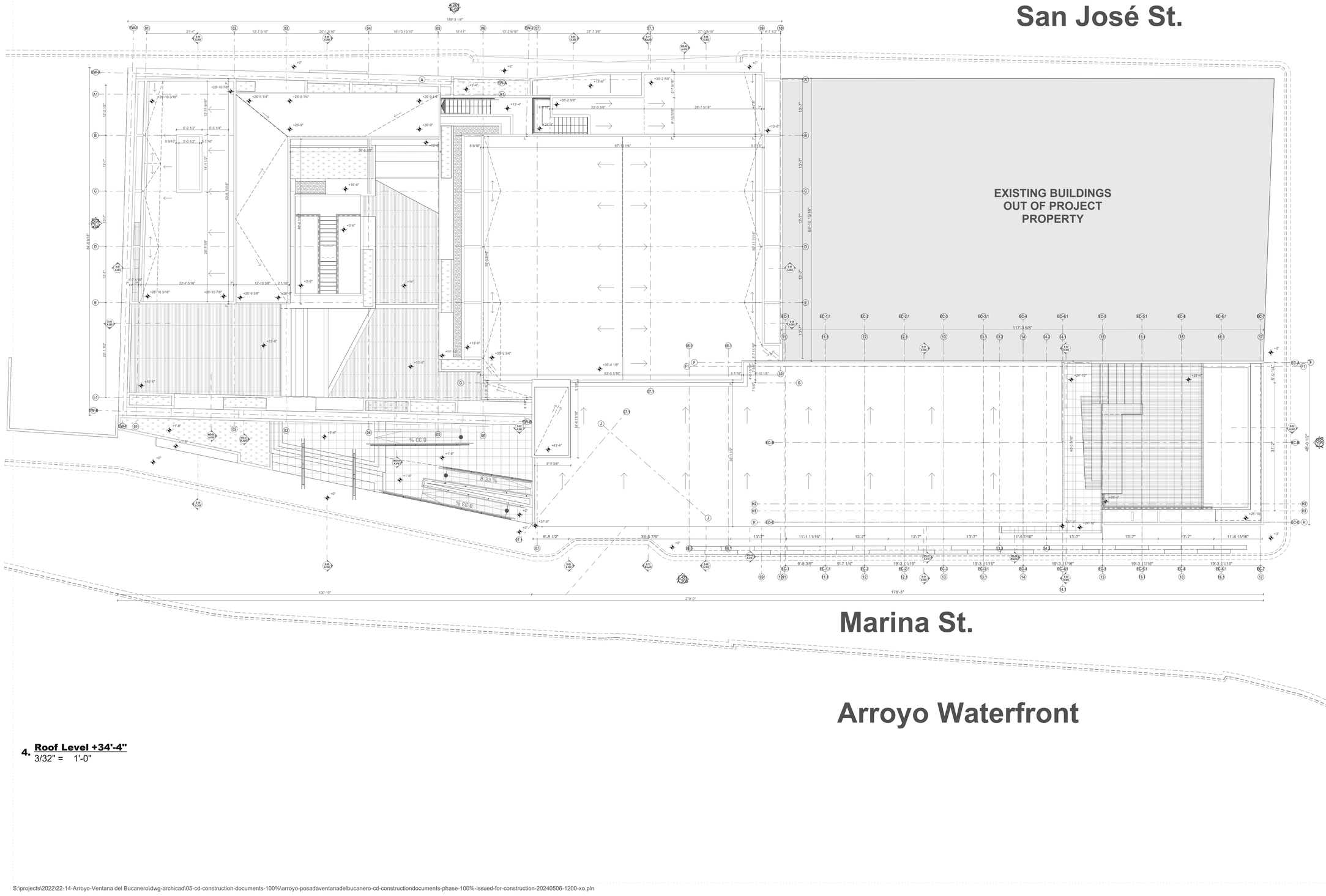
Element ID	2D Plan Preview	Quantity
Power Hand Dryer		34
Power TV Outlet		81
Receptacle		486
Smoke Detector		5
Strobe Light		5
Switch		238
USB		203

Div-09 Ceiling Types

Element ID	Name	2D Cross Section Preview	Building Materials (All)	Thickness	Model	Description
CLG - 01	Drywall Ceiling - 1.5" FR		Insulation - batt insulation; Drywall - Wall; Drywall - Wall	3 5/8"	Gold Bond® XP® Fire-Shield® Gypsum Board	Insulation - R-5 Fiberglass Batt / 2-Panels
CLG - 01.1	Drywall Ceiling		Metal - Framing; Insulation - batt insulation; Metal - Framing; Drywall - 5/8" GWB	3 5/8"	Gold Bond® XP® Fire-Shield® Gypsum Board	Insulation - R-5 Fiberglass Batt
CLG - 01.2	Drywall Ceiling		Metal - Framing; Insulation - batt insulation; Metal - Framing; Drywall - 5/8" GWB; 06 Wood Panel / WPC	4 1/4"	Gold Bond® XP® Fire-Shield® Gypsum Board	Insulation - R-5 Fiberglass Batt
CLG - 01.3	Drywall Ceiling Panel		Plycem 5/8" Panel	0 5/8"	Gold Bond® XP® Fire-Shield® Gypsum Board	Insulation - R-5 Fiberglass Batt
CLG - 02	WPC-Panel		Metal Frame ; wpc-panel-5/8" wall cover	3 5/8"		Atrium Fascia and WPC-Paneling Entrance Canopy - Ceiling and Top
CLG - 03	Concrete Slab - Troweled Finish		Tile - Wall; Air Space; Concrete - Leveling; Concrete - Structural 4,000psi; Plaster-Wall	6"	Smooth Finish	
CLG - 04	Plycem Panel - Ceiling - Insulation		Metal - Framing; Insulation - batt insulation; Metal - Framing; Plycem 5/8" Panel	4 5/8"	Plycem - Plyrock Panel 5/8" - 4" Framing	Insulation - R-5 Fiberglass Batt
CLG - 04.1	Plycem Panel - Ceiling - No Insulation		Metal - Framing; Air Space - Frame; Metal - Framing; Plycem 5/8" Panel	6"	Plycem - Plyrock Panel 5/8" - 5 3/8" Framing	
CLG - 04.2	Plycem Panel - Ceiling - No Insulation		Metal - Framing; Air Space - Frame; Metal - Framing; Plycem 5/8" Panel	3 5/8"	Plycem - Plyrock Panel 5/8" - 3" Framing	
CLG - 04.3	Plycem Panel - Ceiling - Insulation		Insulation - Plastic Hard; Plycem 5/8" Panel	3"	Plycem - Plyrock Panel 5/8" - 2 3/8" Framing	Insulation - R-5 Fiberglass Batt
CLG - 04.4	Plycem Panel - Ceiling - Insulation		Metal - Framing; Insulation - batt insulation; Metal - Framing; Plycem 5/8" Panel	4 5/8"	Plycem - Plyrock Panel 5/8" - 4 5/8" Framing	Insulation - R-5 Fiberglass Batt
CLG - 05	Acoustical Ceiling Panel			---	SUPRAFINE XL FIRE GUARD 9/16" Exposed Tee	Acoustical Ceiling Panel Grid Suspension System
CLG - 06	Veneered Planks Ceiling System		Metal - Framing; Insulation - batt insulation; Metal - Framing; Drywall - 5/8" GWB; 06 Veneered Wood Planks	4 1/4"	5415W1GWO -4" Trim (with FSC® certified wood substrate) for WoodWorks® panels 4 x 96 x 3/4"	See Specs
CLG - 07	Wood Paneling System		Metal - Framing; Insulation - batt insulation; Metal - Framing; Plycem 5/8" Panel; 06 Wood Panel / WPC	4 1/4"	Woodtone; Model: Fineline Paneling; Color: SMOKEY BOURBON;Dimension: 1x6 1/8" Penny Gap x 12'	See Specs
CLG - 07.1	Wood Paneling System		Metal - Framing; Insulation - batt insulation; Metal - Framing; Drywall - 5/8" GWB; 06 Wood Panel / WPC	4 1/4"	Plexwood - Panel one-sided - Oak 7801 N	See Specs
CLG - 08	ACM Panel System		Metal - Framing - Detail; ACM Panel System	3"	Sign Engineering - ACM Panel System	Atrium Fascia and WPC-Paneling Entrance Canopy - Ceiling and Top

Date: 4/25/2024
Revnt | Chkd | Change Name
01 | |

Certification:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** certifico que soy el profesional que diseñó estos planos y especificaciones, y que según mi leal saber y entender dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcción Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido a tal grado con la ley para la invención de patentes, según enmendada, conocida como la "Ley para la Invención de Patentes de 2004, según enmendada, conocida como la "Ley para la Invención de Patentes de Puerto Rico", Ley Núm. 96 de 6 de julio de 2004, según enmendada, y la Ley de Derechos de Autor de 1976, según enmendada, conocida como la "Ley para la Protección de la Propiedad Intelectual de Puerto Rico", Ley Núm. 96 de 6 de julio de 1988, según enmendada, Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "Ley para la Invención de Patentes de Puerto Rico", Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "Ley para la Protección de la Propiedad Intelectual de Puerto Rico", Ley Núm. 96 de 6 de julio de 1988, según enmendada, Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "Ley para la Invención de Patentes de Puerto Rico", Ley Núm. 96 de 6 de julio de 1988, según enmendada,



4. Roof Level +34'-4"
3/32" = 1'-0"

Eugenio Ramírez Ballagas, arquitecto licenciado, número de licencia 19796 certifico que soy el profesional que diseñó estos planos y especificaciones y que según mi leal saber y entender que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con la Ley para la Invención de la Profesión de Arquitectura de 2004, según enmendada, conocida como la "Ley para la Invención de la Profesión de Arquitectura", Ley Núm. 96 de 6 de julio de 1956, según enmendada, Ley Núm. 173 de 12 de mayo de 1936, según enmendada, Ley Núm. 96 de 6 de julio de 1956, según enmendada, y la Ley Núm. 76 de 5 de junio de 2000, según enmendada. Y para que así conste, expido la presente declaración bajo mi juramento de hoy, hechos que se hacen en San Juan, Puerto Rico. Y por negligencia a este mismo prometo y juro decir la verdad, so pena de incurrir en perjurio y ser responsable de cualquier acción judicial y disciplinaria por la ley.

Certificación:
Yo, Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796 certifico que soy el profesional que diseñó estos planos y especificaciones y que según mi leal saber y entender que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con la Ley para la Invención de la Profesión de Arquitectura de 2004, según enmendada, conocida como la "Ley para la Invención de la Profesión de Arquitectura", Ley Núm. 96 de 6 de julio de 1956, según enmendada, Ley Núm. 173 de 12 de mayo de 1936, según enmendada, Ley Núm. 96 de 6 de julio de 1956, según enmendada, y la Ley Núm. 76 de 5 de junio de 2000, según enmendada. Y para que así conste, expido la presente declaración bajo mi juramento de hoy, hechos que se hacen en San Juan, Puerto Rico. Y por negligencia a este mismo prometo y juro decir la verdad, so pena de incurrir en perjurio y ser responsable de cualquier acción judicial y disciplinaria por la ley.

EUGENIO RAMÍREZ BALLAGAS
ARQUITECTO LICENCIADO
LIC. #19796
PUERTO RICO

Revisión | Child | Change Name | Date
01 | | | 11/20/2024

Project:
Ventana del Bucanero (Posada) PR-CRP-000170
Barrio Pueblo
Marina St and Morse St
Arroyo - PR

Client:
Eric Bachier Roman Mayor
Municipality of Arroyo
Municipal Government
#Client City | #Client State

Project Info:
Cadastre: 442-020-042-03
ID #: #Project ID
Permit #: 2024-0000
5/7/2024 | 12:23 PM

Drawing Name:
Architectural Plans
Roof Plan
Roof Level +34'-4" - elb-sebb-2019

Drawing Scale: **3/32" = 1'-0", 1" = 1'-0"**

Drawing Status: **Issued For Construction 100% Set**

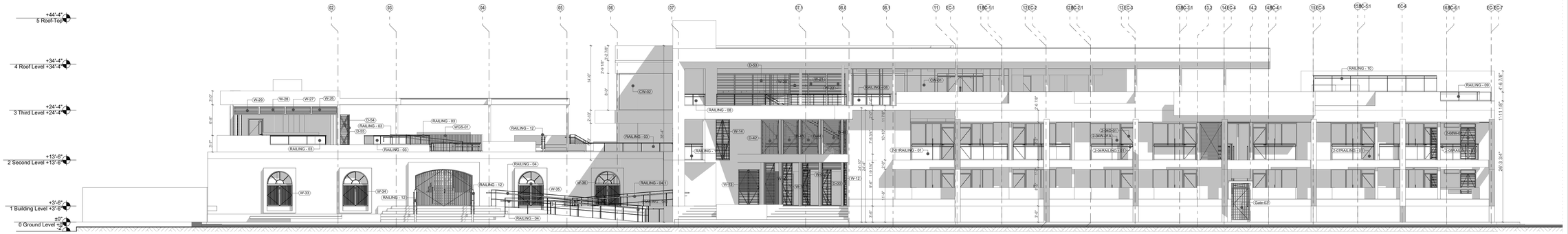
Layout ID:
A.104

Revision:
01

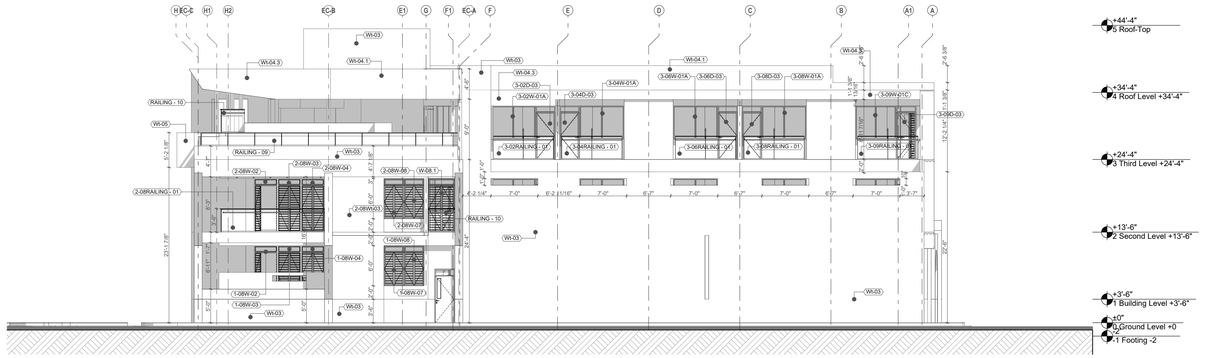
Modified by:

Checked by:

Approved by



E-01 **Architectural Elevation 01**
3/32" = 1'-0"



E-02 **Architectural Elevation 02**
3/32" = 1'-0"

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Revn'd | Ch'd | Change Name | Date
01 | | | 11/20/2023

Certificación:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia # 19796** certifico que soy el profesional que diseñó estos planos y especificaciones, que he estudiado las mismas y que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcción y Uso de Terrenos del Gobierno de Puerto Rico y sus Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con las obligaciones que me impone la Ley Núm. 173 de 12 de agosto de 1988, según enmendada, conocida como la "Ley para la Reforma de la Profesión de Arquitectura y la Profesión de Ingeniería" y la Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "Ley para la Reforma de la Profesión de Ingeniería y de la Profesión de Arquitectura y la Profesión de Ingeniería de Puerto Rico". Finalmente, certifico que, de conformidad con la Ley Núm. 96 de 6 de mayo de 1938, según enmendada, Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "Ley para la Reforma de la Profesión de Arquitectura y la Profesión de Ingeniería de Puerto Rico", la radicación de los hechos que se hayan expuesto o presentado en la declaración jurada o para solicitar la misma, o en el proceso o por razón de ellos, no me hacen responsable de cualquier acción judicial y disciplinaria por razón judicial y disciplinaria por

EUGENIO RAMÍREZ BALLAGAS
ARQUITECTO LICENCIADO
LIC. #19796
PUERTO RICO

ERBA
ARQUITECTURA
DISEÑO
CONSTRUCCIÓN
SUITE 204
1353 AVE. LUIS VIGOREAUX
GUAYNABO, PR 00966
www.erba.pr

Project:
Ventana del Bucanero
(Posada) PR-CRP-000170
Barrio Pueblo
Marina St and Morse St
Arroyo - PR

Client:
Eric Bachier Román Mayor
Municipality of Arroyo
Mayor of Arroyo
#Client City | #Client State

Project Info:
Cadastre: 442-020-042-03
ID #: #PROJECT ID
Printed: 5/7/2024
5/7/2024 | 12:23 PM

Drawing Name:
Architectural Elevations
Architectural Elevation 01
Architectural Elevation 01, Architectural Elevation 02, arb-aebs-2019

Drawing Scale:
3/32" = 1'-0", 1" = 1'-0"

Drawing Status:
Issued For Construction 100% Set

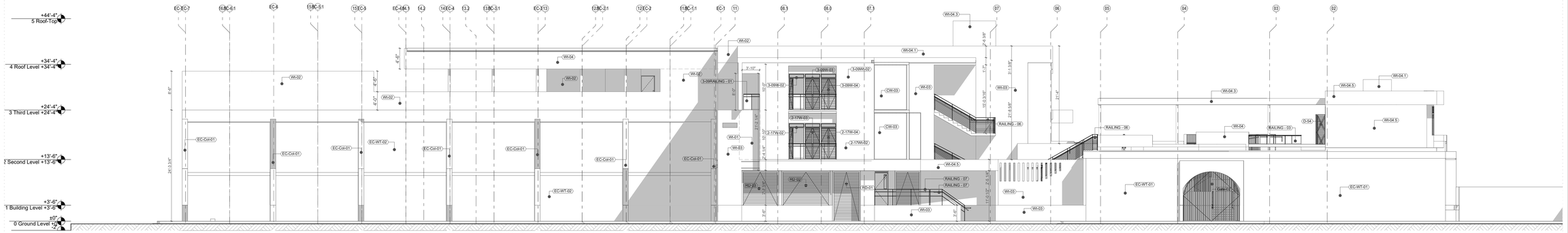
Layout ID:
A.200

Revision:
01

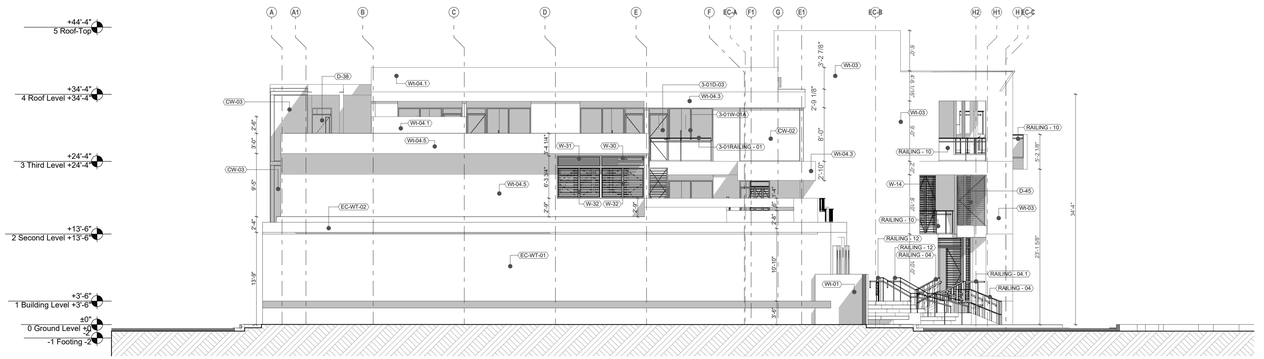
Modified by:

Checked by:

Approved by



E-03 **Architectural Elevation 03**
3/32" = 1'-0"



E-04 **Architectural Elevation 04**
3/32" = 1'-0"

Record | Ord | Change Name | Date
01 | | | 11/20/2023

Certificación:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** certifico que soy el profesional que diseñó estos planos y especificaciones, que he supervisado su preparación y que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcción vigentes y las Ordenanzas Municipales aplicables de las Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con las disposiciones de la Ley Núm. 173 de 12 de agosto de 2004, según enmendada, conocida como la "Ley para la Innovación, la Flexibilidad y la Eficiencia en los Procesos Gubernamentales" y la Ley Núm. 96 de 6 de julio de 2011, según enmendada, Ley Núm. 96 de 6 de julio de 2011, según enmendada, conocida como la "Ley de Certificados de Cumplimiento de Diseño". Certifico, además, que en la preparación de los hechos que se hayan expresado o presentado en estos planos ya sea por omisión, por inadvertencia o por información errónea provista por terceros, no he incurrido en responsabilidad de cualquier acción judicial y disciplinaria por ello.

Project:
Ventana del Bucanero
(Posada) PR-CRP-000170
Barrio Pueblo
Marina St and Morse St
Arroyo - PR

Project Info:
Cadastre: 442-020-042-03
ID #: #Project ID
Phase: #Phase Name
5/7/2024 | 12:23 PM

Client:
Eric Bachier Román Mayor
Municipality of Arroyo
Mayor of Arroyo
#Client City | #Client State

Drawing Name:
Architectural Elevations
Architectural Elevation 02
Architectural Elevation 03, Architectural Elevation 04, en-sello-2019

Drawing Scale:
3/32" = 1'-0", 1" = 1'-0"

Drawing Status:
Issued For Construction 100% Set

Layout ID:
A.201

Revision:
01

Modified by:

Checked by:

Approved by

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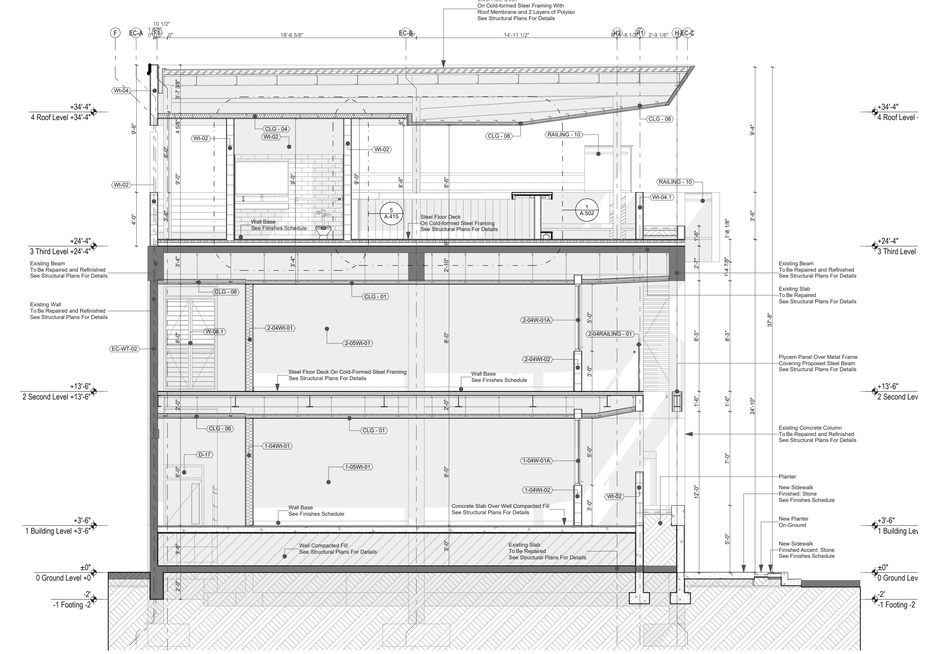
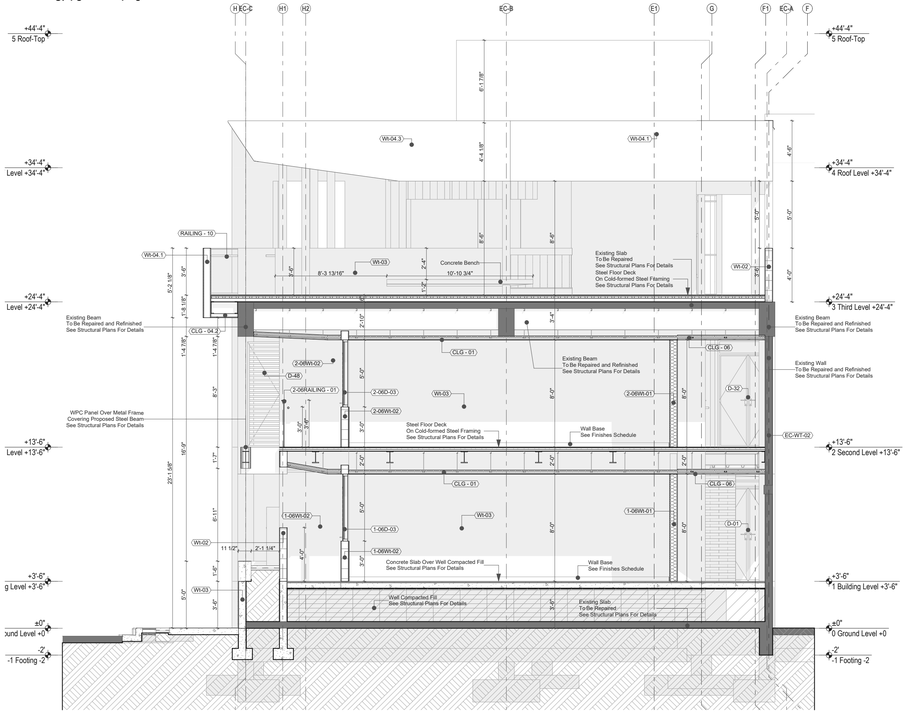


S-01 **Building Section**
3/16" = 1'-0"



S-02 **Building Section**
3/16" = 1'-0"

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Revid	Child	Change Name	Date
01			11/20/2023

EUGENIO RAMÍREZ BALLAGAS
ARQUITECTO
LICENCIADO
LIC. #19796
PUERTO RICO

ERBA
ARQUITECTURA
DISEÑO
CONSTRUCCIÓN
SUITE 226A
787.672.2222
www.erba.pr

Certificación:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** certifico que soy el profesional que diseñó estos planos y especificaciones, que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con la Ley para la Invención de Construcción Segura en Puerto Rico, conocida como la Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la Ley Núm. 313 de 15 de mayo de 1938, según enmendada; Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la Ley para la Invención de Construcción Segura en Puerto Rico; y la Ley Núm. 313 de 15 de mayo de 1938, según enmendada. Ley Número 173 de 11 de agosto de 1988, según enmendada. Y que la declaración falsa o falsificación de los hechos que se haya aportado por peticionario o por cualquier persona que actúe en su representación, o por ambos, o por cualquier persona que tenga responsabilidad de cualquier acción judicial y disciplinaria por los hechos aquí declarados.

Project:
Ventana del Bucanero
(Posada) PR-CRP-000170
Barrio Pueblo
Marina St and Morse St.
Arroyo - PR

Project Info:
Cadastre: 442-020-042-03
ID By: #Project ID
Permit #: 2024-XXXX
5/7/2024 | 12:23 PM

Client:
Eric Bachier Román Mayor
Municipality of Arroyo
Municipal Address
#Client City | #Client State

Drawing Name:
Architectural Sections
Architectural Section 01 - 02
Building Section, eth-sello-2019

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

Drawing Status:
Issued For Construction 100% Set

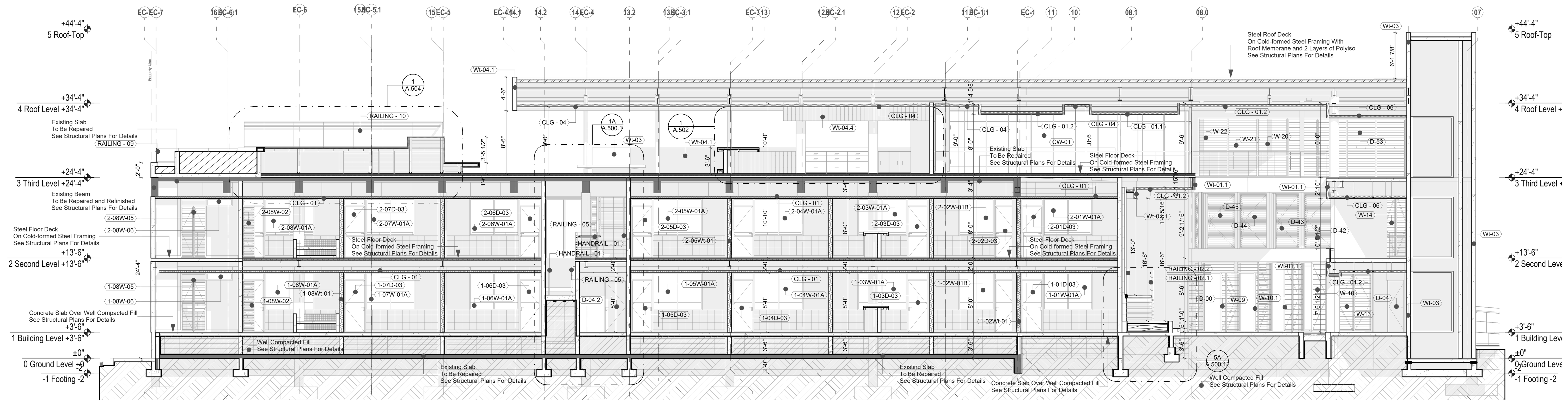
Layout ID:
A.300

Revision:
01

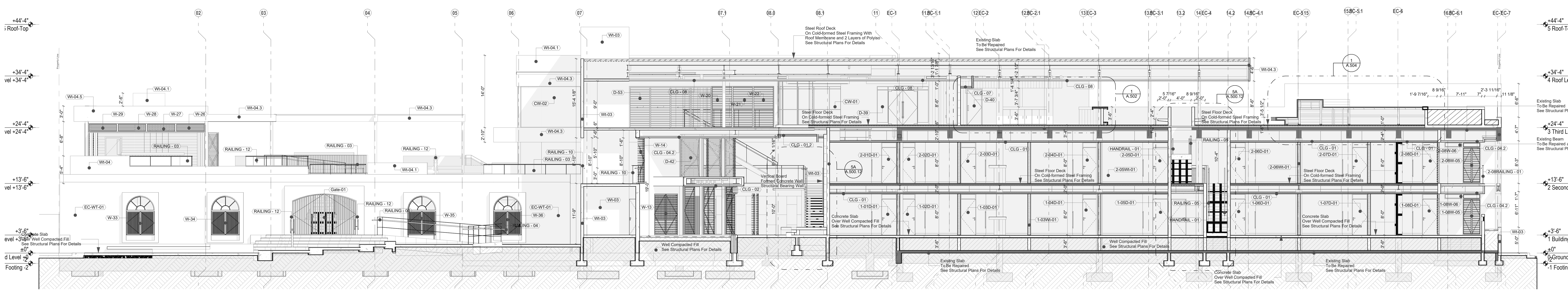
Modified by:
rosorio

Checked by:

Approved by



S-03 Building Section
3/32" = 1'-0"



S-04 Building Section
3/32" = 1'-0"

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RevID	ChID	Change Name	Date
01			11/28/2022

EUGENIO RAMÍREZ BALLAGAS
ARQUITECTO LICENCIADO
LIC. #19796
PUERTO RICO

EUGENIO RAMIREZ BALLAGAS ERBA arquitectos
DREAMS DO COME TRUE
SUITE 206

Certificación:
Yo, **Eugenio M. Ramirez Ballagas, arquitecto licenciado, número de licencia 19796** 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 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 Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la "Ley para la Inversión 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]. 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.

Project:
Ventana del Bucanero (Posada) PR-CRP-000170
Barrio Pueblo
Marina St and Morse St
Arroyo - PR

Project Info:
Cadestre: 442-020-042-03
ID #: #Project ID
Project #: 22-14
5/7/2024 | 12:23 PM

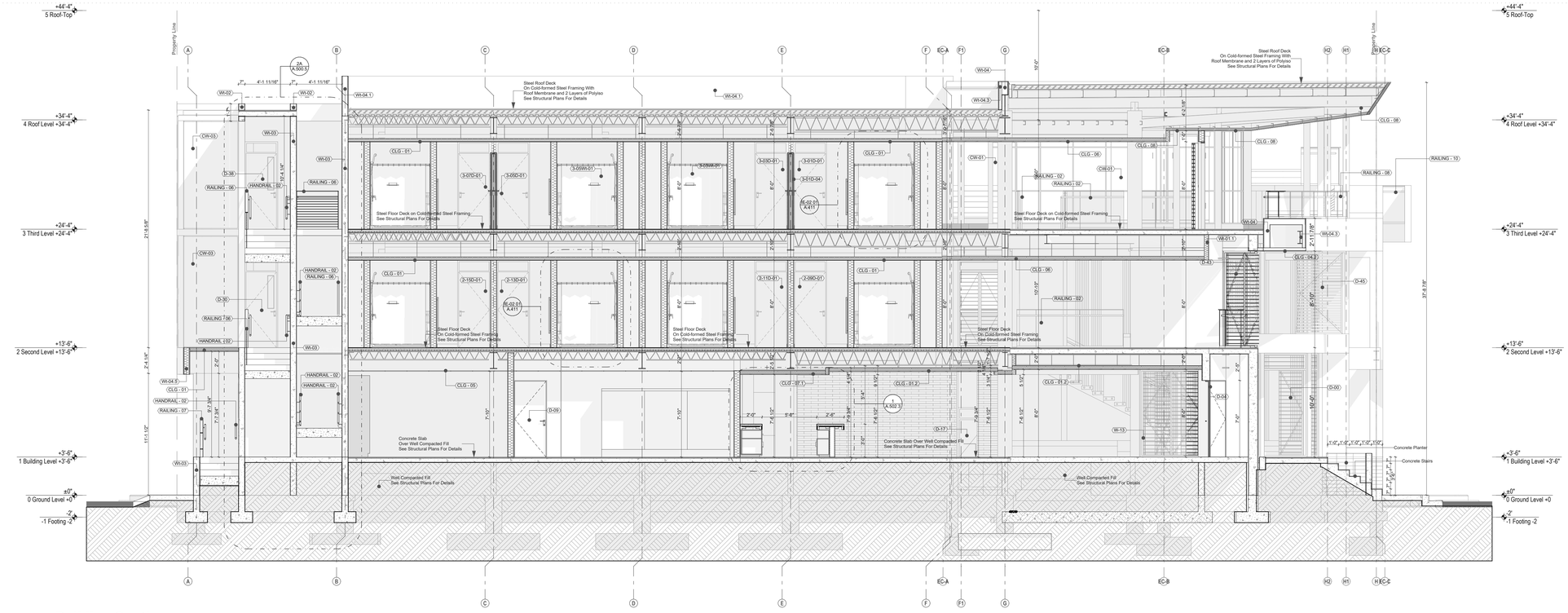
Client:
Eric Bachier Román Mayor
Municipality of Arroyo
Municipality of Arroyo
#Client City | #Client State

Drawing Name:
Architectural Sections
Architectural Section 03 and Section 04
Building Section, erb-sello-2019

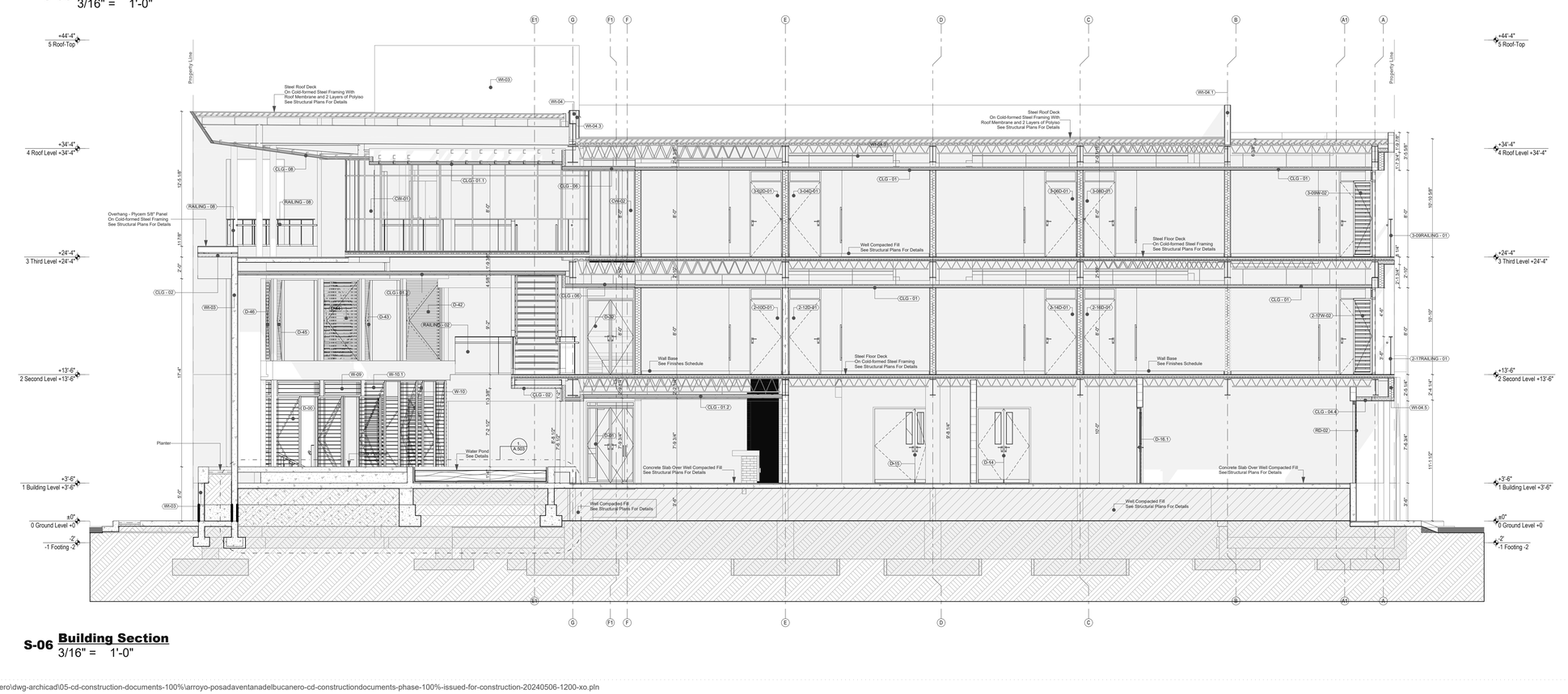
Drawing Scale:
3/32" = 1'-0", 1' = 1'-0"
Drawing Status:
Issued For Construction 100% Set

Layout ID:
A.301
Revision:
01
Modified by:
Checked by:
Approved by

S-05 Building Section
3/16" = 1'-0"



S-06 Building Section
3/16" = 1'-0"



EUGENIO RAMÍREZ BALLAGAS
ARQUITECTO LICENCIADO
LIC. #19796
PUERTO RICO

ERBA
EUGENIO RAMÍREZ BALLAGAS ARQUITECTO
SUITE 204
1510 FD ROOSEVELT AVE
SAN JUAN PR 00920
787.765.1115

Date
11/20/2023

Revn'd | Chkd | Change Name
01 | EJ

Certification:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** certifico que soy el profesional que diseñó estos planos y especificaciones y que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos, y Códigos de Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con la Ley para la Invención de la Arquitectura y la Ingeniería de 2004, según enmendada, conocida como la "Ley para la Invención de la Arquitectura y la Ingeniería" y la Ley Núm. 96 de 6 de julio de 1988, según enmendada, Ley Núm. 96 de 6 de julio de 1988, según enmendada, conocida como la "Ley de Propiedad Horizontal". Declaración falsa o falsificación de los hechos que se hacen en el presente documento por ingeniería ya sea por mí, mis empleados o por terceros, es causa suficiente para que se me inicie responsable de cualquier acción judicial y disciplinaria por la JCAPR.

Project:
Ventana del Bucanero (Posada) PR-CRP-000170
Barrio Pueblo
Marina St and Morse St
Arroyo - PR

Project Info:
Cadastre: 442-020-042-03
ID #: PR-000170
Phase: 22-14
5/7/2024, 12:23 PM

Client:
Eric Bachier Román Mayor
Municipality of Arroyo
Mayor's Office Address
#Client City / #Client State

Drawing Name:
Architectural Sections
Architectural Section 05 - 06
Building Section, erh-sells-2019

Drawing Scale: **3/16" = 1'-0", 1" = 1'-0"**

Drawing Status: **Issued For Construction 100% Set**

Layout ID:
A.302

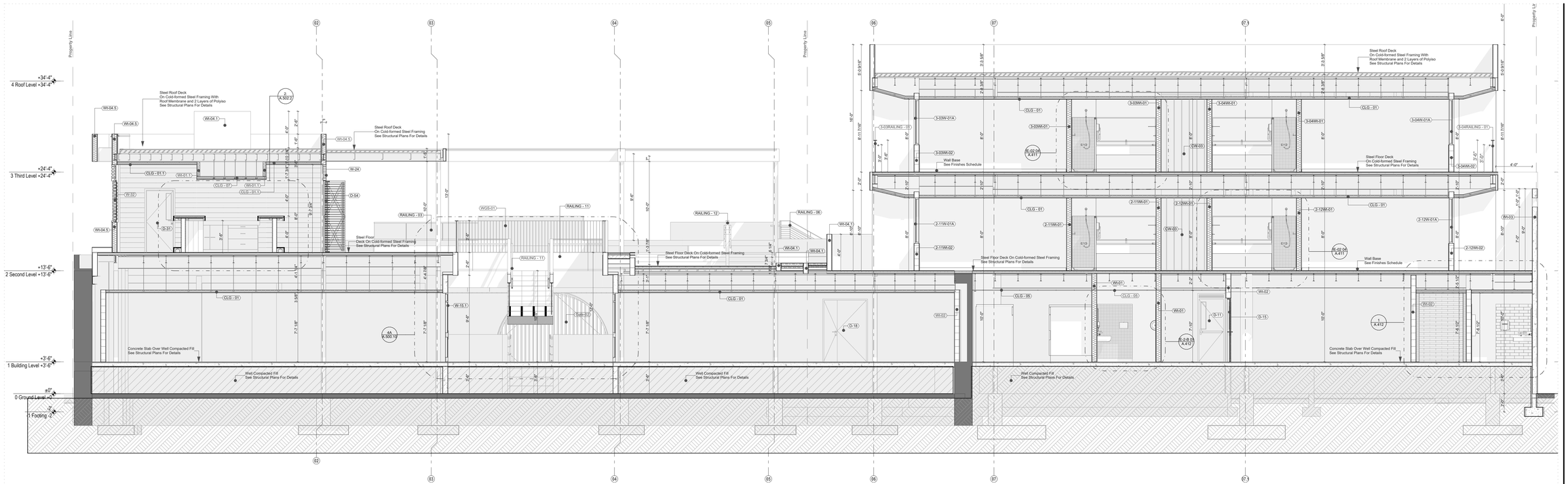
Revision:
01

Modified by:

Checked by:

Approved by

S:\projects\2022\22-14-Arroyo-Ventana del Bucanero\dwg-archicad\05-cd-construction-documents-100%\arroyo-posadaventanadelbucanero-cd-constructiondocuments-phase-100%-issued-for-construction-20240506-1200-xo.pln


Property Line
+34'-4"
4 Roof Level +34'-4"
+24'-4"
3 Third Level +24'-4"
+13'-6"
2 Second Level +13'-6"
+3'-6"
1 Building Level +3'-6"
±0"
0 Ground Level ±0"
-2"
-1 Footing -2"
Steel Roof Deck
On Cold-formed Steel Framing With
Roof Membrane and 2 Layers of Polyiso
See Structural Plans For Details
Steel Roof Deck
On Cold-formed Steel Framing
See Structural Plans For Details
Steel Floor Deck
On Cold-formed Steel Framing
See Structural Plans For Details
Steel Floor Deck On Cold-formed Steel Framing
See Structural Plans For Details
Steel Floor Deck
On Cold-formed Steel Framing
See Structural Plans For Details
Steel Flopr Deck On Cold-formed Steel Framing
See Structural Plans For Details
Wall Base
See Finishes Schedule
Concrete Slab Over Well Compacted Fill
See Structural Plans For Details
Well Compacted Fill
See Structural Plans For Details
RAILING - 03
RAILING - 11
RAILING - 12
RAILING - 06
WGB-01
CLG - 01
CLG - 01.1
CLG - 05
CLG - 06
W-24
D-54
D-31
W-15.1
W-02
D-18
D-15
D-11
W-03
W-04.1
W-04.3
W-04.5
W-01
W-01.1
W-02
W-02.1
W-03
W-04.1
W-04.3
W-04.5
W-32
W-33
W-34
W-35
W-36
W-37
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W-42
W-43
W-44
W-45
W-46
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W-51
W-52
W-53
D-00
D-04
D-05
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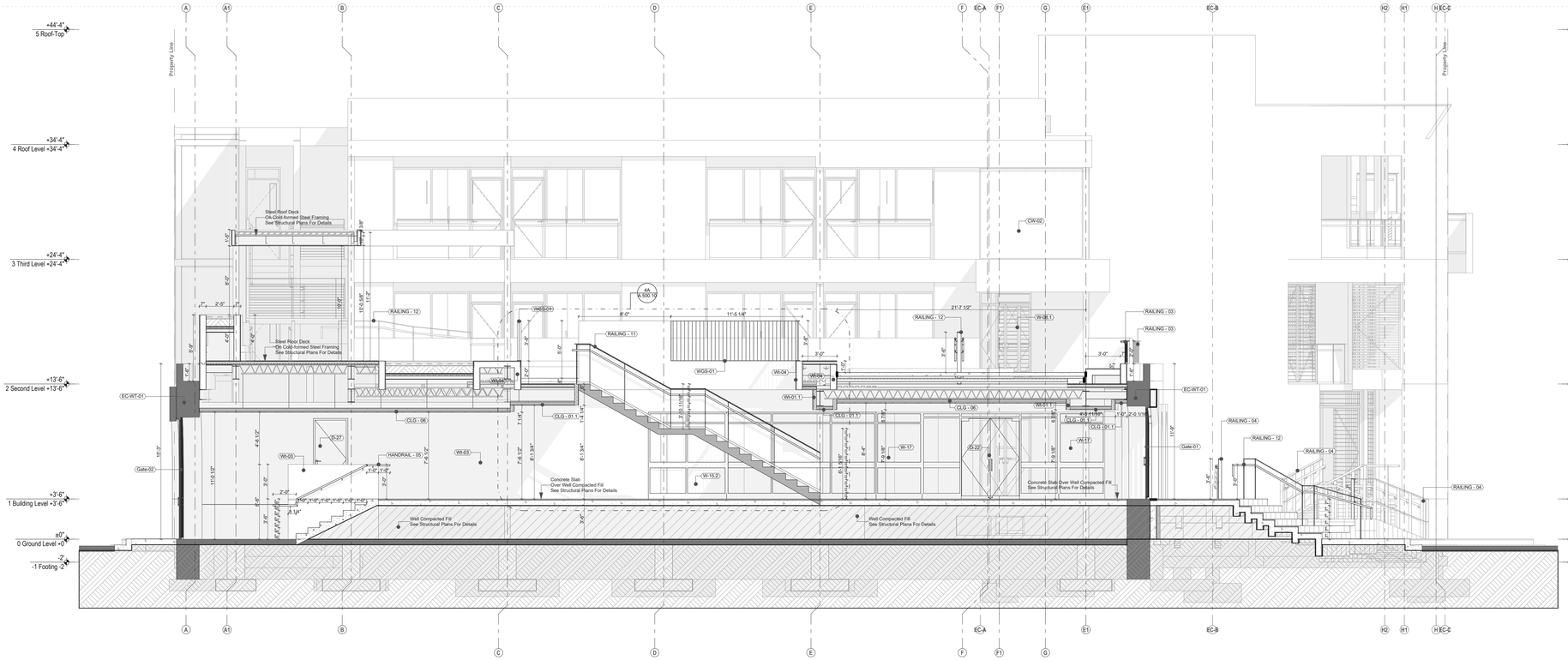
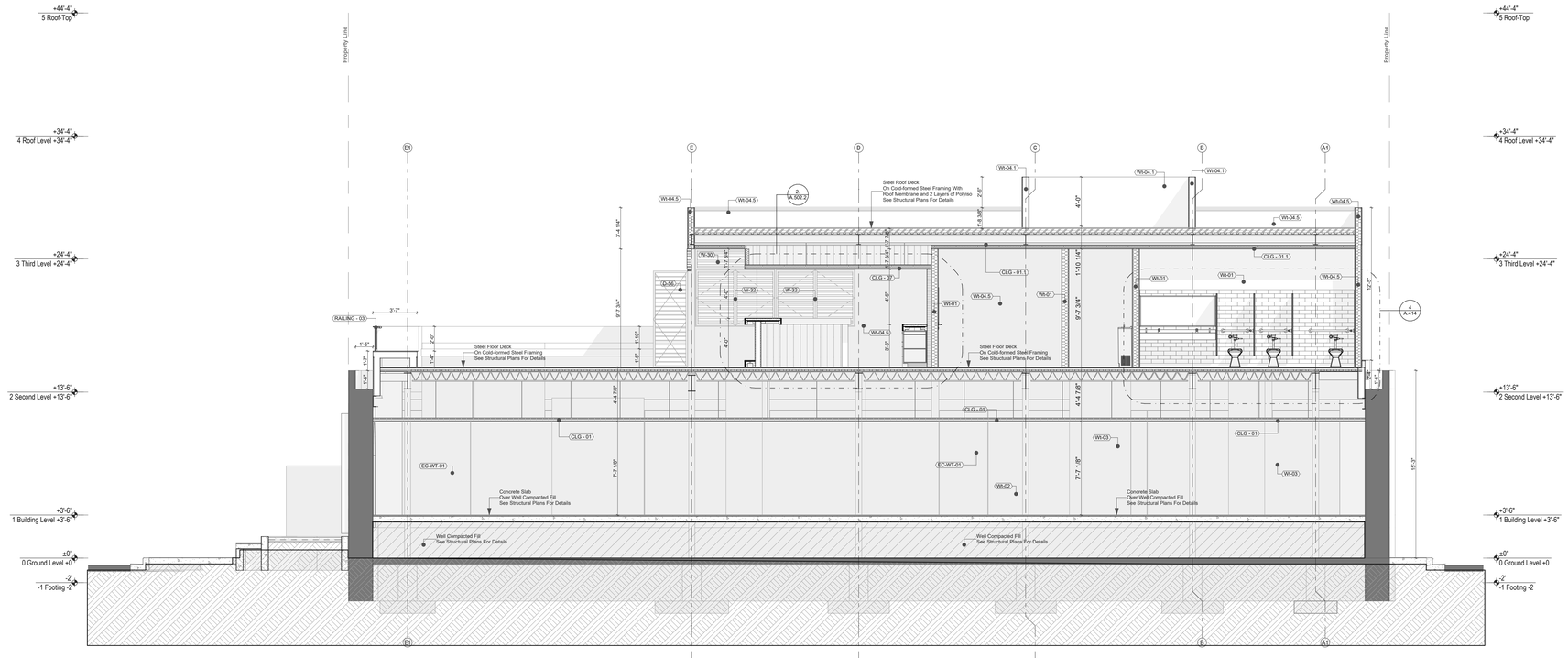
D-43



S-09 **Building Section**
3/16" = 1'-0"



S-10 **Building Section**
3/16" = 1'-0"

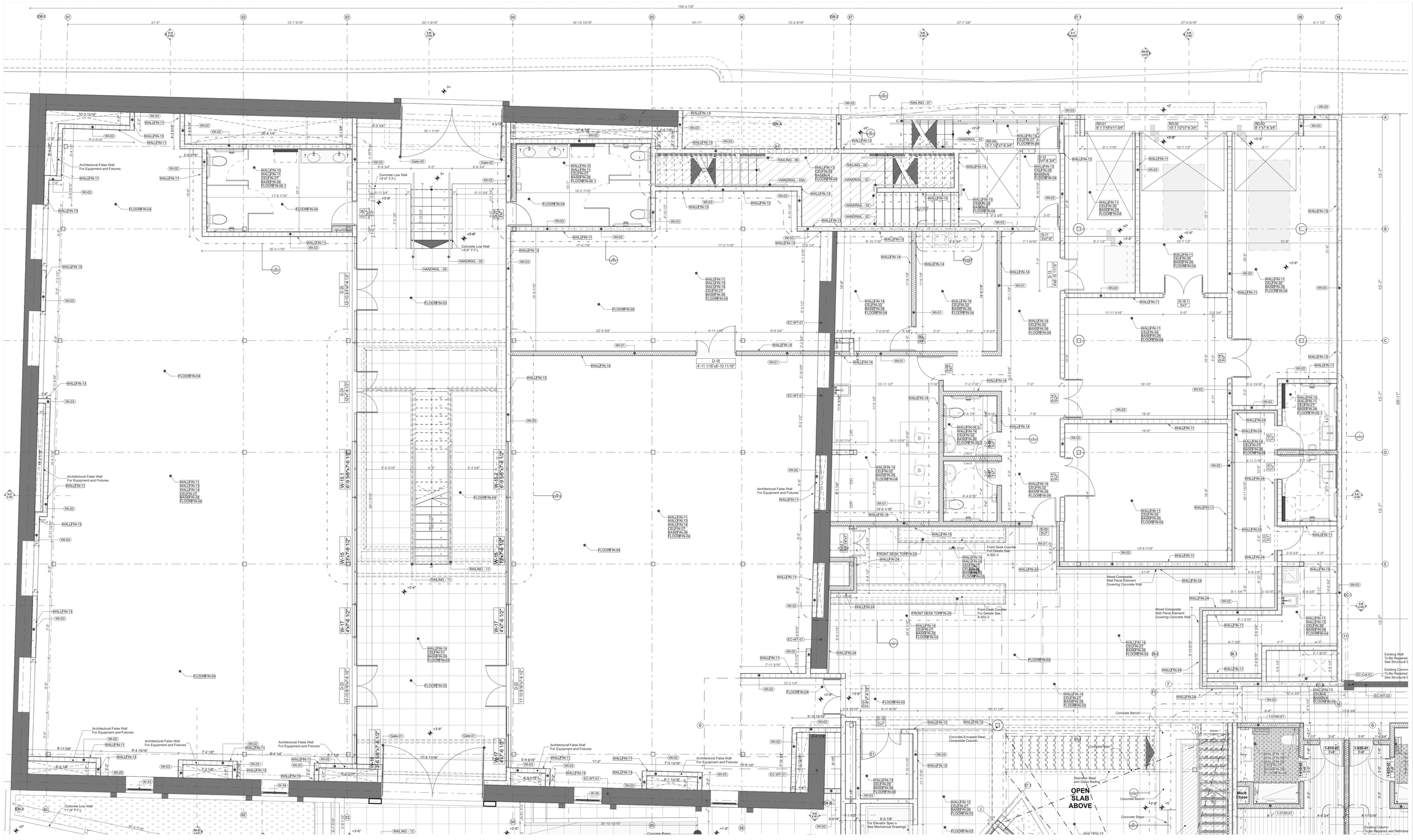
S:\projects\2022\22-14-Arroyo-Ventana del Bucanero\dwg-archicad\05-cd-construction-documents-100%\arroyo-posadaventanadelbucanero-cd-constructiondocuments-phase-100%-issued-for-construction-20240506-1200-xo.pln

Rev/ID	Chkd	Change Name	Date
01 - WIP			Work in Progress

EUGENIO RAMÍREZ BALLAGAS
ARQUITECTO LICENCIADO
LIC. #19796
PUERTO RICO

ERBA
ARQUITECTURA
SUITE 204
1510 FD ROOSEVELT AVE
SAN JUAN PR 00920

Certificación:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** certifico que soy el profesional que diseñó estos planos y especificaciones, que he examinado los mismos y que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcción y Uso de Terrenos y Edificios de Puerto Rico y las Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con la ley para la Invención de la Arquitectura, conocida como la "Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "Ley para la Invención de la Arquitectura" y la Ley Núm. 173 de 12 de agosto de 1988, según enmendada, Ley Núm. 96 de 6 de mayo de 1938, según enmendada,



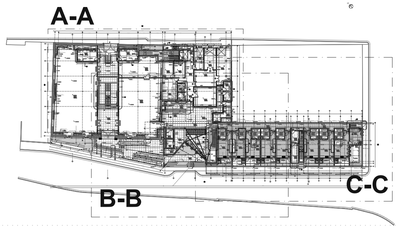
Building Level +2' - Enlarged

1. Architectural Plan Partial A-A

3/16" = 1'-0"

KEY PLAN

1/64" = 1'-0"



Dates:
4/25/2024

Revn:
01

Chkd:

Change Name:

Certification:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** certifico que soy el profesional que diseñó estos planos y especificaciones y que según mi leal saber y entender los mismos cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcción y Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con la Ley para la Invención y Ejercicio de las Profesiones de 1938, según enmendada, conocida como la "Ley para la Invención y Ejercicio de las Profesiones de 1938, según enmendada, Ley Núm. 96 de 6 de julio de 2004

Building Level +2' - Enlarged
1. Architectural Plan Partial B-B
3/16" = 1'-0"

KEY PLAN
1/64" = 1'-0"

S:\projects\2022\22-14-Arroyo-Ventana del Bucanero\dwg-archicad\05-cd-construction-documents-100%\arroyo-posadaventanadelbucanero-cd-constructiondocuments-phase-100%-issued-for-construction-20240506-1200-xo.pln

Revch	Chkd	Change Name	Date
01	JC		4/25/2024

EUGENIO RAMÍREZ BALLAGAS
ARQUITECTO LICENCIADO
LIC. #19796
PUERTO RICO

ERBA
ARQUITECTURA
SUITE 204
787.439.0139
www.erba.pr

Certification:
Yo, **Eugenio R. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** certifico que soy el profesional que diseñó estos planos y especificaciones y que según mi leal saber y entender los mismos cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcción vigentes en la jurisdicción de los Municipios y Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con la Ley para la Protección de la Propiedad Vehicular de 2004, según enmendada, conocida como la "Ley para la Invención de Vehículos Robados". Declaro bajo juramento que la información contenida en esta declaración jurada es correcta y por consiguiente, asumo la responsabilidad de los hechos que en ella haya incluido. Esta certificación se hace conforme a lo dispuesto en la Ley Núm. 96 de 6 de julio de 1960, según enmendada, Ley Núm. 173 de 12 de agosto de 1988, según enmendada, conocida como la "Ley para la Profesión de Arquitectura y Arquitectura Paisajista de Puerto Rico" y por mi propia voluntad y por cualquier daño o perjuicio que pueda ocasionar por incumplimiento de lo aquí certificado, me hago responsable de cualquier acción judicial y disciplinaria por la cual pueda ser objeto.

Project:
Ventana del Bucanero (Posada) PR-CRP-000170
Barrio Pueblo
Marina St and Morse St.
Arroyo - PR

Client:
Eric Bachler Román Mayor
Municipality of Arroyo
PO Box 1009
Arroyo, PR 00714
#Client City / #Client State

Project Info:
Cladestre: 442-020-042-03
ID #: #Project ID
Permit Ref #: #Permit #
5/7/2024 | 12:23 PM

Drawing Name:
Large-Scale Views 1/4"
Building Level +3'-6" - Enlarged Architectural Plan Partial B-B
Building Level +2'- Enlarged Architectural Plan Partial B-B, KEY PLAN, arb-sabu-2019

Drawing Scale:
3/16" = 1'-0", 1/64" = 1'-0", 1" = 1'-0"

Drawing Status:
Issued For Construction 100% Set

Layout ID:
A.401

Revision:
01

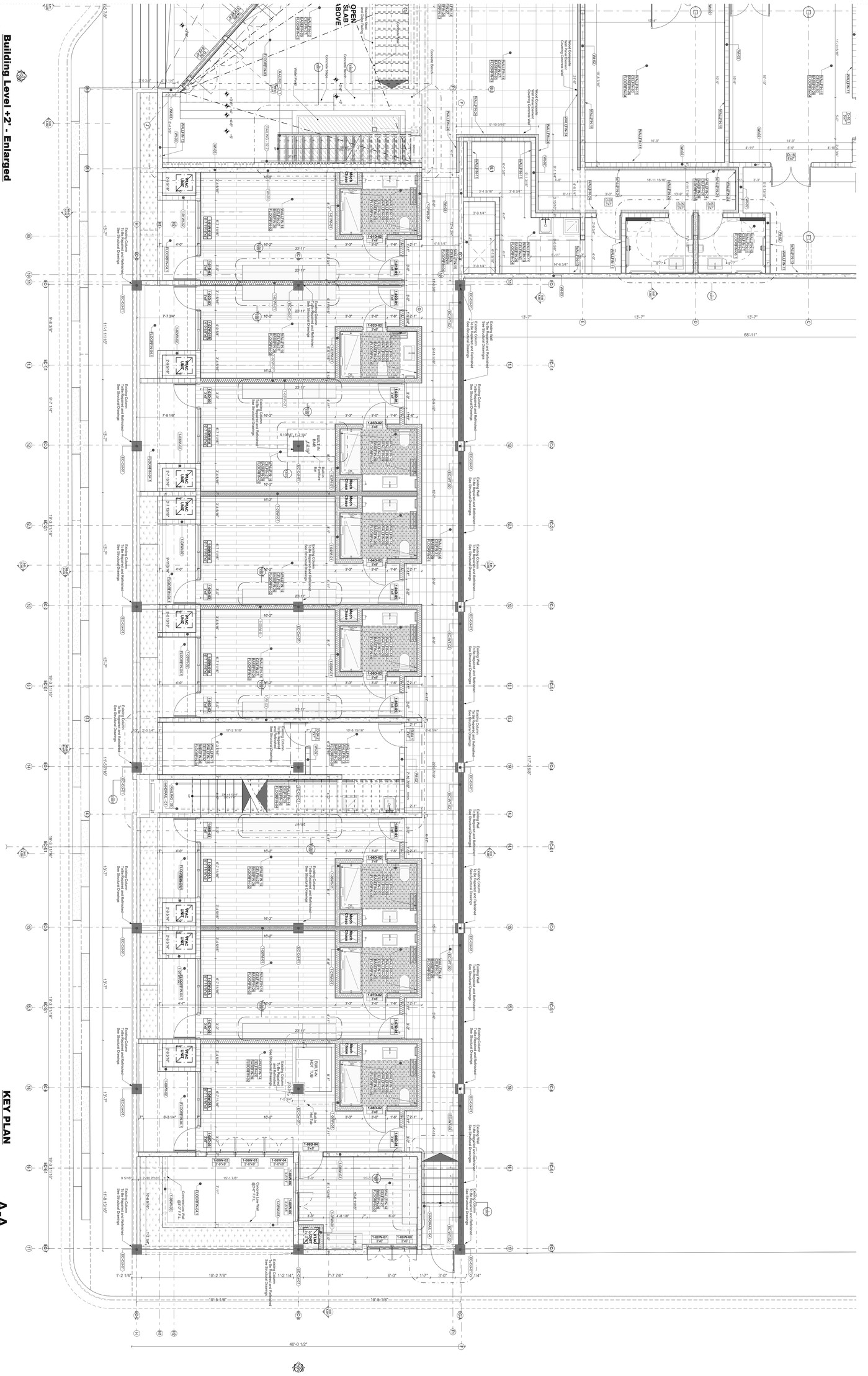
Modified by:

Checked by:

Approved by

S:\projects\2022\22-14-Arroyo-Ventana del Bucanero\dwg-archicad\05-cd-construction-documents\-100%arroyo-posada\ventanadelbucanero-cd-construction\documents-phase-100%-issued-for-construction-20240506-1200-so.pln

1. Architectural Plan Partial C-C
3/16" = 1'-0"

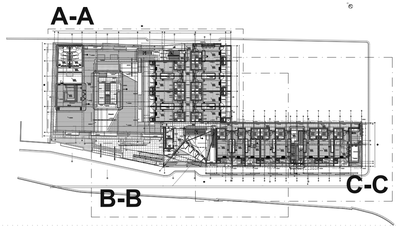

OPEN SLAB ABOVE
Concrete Bench
Concrete Steps
Water Proof
Wood Composite Covering Concrete Wall
Wood Composite Covering Concrete Wall
Existing Column See Structural Drawings
Existing Wall See Structural Drawings
Existing Column See Structural Drawings
Existing Wall See Structural Drawings
Existing Column See Structural Drawings
Existing Wall See Structural Drawings

2. Second Level +2' - Enlarged Architectural Plan Partial A-A

3/16" = 1'-0"

KEY PLAN

1/64" = 1'-0"



S:\projects\2022\22-14-Arroyo-Ventana del Bucanero\dwg-archicad\05-cd-construction-documents-100%\arroyo-posadaventanadelbucanero-cd-constructiondocuments-phase-100%-issued-for-construction-20240506-1200-xo.pln

Revnd	Chkd	Change Name	Date
01			4/25/2024

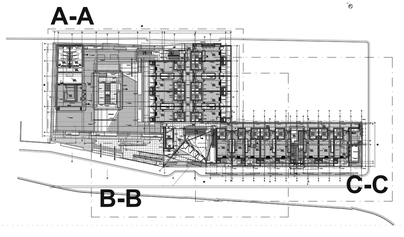
Eugenio Ramírez Ballagas
Arquitecto Licenciado
Lic. #19796
Puerto Rico

ERBA
Eugenio Ramírez Ballagas, Arquitecto
Suite 204
787-605-1110
www.erba.pr

Certification:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** certifico que soy el profesional que diseñó estos planos y el profesional que diseñó estos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos, y Códigos de Construcción y Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con la ley para la Protección de la Propiedad Intelectual de 2004, según enmendada, conocida como la "Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "Ley para la Protección de la Propiedad Intelectual" y que a mi mejor conocimiento, información y creencia, la información contenida en esta declaración falsa o falsificación de los hechos que se haya proporcionado por terceros o por mí en mi nombre, no infringe los derechos de propiedad intelectual de ninguna persona. Entiendo que cualquier declaración falsa o falsificación de los hechos que se haya proporcionado por terceros o por mí en mi nombre, no infringe los derechos de propiedad intelectual de ninguna persona. Entiendo que cualquier declaración falsa o falsificación de los hechos que se haya proporcionado por terceros o por mí en mi nombre, puede ser objeto de acción judicial por negligencia y/o por mi mismo. Entiendo que cualquier declaración falsa o falsificación de los hechos que se haya proporcionado por terceros o por mí en mi nombre, puede ser objeto de acción judicial y disciplinaria por las Juntas Examinadoras correspondientes

2. Second Level +2' - Enlarged Architectural Plan Partial B-B
3/16" = 1'-0"

KEY PLAN
1/64" = 1'-0"



S:\projects\2022\22-14-Arroyo-Ventana del Bucanero\dwg-archicad\05-cd-construction-documents-100%\arroyo-posadaventanadelbucanero-cd-constructiondocuments-phase-100%-issued-for-construction-20240506-1200-xo.pln

Date: 4/25/2024

Revid: 01 | Chkd: | Change Name:

Certification:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, numero de Registro 19796** certifico que soy el profesional que diseño estos planos y especificaciones, que he supervisado su preparación y que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcción y Uso de Terrenos de los Municipios Autónomos y Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con las disposiciones aplicables de la Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "Ley para la Prevención de Violencia Doméstica, Agresión Sexual y Acecho" y la Ley Núm. 168 de mayo de 1936, según enmendada. Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "Ley para la Prevención de Violencia Doméstica, Agresión Sexual y Acecho" y la Ley Núm. 168 de mayo de 1936, según enmendada. Y, finalmente, que he cumplido con todas las disposiciones de la Ley Núm. 416 de 22 de septiembre de 2004, según enmendada, conocida como la "Ley para la Protección de Personas de Edad Avanzada y sus Cuidadores", en lo que respecta a la preparación de estos planos y especificaciones. Esta declaración jurada se hace bajo mi leal saber y entender, sabiendo que cualquier error, omisión o falsedad en la información aquí contenida podría constituir base suficiente para la revocación de mi licencia profesional, así como para la imposición de sanciones administrativas, civiles y penales en mi contra. Esta declaración incluye, pero no se limita a, la falsificación de los hechos que en ella se plasman. Además, certifico que no tengo conflicto de interés alguno en el proyecto que se describe en estos planos y especificaciones, y que no me hacen responsable de cualquier acción judicial y disciplinaria por ello.

EUGENIO RAMÍREZ BALLAGAS
ARQUITECTO LICENCIADO
LIC. #19796
PUERTO RICO

SUITE 224
1605 PONCE DE LEON AVE
SAN JUAN PR 00909

Project:
Ventana del Bucanero (Posada) PR-CRP-000170
Barrio Pueblo
Marina St and Morse St
Arroyo - PR

Client:
Eric Bachier Roman Mayor
Municipality of Arroyo
Mayor's Office
#Client City | #Client State

Project Info:
Cadastre: 442-020-042-03
ID #: #Project ID
Plot Date:
5/7/2024 | 12:24 PM

Drawing Name:
Large-Scale Views 1/4"
Second Level +13'-6" - Enlarged Architectural Plan Partial B-B
KEY PLAN, Second Level +2' - Enlarged Architectural Plan Partial B-B, arb-sello-2019

Drawing Scale:
1/64" = 1'-0", 3/16" = 1'-0", 1" = 1'-0"

Drawing Status:
Issued For Construction 100% Set

Layout ID:
A.404

Revision:
01

Modified by:

Checked by:

Approved by

2. Second LeSecond Level +2' - Enlarged Architectural Plan Partial C-C

3/16" = 1'-0"

KEY PLAN

1/64" = 1'-0"

Revid	Chkd	Change Name	Date
01			4/25/2024

Certificacion:
Yo, **Eugenio M. Ramirez Ballagas, arquitecto licenciado, numero de licencia 13736** certifico que soy el profesional que diseño estos planos y especificaciones, y que según mi leal saber y entender los mismos cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcción adoptados por las Agencias Gubernamentales y Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con todas las disposiciones aplicables de la Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "Ley para la Prevención de Violencia Doméstica, Agresión Sexual y Acecho" y la Ley Núm. 168 de 12 de mayo de 1936, según enmendada. Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "Ley para la Prevención de Violencia Doméstica, Agresión Sexual y Acecho" y la Ley Núm. 168 de 12 de mayo de 1936, según enmendada. Por la presente, hago esta declaración bajo juramento y advertido de que la falsedad en la misma me hacen responsable de cualquier acción judicial y disciplinaria por la misma.

Project:
Ventana del Bucanero (Posada) PR-CRP-000170
Barrio Pueblo
Marina St and Morse St
Arroyo - PR

Project Info:
Cadastre: 442-020-042-03
PDA #Project ID
Municipality of Arroyo
5/7/2024 12:24 PM

Client:
Eric Bacher Romain Mayer
#Client City | #Client State

Drawing Name:
Large-Scale Views 1/4" Second Level +13'-6" - Enlarged Architectural Plan Partial C-C
KEY PLAN, Second LeSecond Level +2' - Enlarged Architectural Plan Partial C-C, erb-selle-2019

Drawing Scale:
1/64" = 1'-0", 3/16" = 1'-0", 1' = 1'-0"

Drawing Status:
Issued For Construction 100% Set

Layout ID:
A.405

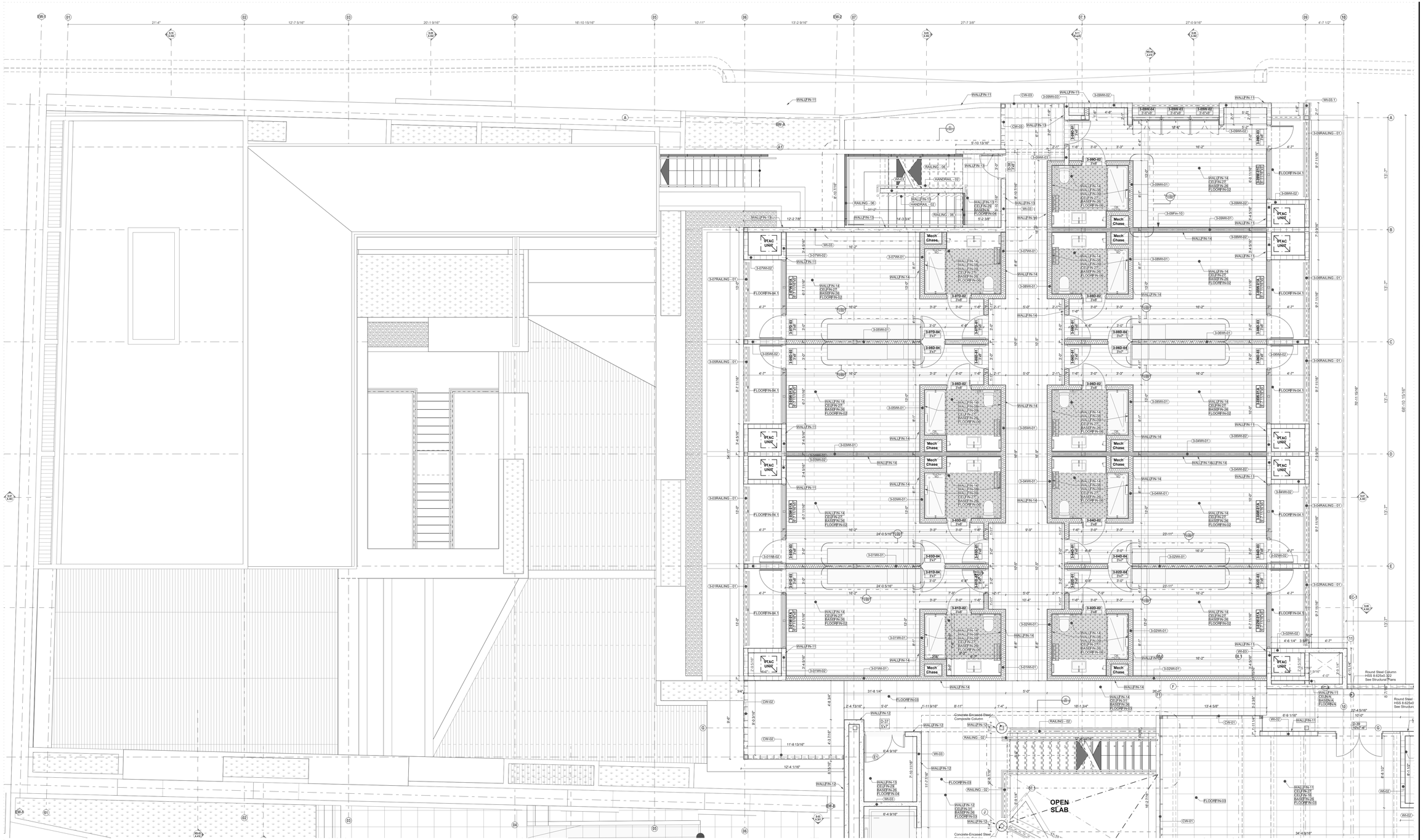
Revision:
01

Modified by:

Checked by:

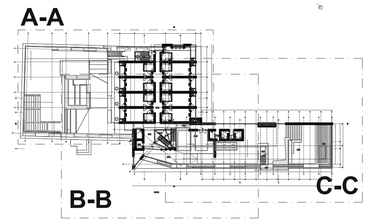
Approved by

S:\projects\2022\22-14-Arroyo-Ventana del Bucanero\dwg-archicad\05-cd-construction-documents-100%\arroyo-posadaventanadelbucanero-cd-constructiondocuments-phase-100%-issued-for-construction-20240506-1200-xo.pln



Third Level +2' - Enlarged
1 Architectural Plan Partial A-A
3/16" = 1'-0"

1 KEY PLAN
1/64" = 1'-0"



Revid	Chid	Change Name	Date
01			4/25/2024

Certification:
Yo, **Eugenio M. Ramirez Ballagas, arquitecto licenciado, numero de licencia 19796** certifico que soy el profesional que diseño estos planos y especificaciones y que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos, y Códigos de Construcciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con la Ley para la Protección de la Propiedad Vertical Horizontal de 2004, según enmendada, conocida como la "Ley para la Invención de la Propiedad Horizontal" y la Ley Núm. 96 de 6 de julio de 1988, según enmendada, conocida como la "Ley de Condominios". La falsa o falsificación de los hechos que en hoy declaro por ciertos, o por negligencia y/o mal proceder mío, podría conllevar la revocación de mi licencia profesional. Asimismo, declaro que no hay impedimento alguno que me haga responsable de cualquier acción judicial y disciplinaria por la misma.

Project:
Ventana del Bucanero (Posada) PR-CRP-000170
Barrio Pueblo
Marina St and Morse St
Arroyo - PR

Project Info:
Cadastre: 442-020-042-03
ID #: #Project ID
Issue Date: 5/7/2024
5/7/2024 1:12:24 PM

Client:
Eric Bachier Román Mayor
Municipality of Arroyo
Client Contact Name
#Client City | #Client State

Drawing Name:
Large-Scale Views 1/4"
Third Level +24'-4" - Enlarged Architectural Plan Partial A-A
Third Level +2' - Enlarged Architectural Plan Partial A-A, KEY PLAN, eb-sello-2019

Drawing Scale:
3/16" = 1'-0", 1/64" = 1'-0", 1" = 1'-0"
Drawing Status:
Issued For Construction 100% Set

Layout ID:
A.406
Revision:
01
Modified by:
Checked by:
Approved by

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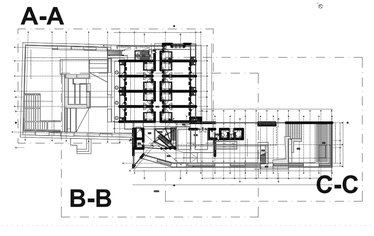
Third Level +2' - Enlarged
1 Architectural Plan Partial B-B
3/16" = 1'-0"

1 KEY PLAN
1/64" = 1'-0"



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Revn	Chkd	Change Name	Date
01			4/25/2024

Certificación:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** certifico que soy el profesional que diseñó estos planos y especificaciones y que según mi leal saber y entender que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcción y Uso de Terrenos y Edificios de las Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con la Ley para la Profesión de Arquitectura y Arquitectos de mayo de 1938, según enmendada, la Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "Ley para la Profesión de Ingeniería y de Agrimensura" y la Ley Núm. 76 de 5 de junio de 2020, según enmendada, conocida como la "Ley para la Profesión de Arquitectura y Arquitectos". Además, declaro bajo juramento que la información provista en este documento es fiel y exacta y que cualquier omisión, falsa o falsificación de los hechos que en ella aparecen podría conllevar la revocación de mi licencia profesional por parte de la Junta Examinadora de Arquitectos y Arquitectas de Puerto Rico. Por lo tanto, reconozco que soy el único responsable de cualquier acción judicial y disciplinaria por los mismos.

EUGENIO RAMÍREZ BALLAGAS
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LIC. #19796
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SAN JUAN, PR 00920
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Project:
Ventana del Bucanero (Posada) PR-CRP-000170
Barrio Pueblo
Marina St and Morse St
Arroyo - PR

Client:
Eric Bachier Román Mayor
Municipality of Arroyo
Phone: (787) 205-4742
#Client City | #Client State

Project Info:
Cadastro: 442-020-042-03
ID #: PR-000170
Phase: 100%
5/7/2024, 1:12:24 PM

Drawing Name:
Large-Scale Views 1/4"
Third Level +24'-4" - Enlarged Architectural Plan Partial B-B
KEY PLAN, Third Level +2' - Enlarged Architectural Plan Partial B-B, web-sello-2019

Drawing Scale:
1/64" = 1'-0", 3/16" = 1'-0", 1' = 1'-0"
Drawing Status:
Issued For Construction 100% Set

Layout ID:
A.407
Revision:
01
Modified by:
Checked by:
Approved by:

Third Level +2' - Enlarged Architectural Plan Partial C-C

3/16" = 1'-0"

KEY PLAN

1/64" = 1'-0"

A-A

B-B

C-C

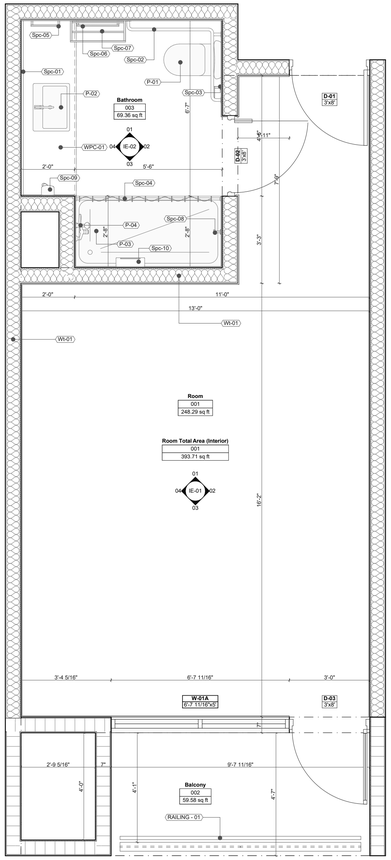
3.85 %

Round Steel Column HSS 8.625x0.322 See Structural Plans

Round Steel Column HSS 8.625x0.322 See Structural Plans

Round Steel Column HSS 8.625x0.322 See Structural Plans

ROOM TYPE-1A
DOUBLE DOUBLE



Rooms Type-1A Enlarged
1A Architectural Plan

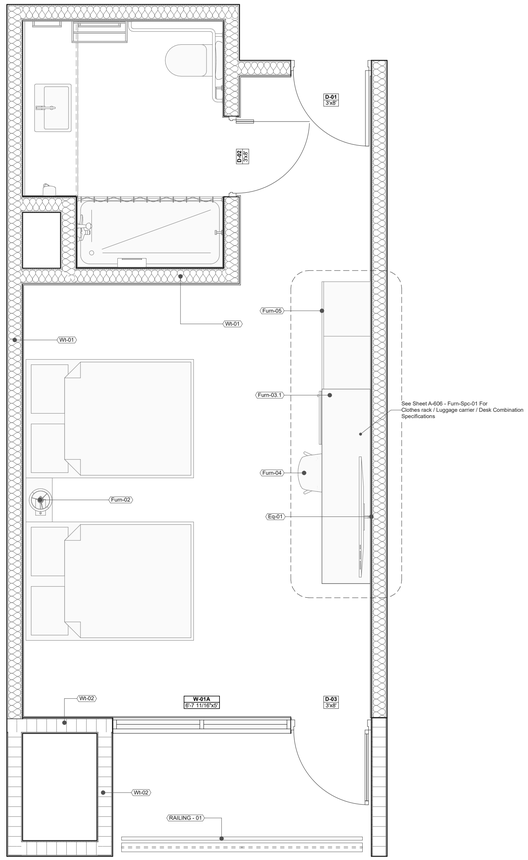
3/8" = 1'-0"

Div-00 Zones - Rooms - Total

Zone Name	Zone Number	Home Story Name	Calculated Area	Zone Category	Height
Room Total Area (Interior)	001	Building Level +2	393.71	Interior - New	0"
			393.71 ft²		

Div-00 Zones - Rooms

Zone Name	Zone Number	Home Story Name	Calculated Area	Zone Category	Height
Room	001	Building Level +2	248.29	Interior - New	0"
Balcony	002	Building Level +2	59.58	Interior - New	0"
Bathroom	003	Building Level +2	69.36	Interior - New	0"
			377.23 ft²		

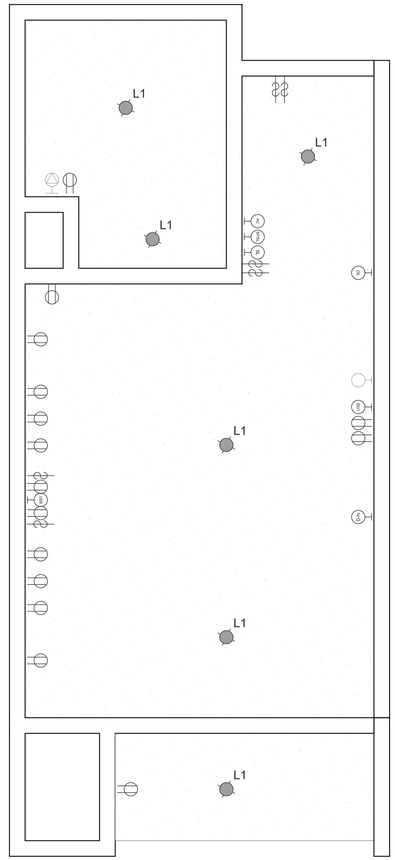


Rooms Type-1A Furniture Layout
1A

3/8" = 1'-0"

Div-12 Furniture List - Rooms

Element ID	Name	Related Zone Number	Related Zone Name	Quantity	Length (A)	Width (B)	Height (Z Size)	Manufacturer	Model	Description
Furn-01	Double Bed	001	Room	2	4'-5"	6'-3"	4'-0 5/8"	---	---	
Furn-02	Nightstand	001	Room	1	1'-7 11/16"	11 13/16"	1'-7 11/16"	---	---	
Furn-03	Desk	001	Room	1	5'-0"	1'-9 5/8"	8"	---	---	
Furn-04	Chair	001	Room	1	1'-7 11/16"	1'-9 1/4"	2'-6 15/16"	---	---	
Furn-05	Wardrobe	001	Room	1	4'-0"	1'-9 5/8"	7'-0"	---	---	
Furn-06	Table Lamp	001	Room	1	11 15/16"	10 1/4"	1'-9 5/8"	---	---	



Rooms Type-1A Reflected Ceiling
1A Plan

3/8" = 1'-0"

Div-26 Lighting Fixtures List

Element ID	Manufacturer	Model	Lamps	Remarks
L1	LITHONIA	LDN6-ALO4-SWW1-LO6-AR-LSS-MVOLT-UGZ	40W LED	DOWNLIGHT
L2	LITHONIA	FMLACL 14	40W LED	SURFACE EXTERIOR
L3	LITHONIA	LDN4 40/10 LO4AR LD MVOLT EZ10	20W LED	DOWNLIGHT
L4	ACCESS LIGHTING	29001-MBL	60W LED MIN.	SURFACE MOUNTED
L5	LITHONIA	2VTL4-40L-ADP-EZ1-40K	45W LED	
L5.1	LITHONIA	2VTL2-33L-ADP-EZ1-40K	45W LED	
L6	CREE	ST3-RC-48-H-L-10V-G-WH	40W LED	
L7	LITHONIA	VLT4-1X4-60L-ADP-GZ1-LP840	50W LED	1X4 RECESSED
L8	ASTRALITE	TP-U-R-W-EM 120/2TTV		
L9	LITHONIA	ELM2L	5W LED	EMERGENCY LIGHT
L10	PROGRESS LIGHTING	P5774-31/30K	24 LUMENS/WATTS (DELIVERED)	
L11	ACCESS LIGHTING	50940LEDD-GRY/ACR	30W LED	
L12	NATURAL HOME LIGHTING	VINTAGE COOPER CARGO HANGING NAUTICAL FOX LIGHT - SMOOTH FINISH (SKU:NHL-108S)		
L12.1	YELLOW GOAT	SUNSHINE		PENDANT LIGHT

Div-00 Wall Types - New Construction

Element ID	2D Plan Preview	End Thickness of the Wall	Building Materials (All)	Building Material / Composite / Profile / Fill
Wt-01		7"	Drywall; Insulation - batt insulation; Drywall	gwb-Insulation-7" Finished
Wt-01.1		4 1/4"	Drywall; Insulation - batt insulation	gwb-3-5/8"-insulation-oneside
Wt-02		7"	Plaster-Wall; cmu-6; Plaster-Wall	cmu-6" core - 7" Finished
Wt-02.1		5"	Plaster-Wall; cmu-6; Plaster-Wall	cmu-4" - 5" Finished
Wt-03		7"	Plaster-Wall; Concrete - Structural 4,000psi; Plaster-Wall	concrete-wall-7" Finished
Wt-03.1		7"	Reinforced Concrete - Structural 4,000psi	concrete-wall-7" - Core
Wt-04		7"	Plycem 5/8" Panel; Metal - Framing; Air Space - Frame; Metal - Framing	Plycem-Panel-5/8"-One-Side-With Framing-7" Finished Wall
Wt-04.1		7"	Plycem 5/8" Panel; Metal - Framing; Air Space - Frame; Metal - Framing; Plycem 5/8" Panel	Plycem-Panel-5/8"-Two-Sides-With Framing-7" Finished Wall
Wt-04.2		3"	Plycem 5/8" Panel; Metal - Framing; Air Space - Frame; Metal - Framing	Plycem-Panel-5/8"-One-Side-With Framing-3" Finished Wall
Wt-04.3		3 5/8"	Plycem 5/8" Panel; Metal - Framing; Air Space - Frame; Metal - Framing	Plycem-Panel-5/8"-One-Side-With Framing-3 5/8" Finished Wall
Wt-04.4		4 1/4"	Metal - Framing; Insulation - batt insulation; Metal - Framing; Plycem 5/8" Panel; 06 Wood Panel / WPC	Plycem-Panel-5/8"-One-Side-Insulation-With Framing-4 1/4" Finished Wall With Wood Paneling System
Wt-04.5		7"	Plycem 5/8" Panel; Metal - Framing; Insulation - batt insulation; Metal - Framing; Plycem 5/8" Panel	Plycem-Panel-5/8"-Two-Sides-Insulation-With Framing-7" Finished Wall
Wt-05		7"	wpc-panel-5/8" wall cover; Air Space; wpc-panel-5/8" wall cover	wpc-wall-panel-insulation-7"-Finished-twosides
Wt-05.1		7"	wpc-panel-5/8" wall cover; Air Space; wpc-panel-5/8" wall cover	wpc-wall-panel-insulation-7"-Finished-oneside
Wt-05.2		3 5/8"	wpc-panel-5/8" wall cover; Metal Frame	wpc-wall-panel-insulation-3-5/8-Finished-oneside

Symbols Legend

Element ID	2D Plan Preview	Quantity	Length (A)	Width (B)	Height (Z Size)	Description
Power Hand Dryer		1	1'-7 1/2"	9 1/8"	3'-3 3/8"	
Power TV Outlet		2	1'-9"	9"	3'-3 3/8"	
Receptacle		14	1'-6 1/4"	10 3/16"	3'-3 3/8"	
Switch		6	7 5/8"	1'-0"	3'-3 3/8"	
USB		5	1'-9"	9"	3'-3 3/8"	

Layout ID: **A.409**

Revision: 01

Modified by:

Checked by:

Approved by

Drawing Name: **Large-Scale Views 1/4"**
Rooms Type-1A - Enlarged Architectural Plan and Furniture Layout and Reflected Ceiling Plan
Rooms Type-1A Enlarged Architectural Plan, Rooms Type-1A Furniture Layout, Zones - Rooms , Rooms Type-1A Reflected Ceiling Plan, Zones - Rooms - Total , Furniture List, Symbols Legend, enr-sello-2015, Wall Types - New Construction, Lighting Fixtures List

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

Drawing Status: **Issued For Construction 100% Set**

Project: **Ventana del Bucanero (Posada) PR-CRP-000170**
Barrio Pueblo
Marina St and Morse St
Arroyo - PR

Client: Eric Bachier Román Mayor
Municipality of Arroyo
Mayor of Arroyo
#Client City | #Client State

Project Info:
Cadastre: 442-020-042-03
D.P. #PFV-2021-10
Project #: 22-14
5/7/2024 1:12:24 PM

Certification:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** certifico que soy el profesional que diseñó estos planos y especificaciones y que según mi mejor conocimiento y entendido que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos y Códigos de construcción Puertorriqueños y con las ordenanzas municipales vigentes en la jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con la ley para la invención de la arquitectura, ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "ley para la invención de la arquitectura", la ley para la invención de la ingeniería, ley Núm. 84 de 18 de mayo de 1938, según enmendada, ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "ley para la invención de la arquitectura", y la ley para la invención de la ingeniería, ley Núm. 84 de 18 de mayo de 1938, según enmendada. Por la presente declaración, hago la clasificación de los hechos que se exponen en el presente documento bajo mi leal saber y entender, y para los propósitos de esta declaración, declaro que los hechos que se exponen en el presente documento son verdaderos y correctos. Entiendo que cualquier declaración falsa o clasificación de los hechos que se proponga o por omisión o por imaginarse ya sea por mí, por mis empleados o por cualquier persona que actúe en mi nombre, me hacen responsable de cualquier acción judicial y disciplinaria por la OCPR.

ARQUITECTO LICENCIADO
EUGENIO RAMÍREZ BALLAGAS
LIC. #19796
PUERTO RICO

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Eugenio Ramírez Ballagas
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RUTA 206
ARECIBO, PR 00612
787.878.1100
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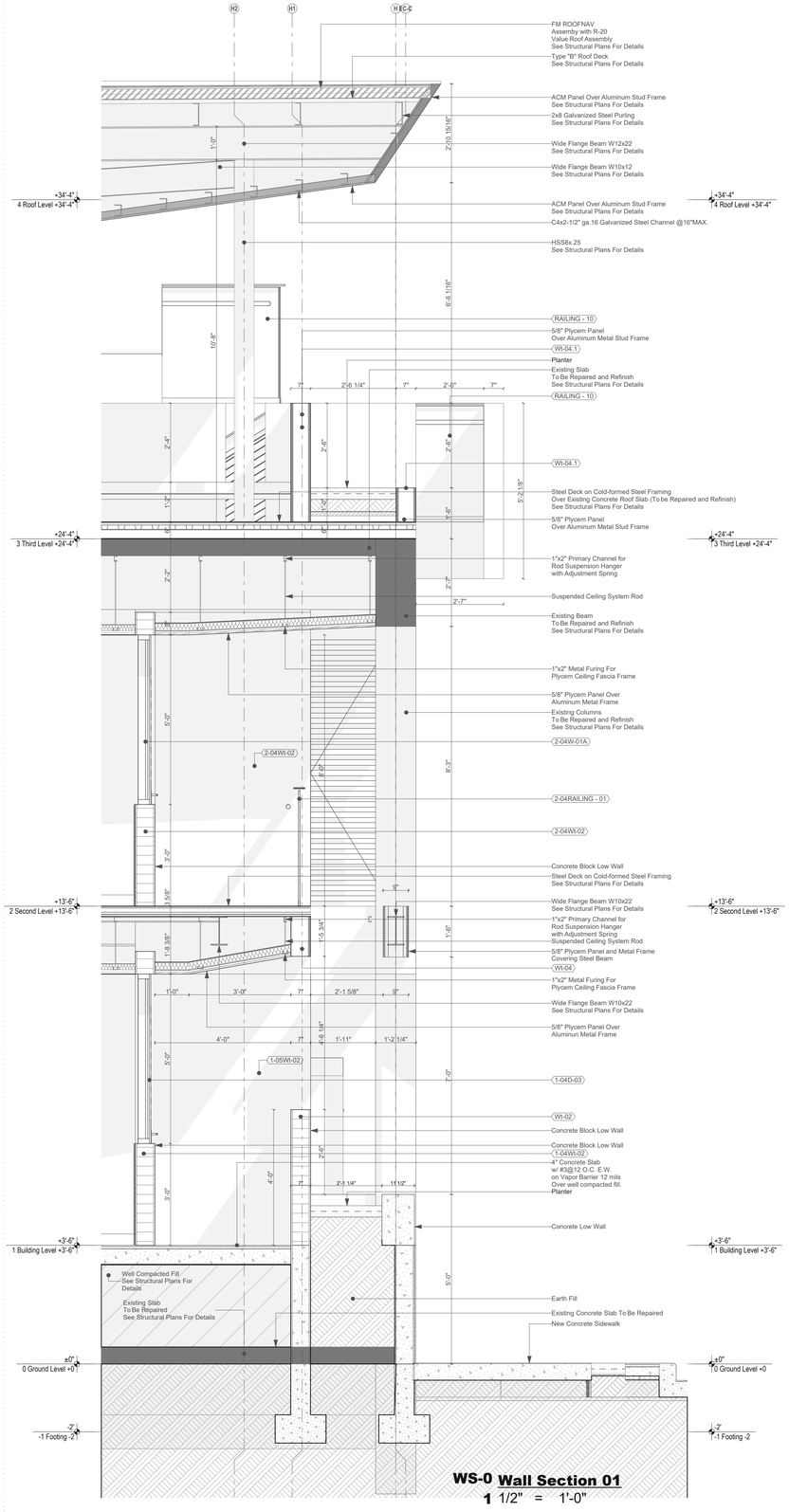
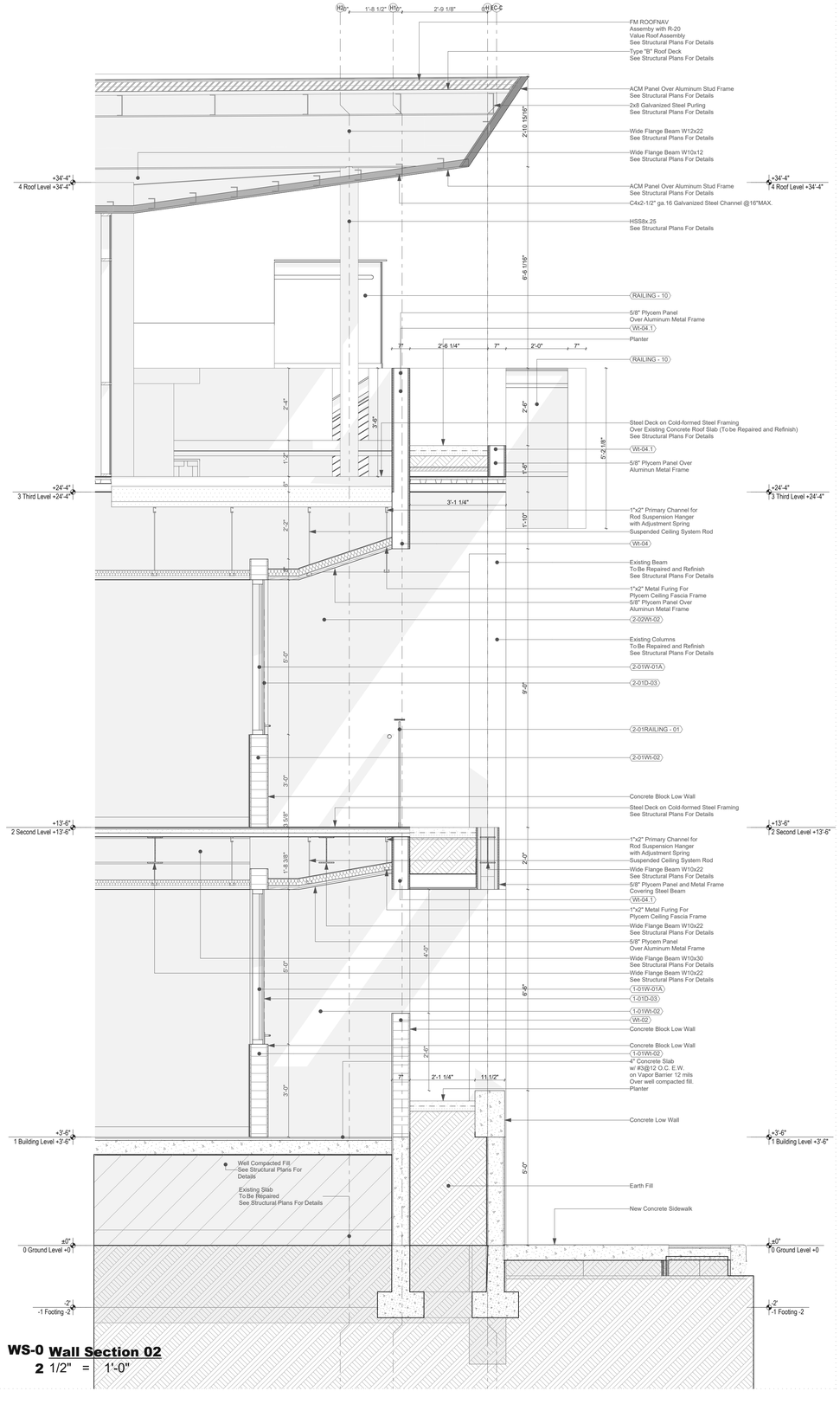
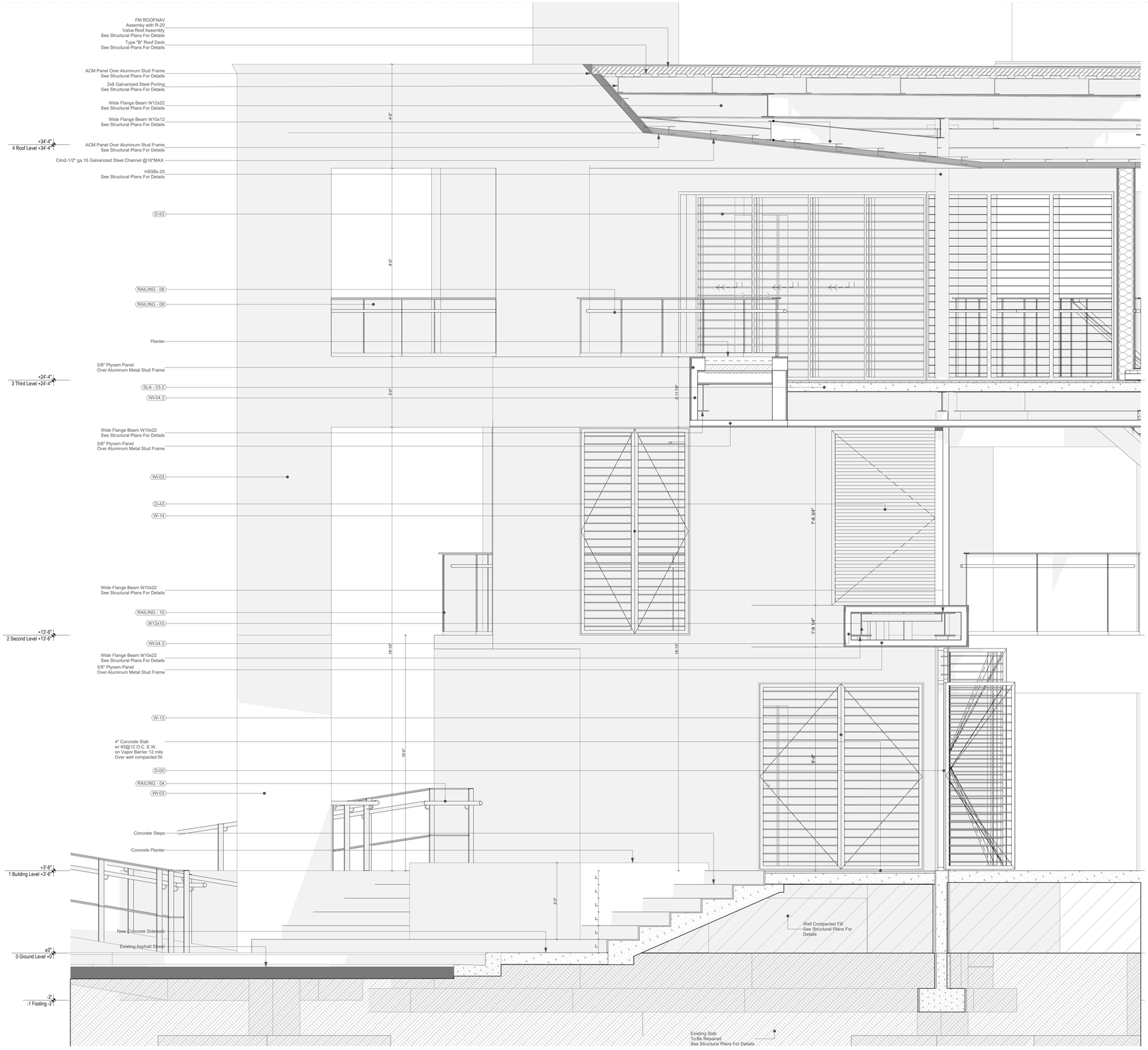
Revid	Chkd	Change Name	Date
01			5/7/2024





Date
Work in Progress
Revn'd
Chkd
Change Name
WIP

Certification:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** certifico que soy el profesional que diseñó estos planos y especificaciones y que a mi mejor conocimiento y entender que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos, y Códigos de Construcción Pública con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con la Ley para la Protección de la Propiedad Vehicular de 2004, según enmendada, conocida como la "Ley para la Invención de Vehículos" y la Ley Núm. 96 de 6 de julio de 2011, según enmendada. Ley Núm. 96 de 6 de julio de 2011, según enmendada. Ley Núm. 96 de 6 de julio de 2011, según enmendada.



WS-0 Building Section
3 1/2" = 1'-0"

Revit	Chkd	Change Name	Date
WIP			Work in Progress



EIRBA
ARQUITECTURA
DISEÑO
CONSTRUCCIÓN
SUITE 204
1353 AVE. ASHFORD
SAN JUAN PR 00907
787.365.2135

Certification:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** certifico que soy el profesional que diseñó estos planos y especificaciones y que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcción aplicables de los Reglamentos y Códigos de Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con la Ley para la Invención y Ejercicio de la Profesión de Arquitectura, conocida como la Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la Ley Núm. 173 de 12 de mayo de 1938, según enmendada; Ley Núm. 9 de 24 de julio de 1975, según enmendada, según aplica. Reconozco que la falsificación de los hechos que se haya aportado en esta declaración jurada constituye delito grave y podría conllevar la imposición por desacato u por dicho motivo. Asimismo, reconozco que seré la única responsable de cualquier acción judicial y disciplinaria por negligencia y/o impericia en este proyecto.

Project:
Ventana del Bucanero (Posada) PR-CRP-000170
Barrio Pueblo
Marina St and Morse St.
Arroyo - PR

Client:
Eric Bachler Román Mayor
Municipality of Arroyo
Mayor's Office
#Client City | #Client State

Project Info:
Cadastre: 442-020-042-03
ID by: #Project ID
Revised: #Revised
5/7/2024 | 12:24 PM

Drawing Name:
Large-Scale Views 1/4"
Wall Sections 03
Building Section, eih-sello-2019

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

Drawing Status:
Issued For Construction 100% Set

Layout ID:
A.417

Revision:
01 - WIP

Modified by:

Checked by:

Approved by

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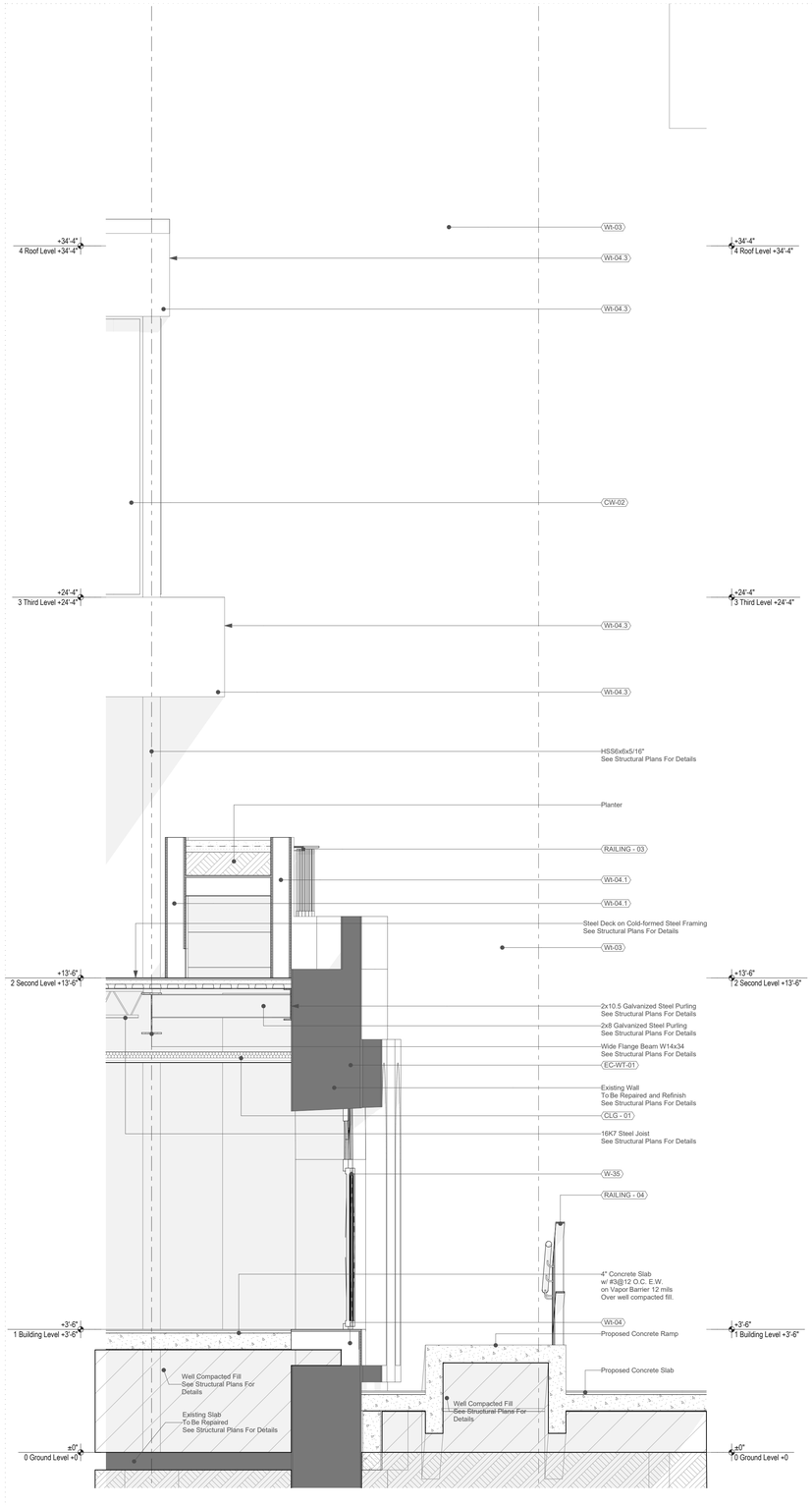
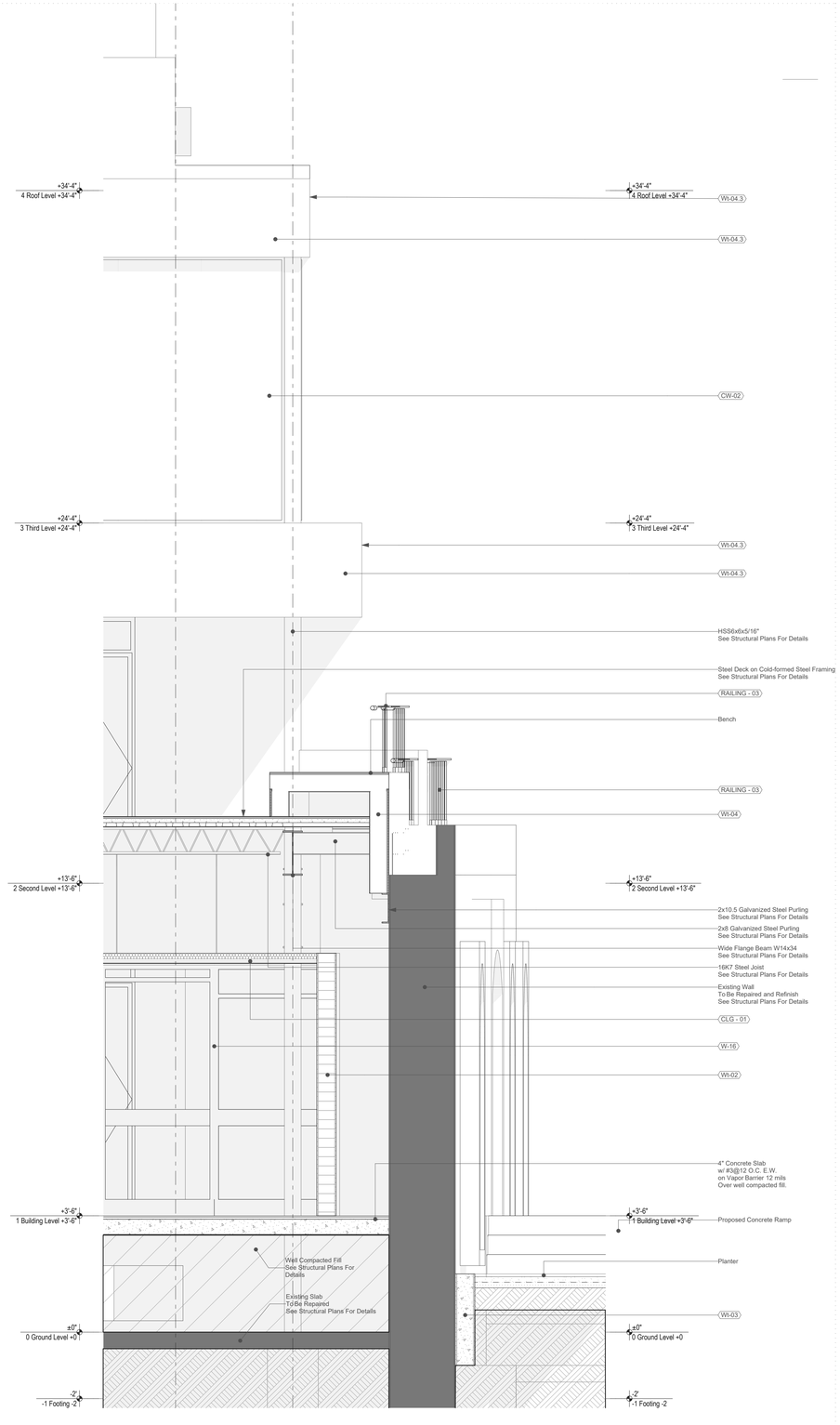


WS-0 **Building Section**
4 1/2" = 1'-0"



WS-0 **Building Section**
5 1/2" = 1'-0"

Date	Work in Progress			
Change Name				
Chkd				
Revch	01 - WIP			

EUGENIO RAMÍREZ BALLAGAS
ARQUITECTO
LICENCIADO
LIC. #19796
PUERTO RICO

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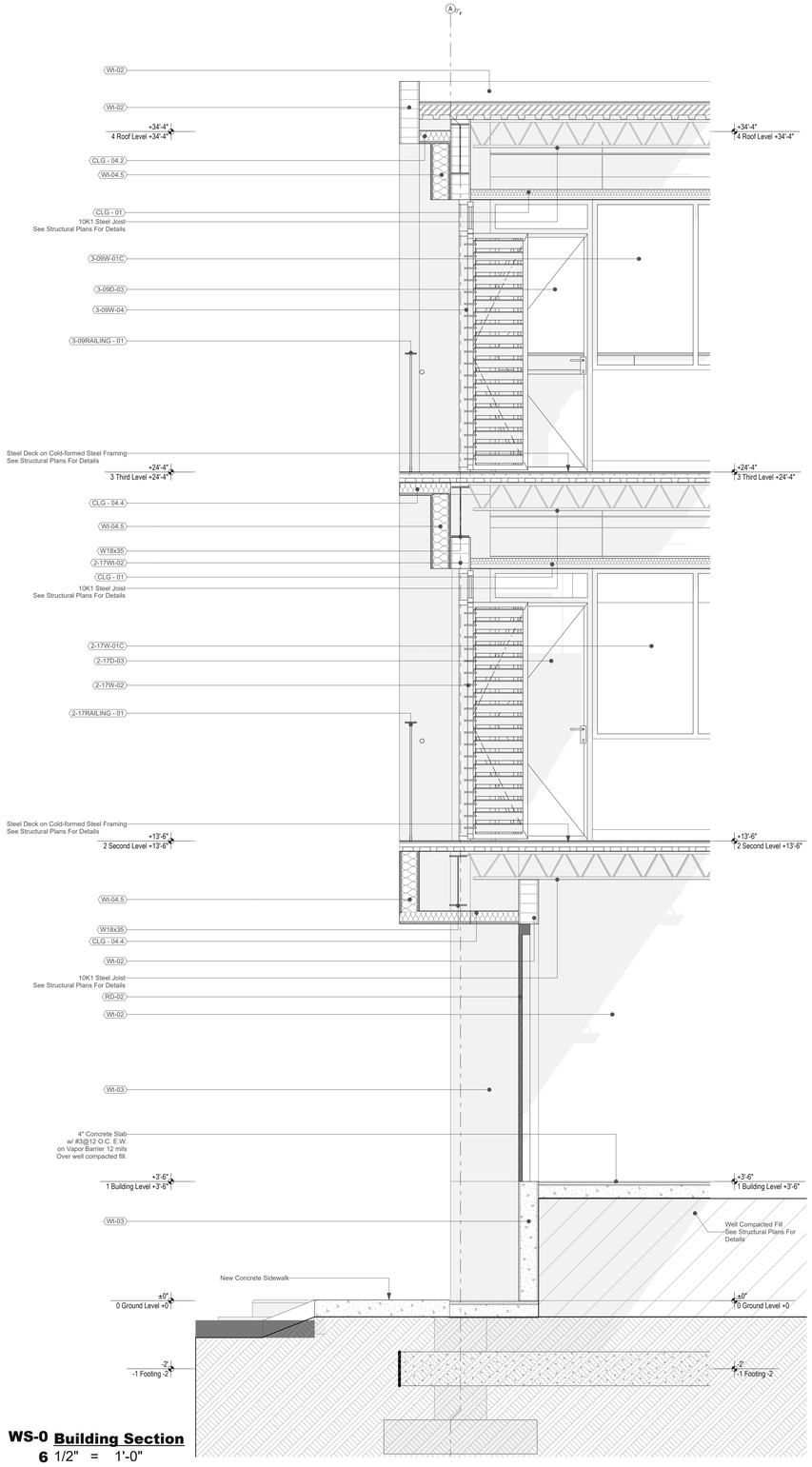
Arquitecto
Suite 204
787.622.1100
www.erba.pr

Certificación:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** certifico que soy el profesional que diseñó estos planos y especificaciones, que he examinado los mismos y que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcción y Uso de Terrenos y de Edificios, así como en las Ordenanzas Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con la Ley Núm. 173 de 12 de agosto de 1988, según enmendada, y la Ley para la Invención y Ejercicio de la Profesión de Arquitectura de 2004, según enmendada, conocida como la "Ley para la Invención y Ejercicio de la Profesión de Arquitectura de Puerto Rico", la Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "Ley de Profesionales de la Ingeniería y de la Agrimensura de Puerto Rico", la Ley Núm. 76 de 24 de mayo de 1938, según enmendada, Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "Ley de Profesionales de la Ingeniería y de la Agrimensura de Puerto Rico", la Ley Núm. 173 de 12 de agosto de 1988, según enmendada, y la Ley para la Invención y Ejercicio de la Profesión de Arquitectura de 2004, según enmendada, conocida como la "Ley para la Invención y Ejercicio de la Profesión de Arquitectura de Puerto Rico". Además, certifico que no he sido convicto o declarado culpable por delitos graves o menos graves que conllevan depravación moral, ni he sido sancionado disciplinariamente por incumplir con mis deberes profesionales. Finalmente



WS-0 Building Section
6 1/2" = 1'-0"

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Rev/ID	Ord	Change Name	Date
01 - WIP			Work in Progress

EUGENIO RAMÍREZ BALLAGAS
ARQUITECTO LICENCIADO
LIC. #19796
PUERTO RICO

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SAN JUAN, PR 00907

Certificación:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número 19796**, certifico que soy el profesional que diseñó estos planos y especificaciones, que he supervisado su preparación y que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos, Leyes y Códigos de Construcción y Uso de Puerto Rico y de las Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con la Ley para la Protección de la Propiedad Vivienda de Inmediata, conocida como la Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la Ley para la Prevención de Riesgos de Construcción Inseguras, Ley Núm. 84 de 13 de mayo de 1938, según enmendada y la Ley Núm. 76 de 5 de junio de 1973, según enmendada. Por la presente hago constar mi declaración falsa o falsificación de los hechos que en ella haya consignado, podría conllevar la imposición de sanciones económicas o por desacato, o por ambas penalidades a la vez por mi mismo. Por la presente libero de responsabilidad a cualquier persona que no sea yo mismo, de cualquier reclamación o causa de acción que surja de mi negligencia y me hacen responsable de cualquier acción judicial y disciplinaria por la ley.

Project:
Ventana del Bucanero (Posada) PR-CRP-000170
Barrio Pueblo
Marina St and Norse St
Arroyo - PR

Project Info:
Catastro: 442-020-042-03
ID #: #Project ID
Phase: #Phase 04
5/7/2024 1:22:24 PM

Client:
Eric Bacher Romain Mayor
Municipality of Arroyo
Municipio de Arroyo
#Client City | #Client State

Drawing Name:
Large-Scale Views 1/4"
Wall Sections 06
Building Section.en-sello-2019

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

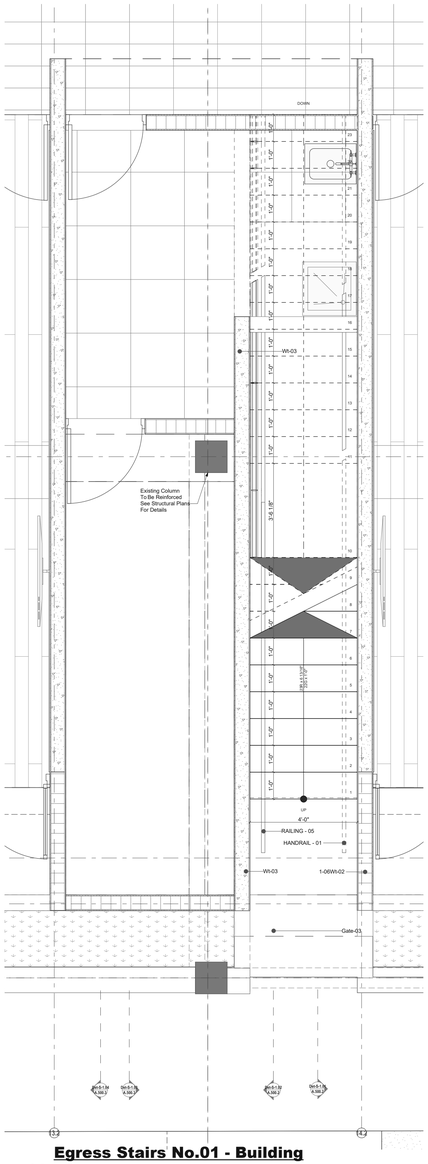
Drawing Status:
Issued For Construction 100% Set

Layout ID:
A.419

Revision:
01 - WIP
Modified by:

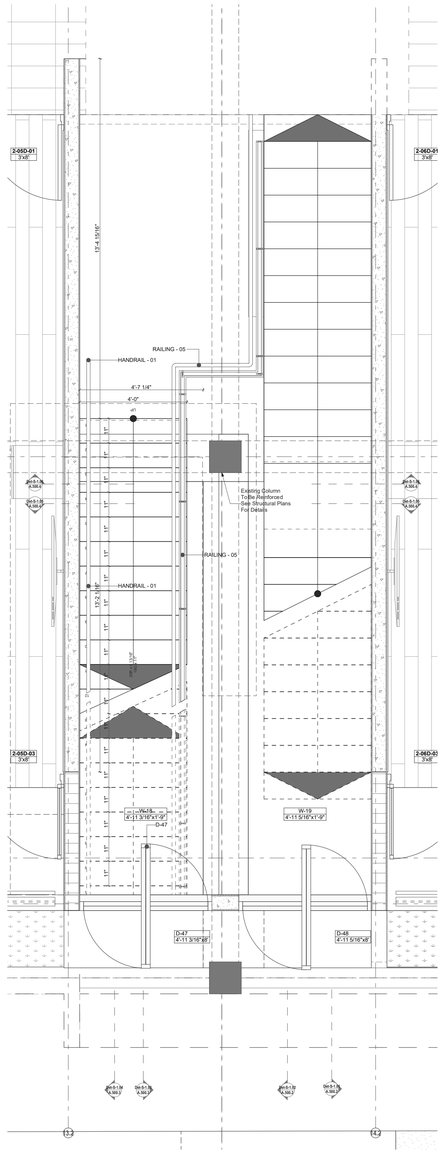
Checked by:

Approved by



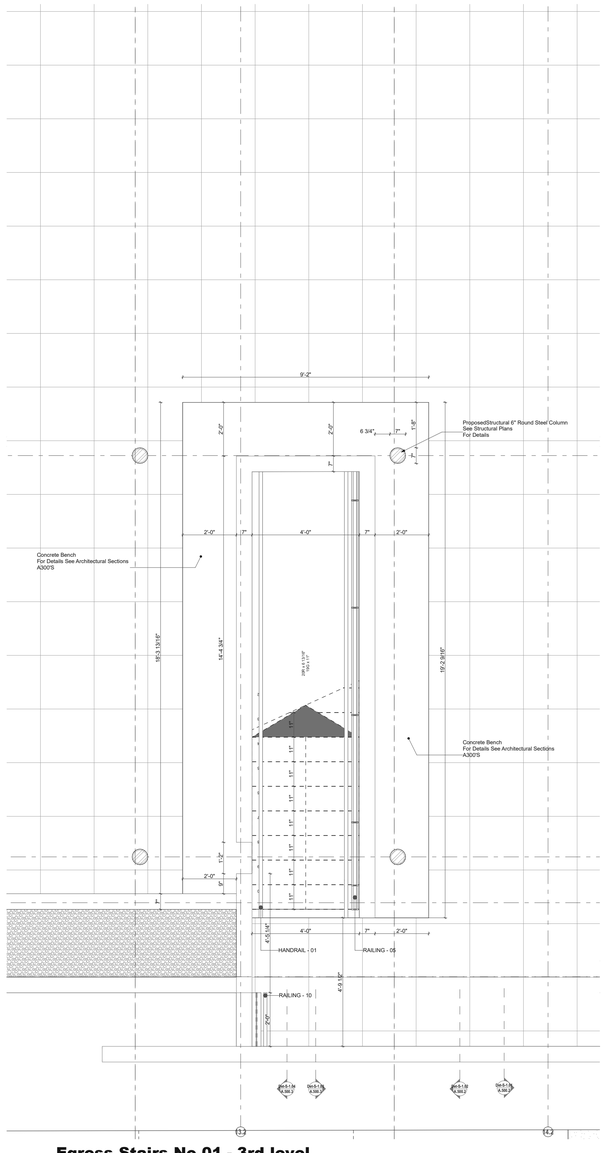
1A Egress Stairs No.01 - Building Level

3/8" = 1'-0"



1B Egress Stairs No.01 - 2nd level

3/8" = 1'-0"



1C Egress Stairs No.01 - 3rd level

3/8" = 1'-0"

Div-05 Metals - Railings and Handrails- List

Element ID	Name	Type	Materials	Quantity	Manufacturer	Model	Accessories	Description	Reference Line Horizontal Length
HANDRAIL - 01	Egress Stairs No.01 Wall Handrail	Type-A	Stainless Steel	2				Handrail	47'-0 17/64"
HANDRAIL - 02	Egress Stairs No.02 Wall Handrail	Type-A	Stainless Steel	7				Handrail	77'-1 13/16"
HANDRAIL - 03A	Egress Stairs No.02 Wall Handrail	Type-A	Stainless Steel	1				Handrail	8'-3 15/16"
HANDRAIL - 03B	Egress Stairs No.02 - Hand Railing-With Posts	Type-B	Stainless Steel	1				Handrail with Posts	6'-1 13/32"
HANDRAIL - 04	Egress Stairs No.03 Wall Handrail	Type-A	Stainless Steel	2				Handrail	15'-3 31/64"
HANDRAIL - 05	Egress Stairs No.02 Wall Handrail	Type-A	Stainless Steel	2				Handrail	16'-4"
RAILING - 01	Room Railing	Type-01	Stainless Steel	21				Stainless Steel and Glass Railing with Handrail	209'-6 59/64"
RAILING - 02	Atrium Stairs Railing with Handrail	Type-02	Stainless Steel w/ Glass	6				Railing with Handrail	119'-6 9/32"
RAILING - 02.1	Atrium Stairs Railing with Handrail	Type-02.1	Stainless Steel w/ Glass	1				Frameless Glass Railing Standoff Railing System	18'-7 35/64"
RAILING - 02.2	Atrium Stairs Handrail	Type-02.2	Stainless Steel	1				Railing with Handrail	19'-2 13/32"
RAILING - 03	Galleria Roof Top Plaza/Patio Railing	Type-02	Stainless Steel w/ Glass	5				Railing with Handrail	65'-4 19/32"
RAILING - 04	Exterior Ramps Railing	Type-00	Stainless Steel	3				Handrail	80'-2 41/64"
RAILING - 04.1	Exterior Ramp Handrail	Type-00	Stainless Steel	1				Handrail	53'-5 33/64"
RAILING - 05	Egress Stairs No.01 - Railing	Type-03	Stainless Steel	3				Wire Cable System	59'-1 19/64"
RAILING - 06	Egress Stairs No.02 - Railing	Type-03	Stainless Steel	4				Wire Cable System	50'-6 35/64"
RAILING - 07	Service Door Stairs / Egress Stairs No.02 - Railing	Type-00	Stainless Steel	2				Stainless Steel Railing with Handrail	19'-6 1/2"
RAILING - 08	Third Level Terrace Railings / Planters	Type-02	Stainless Steel w/ Glass	3				Stainless Steel and Glass Railing with Handrail	44'-1 9/16"
RAILING - 09	Infinity Pool - Guard Railing	Type-02	Stainless Steel w/ Glass	1				Stainless Steel and Glass Railing	48'-11 11/32"
RAILING - 10	Hotel Railing - Public Spaces	Type-02	Stainless Steel w/ Glass	6				Stainless Steel and Glass Railing	58'-2 59/64"
RAILING - 11	Galleria Atrium - Stairs Railing	Type-02	Stainless Steel w/ Glass	2				Railing with Handrail	52'-10 13/32"
RAILING - 12	Public Spaces Railing	Type-00	Stainless Steel	4				Railing with Handrail	51'-6 1/2"

S:\projects\2022\22-14-Arroyo-Ventana del Bucanero\dwg-archicad\05-cd-construction-documents-100%\arroyo-posadaventanadelbucanero-cd-constructiondocuments-phase-100%-issued-for-construction-20240506-1200-xo.pln

Revn:
01

Ord:

Change Name:

Date:
5/10/2024

EUGENIO RAMÍREZ BALLAGAS
ARQUITECTO
LICENCIADO
LIC. #19796
PUERTO RICO

ERBA
ARQUITECTURA
DISEÑO
PLANIFICACIÓN
SUITE 204
1510 AVE. PONCE DE LEÓN
SAN JUAN, PR 00909
www.erbapr.com

Project:
Ventana del Bucanero (Posada) PR-CRP-000170
Barrio Pueblo
Marina St and Morse St
Arroyo - PR

Client:
Eric Bachier Román Mayor
Municipality of Arroyo
Mayor of Arroyo
#Client City | #Client State

Project Info:
Cadastre: 442-020-042-03
ID #: PR-000170
Phase: 22-14
5/7/2024 1:12:24 PM

Drawing Name:
Architectural Details
Architectural Details - Enlarged Stairs Plans and Details - 1
Egress Stairs No.01 - 2nd level, Egress Stairs No.01 - Building Level, Egress Stairs No.01 - 3rd level, Metals - Railings and Handrails - List, erb-sello-2019

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

Drawing Status:
Issued For Construction 100% Set

Layout ID:
A.500.1

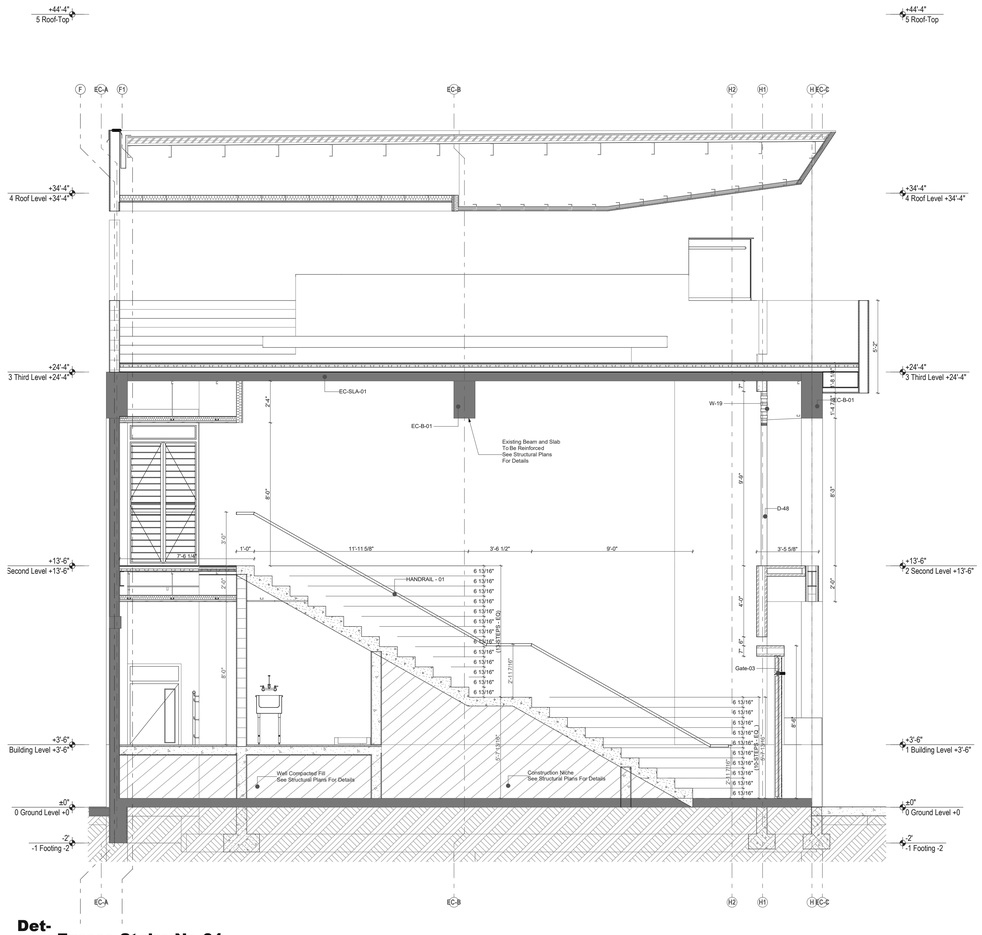
Revision:
01

Modified by:

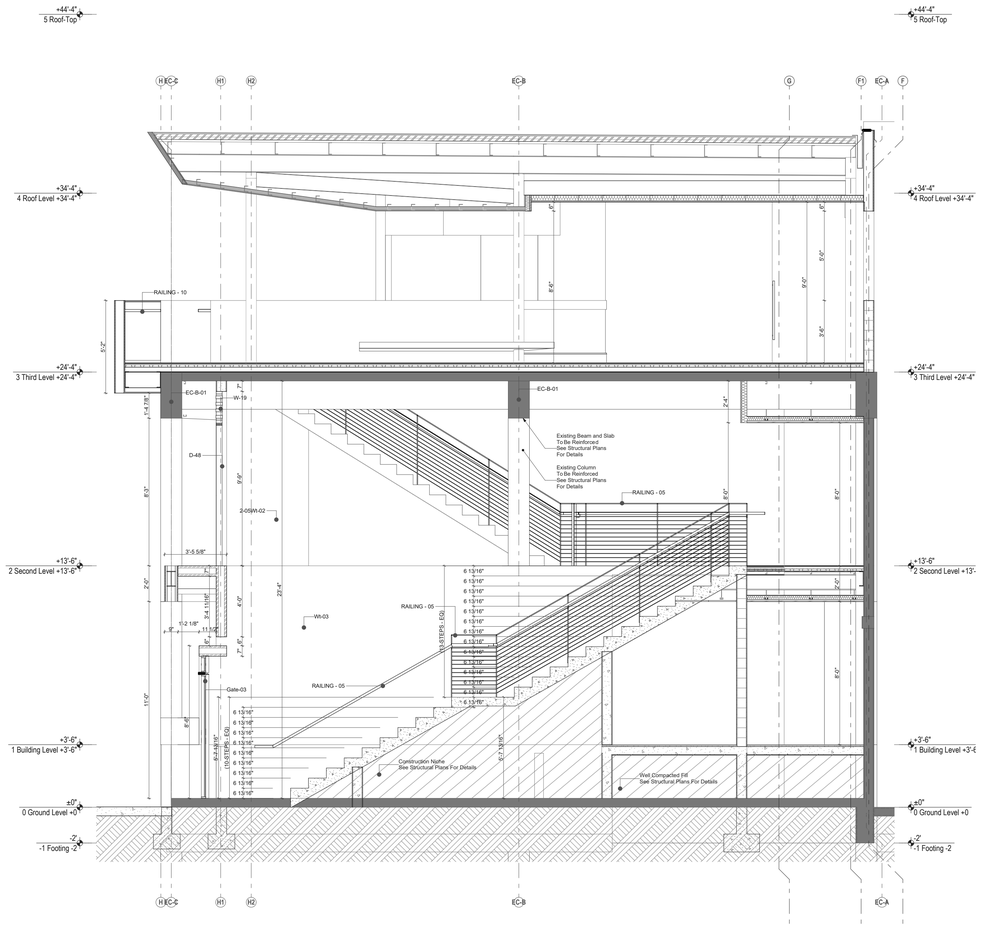
Checked by:

Approved by

Certificación:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** certifico que soy el profesional que diseñó estos planos y especificaciones, y que según mi leal saber y entender estas informaciones cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcciones Públicas vigentes en mi jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con la Ley para la Invención de la Arquitectura y la Ingeniería, Ley Núm. 173 de 11 de mayo de 1938, según enmendada, conocida como la "Ley para la Invención de la Arquitectura y la Ingeniería" y la Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "Ley para la Profesión de Arquitectura". Finalmente, declaro bajo juramento que todos los hechos que se hayan expresado en esta declaración fiel y correcta a mi mejor conocimiento y entender. Y para que así conste, expido la presente declaración jurada en San Juan, Puerto Rico, hoy 5/7/2024. Entiendo que cualquier persona que a sabiendas someta información falsa o falsificación de los hechos que se hayan expresado en esta declaración jurada o que proporcione o permita que se proporcione información falsa o falsificada en relación con los mismos, o que de cualquier otra manera cometa perjurio en relación con los mismos, será responsable de cualquier acción judicial y disciplinaria por perjurio que se tome en su contra.



Det-S-1.01 **Egress Stairs No.01**
1/4" = 1'-0"



Det-S-1.02 **Egress Stairs No.01**
1/4" = 1'-0"

Div-05 Metals - Railings and Handrails- List

Element ID	Name	Type	Materials	Quantity	Manufacturer	Model	Accessories	Description	Reference Line Horizontal Length
HANDRAIL - 01	Egress Stairs No.01 Wall Handrail	Type-A	Stainless Steel	2				Handrail	47'-0 17/64"
HANDRAIL - 02	Egress Stairs No.02 Wall Handrail	Type-A	Stainless Steel	7				Handrail	77'-1 13/16"
HANDRAIL - 03A	Egress Stairs No.02 Wall Handrail	Type-A	Stainless Steel	1				Handrail	8'-3 15/16"
HANDRAIL - 03B	Egress Stairs No.02 - Hand Railing-With Posts	Type-B	Stainless Steel	1				Handrail with Posts	6'-1 13/32"
HANDRAIL - 04	Egress Stairs No.03 Wall Handrail	Type-A	Stainless Steel	2				Handrail	15'-3 31/64"
HANDRAIL - 05	Egress Stairs No.02 Wall Handrail	Type-A	Stainless Steel	2				Handrail	16'-4"
RAILING - 01	Room Railing	Type-01	Stainless Steel	21				Stainless Steel and Glass Railing with Handrail	209'-6 59/64"
RAILING - 02	Atrium Stairs Railing with Handrail	Type-02	Stainless Steel w/ Glass	6				Railing with Handrail	119'-6 9/32"
RAILING - 02.1	Atrium Stairs Railing with Handrail	Type-02.1	Stainless Steel w/ Glass	1				Frameless Glass Railing Standoff Railing System	18'-7 35/64"
RAILING - 02.2	Atrium Stairs Handrail	Type-02.2	Stainless Steel	1				Railing with Handrail	19'-2 13/32"
RAILING - 03	Galleria Roof Top Plaza/Patio Railing	Type-02	Stainless Steel w/ Glass	5				Railing with Handrail	65'-4 19/32"
RAILING - 04	Exterior Ramps Railing	Type-00	Stainless Steel	3				Handrail	80'-2 41/64"
RAILING - 04.1	Exterior Ramp Handrail	Type-00	Stainless Steel	1				Handrail	53'-5 33/64"
RAILING - 05	Egress Stairs No.01 - Railing	Type-03	Stainless Steel	3				Wire Cable System	59'-1 19/64"
RAILING - 06	Egress Stairs No.02 - Railing	Type-03	Stainless Steel	4				Wire Cable System	50'-6 35/64"
RAILING - 07	Service Door Stairs / Egress Stairs No.02 - Railing	Type-00	Stainless Steel	2				Stainless Steel Railing with Handrail	19'-6 1/2"
RAILING - 08	Third Level Terrace Railings / Planters	Type-02	Stainless Steel w/ Glass	3				Stainless Steel and Glass Railing with Handrail	44'-1 9/16"
RAILING - 09	Infinity Pool - Guard Railing	Type-02	Stainless Steel w/ Glass	1				Stainless Steel and Glass Railing	48'-11 11/32"
RAILING - 10	Hotel Railing - Public Spaces	Type-02	Stainless Steel w/ Glass	6				Stainless Steel and Glass Railing	58'-2 59/64"
RAILING - 11	Galleria Atrium - Stairs Railing	Type-02	Stainless Steel w/ Glass	2				Railing with Handrail	52'-10 13/32"
RAILING - 12	Public Spaces Railing	Type-00	Stainless Steel	4				Railing with Handrail	51'-6 1/2"

Revid	Chkd	Change Name	Date
01	EJC		5/10/2024

EUGENIO RAMÍREZ BALLAGAS
ARQUITECTO LICENCIADO
LIC. #19796
PUERTO RICO

ERBA
ARQUITECTURA
SUITE 204
1510 AVE. PONCE DE LEON
SAN JUAN, PR 00909
www.erba.pr

Certificación:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** certifico que soy el profesional que diseñó estos planos y especificaciones, que he supervisado su preparación y que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcción Aplicables con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con las disposiciones de la Ley para la Prevención, Intervención y Control de Riesgos a la Salud Ocasionados por Exposición a Ambientes Contaminados con Plomo, Ley Núm. 66 de 6 de julio de 2004, según enmendada, conocida como la "Ley para la Prevención de Envenenamiento por Plomo", y la Ley para la Reducción de Riesgos de Plomo en Hogares y para Otros Fines, Ley Núm. 96 de 6 de mayo de 1938, según enmendada, Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "Ley para la Prevención de Envenenamiento por Plomo", y la Ley para la Reducción de Riesgos de Plomo en Hogares y para Otros Fines, Ley Núm. 96 de 6 de julio de 2004, según enmendada. Por la presente declaración fiada o falsificación de los hechos que se hacen constar en este documento o por omisión o por negligencia ya sea por mi parte o por la de cualquiera de las personas bajo mi supervisión o por quienes yo sea por ley responsable, me hacen responsable de cualquier acción judicial y disciplinaria por la ley.

Project:
Ventana del Bucanero
(Posada) PR-CRP-000170
Barrio Pueblo
Marina St and Morse St
Arroyo - PR

Client:
Eric Bachier Román Mayor
Municipality of Arroyo
Municipality of Arroyo

Project Info:
Cadastre: 442-020-042-03
ID #: #PROJECT ID
Phase: 422.14
5/7/2024 1:12:24 PM

Drawing Name:
Architectural Details
Architectural Details - Enlarged Stairs Plans and Details - 2
Egress Stairs No.01, Metals - Railings and Handrails - List, arb-aiabs-2019

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

Drawing Status:
Issued For Construction 100% Set

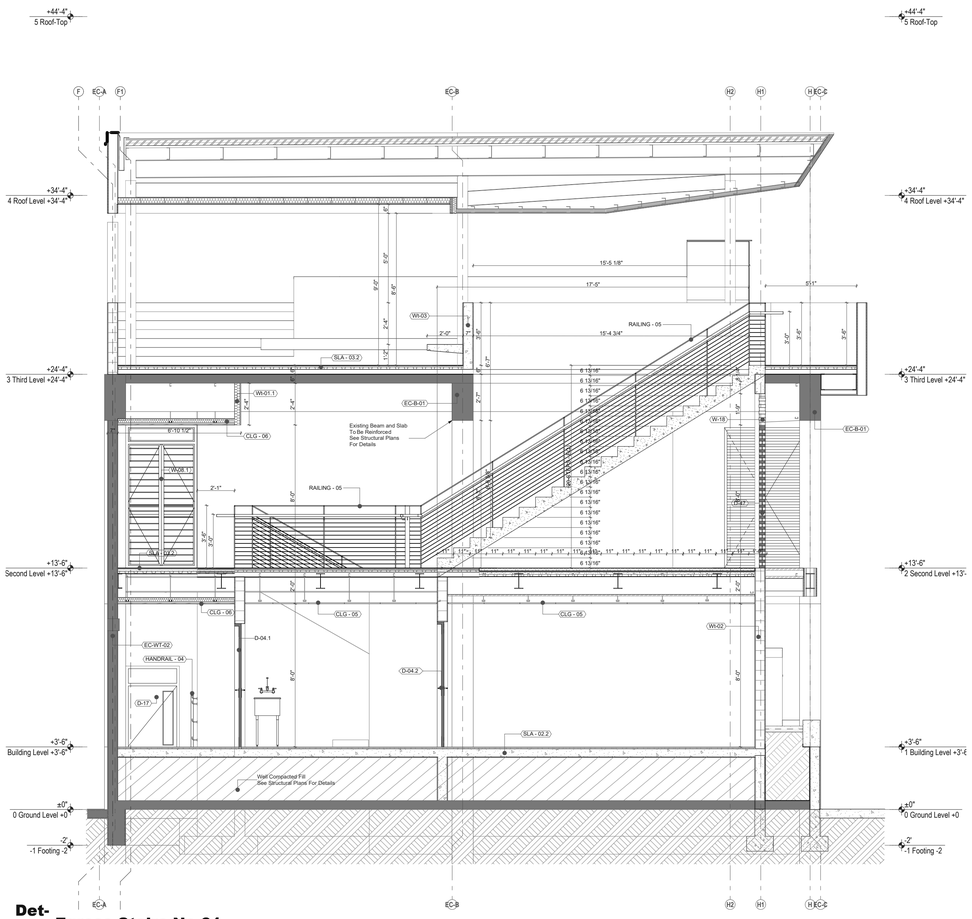
Layout ID:
A.500.2

Revision:
01

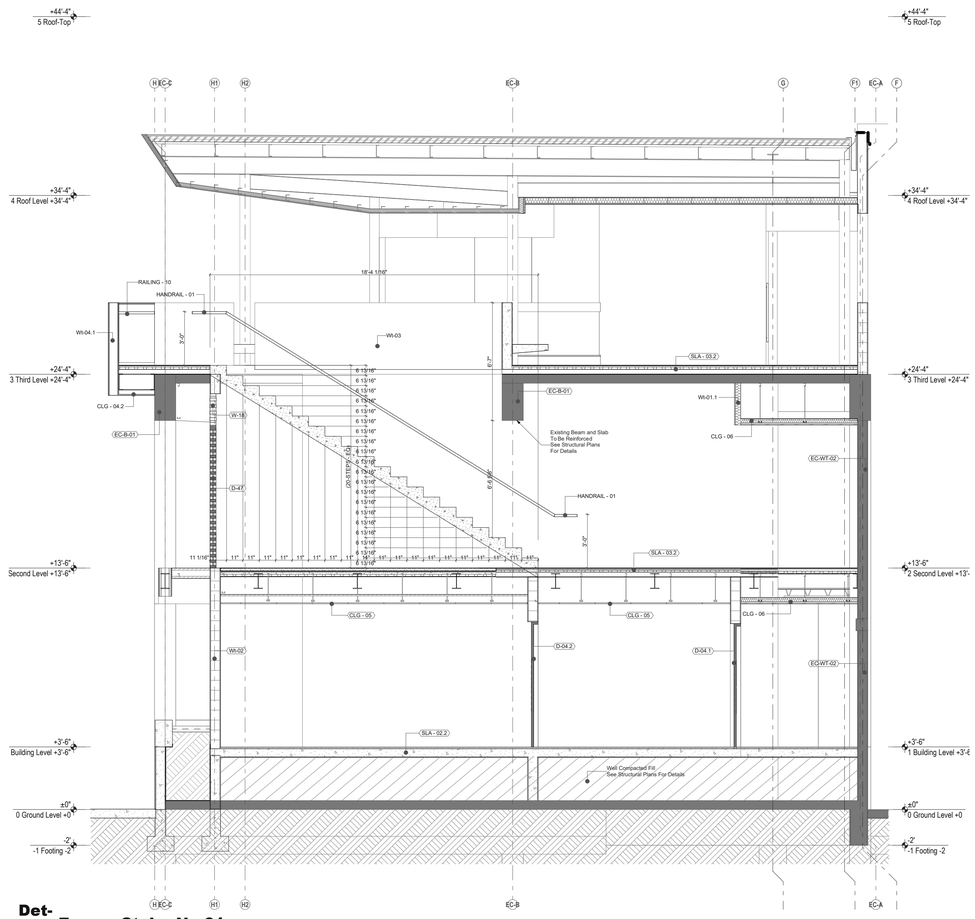
Modified by:

Checked by:

Approved by



Det-S-1.03 Egress Stairs No.01
1/4" = 1'-0"



Det-S-1.04 Egress Stairs No.01
1/4" = 1'-0"

Div-05 Metals - Railings and Handrails- List

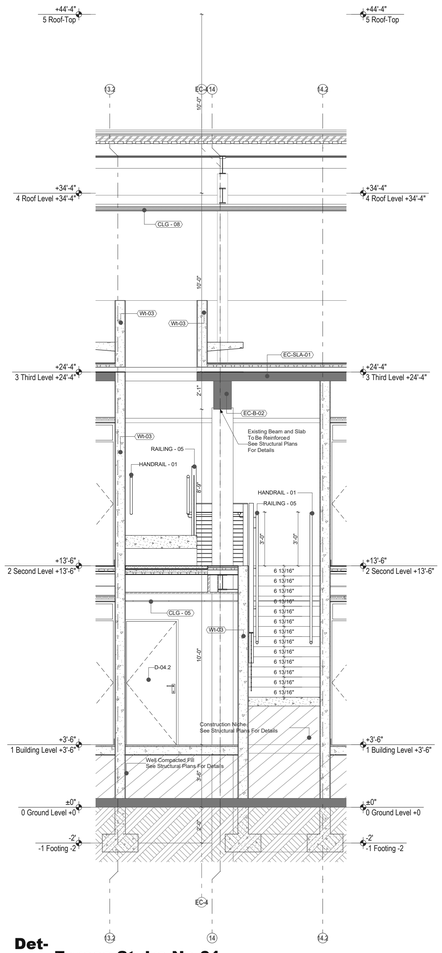
Element ID	Name	Type	Materials	Quantity	Manufacturer	Model	Accessories	Description	Reference Line Horizontal Length
HANDRAIL - 01	Egress Stairs No.01 Wall Handrail	Type-A	Stainless Steel	2				Handrail	47'-0 17/64"
HANDRAIL - 02	Egress Stairs No.02 Wall Handrail	Type-A	Stainless Steel	7				Handrail	77'-1 13/16"
HANDRAIL - 03A	Egress Stairs No.02 Wall Handrail	Type-A	Stainless Steel	1				Handrail	8'-3 15/16"
HANDRAIL - 03B	Egress Stairs No.02 - Hand Railing-With Posts	Type-B	Stainless Steel	1				Handrail with Posts	6'-1 13/32"
HANDRAIL - 04	Egress Stairs No.03 Wall Handrail	Type-A	Stainless Steel	2				Handrail	15'-3 31/64"
HANDRAIL - 05	Egress Stairs No.02 Wall Handrail	Type-A	Stainless Steel	2				Handrail	16'-4"
RAILING - 01	Room Railing	Type-01	Stainless Steel	21				Stainless Steel and Glass Railing with Handrail	209'-6 59/64"
RAILING - 02	Atrium Stairs Railing with Handrail	Type-02	Stainless Steel w/ Glass	6				Railing with Handrail	119'-6 9/32"
RAILING - 02.1	Atrium Stairs Railing with Handrail	Type-02.1	Stainless Steel w/ Glass	1				Frameless Glass Railing Standoff Railing System	18'-7 35/64"
RAILING - 02.2	Atrium Stairs Handrail	Type-02.2	Stainless Steel	1				Railing with Handrail	19'-2 13/32"
RAILING - 03	Galleria Roof Top Plaza/Patio Railing	Type-02	Stainless Steel w/ Glass	5				Railing with Handrail	65'-4 19/32"
RAILING - 04	Exterior Ramps Railing	Type-00	Stainless Steel	3				Handrail	80'-2 41/64"
RAILING - 04.1	Exterior Ramp Handrail	Type-00	Stainless Steel	1				Handrail	53'-5 33/64"
RAILING - 05	Egress Stairs No.01 - Railing	Type-03	Stainless Steel	3				Wire Cable System	59'-1 19/64"
RAILING - 06	Egress Stairs No.02 - Railing	Type-03	Stainless Steel	4				Wire Cable System	50'-6 35/64"
RAILING - 07	Service Door Stairs / Egress Stairs No.02 - Railing	Type-00	Stainless Steel	2				Stainless Steel Railing with Handrail	19'-6 1/2"
RAILING - 08	Third Level Terrace Railings / Planters	Type-02	Stainless Steel w/ Glass	3				Stainless Steel and Glass Railing with Handrail	44'-1 9/16"
RAILING - 09	Infinity Pool - Guard Railing	Type-02	Stainless Steel w/ Glass	1				Stainless Steel and Glass Railing	48'-11 11/32"
RAILING - 10	Hotel Railing - Public Spaces	Type-02	Stainless Steel w/ Glass	6				Stainless Steel and Glass Railing	58'-2 59/64"
RAILING - 11	Galleria Atrium - Stairs Railing	Type-02	Stainless Steel w/ Glass	2				Railing with Handrail	52'-10 13/32"
RAILING - 12	Public Spaces Railing	Type-00	Stainless Steel	4				Railing with Handrail	51'-6 1/2"

Revn'd	CHD	Change Name	Date
01			5/7/2024

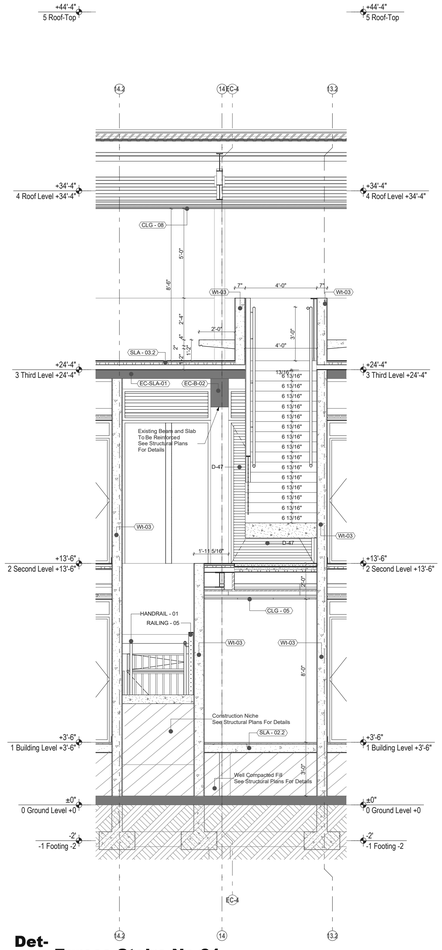
EUGENIO RAMÍREZ BALLAGAS
ARQUITECTO
LICENCIADO
LIC. #19796
PUERTO RICO

ERBA
ESPACIOS ARQUITECTÓNICOS
RAMÍREZ BALLAGAS
SUITE 204
1353 AVE. LUIS VIGOREAUX
GUAYNABO, PR 00966
(787) 622-0224
www.erba.pr

Certificación:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** certifico que soy el profesional que diseñó estos planos y especificaciones, que los mismos cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcción y Uso de Terrenos de la jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con la Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "Ley para la Profesión de Arquitectura y Arquitectura Paisajista de Puerto Rico" y con la Ley Núm. 84 de 18 de junio de 1970, según enmendada.



Det-S-1.06 **Egress Stairs No.01**
1/4" = 1'-0"



Det-S-1.05 **Egress Stairs No.01**
1/4" = 1'-0"

Div-05 Metals - Railings and Handrails- List

Element ID	Name	Type	Materials	Quantity	Manufacturer	Model	Accessories	Description	Reference Line Horizontal Length
HANDRAIL - 01	Egress Stairs No.01 Wall Handrail	Type-A	Stainless Steel	2				Handrail	47'-0 17/64"
HANDRAIL - 02	Egress Stairs No.02 Wall Handrail	Type-A	Stainless Steel	7				Handrail	77'-1 13/16"
HANDRAIL - 03A	Egress Stairs No.02 Wall Handrail	Type-A	Stainless Steel	1				Handrail	8'-3 15/16"
HANDRAIL - 03B	Egress Stairs No.02 - Hand Railing-With Posts	Type-B	Stainless Steel	1				Handrail with Posts	6'-1 13/32"
HANDRAIL - 04	Egress Stairs No.03 Wall Handrail	Type-A	Stainless Steel	2				Handrail	15'-3 31/64"
HANDRAIL - 05	Egress Stairs No.02 Wall Handrail	Type-A	Stainless Steel	2				Handrail	16'-4"
RAILING - 01	Room Railing	Type-01	Stainless Steel	21				Stainless Steel and Glass Railing with Handrail	209'-6 59/64"
RAILING - 02	Atrium Stairs Railing with Handrail	Type-02	Stainless Steel w/ Glass	6				Railing with Handrail	119'-6 9/32"
RAILING - 02.1	Atrium Stairs Railing with Handrail	Type-02.1	Stainless Steel w/ Glass	1				Frameless Glass Railing Standoff Railing System	18'-7 35/64"
RAILING - 02.2	Atrium Stairs Handrail	Type-02.2	Stainless Steel	1				Railing with Handrail	19'-2 13/32"
RAILING - 03	Galleria Roof Top Plaza/Patio Railing	Type-02	Stainless Steel w/ Glass	5				Railing with Handrail	65'-4 19/32"
RAILING - 04	Exterior Ramps Railing	Type-00	Stainless Steel	3				Handrail	80'-2 41/64"
RAILING - 04.1	Exterior Ramp Handrail	Type-00	Stainless Steel	1				Handrail	53'-5 33/64"
RAILING - 05	Egress Stairs No.01 - Railing	Type-03	Stainless Steel	3				Wire Cable System	59'-1 19/64"
RAILING - 06	Egress Stairs No.02 - Railing	Type-03	Stainless Steel	4				Wire Cable System	50'-6 35/64"
RAILING - 07	Service Door Stairs / Egress Stairs No.02 - Railing	Type-00	Stainless Steel	2				Stainless Steel Railing with Handrail	19'-6 1/2"
RAILING - 08	Third Level Terrace Railings / Planters	Type-02	Stainless Steel w/ Glass	3				Stainless Steel and Glass Railing with Handrail	44'-1 9/16"
RAILING - 09	Infinity Pool - Guard Railing	Type-02	Stainless Steel w/ Glass	1				Stainless Steel and Glass Railing	48'-11 11/32"
RAILING - 10	Hotel Railing - Public Spaces	Type-02	Stainless Steel w/ Glass	6				Stainless Steel and Glass Railing	58'-2 59/64"
RAILING - 11	Galleria Atrium - Stairs Railing	Type-02	Stainless Steel w/ Glass	2				Railing with Handrail	52'-10 13/32"
RAILING - 12	Public Spaces Railing	Type-00	Stainless Steel	4				Railing with Handrail	51'-6 1/2"

Date:
5/10/2024

Rev/ID | Ord | Change Name

EUGENIO RAMÍREZ BALLAGAS
ARQUITECTO LICENCIADO
LIC. #19796
PUERTO RICO

ERBA
ARQUITECTURA
PUERTO RICO
SUITE 204
787.998.2204
www.erba.pr

Certificación:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** certifico que soy el profesional que diseñó estos planos y especificaciones, que he supervisado su preparación y que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcción vigentes en la jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con la Ley para la Invención y Ejercicio de la Profesión de Arquitectura y la Arquitectura Paisajista de Puerto Rico, Ley Núm. 96 de 6 de julio de 1988, según enmendada, conocida como la "Ley para la Invención y Ejercicio de la Profesión de Arquitectura y la Arquitectura Paisajista de Puerto Rico", Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "Ley para la Invención y Ejercicio de la Profesión de Arquitectura y la Arquitectura Paisajista de Puerto Rico", Ley Núm. 84 de 18 de julio de 1975, según enmendada, Ley Núm. 96 de 6 de mayo de 1938, según enmendada, Ley Núm. 96 de 6 de julio de 1988, según enmendada, y Código de Ética Profesional. Esta declaración basa o fiscalización de los hechos que se hayan expuesto o presentado ante mí, por personas que yo haya juzgado como personas con la capacidad y preparación para ello. Por lo tanto, me hacen responsable de cualquier acción judicial y disciplinaria por la ley.

Project:
Ventana del Bucanero
(Posada) PR-CRP-000170
Barrio Pueblo
Marina St and Morse St
Arroyo - PR

Project Info:
Cadastre: 442-020-042-03
ID #: #Project ID
Phase: 4.22.14
5/7/2024 1:12:24 PM

Client:
Eric Bachier Román Mayor
Municipality of Arroyo
Municipality of Arroyo
#Client City | #Client State

Drawing Name:
Architectural Details
Architectural Details - Enlarged Stairs Plans and Details - 4
Egress Stairs No.01: Metals - Railings and Handrails - List, arh-adds-2019

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

Drawing Status:
Issued For Construction 100% Set

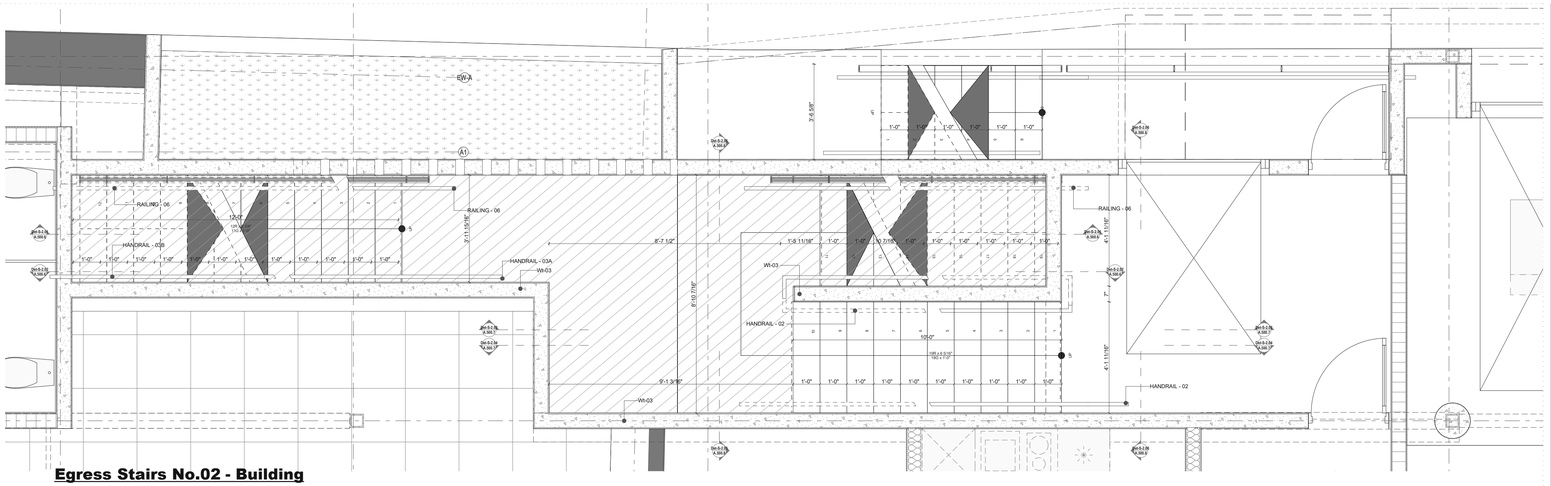
Layout ID:
A.500.4

Revision:
01

Modified by:

Checked by:

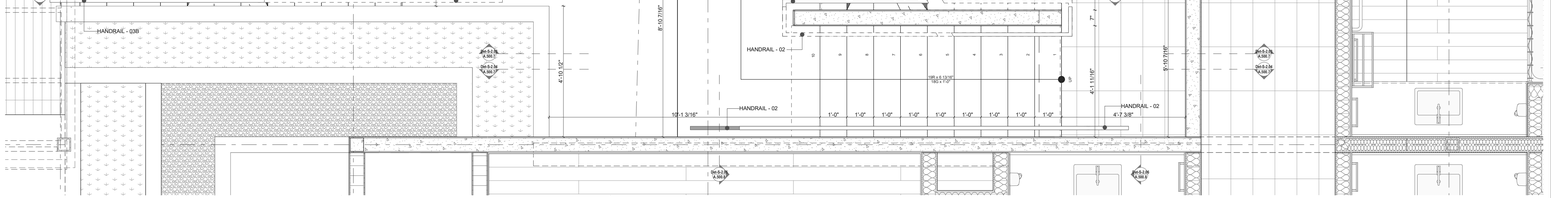
Approved by



Egress Stairs No.02 - Building

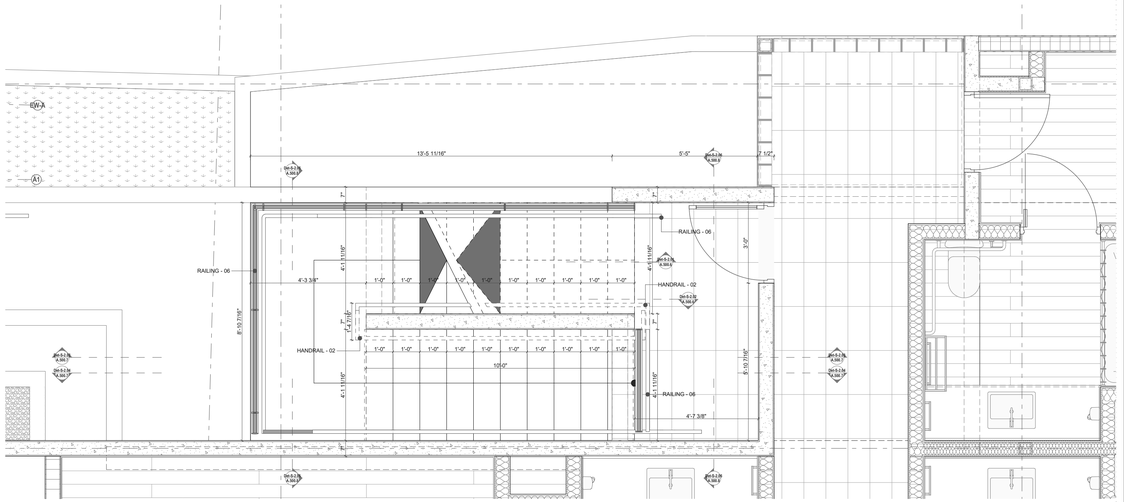
2A Level

3/8" = 1'-0"



2B Egress Stairs No.02 - 2nd level

3/8" = 1'-0"



2C Egress Stairs No.02 - 3rd level

3/8" = 1'-0"

Div-05 Metals - Railings and Handrails- List

Element ID	Name	Type	Materials	Quantity	Manufacturer	Model	Accessories	Description	Reference Line Horizontal Length
HANDRAIL - 01	Egress Stairs No.01 Wall Handrail	Type-A	Stainless Steel	2				Handrail	47'-0 17/64"
HANDRAIL - 02	Egress Stairs No.02 Wall Handrail	Type-A	Stainless Steel	7				Handrail	77'-1 13/16"
HANDRAIL - 03A	Egress Stairs No.02 Wall Handrail	Type-A	Stainless Steel	1				Handrail	8'-3 15/16"
HANDRAIL - 03B	Egress Stairs No.02 - Hand Railing-With Posts	Type-B	Stainless Steel	1				Handrail with Posts	6'-1 13/32"
HANDRAIL - 04	Egress Stairs No.03 Wall Handrail	Type-A	Stainless Steel	2				Handrail	15'-3 31/64"
HANDRAIL - 05	Egress Stairs No.02 Wall Handrail	Type-A	Stainless Steel	2				Handrail	16'-4"
RAILING - 01	Room Railing	Type-01	Stainless Steel	21				Stainless Steel and Glass Railing with Handrail	209'-6 59/64"
RAILING - 02	Atrium Stairs Railing with Handrail	Type-02	Stainless Steel w/ Glass	6				Railing with Handrail	119'-6 9/32"
RAILING - 02.1	Atrium Stairs Railing with Handrail	Type-02.1	Stainless Steel w/ Glass	1				Frameless Glass Railing Standoff Railing System	18'-7 35/64"
RAILING - 02.2	Atrium Stairs Handrail	Type-02.2	Stainless Steel	1				Railing with Handrail	19'-2 13/32"
RAILING - 03	Galleria Roof Top Plaza/Patio Railing	Type-02	Stainless Steel w/ Glass	5				Railing with Handrail	65'-4 19/32"
RAILING - 04	Exterior Ramps Railing	Type-00	Stainless Steel	3				Handrail	80'-2 41/64"
RAILING - 04.1	Exterior Ramp Handrail	Type-00	Stainless Steel	1				Handrail	53'-5 33/64"
RAILING - 05	Egress Stairs No.01 - Railing	Type-03	Stainless Steel	3				Wire Cable System	59'-1 19/64"
RAILING - 06	Egress Stairs No.02 - Railing	Type-03	Stainless Steel	4				Wire Cable System	50'-6 35/64"
RAILING - 07	Service Door Stairs / Egress Stairs No.02 - Railing	Type-00	Stainless Steel	2				Stainless Steel Railing with Handrail	19'-6 1/2"
RAILING - 08	Third Level Terrace Railings / Planters	Type-02	Stainless Steel w/ Glass	3				Stainless Steel and Glass Railing with Handrail	44'-1 9/16"
RAILING - 09	Infinity Pool - Guard Railing	Type-02	Stainless Steel w/ Glass	1				Stainless Steel and Glass Railing	48'-11 11/32"
RAILING - 10	Hotel Railing - Public Spaces	Type-02	Stainless Steel w/ Glass	6				Stainless Steel and Glass Railing	58'-2 59/64"
RAILING - 11	Galleria Atrium - Stairs Railing	Type-02	Stainless Steel w/ Glass	2				Railing with Handrail	52'-10 13/32"
RAILING - 12	Public Spaces Railing	Type-00	Stainless Steel	4				Railing with Handrail	51'-6 1/2"

Revid	Chkd	Change Name	Date
01			5/7/2024

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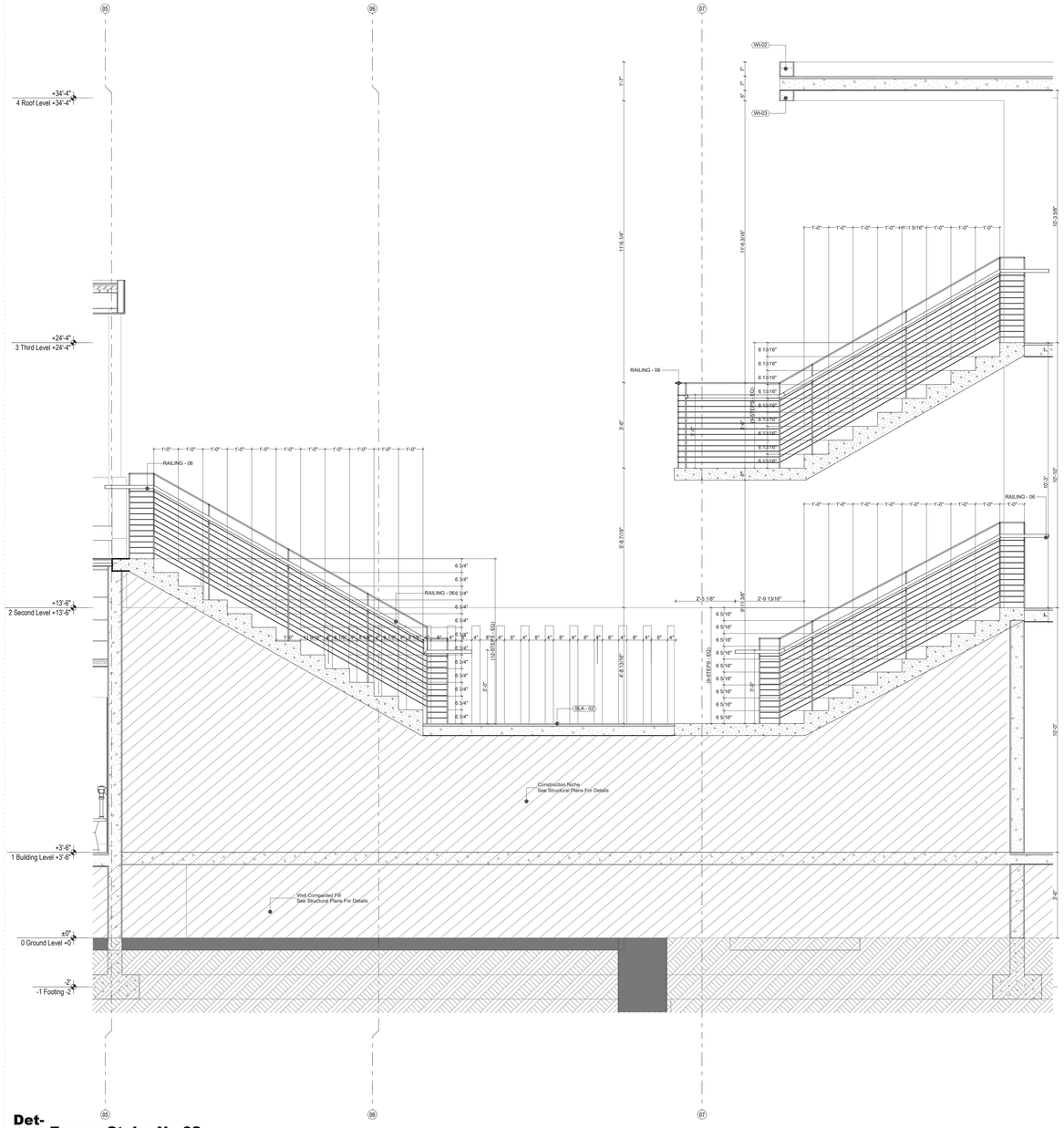
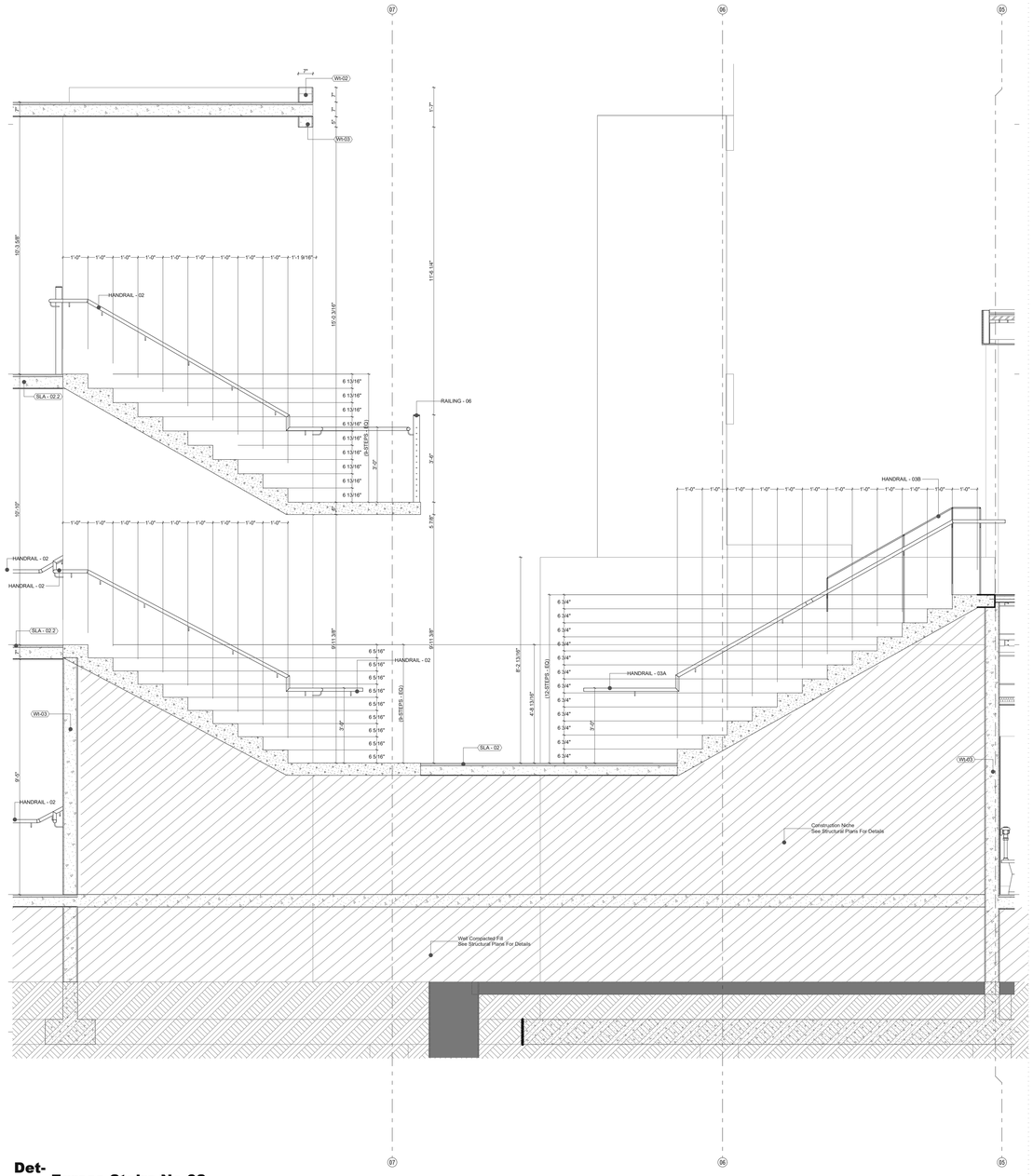
Certification:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** certifico que soy el profesional que diseñó estos planos y que he examinado los mismos y entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con las disposiciones de la Ley Núm. 130 de 8 de mayo de 1967, según enmendada, conocida como la "Ley para la Invención de Edificación de Ley hechos que se haya incurrido en impericia crasa, según definida por la Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "Ley de Profesionales de la Arquitectura y de la Arquitectura Paisajista de Puerto Rico" de 26 de mayo de 1938, según enmendada. Y, finalmente, certifico que no he sido convicto ni me he declarado culpable de delito grave alguno, ni he sido convicto por delito menos grave que conlleve depravación moral, ni he sido convicto por delito menos grave que conlleve depravación moral, ni he sido convicto por delito menos grave que conlleve depravación moral



Det-S-2.01 **Egress Stairs No.02**
3/8" = 1'-0"



Det-S-2.02 **Egress Stairs No.02**
3/8" = 1'-0"

Div-05 Metals - Railings and Handrails- List

Element ID	Name	Type	Materials	Quantity	Manufacturer	Model	Accessories	Description	Reference Line Horizontal Length
HANDRAIL - 01	Egress Stairs No.01 Wall Handrail	Type-A	Stainless Steel	2				Handrail	47'-0 17/64"
HANDRAIL - 02	Egress Stairs No.02 Wall Handrail	Type-A	Stainless Steel	7				Handrail	77'-1 13/16"
HANDRAIL - 03A	Egress Stairs No.02 Wall Handrail	Type-A	Stainless Steel	1				Handrail	8'-3 15/16"
HANDRAIL - 03B	Egress Stairs No.02 - Hand Railing-With Posts	Type-B	Stainless Steel	1				Handrail with Posts	6'-1 13/32"
HANDRAIL - 04	Egress Stairs No.03 Wall Handrail	Type-A	Stainless Steel	2				Handrail	15'-3 31/64"
HANDRAIL - 05	Egress Stairs No.02 Wall Handrail	Type-A	Stainless Steel	2				Handrail	16'-4"
RAILING - 01	Room Railing	Type-01	Stainless Steel	21				Stainless Steel and Glass Railing with Handrail	209'-6 59/64"
RAILING - 02	Atrium Stairs Railing with Handrail	Type-02	Stainless Steel w/ Glass	6				Railing with Handrail	119'-6 9/32"
RAILING - 02.1	Atrium Stairs Railing with Handrail	Type-02.1	Stainless Steel w/ Glass	1				Frameless Glass Railing Standoff Railing System	18'-7 35/64"
RAILING - 02.2	Atrium Stairs Handrail	Type-02.2	Stainless Steel	1				Railing with Handrail	19'-2 13/32"
RAILING - 03	Galleria Roof Top Plaza/Patio Railing	Type-02	Stainless Steel w/ Glass	5				Railing with Handrail	65'-4 19/32"
RAILING - 04	Exterior Ramps Railing	Type-00	Stainless Steel	3				Handrail	80'-2 41/64"
RAILING - 04.1	Exterior Ramp Handrail	Type-00	Stainless Steel	1				Handrail	53'-5 33/64"
RAILING - 05	Egress Stairs No.01 - Railing	Type-03	Stainless Steel	3				Wire Cable System	59'-1 19/64"
RAILING - 06	Egress Stairs No.02 - Railing	Type-03	Stainless Steel	4				Wire Cable System	50'-6 35/64"
RAILING - 07	Service Door Stairs / Egress Stairs No.02 - Railing	Type-00	Stainless Steel	2				Stainless Steel Railing with Handrail	19'-6 1/2"
RAILING - 08	Third Level Terrace Railings / Planters	Type-02	Stainless Steel w/ Glass	3				Stainless Steel and Glass Railing with Handrail	44'-1 9/16"
RAILING - 09	Infinity Pool - Guard Railing	Type-02	Stainless Steel w/ Glass	1				Stainless Steel and Glass Railing	48'-11 11/32"
RAILING - 10	Hotel Railing - Public Spaces	Type-02	Stainless Steel w/ Glass	6				Stainless Steel and Glass Railing	58'-2 59/64"
RAILING - 11	Galleria Atrium - Stairs Railing	Type-02	Stainless Steel w/ Glass	2				Railing with Handrail	52'-10 13/32"
RAILING - 12	Public Spaces Railing	Type-00	Stainless Steel	4				Railing with Handrail	51'-6 1/2"

Revid:	Chid:	Change Name:	Date:
01			5/10/2024

EUGENIO RAMÍREZ BALLAGAS
ARQUITECTO LICENCIADO
LIC. #19796
PUERTO RICO

ERBA
ESTUDIO RAMÍREZ BALLAGAS ARQUITECTOS
SUITE 204
1605 AVE. PONCE DE LEON
SAN JUAN, PR 00909

Certificación:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** certifico que soy el profesional que diseñó estos planos y especificaciones, que he examinado los mismos y que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcción y Uso de Terrenos de la Junta de Planificación y Oficina de Gerencia de Permisos y Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido fielmente con la Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la «Ley para la Invención de la Construcción Sostenible de Puerto Rico», y con la Ley Núm. 95 de 29 de mayo de 1938, según enmendada. Ley Núm. 96 de 6 de julio de 2004, según enmendada. Ley Núm. 95 de 29 de mayo de 1938, según enmendada. Ley Núm. 416 de 22 de septiembre de 2004, según enmendada, conocida como la «Ley para la Invención de la Construcción Sostenible de Puerto Rico», y con la Ley Núm. 95 de 29 de mayo de 1938, según enmendada. Ley Núm. 96 de 6 de julio de 2004, según enmendada. Ley Núm. 416 de 22 de septiembre de 2004, según enmendada, conocida como la «Ley para la Invención de la Construcción Sostenible de Puerto Rico», y con la declaración falsa o falsificación de los hechos que en ella haya incluido, podrá ser sancionado con multa o reclusión, o por ambas penalidades a discreción del tribunal. Además, por negligencia y/o por mi mismo, no hacen responsable de cualquier acción judicial y disciplinaria por la misma.

Project:
Ventana del Bucanero (Posada) PR-CRP-000170
Barrio Pueblo
Marina St and Morse St
Arroyo - PR

Client:
Eric Bachier Román Mayor
Municipality of Arroyo
Municipality of Arroyo

Project Info:
Cadastre: 442-020-042-03
ID #: #ProjectID
Phase: #Phase
5/7/2024 1:12:24 PM

Drawing Name:
Architectural Details
Architectural Details - Enlarged Stairs Plans and Details - 6
Egress Stairs No.02, Metals - Railings and Handrails - List, en-ello-2019

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

Drawing Status:
Issued For Construction 100% Set

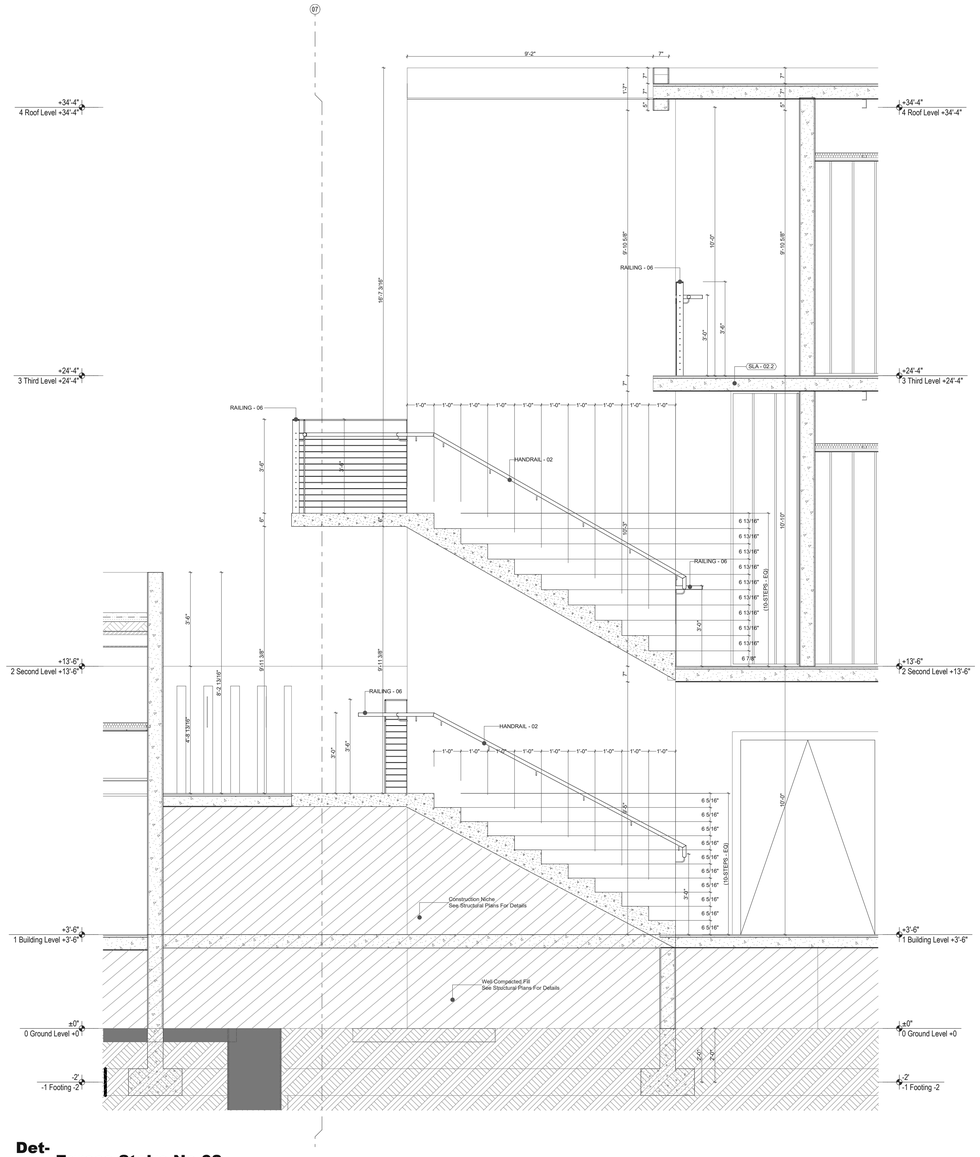
Layout ID:
A.500.6

Revision:
01

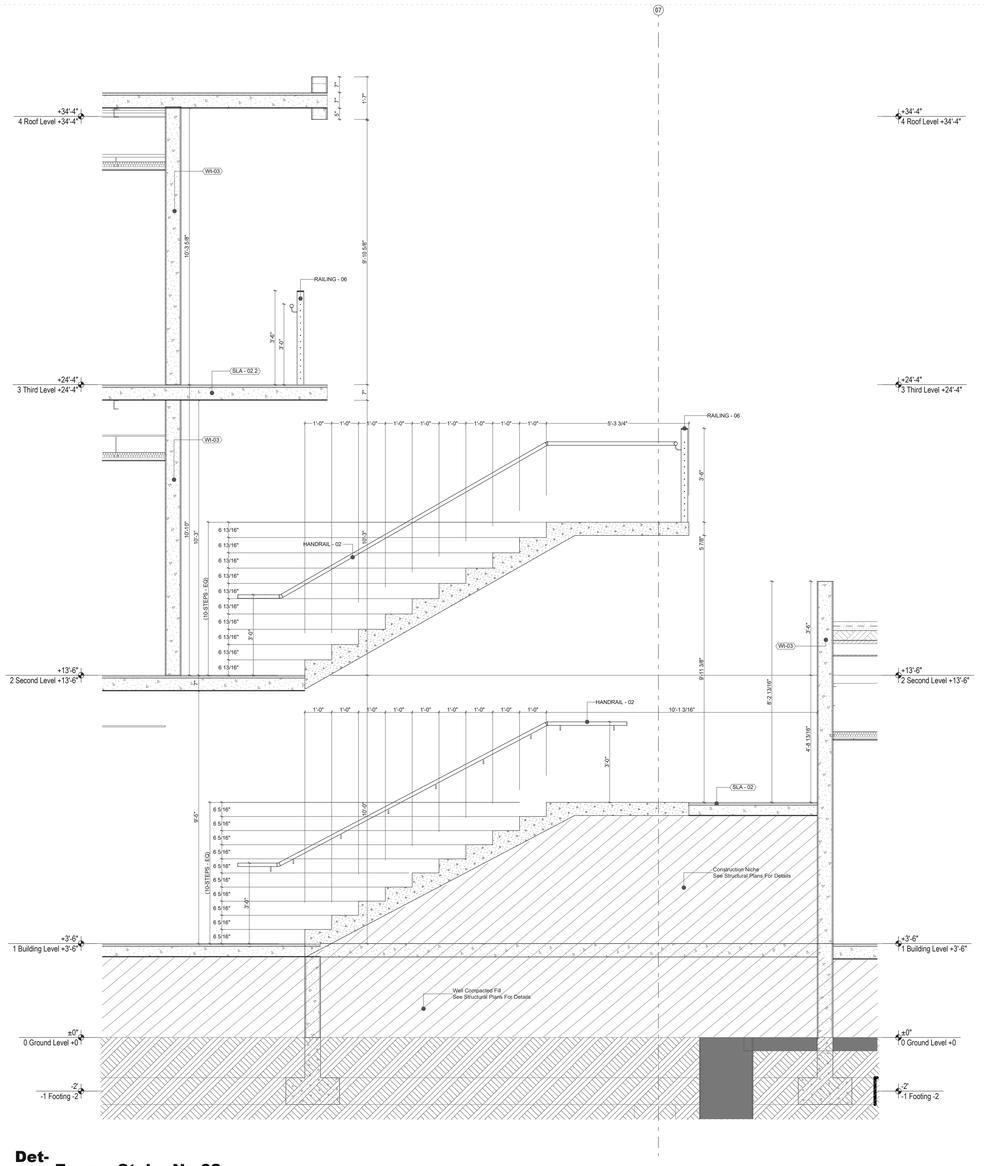
Modified by:

Checked by:

Approved by



Det-S-2.03 **Egress Stairs No.02**
3/8" = 1'-0"



Det-S-2.04 **Egress Stairs No.02**
3/8" = 1'-0"

Div-05 Metals - Railings and Handrails- List									
Element ID	Name	Type	Materials	**Quantity**	Manufacturer	Model	Accessories	Description	Reference Line Horizontal Length
HANDRAIL - 01	Egress Stairs No.01 Wall Handrail	Type-A	Stainless Steel	2				Handrail	47'-0 17/64"
HANDRAIL - 02	Egress Stairs No.02 Wall Handrail	Type-A	Stainless Steel	7				Handrail	77'-1 13/16"
HANDRAIL - 03A	Egress Stairs No.02 Wall Handrail	Type-A	Stainless Steel	1				Handrail	8'-3 15/16"
HANDRAIL - 03B	Egress Stairs No.02 - Hand Railing-With Posts	Type-B	Stainless Steel	1				Handrail with Posts	6'-1 13/32"
HANDRAIL - 04	Egress Stairs No.03 Wall Handrail	Type-A	Stainless Steel	2				Handrail	15'-3 31/64"
HANDRAIL - 05	Egress Stairs No.02 Wall Handrail	Type-A	Stainless Steel	2				Handrail	16'-4"
RAILING - 01	Room Railing	Type-01	Stainless Steel	21				Stainless Steel and Glass Railing with Handrail	209'-6 59/64"
RAILING - 02	Atrium Stairs Railing with Handrail	Type-02	Stainless Steel w/ Glass	6				Railing with Handrail	119'-6 9/32"
RAILING - 02.1	Atrium Stairs Railing with Handrail	Type-02.1	Stainless Steel w/ Glass	1				Frameless Glass Railing Standoff Railing System	18'-7 35/64"
RAILING - 02.2	Atrium Stairs Handrail	Type-02.2	Stainless Steel	1				Railing with Handrail	19'-2 13/32"
RAILING - 03	Galleria Roof Top Plaza/Patio Railing	Type-02	Stainless Steel w/ Glass	5				Railing with Handrail	65'-4 19/32"
RAILING - 04	Exterior Ramps Railing	Type-00	Stainless Steel	3				Handrail	80'-2 41/64"
RAILING - 04.1	Exterior Ramp Handrail	Type-00	Stainless Steel	1				Handrail	53'-5 33/64"
RAILING - 05	Egress Stairs No.01 - Railing	Type-03	Stainless Steel	3				Wire Cable System	59'-1 19/64"
RAILING - 06	Egress Stairs No.02 - Railing	Type-03	Stainless Steel	4				Wire Cable System	50'-6 35/64"
RAILING - 07	Service Door Stairs / Egress Stairs No.02 - Railing	Type-00	Stainless Steel	2				Stainless Steel Railing with Handrail	19'-6 1/2"
RAILING - 08	Third Level Terrace Railings / Planters	Type-02	Stainless Steel w/ Glass	3				Stainless Steel and Glass Railing with Handrail	44'-1 9/16"
RAILING - 09	Infinity Pool - Guard Railing	Type-02	Stainless Steel w/ Glass	1				Stainless Steel and Glass Railing	48'-11 11/32"
RAILING - 10	Hotel Railing - Public Spaces	Type-02	Stainless Steel w/ Glass	6				Stainless Steel and Glass Railing	58'-2 59/64"
RAILING - 11	Galleria Atrium - Stairs Railing	Type-02	Stainless Steel w/ Glass	2				Railing with Handrail	52'-10 13/32"
RAILING - 12	Public Spaces Railing	Type-00	Stainless Steel	4				Railing with Handrail	51'-6 1/2"

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Revid:	Child:	Change Name:	Date:
01			5/7/2024

EUGENIO RAMÍREZ BALLAGAS
ARQUITECTO LICENCIADO
LIC. #19796
PUERTO RICO

ERBA
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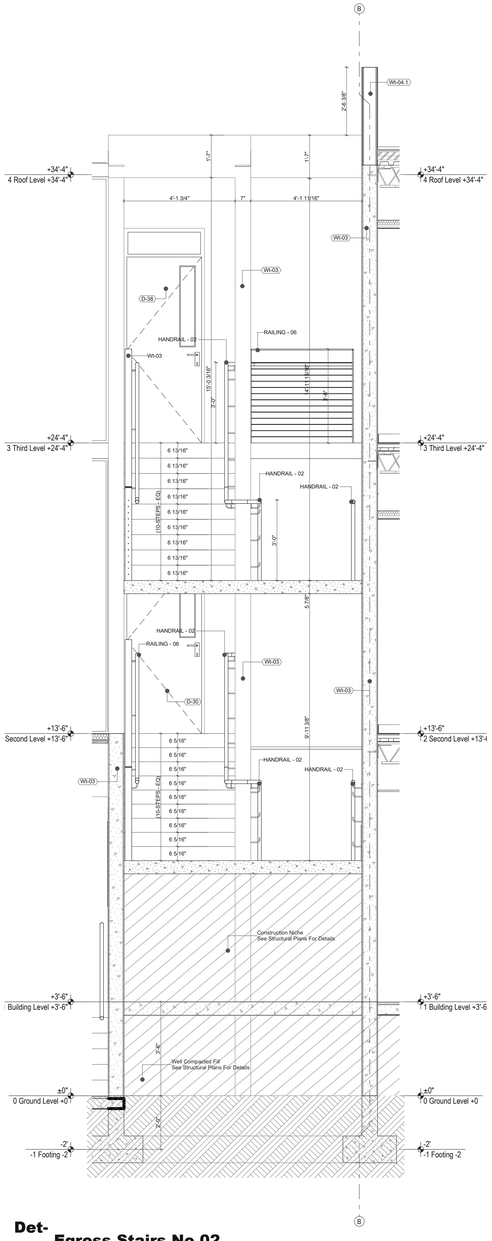
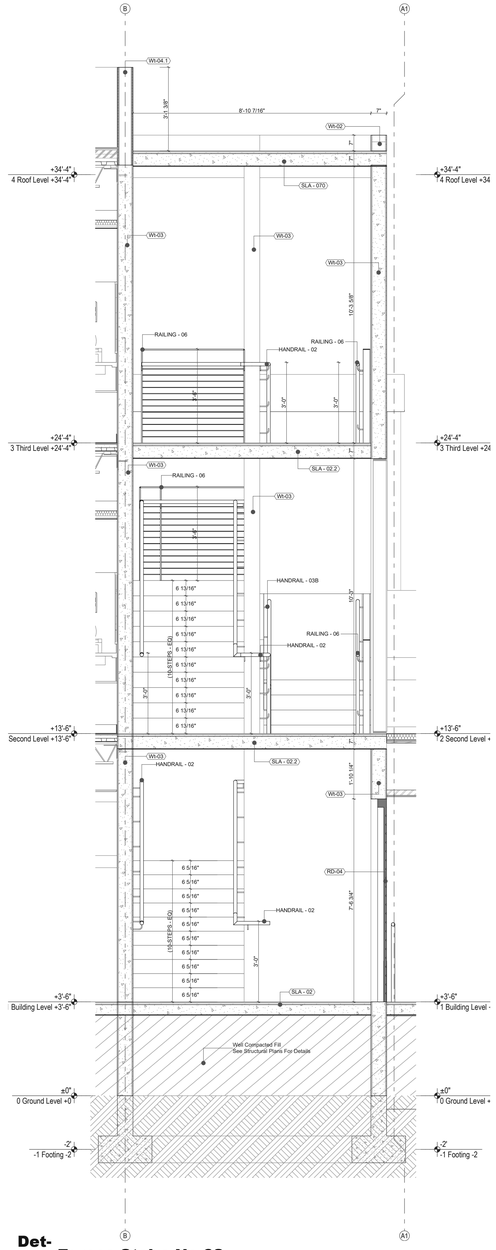
SAN JUAN, PR 00907

Certification:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796** certifico que soy el profesional que diseñó estos planos y especificaciones, y que, según mi leal saber y entender, los mismos cumplen con las disposiciones aplicables de los Reglamentos y Códigos de Construcción y Uso de Puerto Rico y los Reglamentos y Ordenanzas de las Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con las disposiciones de la Ley Núm. 96 de 6 de julio de 2004, según enmendada, conocida como la "Ley para la Invención de la Paz Mental y la Protección de la Propiedad", y la Ley Núm. 173 de 12 de mayo de 1936, según enmendada;



Det-S-2.05 Egress Stairs No.02
3/8" = 1'-0"



Det-S-2.06 Egress Stairs No.02
3/8" = 1'-0"

Div-05 Metals - Railings and Handrails- List									
Element ID	Name	Type	Materials	**Quantity**	Manufacturer	Model	Accessories	Description	Reference Line Horizontal Length
HANDRAIL - 01	Egress Stairs No.01 Wall Handrail	Type-A	Stainless Steel	2				Handrail	47'-0 17/64"
HANDRAIL - 02	Egress Stairs No.02 Wall Handrail	Type-A	Stainless Steel	7				Handrail	77'-1 13/16"
HANDRAIL - 03A	Egress Stairs No.02 Wall Handrail	Type-A	Stainless Steel	1				Handrail	8'-3 15/16"
HANDRAIL - 03B	Egress Stairs No.02 - Hand Railing-With Posts	Type-B	Stainless Steel	1				Handrail with Posts	6'-1 13/32"
HANDRAIL - 04	Egress Stairs No.03 Wall Handrail	Type-A	Stainless Steel	2				Handrail	15'-3 31/64"
HANDRAIL - 05	Egress Stairs No.02 Wall Handrail	Type-A	Stainless Steel	2				Handrail	16'-4"
RAILING - 01	Room Railing	Type-01	Stainless Steel	21				Stainless Steel and Glass Railing with Handrail	209'-6 59/64"
RAILING - 02	Atrium Stairs Railing with Handrail	Type-02	Stainless Steel w/ Glass	6				Railing with Handrail	119'-6 9/32"
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RAILING - 02.2	Atrium Stairs Handrail	Type-02.2	Stainless Steel	1				Railing with Handrail	19'-2 13/32"
RAILING - 03	Galleria Roof Top Plaza/Patio Railing	Type-02	Stainless Steel w/ Glass	5				Railing with Handrail	65'-4 19/32"
RAILING - 04	Exterior Ramps Railing	Type-00	Stainless Steel	3				Handrail	80'-2 41/64"
RAILING - 04.1	Exterior Ramp Handrail	Type-00	Stainless Steel	1				Handrail	53'-5 33/64"
RAILING - 05	Egress Stairs No.01 - Railing	Type-03	Stainless Steel	3				Wire Cable System	59'-1 19/64"
RAILING - 06	Egress Stairs No.02 - Railing	Type-03	Stainless Steel	4				Wire Cable System	50'-6 35/64"
RAILING - 07	Service Door Stairs / Egress Stairs No.02 - Railing	Type-00	Stainless Steel	2				Stainless Steel Railing with Handrail	19'-6 1/2"
RAILING - 08	Third Level Terrace Railings / Planters	Type-02	Stainless Steel w/ Glass	3				Stainless Steel and Glass Railing with Handrail	44'-1 9/16"
RAILING - 09	Infinity Pool - Guard Railing	Type-02	Stainless Steel w/ Glass	1				Stainless Steel and Glass Railing	48'-11 11/32"
RAILING - 10	Hotel Railing - Public Spaces	Type-02	Stainless Steel w/ Glass	6				Stainless Steel and Glass Railing	58'-2 59/64"
RAILING - 11	Galleria Atrium - Stairs Railing	Type-02	Stainless Steel w/ Glass	2				Railing with Handrail	52'-10 13/32"
RAILING - 12	Public Spaces Railing	Type-00	Stainless Steel	4				Railing with Handrail	51'-6 1/2"

Revsn	Chkd	Change Name	Date
01			5/7/2024

Eugenio Ramírez Ballagas
ARQUITECTO LICENCIADO
LIC. #19796
PUERTO RICO

ERBA
ARQUITECTURA
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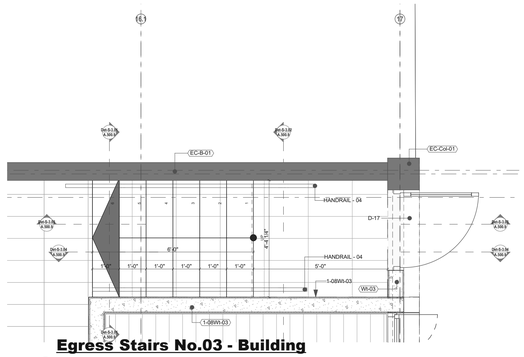
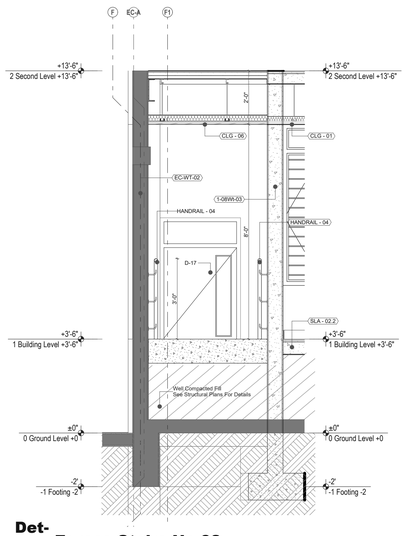
Certification:
Yo, **Eugenio M. Ramírez Ballagas, arquitecto licenciado, número 19796** de Puerto Rico, certifico que soy el profesional que diseñó estos planos y que, habiendo examinado el sitio donde se ubicará la obra que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos, y Códigos de Construcciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido con la Ley para la Invención de Construcciones Seguras en Zonas de Inundación, conocida como la "Ley para la Invención de Construcciones Seguras en Zonas de Inundación" de 1938, según enmendada; Ley Núm. 96 de 6 de julio de 1978, según enmendada, conocida como la "Ley de Instalación de Sistemas de Alarmas contra Incendios en Edificios Públicos"; y la declaración falsa o falsificación de los hechos que se haya consignado en dichos planos y especificaciones, según enmendada; Ley Núm. 84 de 26 de junio de 2004, según enmendada



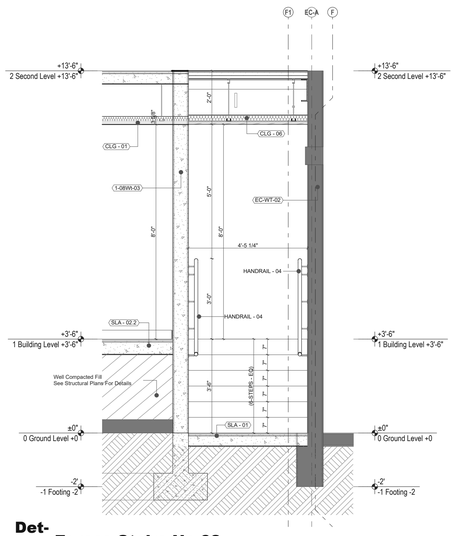
Egress Stairs No.03 - Building Level

3 3/8" = 1'-0"



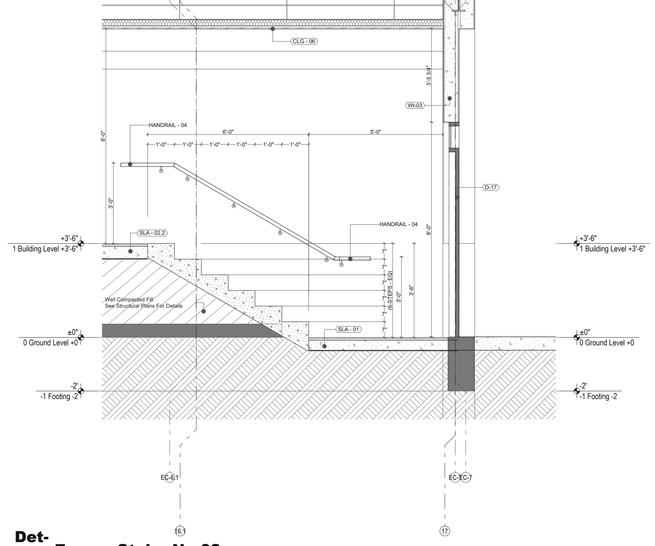
Det-S-3.01 Egress Stairs No.03

3/8" = 1'-0"



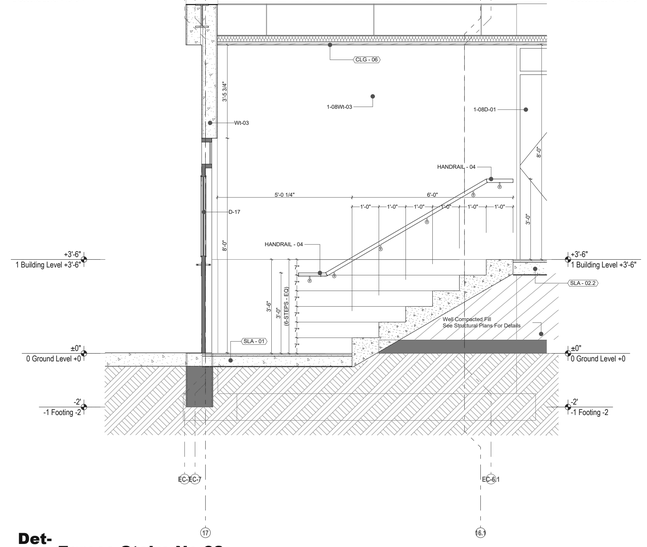
Det-S-3.02 Egress Stairs No.03

3/8" = 1'-0"



Det-S-3.03 Egress Stairs No.03

3/8" = 1'-0"



Det-S-3.04 Egress Stairs No.03

3/8" = 1'-0"

Div-05 Metals - Railings and Handrails- List

Element ID	Name	Type	Materials	Quantity	Manufacturer	Model	Accessories	Description	Reference Line Horizontal Length
HANDRAIL - 01	Egress Stairs No.01 Wall Handrail	Type-A	Stainless Steel	2				Handrail	47'-0 17/64"
HANDRAIL - 02	Egress Stairs No.02 Wall Handrail	Type-A	Stainless Steel	7				Handrail	77'-1 13/16"
HANDRAIL - 03A	Egress Stairs No.02 Wall Handrail	Type-A	Stainless Steel	1				Handrail	8'-3 15/16"
HANDRAIL - 03B	Egress Stairs No.02 - Hand Railing-With Posts	Type-B	Stainless Steel	1				Handrail with Posts	6'-1 13/32"
HANDRAIL - 04	Egress Stairs No.03 Wall Handrail	Type-A	Stainless Steel	2				Handrail	15'-3 31/64"
HANDRAIL - 05	Egress Stairs No.02 Wall Handrail	Type-A	Stainless Steel	2				Handrail	16'-4"
RAILING - 01	Room Railing	Type-01	Stainless Steel	21				Stainless Steel and Glass Railing with Handrail	209'-6 59/64"
RAILING - 02	Atrium Stairs Railing with Handrail	Type-02	Stainless Steel w/ Glass	6				Railing with Handrail	119'-6 9/32"
RAILING - 02.1	Atrium Stairs Railing with Handrail	Type-02.1	Stainless Steel w/ Glass	1				Frameless Glass Railing Standoff Railing System	18'-7 35/64"
RAILING - 02.2	Atrium Stairs Handrail	Type-02.2	Stainless Steel	1				Railing with Handrail	19'-2 13/32"
RAILING - 03	Galleria Roof Top Plaza/Patio Railing	Type-02	Stainless Steel w/ Glass	5				Railing with Handrail	65'-4 19/32"
RAILING - 04	Exterior Ramps Railing	Type-00	Stainless Steel	3				Handrail	80'-2 41/64"
RAILING - 04.1	Exterior Ramp Handrail	Type-00	Stainless Steel	1				Handrail	53'-5 33/64"
RAILING - 05	Egress Stairs No.01 - Railing	Type-03	Stainless Steel	3				Wire Cable System	59'-1 19/64"
RAILING - 06	Egress Stairs No.02 - Railing	Type-03	Stainless Steel	4				Wire Cable System	50'-6 35/64"
RAILING - 07	Service Door Stairs / Egress Stairs No.02 - Railing	Type-00	Stainless Steel	2				Stainless Steel Railing with Handrail	19'-6 1/2"
RAILING - 08	Third Level Terrace Railings / Planters	Type-02	Stainless Steel w/ Glass	3				Stainless Steel and Glass Railing with Handrail	44'-1 9/16"
RAILING - 09	Infinity Pool - Guard Railing	Type-02	Stainless Steel w/ Glass	1				Stainless Steel and Glass Railing	48'-11 11/32"
RAILING - 10	Hotel Railing - Public Spaces	Type-02	Stainless Steel w/ Glass	6				Stainless Steel and Glass Railing	58'-2 59/64"
RAILING - 11	Galleria Atrium - Stairs Railing	Type-02	Stainless Steel w/ Glass	2				Railing with Handrail	52'-10 13/32"
RAILING - 12	Public Spaces Railing	Type-00	Stainless Steel	4				Railing with Handrail	51'-6 1/2"

Revn: 01 | Ch'd: | Change Name: | Date: 5/7/2024

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Certificación:
Yo: Eugenio M. Ramírez Ballagas, arquitecto licenciado, número de licencia 19796 certifico que soy el profesional que diseñó estos planos y especificaciones, que estos planos y especificaciones que emiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos, y Códigos de Construcción y Uso de Terrenos de la Junta de Planificación, Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estas planos y especificaciones se ha cumplido como la ley para la invención de la Ley Núm. 173 de 12 de agosto de 2004, según enmendada, conocida como la "Ley para la protección de la propiedad intelectual". Ley Núm. 96 de 6 de julio de 1988, según enmendada. Ley Núm. 96 de 6 de julio de 1988, según enmendada, conocida como la "Ley de responsabilidad profesional".