Environmental Assessment for HUD-funded Proposals
Recommended format per 24 CFR 58.36, revised March 2005
[Previously recommended EA formats are obsolete].

Project Identification:	**SAN SEBASTIAN APARTMENTS PROJECT** SAN JUAN, PR
Preparer:	**FÉLIX F. TORRES MONLLOR, PE, PA**
Responsible Entity:	**PUERTO RICO DEPARTMENT OF HOUSING** **CDBG-PR PROGRAM**
Month/Year:	**NOVEMBER 16, 2021**

Environmental Assessment

Responsible Entity: [24 CFR 58.2(a)(7)]	PUERTO RICO DEPARTMENT OF HOUSING CDBG-DR PROGRAM
Certifying Officer: [24 CFR 58.2(a)(2)]	SALLY Z. ACEVEDO-COSME PRDOH
Project Name:	SAN SEBASTIAN APARTMENTS
Project Location:	SAN SEBASTIAN, TANCA, SOL & BARBOSA STREETS LOTS - A & B OLD SAN JUAN SAN JUAN, PR 00915
Estimated Total Project Cost:	$18,810,650.00
Grant Recipient: [24 CFR 58.2(a)(5)]	PUERTO RICO PUBLIC HOUSING ADMINISTRATION
Recipient Address:	606 AVE. BARBOSA SAN JUAN, PR 00901
Project Representative:	ENG. FERNANDO SUMAZA / MS. ALEXANDRA DOMENECH
Telephone Number:	(787) 831-6030
Email:	FER@SUMAZA.ORG / ADOMENECH@SUMAZA.ORG

Conditions for Approval: (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]

Conditions for approval and mitigation measures to be adopted throughout the construction are specified in the drawings, reports, and endorsement and/or recommendation letters herein presented (see supporting documents):

- ESA – PHASE I (ASTM 1527-13)
- Soil Condition Certification by Structural Engineer
- Determinación de Exclusión Categórica
- Asbestos & Lead Paint Report
- Design Compliance Certification
- Autoridad de Desperdicios Sólidos (ADS)
- State Historic Preservation Office (SHPO)
- Fish & Wildlife
- Notification of Construction Permit
- Green Building Compliance (Design & Equipment / Appliances)
- Certification State Costal Management
- No Flood Certification

Additional Conditions:

1. Prior to start of construction work Developer must have final construction permit available with amended new construction budget total and EQB requirements or exclusions.
2. If there is a change in scope of work Fish & Wildlife must be notified per their blanket clearance letter endorsement dated October 6, 2020.
3. Comply with SHPO requirements in approval letter dated March 17, 2021.
4. Comply with Puerto Rican Culture Institute requirements in project recommendation email dated October 4, 2021.

FINDING: [58.40(g)]

X **Finding of No Significant Impact**
(The project will not result in a significant impact on the quality of the human environment)
Supporting Document: 9 (Determinación de Cumplimiento Ambiental Vía Exclusión Categórica)

_____ **Date:** November 16, 2021

Name/Title/Agency: FÉLIX F. TORRES MONLLOR, PE, PA

RE Approving Official Signature:_____ **Date:** November 30, 2021

Name/Title/Agency: PUERTO RICO DEPARTMENT OF HOUSING
CDBG-DR PROGRAM

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

Puerto Rico is short of suitable affordable housing for numerous low-income populations including, but not limited to, single headed households. Throughout the past decade PR has been wrought by an economic recession that has been further tainted by hikes in construction costs (that continue today), the implementation of new taxes, the degradation of the islands credit rating and new fiscal controls over government spending.

Furthermore, Hurricane Maria stormed through the island in September of 2017 damaging hundreds of thousands of homes along the way and between December 2019 through January 2020 a series of strong to moderate earthquakes damaged hundreds of housing and rental units in the Southwest region of the island. All together, these conditions have led to a shortage in affordable housing and present powerful obstacles to low-income families in their search for safe, sanitary, and secure homes.

The purpose of this endeavor is to assist in providing suitable affordable housing to low-income households, particularly targeting single headed households, in San Juan.

Supporting Document: 1, 7 (Narrative, Market Study)

Description of the Proposal: Include all contemplated actions that are either geographically or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

The proposed project consists in the renovation of structures and the internal infrastructure of the existing multifamily San Sebastian Apartments complex. Complex consists of ten (10) buildings ranging from two (2) to five (5) story buildings that include, one (1), two (2), and three (3) bedroom units with a total of twenty-five (25) units. Renovation includes replacement of doors, windows, railings, existing gates, cabinets, tile (asbestos mitigation required), paint (lead mitigation required), internal electrical system, internal potable water and plumbing fixtures, internal sanitary system and fixtures, broadband infrastructure (as allowed due to historical building limitations), roof treatment, and retrofit of some of the structural elements (including stairs) to bring them up to code. Additionally interior patios drainage system will be impacted to mitigate flooding during storms and hurricanes, also exterior existing sidewalks will be impacted to bring complex as close to 100% accessibility as possible (not all buildings can comply due to the historical nature of the area). These buildings were built before 1940 and some are estimated to be over one hundred years. This complex needs renovation to comply as much as possible with code, HUD and green building standards. Buildings were affected by hurricane María and by deterioration from the nearby ocean.

This rehabilitation is essential to keep the property in safe, decent, and in sanitary conditions, along with the current design guides for compliance. Complex's internal infrastructure and elements do not comply with the current codes and are in danger of failing if rehabilitation is not done. The rehabilitation work will be focused in including energy efficiency and resilient systems. These rehabilitation works will help the complex comply with FHA, ADA, UFAS and ANSI, as required by federal law (as much as possible due to historic nature of the buildings). Energy efficient practices have been contemplated in the design.

The project is in full compliance with and in the best interest of San Juan's strategic goals to provide affordable and efficient dwellings to its population.

Contemplated actions include:

- Renovation of all interior building infrastructure, remodeling of existing units to comply with current building & HUD codes, impact to exterior sidewalks to comply with 100% accessibility as allowed by the historical nature of the area.
- Mitigate existing asbestos, lead, and structural conditions to properly provide safe, modern, and adequate housing to the low-income community.
- Existing interior infrastructure in service that will be impacted:
    - Electricity
    - Potable Water & Fixtures
    - Sanitary System & Fixtures
    - Interior Patio Drainage System
    - Telecommunication System (Broadband Infrastructure)

Supporting Documents: 1,10, 11, 14, 15, 19, 28, 29,30,31 (Narrative, HUD CPD Green Building Retrofit Checklist, Drawings, Asbestos & Lead Report, Municipal Endorsement, Designer's Broad Band Certification, Designer's Preliminary Certification, Structural Engineer Certification, Fair Housing Certification, Designer's Accessibility Certification)

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

The existing complex site is located within an impacted, mixed-use area of historical Old San Juan. It provides immediate access to public transportation, recreational & cultural activities, and enjoys all infrastructure and services that could be provided by private and public entities.

The project has been vetted by local agencies, as required, and has been positively accepted by the Municipal Government. Puerto Rico's debt crisis accompanied by current economic trends and development efforts suggest that in the absence of the rehabilitation of this complex and the danger of the failing of its outdated internal infrastructure and non-code compliant structural elements could mean that twenty-five families could be at risk of losing their affordable housing.

Statutory Checklist: [24CFR §58.5]

Record the determinations made regarding each listed statute, executive order or regulation. Provide appropriate source documentation. Note reviews or consultations completed as well as any applicable permits or approvals obtained or required. Note dates of contact or page references. Provide compliance or consistency documentation. Attach additional material as appropriate. Note conditions, attenuation or mitigation measures required.

Factors	**Determination and Compliance Documentation**
Historic Preservation [36 CFR 800]	A letter from SHPO dated March 17, 2021, directed to Lauren Bair Poche, and for this project, states that SHPOhas reached a conclusion of no adverse effect to historic properties with conditions as follows: 1. A schedule of doors and windows must be submitted to the SHPO for review and comments. Submit individual elevations of each building, illustrating how the standardized units will be installed. 2. In the case that the scope of work undergoes any modification, it must be submitted to the SHPO for evaluation. Puerto Rican Culture Institute gave its endorsement to the rehabilitation of the historical buildings on its opinion dated10/04/2021 SBP (Single Business Portal-Permitting Portal), with conditions as follows: 1. Floor tiles to be installed will be 12"x12" minimum and 18"x18" maximum. 2. All colors & color patterns for tiles and exterior painting must be submitted for approval.

	3. No soils excavation is permitted under this endorsement. Furthermore, since this is an existing complex, and no soil excavation is expected, chances to impact any archaeological and/or historical resources is minimal. Given the previous, there is no anticipated adverse impact on archaeological resources. However, should any entity find any archaeological resources during the construction endeavor, all works must be immediately stopped, and the matter needs to be addressed as per the 'Consejo de Arqueología Terrestre', SHPO and/or any other agency with jurisdiction over the matter. If any soil excavation is required due to changes in scope of work a separate endorsement from PRCI will be required. **Supporting Documents: 3,11,32 (SHPO, Drawings, PRCI)**
Floodplain Management [24 CFR 55, Executive Order 11988]	This complex and its site are located outside the special AE FEMA flood zone per map and non-flood certification. Zone X location is certified in FEMA Map #72000C0355J Panel #355 of 2160 Dated November 18, 2009. **Supporting Document: 20 (FEMA Firmette & Non-Flood Certification)**

Wetlands Protection [Executive Order 11990]	The project site is not located on any riparian nor wetlands. Furthermore, a permit won't be required as per Section 404 of the Clean Water Act for the project will not require the discharge of dredger or fill material into wetlands. **Supporting Document: 21 (Wetlands Inventory)**
Coastal Zone Management Act [Sections 307(c), (d)]	The project was referred to the Puerto Rico Planning Board with regards of possible coastal zone impact. On its October 20, 2021, letter the Puerto Rico Planning Board concluded that the project is consistent with the Puerto Rico Zone Management Program, but it does make an emphasis regarding compliance of PRCI requirements. **Supporting Document: 27 (PR Planning Board)**
Sole Source Aquifers [40 CFR 149]	Puerto Rico is included in Region II of the USA EPA designated sole-source aquifer regions. See EPA Map. The project is not served by designated sole-source aquifers nor is it located within a sole source aquifer watershed. **Supporting Document: 23 (Region II-EPA MAPS)**
Endangered Species Act [50 CFR 402]	The proposed site is in a densely populated, mixed-use urban landscape. The National Fish and Wildlife Service does not identify this area as a Wildlife Refuge, see FWS refuge map. Furthermore, NO ADVERSE EFFECTS TO FEDERALLY LISTED SPECIES UNDER THE FWS JURISDICTION is anticipated as per Blanket Clearance Letter endorsement obtained from the US Department of Interior – FWS dated Oct 6, 2020. **Supporting Document: 18,24 (FWS Blanket Clearance Letter, Wildlife Refuge Map – Fish & Wildlife)**

Wild and Scenic Rivers Act [Sections 7(b), (c)]	Puerto Rico has approximately 5,385 river miles.Only 8.9 miles of three rivers are designated as wild& scenic. The portions of these rivers that qualify under the act are located no less than 10 miles south-east of the project site. They will not be impacted by this project. See Wild Scenic Rivers System Map **Source: www.rivers.gov, Enviromapper-Wild Scenic Rivers System** **Supporting Document: 25**
Air Quality [Clean Air Act, Sections 176(c) and (d), and 40 CFR 6, 51, 93]	The Municipality of San Juan is currently listed as a nonattainment and maintenance area for Sulphur Dioxide (2010). Building rehab not believed to be a contributor, it is currently occupied. **Source:** **Nonattainment Areas for Criteria Pollutants (Green Book) | US EPA**
Farmland Protection Policy Act [7 CFR 658]	The proposed project calls for rehabilitation construction in a developed lot that lies within a highly populated and developed, mixed use, urban area in Old San Juan. It does not include soils designated as 'Prime' for agricultural purposes. **Supporting Document: 1, 26 (Narrative, Prime Farmlands)**
Environmental Justice [Executive Order 12898]	The development is meant to serve the pressing need for affordable housing to San Juan's low-income population and counts with the complete support from the Municipality. As evidenced by studies no significant adverse environmental effects are expected in the neighboring community, which includes low-income families. Mitigation of asbestos & lead done in accordance with best EPA & EQB practices will help prevent any adverse environmental effects. **Supporting Document: 1,2,7,8,9,14,16,15 (Narrative, Phase I Environmental Study, Market Study, Appraisal Study, DEC, Asbestos & Lead Paint Report, Contractor's Letter, Municipal Endorsement,)**

HUD Environmental Standards Determination and Compliance Documentation

Noise Abatement and Control [24 CFR 51 B]	Results from a Noise Assessment rendered that the project location and neighboring conditions do not present noise levels that exceed HUD limits. Hence, no control measures are needed. **Supporting Document: 6 (Noise Evaluation)**
Toxic/Hazardous/Radioactive Materials, Contamination, Chemicals or Gases [24 CFR 58.5(i)(2)]	A Phase I Environmental Site Assessment dated October 28, 2021, and in conformance with the scope and limitations of ASTM E1527-13 determined that there were no recognized environmental conditions (RECs) associated with the property usage or on the project site. No map needed due to Phase I report. Project was built prior the 1940's, asbestos & lead paint study, found asbestos on vinyl floor tile and/or mastic. Paint was positive for lead at some specific areas. Proper mitigation following local & Federal Government standards will take place during rehabilitation work. **Supporting Document: 2,14,16 (Phase 1, Asbestos & Lead Report, Contractor's Letter)**
Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	The proposal calls for a rehabilitation project for an existing complex in a populated, mixed-use urban area within Old San Juan's urban district. The project is currently occupied, and no additional units will be built, therefore a determination of Acceptable Separation Distances is not required. This project will not expose either people or buildings to additional hazards. **Supporting Document: 1, 2 (Narrative, Phase 1)**
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	The two airports nearest site are the Luis Fernando Ribas Dominicci Airport (Isla Grande), a small commuter airport, and the Luis Muñoz Marín International Airport (joint civilian/military airport). The Ribas Dominicci Airport is over 6,000 ft away from the project, which is beyond the required 2,500 ft. The Luis Muñoz Marín Airport is over 30,000 ft. away, which is beyond the 15,000 ft requirement for a military airport. See Google Maps photos. A Noise Evaluation rendered that airport related noise is much lower than HUD limits. **Supporting Document: 6,33 (Noise Evaluation, Google Maps-Airport Distances)**

Environmental Assessment Checklist

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact. **Impact Codes**: (**1**) - No impact anticipated; (**2**) - Potentially beneficial; (**3**) - Potentially adverse. (4) - Requires mitigation; (**5**) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	The lot under consideration is designated within a D & R-6 zone. Complex has been under residential use since it was built Prior to the 1940's **Supporting Document: 12 (Zoning Map-Municipality of San Juan, Panel 2A)**
Compatibility and Urban Impact	2	The project lies within a populated area of mixed occupancies. Single and multi-family homes, commercial, healthcare, and institutional facilities are found throughout the immediate vicinity. The project also conforms to the best interests of a population that are in dire need of affordable housing and with the Municipality's plans. Furthermore, the developer states that the design, has considered compliance for green building under HUD green building retrofit check list, and complex will now comply with FHA, ADA, UFAS and ANSI, as required by federal law, as much as allowed due to the historical nature of the buildings. Height of buildings will not be increased. **Supporting Document: 1, 11, 8, 15 (Narrative, Drawings, Appraisal, Municipal Endorsement)**
Slope	1	Existing site is semi-flat. It is not within an area of potential landslides. No earthwork is required for this project. **Supporting Document: 1, 11 (Narrative, Drawings)**

Erosion	1	No erosion should be expected since there is no site work or soil excavations. **Supporting Document: 1, 11** **(Narrative, Drawings)**
Soil Suitability	1	No soil investigation was required as no new structures will be built. Structural engineer certifies that soil conditions are adequate for existing structures. **Supporting Document: 29** **(Structural Engineer's Letter)**
Hazards and Nuisances including Site Safety	1	The main logistics facing contractor is the historical nature of the area and buildings. This includes limited space due to the high density of the area, but since no heavy machinery is required for this project, no impact is expected. For this site the contractor should not be facing any safety, hazard, or nuisances other than those typical to construction projects. Nevertheless, the contractor must endeavor to provide a safe environment, on and off-site, throughout the construction. This includes compliance with all safety and environmental measures established by, but not limited to, OSHA, EPA and the ADS (Solids Waste Agency). **Supporting Document: 11 (Drawings)**
Energy Consumption	1	The demand for electricity generated by the project won't require an expansion of power facilities nor would it have any anticipated adverse effects. On the contrary because project will comply with HUD green building retrofit check list, consumption should be lower. The project does not need to be endorsed by the AEE. The design has incorporated the best practices for energy efficiency and is adhering to the compliance for green building under HUD green building retrofit check list. **Supporting Document: 1, 10, 11** **(Narrative, Drawings. HUD Green Building Retrofit Checklist)**

Noise - Contribution to Noise Levels	1	The proposed project does not increase the number of existing units and is already part of the existing neighborhood, therefore, the noise contribution to the community produced by the proposed project will be no different to the existing noise level. With respect to construction noise, it must be mitigated by standard procedures and measures as requested by Puerto Rico's environmental quality board and required in their 'Reglamento para el Control de la Contaminación por Ruido'. **Supporting Document: 1 (Narrative)**
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	Given that the site lies within the built environment of the city of Old San Juan, the proposed project won't have a significant impact on existing community air pollution levels. With respects to the construction, the contractor must endeavor to minimize construction dust from becoming a nuisance to the neighborhood and environment through mitigation measures that include but are not limited to EQB requirements and maintained throughout the construction activity. **Supporting Document: 1, 2, 11 (Narrative, Phase I, Drawings)**
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	2	The built environment surrounding the proposed project site serves the residential, commercial, and institutional needs of Old San Juan. Existing architecture is composed of mainly historical buildings with European, mainly Spanish architecture, some modern, and contemporary structures of varying scale and aesthetics, have also been built mainly on the outer boundaries. The rehabilitation will not involve façade changes and will comply with all requirements from SHPO & ICPR. This will help maintain the historical value and relevance of the structures. This project is an existing complex within a residential zoning thus there are no issues about coherence, diversity, or compatibility. **Supporting Document: 1,15,11(Narrative, Municipal Endorsement, Drawings)**

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	2	The project is within a mixed-use, populated sector of Old San Juan. Rehabilitation will contribute to the Municipalities ongoing effort to attend the demand for modern affordable housing as well as to attract and maintain a steady population in this district. **Supporting Document: 1, 15, 7 (Narrative, Municipal Endorsement, Market Study)**
Displacement	2	There will be neither displacement nor adverse socioeconomic effects since the project is an existing complex to be rehabilitated to comply with HUD accessibility and green energy requirements. **Supporting Document: 1, 15, 7 (Narrative, Municipal Endorsement, Market Study)**
Employment and Income Patterns	2	The rehabilitation will help bring the complex to comply with current codes as possible due to historical building restrictions, improve its internal infrastructure, modernize cabinets, plumbing and electrical fixtures, and mitigate existing asbestos & lead paint. This will mitigate possible lower demand of tenants due to deterioration of building structures and internal infrastructure and will help maintain current administration and maintenance jobs & contracts. In addition, maintaining high tenant demand maintains the market for the neighboring CDT health facilities (diagnostic & treatment center), pharmacies, restaurants, retail, and commercial facilities. Hence, avoids potentially deteriorating regional commerce with lower tenant demand. **Supporting Document: 1, 15, 7** **(Narrative,Municipal Endorsement, Market Study)**

Community Facilities and Services	Code	Source or Documentation
Educational Facilities	1	The project's proposed tenant base is that of the single head households' families. Hence, there is a need for educational facilities, but existing facilities should be adequate since the housing complex is currently occupied and no additional units will be built. **Supporting Document: 1, 7** **(Narrative, Market Study)**
Commercial Facilities	2	There are numerous small, medium, and mixed-use commercial facilities throughout the Old San Juan, which will keep benefiting from the existing client base and avoid the risk of diminishing tenant demand. **Supporting Document: 1, 7, 8** **(Narrative, Market Study, Appraisal)**
Health Care	2	Day to day medical services can be provided by CDT health facility (diagnostic & treatment center) and pharmacies are available within a 1.5-mile radius from the site **Source: Google Maps**
Social Services	2	The project intends to appease the current excess demand for affordable housing, especially single-headed households in San Juan. Qualified participants will receive the financial support for suitable housing within a planned community. The effort conforms to the best interest of the Municipality and its population. **Supporting Document: 1, 7, 15 (Narrative, Market Study, Municipal Endorsement)**
Solid Waste	1	Existing solid waste removal services is available to the existing complex. The proposed project calls for the adaptive reuse of the existing structure. Recycling should be implemented and enforced as per standards set by the Solid Waste Authority (Autoridad de Desperdicios Sólidos' – ADS). **Supporting Document: 17 (Recycling Plan)**

Wastewater	1	The project is currently served by the existing infrastructure provided by the local water and sewer service company known as 'La Autoridad de Acueductos y Alcantarillados' (aka AAA). Only internal units infrastructure will be retrofitted to modern standards. The AAA does not need to endorse the project. **Supporting Document: 1, 11 (Narrative, drawings)**
Storm Water	1	Project does not have an open site storm water will be same as current generated from roofs and interior patios. Drainage system will be improve to better handle storms &hurricanes. **Supporting Document: 1, 11 (Narrative, Drawings)**
Water Supply	1	The project is currently served by the existing infrastructure provided by the local water and sewer service company known as 'La Autoridad de Acueductos y Alcantarillados' (aka AAA). The AAA does not need to endorse the project. **Supporting Document: 1, 11 (Narrative, Drawings)**
Public Safety - Police	1	A State Police Station is located less than a mile away **Source: Google Maps, Google Earth**
Fire Department	1	A fire station is located within two miles. **Source: Google Maps, Google Earth**

Emergency Medical	1	Day to day medical services and two pharmacies area within a 2-mile radius from site. **Source: Google Maps**
Open Space and Recreation - Open Space	2	The San Juan Municipality is densely populated. However, the existing complex has features with interior patios. These areas will be impacted to improve drainage during storms or hurricanes. The following are located within a mile and a half radius, plazas, a historical theater, museums, historical sites, plenty of restaurants, and open spaces walking areas by the harbor and El Morro Fortress. **Source: Google Maps**
- Recreation	1	The following are located within a two-mile radius from the site: Public beaches, restaurants, shopping areas including a Marshall's less than a mile away. The Plaza del Quinto Centenario where many activities and concerts are held. **Source: Google Maps**
- Cultural Facilities	1	The following are located within a mile radius from the site: Historical Theater (Teatro Tapia), Museums, Numerous historical buildings including the forts of El Morro and San Cristobal. **Source: Google Maps**
Transportation	1	This area is served by a free Municipal Trolley that connects to the bus stops of Metropolitan Bus Authority (AMA). Puerto Rico's public transportation in the metropolitan area. **Source: Google Maps**

Natural Features		Source or Documentation
Water Resources	1	No natural water sources will be used. The project is currently served by the existing infrastructure provided by the local water and sewer service company known as 'La Autoridad de Acueductos y Alcantarillados' (AAA). The AAA does not need to endorse the project. **Supporting Document: 1,11,23** **(Narrative, Drawings, Region II SSA)**
Surface Water	1	The project does not have an open site and no surface water will be generated other than the existing roof and interior patio drains. The project is outside flood area and no HH is needed. **Supporting Document: 1, 11, 20** **(Narrative, Drawings, FEMA Map)**
Unique Natural Features and Agricultural Lands	1	The proposal is for a rehabilitation project of an existing multifamily complex. The site is within a densely populated urban landscape. There are no unique natural features or agricultural lands within or adjacent to complex site. The buildings and the area are of historical value, but the project has been vetted by proper agencies (SHPO, IPRC) **Supporting Document: 1, 3, 26, 32** **(Narrative, SHPO, Prime Farmlands Map, IPRC)**
Vegetation and Wildlife	1	The proposal is for a rehabilitation project of an existing multifamily complex. The site is within a densely populated urban landscape. There are no anticipated adverse effects on vegetation and wildlife. **Supporting Document: 1, 18, 24** **(Narrative, FWS, Wildlife Refuge Map)**

Other Factors		Source or Documentation
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	The site is outside Zone AE defined by FEMA as an "area subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods." Site is completely within Zone X – FEMA Map #72000C0355J / Panel #355 of 2160 No Mandatory flood insurance purchase is required. **Supporting Document: 20 (FEMA Firmette)**
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	The project site is outside Coastal Barrier Act / Coastal Barriers Improvements Act. The Coastal Barrier Resource System Mapper further confirms that the site is not identified as a 'protected area. **Supporting Document: 22 (CBRS)**
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	The two airports nearest site are the Luis Fernando Ribas Dominicci Airport (Isla Grande), a small commuter airport, and the Luis Muñoz Marín International Airport (joint civilian/military airport). The Ribas Dominicci Airport is over 6,000 ft away from the project, which is beyond the required 2,500 ft. The Luis Muñoz Marín Airport is over 30,000 ft. away, which is beyond the 15,000 ft requirement for a military airport. See Google Maps photos A Noise Evaluation rendered that airport related noise is much lower than HUD limits. **Supporting Document: 6, 33** **(Noise Evaluation, Airport Distances-Google Maps)**
Other Factors		

Summary of Findings and Conclusions

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR1508.9]
(Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

The Municipality is interested in residential developments for affordable housing within its urban limits. Given the character of the community within which it lies, the available infrastructure, access to principal roads and highways, and its readily accessible location, the site is perfectly suitable for the intended use.

Alternatives:

1. Not doing the rehabilitation project would mean that the complex's internal deteriorating infrastructure could eventually collapse causing unsafe conditions and the relocation of the current tenants. This would result in the reduction of the number of apartments available for affordable housing in San Juan. This would be inconsistent with the municipality's interest in providing for the high demand for affordable housing.
2. Demolition of the existing structures is not possible since these are protected historical structures. The only other option is relocation, but this would go against actual Municipal policy since it would put a further burden on the affordable housing which is in dire need of additional units.

Supporting Documents: 7, 15, Market Study & Municipal Endorsement

No Action Alternative [24 CFR 58.40(e)]
(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

No action would entail putting tenants at risk. This project is clearly in tenants and Municipality's best interest to create affordable, safe, and modern affordable housing.

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20] (Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

Conditions for approval and mitigation measures to be adopted throughout the construction are specified in the drawings, reports, and endorsement and/or recommendation letters herein presented (see supporting documents):

- ESA – PHASE I (ASTM 1527-13)
- Determinación de Exclusión Categórica
- Asbestos & Lead Paint Report
- Autoridad de Desperdicios Sólidos (ADS)
- State Historic Preservation Office (SHPO)
- Fish & Wildlife
- Instituto de Cultura Puertorriqueña (ICPR)
- Notification of Construction Permit
- Green Building Compliance (Design & Equipment / Appliances)
- Certification State Costal Management
- No Flood Certification

Additional Conditions:

1. Prior to start of construction work Developer must have final construction permit available with amended new construction budget total and EQB requirements or exclusions.
2. IF there is a change in scope of work Fish & Wildlife must be notified per their blanket clearance letter endorsement dated October 6, 2020.
3. Comply with SHPO requirements in approval letter dated March 17, 2021.
4. Comply with Puerto Rican Culture Institute requirements in project recommendation email dated October 4, 2021.

Supporting Documents

1. Project Narrative
2. Phase 1 Environmental Site Assessment
3. State Historic Preservation Office (SHPO) - Letter
4. Designer's Soils Certification
5. Designer's Hydraulic & Hydrological Letter
6. Noise Assessment
7. Market Study Report
8. Appraisal Report
9. Recomendación Ambiental (DEC) Determinación de Cumplimiento Ambiental
10. HUD Green Building Retrofit Check List
11. Drawings
12. Zoning Map
13. Notificación de Aprobación Permiso de Construcción – Lots A & B
14. Asbestos & Lead Report
15. Municipal Endorsement
16. Contractor's Letter Regarding Lead Paint Mitigation
17. Submitted Reciclying Plan - Solids Waste Authority / Autoridad de Desperdicios Sólidos (ADS)
18. US Dept of Interior - FWS
19. Designer's Broadband Infrastructure Certification
20. FEMA Map (Firmette) – Flood
21. Wetlands Inventory
22. Coastal Barriers
23. Sole Source Aquifers
24. Wildlife Refuge Map
25. Scenic Rivers
26. Prime Farmlands
27. PR Planning Board Letter – Federal Consistency Certification '
28. Designers Preliminary Certification
29. Structural Engineer Certification
30. Fair Housing Act Certification
31. Designer's Accessibility Requirement Certification
32. Instituto Cultura Puertorriqueña (ICPR)
33. Airport Distances

--END OF DOCUMENT--

TC20-005
PROJECT: San Sebastián Apartments
OWNER: SanSe PR LLC

PROJECT DESCRIPTION

San Sebastián Apartments is an affordable housing project built before the 1940's. It is located at the Sol, Tanca, San Sebastián and Barbosa Streets in Old San Juan, Puerto Rico near the San Cristobal Apartments Complex and the San Cristobal Fort. The project consists of 25 units distributed in 10 buildings with a Section 8 HAP contract through April 2031. The units are located within two lots, Parcel A of 549.4836 square meters (0.1357 acres) and Parcel B of 436.24 square meters (0.1077 acres) and distributed as follows: 8 (1) bedroom units, 10 (2) bedroom units and 7 (3) bedrooms. This project has 6 tax identification numbers: Parcel A: 022-092-021-06-000 and Parcel B 022-092-020-13-000, 022-092-020-14-000, 022-092-020-17-000, 022-092-020-16-000 and 022-092-020-15-000.

The project is located in a district with zoning D according to the San Juan Municipality Land qualification map, page 2A, effective March 2, 2014. In addition, it is located in a flood zone X according to sheet 72000C0355J with validity date of April 13, 2018. Its Lambert coordinates are: X: 233705.2550 and Y: 270215.1662.

The property is composed of two properties described in the Puerto Rico Registry of Property. As Property A, #4,285, recorded at page 216 of volume 155 from San Juan (First Section of San Juan), hereby referred to as "THE PR REGISTRY" as follows:

> ---A.---URBANA: Parcela numero dos (2) radicada en el Barrio San Juan Antiguo del término Municipal de San Juan, Puerto Rico, con una cabida superficial de quinientos cuarenta y nueve punto cuatro mil ochocientos treinta y cinco (549.4835) metros cuadrados, equivalentes a cero punto mil trescientos noventa y ocho (0.1398) cuerdas, mensura practicada por el Ingeniero Eduardo Castro Martínez, Licencia número cincuenta y ocho (58) del treinta y uno (31) de julio de mil novecientos ochenta y uno (1981) en lindes por el Norte con la Calle San Sebastián; por el Sur, con la Calle Sol y con la Parcela número uno (1) propiedad del Instituto de Cultura; por el Este con la Calle Barbosa y con la parcela número (1) perteneciente al Instituto de cultura; y por el Oeste, con la Calle Tanca.

As Property B, #4,286, recorded at page 221 of volume 155 from San Juan (First Section of San Juan), hereby referred to as "THE PR REGISTRY" as follows:

> ---B.---URBANA: Parcela número cuatro (4), según el plano de mensura levantado por el Ingeniero Eduardo Castro Martínez, Licencia número cincuenta y ocho (58) del treinta y uno (31) de julio de mil novecientos ochenta y uno (1981), radicada esta parcela en San Juan, Puerto Rico, con una cabida superficial de cuatrocientos treinta y seis punto veinticuatro cero cero (436.2400) metros cuadrados, equivalentes a cero punto mil ciento nueve (0.1109) cuerdas, en lindes por el Norte con la Calle San Sebastián; por el Sur, con la Calle Sol y terrenos propiedad de Alfredo Nieves;

por el este con la Calle Tanca; y por el Oeste, con el Condominio Berenguer y terrenos propiedad de Alfredo Nieves.

---Enclava una edificación de mampostería y ladrillos para vivienda.

As previously stated, these buildings were built over 80 years ago and they require rehabilitation works, not only because of their aging, but because of the weather conditions they have suffered and surpass such as Hurricanes, earthquakes and their proximity to the ocean.

The proposed rehabilitation will consist of replacing exterior and interior doors, replacing wood and metal windows, balconies and entrance gates, replacing gypsum board in the interior walls, interior and exterior plastering, interior and exterior painting, roof waterproofing, electricity and others, always preserving the existing facade and the historical components that make this project so valuable.

The main purpose of this plan is to ensure the safety of residents, causing less discomfort during the rehabilitation works. The rehabilitation works will be focused, as previously stated, in preserving the historical components of these buildings the integrity of its location, design, setting, workmanship and feeling. The total rehabilitation cost is $9,595,958.30.

The rehabilitation will comply with Hazard codes, FHA, ADA, UFA and any other regulations except those that might be waived by the Agencies due to location and to its existing connections. It is important to mention that the Project does not meet many of the present-day building codes, especially structural codes relating to earthquakes and earth movements, hurricanes, and excessive rain, among other adverse conditions. In addition, the Project does not comply with accessibility and handicap standards.

In regards to Green Building Standards, on the design phase, the architect proposes (and engages consultants to propose) solutions in compliance with the HUD CPD Green Building Retrofit checklist. As of the checklist provided, CDBG-DR to LIHTC Program Review, since this is not a new construction or replacement of substantially damaged buildings, items for Implementation of Green Building Standards from 10.a to 10.l do not apply. Our project is a non-substantially damaged residential building not pursuing "Permiso Verde", therefore, only items 10.m and 10.n apply.

Following the directives from plans and specifications, the contractor will procure complying products and prepare submittals, shop drawings and data sheets for the review of the project manager, project inspector and the architect. This five-party review (Contractor, Architect, Consultant, Project Manager, and Project Inspector) ensures that the owners request, design criteria and the contractor's proposed solution are aligned for the project. On the monthly inspections and certifications, the contractor, owner and the project inspectors, will certify that the solutions designed/proposed/installed are all correct and in compliance with HUD CPD Green Building Retrofit Checklist.

Finally, after the project completion, a punch list will be generated with the HUD CPD Green Building Retrofit Checklist, to tend to any item that could be missing.

2

CTS GROUP INC.
ENGINEERS & ENVIRONMENTAL CONSULTANTS

PREPARED FOR:
FERNANDO L. SUMAZA & CO., INC.
SAN JUAN, PR.

PREPARED BY:
CTS GROUP, INC.
SAN JUAN, PR.

ESA PHASE I
ASTM E1527-13

CLIENT: FERNANDO L. SUMAZA & CO., INC.
SITE:SAN SEBASTIAN APARTMENTS
SOL, TANCA AND SAN SEBASTIAN STREETS
OLD SAN JUAN, SAN JUAN, PR.

PROJECT ID: SSA-10-021
SUPPORT: INFO@CTSGROUPPR.COM

OCTOBER 28, 2021

Background and Disclaimer: The purpose of an environmental site assessment is to identify actual or potential "recognized environmental conditions" that may result in liability or land use restrictions. The ASTM 1527-13 Environmental Site Assessment is the minimum standard for environmental due diligence in the commercial real estate industry and currently meet the standard for All Appropriate Inquiry under the Small Business Liability Relief and Brownfield's redevelopment Act of 2002. A diligent effort in accordance with generally accepted good commercial and customary standards and practice was undertaken to identify the "recognize environmental conditions" that might affect the redevelopment project. However, the identification of old hazardous waste sites is an evolving process; therefore, CTS Group, Inc. cannot state with absolute certainty that no other potentially hazardous waste site is located in the area.

Table of Content

1.0	Executive Summary	6
2.0	Introduction	10
2.1	Purpose	10
2.2	Detailed Scope-of-services	10
2.3	Significant Assumptions	12
2.4	Limitations and Exceptions	12
2.5	Special Terms and Conditions	11
2.6	User Reliance	16
3.0	User Provided Information	16
3.1	Location and Legal Description	17
3.2	Owner Information	17
3.3	Title and Judicial Records	17
3.4	Environmental Liens or Activity and Use Limitations	17
3.5	Specialized Knowledge or Experience of the User	17
3.6	Actual Knowledge of the User	17
3.7	Reasons for Significantly Lower Purchase Price	17
3.8	Commonly Known or Reasonably Ascertainable Information	18
3.9	Reason for Performing an ESA Phase I	18
4.0	Records Reviews	18
4.1	Standard Federal, State, and Tribal Environmental Record Sources	18
4.2	Regulatory Agency File and Records Review	20
4.3	Additional Environmental Records Sources	20
4.4	Physical Setting Source(s)	21
4.5	Historical Use of the Property	22
4.6	Historical Use of Properties in Surrounding Area	22
4.7	Standard Historical Sources	23
5.0	Site Reconnaissance	24
5.1	Methodology and Limiting Conditions	24
5.2	General Site Setting	25
5.3	Current Use(s) of the Property	26
5.4	Past Use(s) of the Property	26
5.5	Current Uses of Adjoining Properties	26
5.6	Past Uses of Adjoining Properties	27
5.7	Current or Past Uses in the Surrounding Area	28

5.8 Interior & Exterior Observations 28
5.9 Vapor Encroachment Screen (VES) 30
5.10 Out of Scope Considerations 30

6.0 Interviews 33
6.1 User/client questionnaire 33
6.2 Present owners and/or occupants Questionnaire 33
6.3 Government official(s) interview (s) 37

7.0 Findings 38

8.0 Opinions 39

9.0 Additional Investigations 39

10.0 Data Gaps 39

11.0 Conclusions 39

12.0 Recommendations 40

13.0 Limiting Conditions/Deviations 40

14.0 References 40

15.0 Environmental Professional Statement and Signature 42

16.0 Site and Adjoining Properties Photographs 43

17.0 Appendix A 58
Aerial Views and Maps

Appendix I
EPA Superfund CERCLIS List

Appendix II
EPA Enforcement and Compliance History (ECHO)

Appendix III
EPA National Priority List (NPL)

Appendix IV
EPA Toxic Release Inventory (TRI)

Appendix V
EPA Resource Conservation and Recovery Act (RCRA)

Appendix VI
EPA List of Brownfield Grant information

Appendix VII
EPA Radiation Information Database (RADINFO)

Appendix VIII
USGS and Puerto Rico EQB Water Monitoring Wells

Appendix IX
Leaking Underground Storage Tanks (LUST) and
Registered Underground Storage Tanks (UST)

Appendix X
Additional Provided Documentation

Appendix XI
Reliance Letter
Evidence of Insurance

1.0 EXECUTIVE SUMMARY

Mrs. Alexandra Domenech acting as an authorized representative of Fernando L. Sumaza & Company, Inc. engaged CTS Group Inc. to conduct a Phase I Environmental Site Assessments (ESA) at a commercial real estate property physically located at Sol, Tanca, Barbosa and San Sebastián Streets, Old San Juan Ward, San Juan, Puerto Rico. This property will be subsequently referred to in this report as "the subject property". This assessment was prepared in accordance with the American Society of Testing Materials (ASTM) Standard Practice for Phase I Environmental Site Assessments Process (ASTM Designation E1527-13).

The purpose of the Phase I was to evaluate environmental concerns or issues with respect to the range of contaminants within the scope of the Comprehensive Environmental Response and Liability Act (CERCLA) and petroleum products that may be associated with the Subject Property, based upon readily available information and site observations. In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a property, the goal of the processes established by this practice is to identify *"Recognized Environmental Conditions (REC)"*. A REC means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term is not intended to include *de minimis* conditions that generally do not present a threat to the human health or the environment and that generally would not be subject of an enforcement action if brought to the attention of appropriate governmental agencies.

The use of land in Puerto Rico is regulated by the Master Zoning Plan of the Puerto Rico Planning Board. According to the Puerto Rico Planning Board webpage, the subject property falls within a D (Public Tenure) and an R-6 zoning districts. The environmental professional, however, is not qualified to determine zoning compliance for the identified use of the subject property. The subject site is assumed to be free of zoning compliance violations that might affect its intended use, and no liability or responsibility is assumed in this respect. A complete zoning compliance assessment is beyond the scope of this Environmental Site Assessment. As per FEMA Emergency Flood Map No. 72000C0355J, the subject property is located in a shaded Zone X area, which is an area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. The environmental professional, however, is not qualified to determine the flooding conditions of the subject site. The Subject Site is assumed to be free of adverse floodable conditions that might affect its intended

development, and no liability or responsibility is assumed in this respect. Further analysis of the flood insurance or flood certification is beyond the scope of this Environmental Assessment.

The Municipality of San Juan was contacted in order to obtain information in connection with the subject property. During a phone conversation and while being interviewed Mr. Carlos Acevedo director of the Office for Emergency Management indicated that there is not information in record connecting the subject and adjoining properties with any incident or violation that would result in the presence of a Recognized Environmental Condition. Mr. Raul Garcia director of the Public Works Department was also interviewed; and based on his statement, there is not record in the public Works Department connecting the Subject Property with any environmentally related incident or violation that will result in a risk for the human health and/or the presence of contaminants at the subject property. After reviewing the available documentation in the U.S. EPA and the PR Environmental Quality Board's Underground Storage Tank Program in connection with the subject property, no information was found that would affect the professional opinion issued in this report. The PR EQB was contacted in order to obtain information regarding any environmentally related incident or violation in connection with the commercial operations of the subject property and the rest of the business in the subject's immediate vicinity. As of the completion of this report, CTS Group, Inc. has not yet received a response to our inquiry from the PR EQB requesting information. Responses from agencies not yet received will be forwarded to the client upon receipt with any applicable recommendations. After reviewing the available documentation with the PR Environmental Quality Board's Underground Storage Tank Program in connection with the subject property, no information was found that would affect the professional opinion issued in this report.

The inspection of the subject property surrounding yield the following results:

- There is no evidence of oily films on standing water.
- There is no evidence of discolored and oil stained floors.
- There is no evidence of discarded chemical containers.
- There is no evidence of waste pipes, buried waste.
- There is no evidence of distressed vegetation.
- There is no presence of unusual odors.
- There is no evidence of a LUST Facility at the subject property
- There is no evidence of a LUST Facility at any of the adjoining properties.

The results of this assessment have revealed no Recognized Environmental Conditions associated with the Subject Property.

The results of this assessment have revealed no Controlled Recognized Environmental Conditions associated with the Subject Property.

The results of this assessment have revealed no Historical Recognized Environmental Conditions associated with the Subject Property.

The results of this assessment have revealed no *de-minimis* conditions associated with the property.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of a residential apartment complex known as San Sebastian Apartments and physically located at Sol, Tanca, Barbosa and San Sebastian Streets, Old San Juan Ward, San Juan, Puerto Rico. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report. The Findings, Opinions, and Conclusion sections of this report are based on sections 12.5, 12.6, and 12.8 of ASTM E 1527-13, respectively.

It is our professional opinion that due to the fact that no Recognized Environmental Conditions were identified during this assessment, there is no need to conduct any further study or testing in the subject property, unless there is a change of the current operations as describes herein. Several data gaps were identified while conducting the research for this assessment that could have a significant impact in the findings described herein since neither the present nor the past owners of the subject property were available to be interviewed and the environmental professional was not able interview any state or municipal government official while conducting the research for this Environmental Site Assessment. Except for the limitations and exceptions discussed in Section 2.3, this Phase I ESA complies with the ASTM Standard 1527-13.

2.0 INTRODUCTION

CTS Group, Inc. conducted a Phase I Environmental Site Assessment of an undeveloped lot of land intended to be used for residential purposes. The subject property is located at Sol, Tanca, Barbosa and San Sebastián Streets, Old San Juan Ward, San Juan, Puerto Rico. The site consists of six street grade parcels with adequate drainage and improved with a total of 10 apartment buildings known as San Sebastian Apartments. All city utilities are available, including water, sewer, electric and telephone services. The site is improved comprises 25 units affordable housing complex with 1 Bed(s) to 3 Bed(s) apartments units. This assessment was prepared in accordance with the American Society of Testing Materials (ASTM) Standard Practice for Phase I Environmental Site Assessments Process (ASTM Designation E1527-13).

2.1 Purpose

The purpose of this practice is to define good commercial and customary practice in the United States of America for conducting an *environmental site assessment* of a parcel of *commercial real estate* with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and *petroleum products*. As such, this practice is intended to permit a *user* to satisfy one of the requirements to qualify for the *innocent landowner*, *contiguous property owner*, or *bona fide prospective purchaser* limitations on CERCLA liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"): that is, the practice that constitutes *all appropriate inquiries* into the previous ownership and uses of the *property* consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35)(B). Controlled substances are not included within the scope of this standard.

2.2 Detailed scope of Services

g The scope of services for this project included a visual reconnaissance of the site and neighboring properties; review of readily available Federal, state, and local regulatory records; examination when available of historic information and evaluation of current and past operations and activities on-site. Matrix reviewed/utilized historic aerial photographs, Sanborn Fire Insurance Maps, historic topographic maps and city directories as part of the Phase I ESA. Additionally, a regulatory database search was conducted by CTS Group, Inc. for information available in governmental databases. The Phase I ESA also included an initial Vapor Encroachment Screening (VES) to determine if a Vapor Encroachment Condition (VEC) is identified for the Target Property TP (that is, the presence or likely presence of Chemicals of Concern (COC) vapors in the subsurface of the TP caused by the release of vapors from contaminated

soil and/or groundwater either on or near the TP as identified by the Tier 1 procedure of ASTM E2600-15. As required by the ASTM 1527-13 standard, a Phase I ESA consists of four components which are being described below:

Records Review

Review of property deeds, titles, and any other pertinent legal record. Review of available records, including permitting, topographic maps, geological maps, aerial pictures and historical records. The database of the U.S. Environmental Protection Agency and the Puerto Rico Environmental Quality Board were reviewed to determine if any regulated facilities were located at the subject property or in its vicinity.

Site Reconnaissance

A site reconnaissance of the subject property and adjoining properties will be conducted to identify if there is the presence of any Recognized Environmental Condition.

Interviews

CTS Group, Inc. will perform a series of interviews with present and past owners of the subject property, neighbors and owners of adjoining property, and local and state government officials.

Preparation of final Report

This Final Report will reveal the Environmental Professional evaluation of findings after conducting an ASTMA 1527-13 Phase I ESA at the subject property.

2.3 Significant Assumptions

CTS Group, Inc. assumes that the reports, documents and general and specific information provided by the client, government agencies and the people interviewed while conducting this study are complete and reliable. No other significant assumptions have been made while performing this Phase I ESA.

2.4 Limitations and Exceptions

The purpose of an environmental site assessment is to identify actual or potential "recognized environmental conditions" that may result in liability or land use restrictions. The ASTM 1527-13 Environmental Site Assessment is the minimum standard for environmental due diligence in the commercial real estate industry and currently meet the standard for All Appropriate Inquiry under the Small Business Liability Relief and Brownfield's redevelopment Act of 2002. A diligent effort in

accordance with generally accepted good commercial and customary standards and practice was undertaken to identify the "recognized environmental conditions" that might affect the redevelopment project. However, the identification of old hazardous waste sites is an evolving process; therefore, CTS Group, Inc. cannot state with absolute certainty that no other potentially hazardous waste sites are located in the area. This assessment reflects the normal degree of care and skill that is ordinarily exercised by environmental professionals conducting business in this or similar localities. In no event, shall CTS Group, Inc., or its employees be liable for any damages, injury, loss, cost, or expenses whatsoever arising in connection with the use or reliance on the information contained in this report, except as otherwise provided by law. As part of this assessment, CTS Group, Inc. submitted requests for information via the Freedom of Information Act (FOIA) and Office of Public Records Act (OPRA) to various governmental agencies. As of the preparation of this report, these requests may not have been fulfilled. The conclusions of this report are subject to change upon receipt of a response from these FOIA and OPRA requests. Where access to portions of the subject property or to structures on the site was unavailable or limited, CTS Group, Inc. renders no opinion as to the presence of direct or indirect evidence relating to petroleum substances, hazardous substances or both in that portion of the site or structure. In addition, CTS Group, Inc. renders no opinion as to the presence of indirect evidence related to hazardous material or oil where direct observation of the ground surface, interior walls, floors, ceilings, or a structure is obstructed by objects or materials, including snow, covering on or over these surfaces.

The information in this report is based on the review of available historical documents, governmental databases, deed records, aerial photographs, governmental environmental files, conducted interviews with past/present owners and neighbors, and a site reconnaissance of the area by the environmental professional. The result of this assessment, as written in this report, is valid as of the date of report. The assessment does not include sampling of soil, rock, groundwater, surface water, or air. Mold, indoor air quality, asbestos, and lead-based paint surveys are excluded from the scope of this report.

2.5 Special Terms and Conditions

The Phase I ESA was conducted in conformance with the scope and limitations of

ASTM designation E 1527-13 standard practice. There are no special terms or conditions to the content of the report that are in addition to the scope outlined in Section 2.2.

Authorization to perform this assessment was given by Fernando L. Sumaza & Company, Inc. acting as an authorized representative of the subject property owner. Instructions as to the location of the subject property, access, and an explanation of the subject property and facilities to be assessed were provided by Mrs. Jeanny Cartagena.

The following is a list of terminology that is used throughout this report and therefore should be defined:

Actual Knowledge: The knowledge actually possessed by an individual who is a real person, rather than an entity.

Adjoining Properties: Any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with that of the subject property but for a street, road, or another public thoroughfare separating them.

All Appropriate Inquiry: That inquiry constituting "all appropriate inquiry into previous ownership and uses of the subject property consistent with good commercial or customary practice", as defined in CERCLA, 42 U.S.C 9607 (b)(3), 9607 (q); and 9607 (r), assuming compliance with other elements of the defense.

Activity and Use Limitation (AUL): Legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment.

Area of Concern (AOC) (defined by the Approximate Minimum Search Distance)*:* Records to be reviewed pertain to the *TP* and to properties within the *AOC* (that is, within the *approximate minimum search distance*). The *AOC* is one third of a mile around the *TP*.

Business Environmental Risk: A risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in the E 1527-13 practice. Considerations of business environmental risk may involve addressing one or more non-scope considerations.

Chemical(s) of Concern (COC): Chemical that is present in the subsurface environment and can potentially migrate as a vapor into the sub-surface of the TP.

Controlled Recognized Environmental Condition: A REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

Data Failure: A failure to achieve the historical research objectives of ASTM 1527-13 even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap.

Data Gap: A lack of or inability to obtain information required by ASTM 1527-13 despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by the ASTM 1527-13, including, but not limited to, site reconnaissance (for example, an inability to conduct the subject property visit) and interviews (for example, an inability to interview the key subject property manager, regulatory officials, etc.).

De minimis condition: A condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de-minimis conditions are neither, recognized environmental conditions nor controlled recognized environmental conditions.

Due Diligence: The process of inquiring into the environmental characteristics of a parcel of commercial real estate or other conditions, usually in connection with a property transaction.

Environmental Professional: A person meeting the education, training and experience requirements, as set forth in the ASTM E 1527-13 practice.

Hazardous Substance: A substance defined as a hazardous substance pursuant to CERCLA 42 USC 9601(14), as interpreted by USEPA regulations and the courts.

Historical Recognized Environmental Condition: A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls). Before calling the past release and HREC, the EP must determine whether the past release is a REC at the time the Phase

I ESA is conducted (e.g., if there has been a change in the regulatory criteria). If the EP considers this past release to be a REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a REC.

Migrate/ Migration: Refers to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.

Obvious: That which is plain or evident; a condition or fact that could not be ignored or overlooked by a reasonable observer while visually or physically observing the subject property.

Occupants: Those tenants, subtenants, or other persons or entities using the subject property or a portion of the subject property.

Owner: Generally, the fee owner of record of the subject property.

Practically Reviewable: Information that is practically reviewable means that the information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the subject property without the need for extraordinary analysis of irrelevant data.

Reasonable Ascertainable: Information that is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) practically reviewable.

Recognized Environmental Conditions: The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

Subject Property: The real estate property that is the subject of this ESA.

Target Property (TP): Property involved in the real estate transaction that is the subject of the VES defined by this guide.

User: The party seeking to use Practice E 1527-13 to perform an environmental site assessment of the subject property.

Vapor Encroachment Condition (VEC): Presence or likely presence of COC vapors in the subsurface of the TP caused by the release of vapors from contaminated soil or groundwater or both either on or near the TP as identified by the *VES*.

2.6 User Reliance

While conducting a Phase I – Environmental Site Assessments, as recommended by ASTM E-1527-13, an environmental professional is not required to verify independently the information provided but may rely on information provided unless he or she has actual knowledge that certain information is incorrect or unless it is obvious that certain information is incorrect based on other information obtained in the Phase I Environmental Site Assessment or otherwise actually known to the environmental professional.

This Phase I ESA was conducted solely for the purpose of providing information to the client. The findings, opinions, conclusions and other information provided in this report may be released to third parties. However, third parties shall have no right to rely on any information contained in this report, and CTS Group, Inc. shall have no liability to third parties in any manner whatsoever.

3.0 USER PROVIDED INFORMATION

3.1 Location and Legal Description

The subject property is located at Sol, Tanca, Barbosa and San Sebastián Streets, Old San Juan Ward, San Juan, Puerto Rico. The general site location is in the northeastern area of the island. The subject property's legal description reads as follow from its original Spanish translation:

space intentionally left blank

-----I. PARCEL A. ----------

---URBANA: Parcela número dos (2) radicada en el Barrio San Juan antiguo del término municipal de San Juan, con una cabida superficial de quinientos cuarenta y nueve metros cuadrados con cuatro mil ochocientos treinta y cinco diezmilímetros de metro cuadrado (549.4835 m.c.), equivalentes a mil trescientos noventa y ocho diezmilésimas de cuerda (0.1398 cds) y colinda por el Norte, con al calle San Sebastián; por el Sur, con la calle Sol y la parcela número uno (1) propiedad del Instituto de Cultura; por el Este, con la calle Barbosa y parcela número uno (1) perteneciente al Instituto de Cultura; por el Oeste, con la calle Tanca.-----

-----II. PARCEL B. ----------

-----URBANA: Parcela marcada bajo el número cuatro (4) según plano de mensura levantado por el Ingeniero Eduardo Castro Martinez, licencia número cincuenta y ocho (58), radicada en el Barrio San Juan Antiguo del término municipal de San Juan, con una cabida superficial de cuatrocientos treinta y seis metros con veinticuatro centimetros cuadrados (436.24 m.c.) equivalentes a mil ciento nueve diez milésimas de cuerda (0.1109 cds.); y colinda por el Norte, con la calle San Sebastián; por el Sur, con la Calle Sol y terrenos propiedad de Alfredo Nieves; por el Este, con la calle Tanca y por el Oeste, con el Condominio Borinquen y terrenos propiedad de Alfredo Nieves.----------

3.2 Owner Information

Based on the provided information the subject property's owner of record is Old City Limited Partnership.

3.3 Title and Judicial Records

According to Purchase and Sale Deed No. 45 signed on October 16th, 1998 in front of Public Notary Francisco X. Pascual Amadeo, Old City Limited Partnership represented Fernando L. Sumaza & Co., Inc. agreed to purchase the subject property from San Sebastian Limited Dividend Partnership represented by C.R.H.C. of Puerto Rico, Inc.

3.4 Environmental Liens or Activity and Use Limitations.

The subject property owner does not have any reliable information regarding any if specific chemicals were at some point stored at the subject site or if any environmentally related incident took place in the subject property immediate vicinity that could affect the opinion provided in this assessment.

3.5 Specialized Knowledge or Experience of the User

The subject property owner does not have any reliable information regarding any if specific chemicals were at some point stored at the subject site or if any environmentally related incident took place in the subject property immediate vicinity that could affect the opinion provided in this assessment.

3.6 Actual Knowledge of the User

The subject property owner does not have any reliable information regarding any if specific chemicals were at some point stored at the subject site or if any environmentally related incident took place in the subject property immediate vicinity that could affect the opinion provided in this assessment.

3.7 Reasons for Significantly Lower Purchase Price.

This assessment has yielded no significant environmental issues or contamination concerns that may Significantly reduce the fair market value of the property was reported. None are suspected by CTS Group Inc.

3.8 Commonly Known or Reasonably Ascertainable Information.

The client does not know of any specific chemicals that are present or once were present at the subject property.

The client does not know of any spills or other chemicals releases that have taken place at the subject property.

The client does not know of any environmental cleanups that have taken place at the subject property.

In general, the client is not aware of any commonly known or reasonable ascertainable information that can be used to identify a recognized environmental condition in connection with the subject property.

3.9 Reason for performing Phase I

The objective of performing this Phase I Environmental Site Assessment at the subject property is to identify any recognized environmental condition in connection with the present and past operations of the subject property and the neighboring business. The scope of this practice includes research and reporting requirements that support the user's ability to qualify for the LLPs. As such, sufficient documentation of all sources, records, and resources utilized in conducting the inquiry required by this practice is provided in this report.

4.0 RECORDS REVIEWS

4.1 Standard Environmental Records Sources

Superfund CERCLIS List

Information from EPA Superfund CERCLIS List was obtained by searching the EPA's Data Information System. No facilities were identified under the specified search criteria based on data reviewed on October 29, 2021. Refer to Appendix I.

Enforcement and Compliance History (ECHO)

Information from ECHO was reviewed on October 29, 2021 and included in Appendix II. Seventeen (17) facilities were identified in the Enforcement and Compliance History Online Database. None of the listed facilities represent a risk of human exposure to contamination and/or migration of contaminated ground water from or to the property. Neither the subject property nor any of the adjoining properties are on this list.

EPA National Priority List (NPL)

Information from EPA NPL list was retrieved and reviewed on October 29, 2021. The results are included in Appendix III. No facilities were listed in the Municipality of San Juan.

EPA Toxic Release Inventory (TRI)

Information from the EPA Toxic Release Inventory (TRI) facilities information system was reviewed on October 29, 2021. No facilities were listed within the regulatory search area. None of the listed facilities represent a risk of human exposure to contamination and/or migration of contaminated ground water from or to the property. Neither the subject property nor any of the adjoining properties are on this list. Refer to Appendix IV.

Resource Conservation and Recovery (RCRA)

Information from the EPA RCRA and RCRA CORRACTS (Subject to Corrective Actions) databases were reviewed on October 29, 2021. Ten (10) facilities were identified in the Municipality of Bayamon under the specified search parameters. None of the listed facilities represent a risk of human exposure to contamination and/or migration of contaminated ground water from or to the property. Neither the subject property nor any of the adjoining properties are on any of these lists. The RCRA CORRACTS (Subject to Corrective Actions) database was reviewed and One (1)

facilities was identified in within the searching parameters. The facility was identified as the San Juan Post of the U.S. Coast Guard. The listed facility does not represent a risk of human exposure to contamination and/or migration of contaminated ground water from or to the property. Neither the subject property nor any of the adjoining properties are on this list. Refer to Appendix V.

EPA List of Brownfield Grant Information

Information was obtained by using the EPA Brownfield's Clean-up data information system on October 29, 2021. Three (3) jurisdictions were identified in the Municipality of San Juan under the specified search criteria. None of the listed facilities represent a risk of human exposure to contamination and/or migration of contaminated ground water from or to the property. Neither the subject property nor any of the adjoining properties are on any of these lists. Refer to Appendix VI.

EPA Safe Drinking Water Information System (SDWIS)

Information from the EPA Safe Drinking Water Information System Database was reviewed on January 28, 2020. Three (3) facilities were listed under the specified search area. None of the listed facilities represent a risk of human exposure to contamination and migration of contaminated ground water from or to the Subject Property. Refer to Appendix VII.

4.3 Additional Environmental Records Sources

Department of Natural Resources and Environment (DRNA) & US Geological Survey (USGS)

According to the DRNA and the USGS, there are no public supply wells or agricultural wells within the subject property or any of the adjoining properties. According to the USGS Groundwater Monitoring Network there are Four (4) active monitoring well in the Municipality of San Juan. Refer to Appendix VIII.

EQB List of Registered Petroleum Storage Tanks

Information was obtained by using Environmental Quality Board data information system. A list with all the Registered Leaking Petroleum Storage Tanks listed in the Municipality of San Juan is provided in Appendix IX. The review of the Registered UST Database available indicates that there are not LUST facilities registered within approximately one mile surrounding the subject property. None of the Leaking Underground Storage Tanks listed in the Municipality of San Juan represent a risk of

human exposure to contamination and migration of contaminated ground water from or to the property.

4.4 Physical Setting Source

Physical Setting Sources were obtained from the USGS, US Department of Agriculture, and visits to the subject property and its vicinity.

General Geography

The subject property is located in the Municipality of San Juan which is part of the Bayamón-Loíza region. The Bayamón-Loíza region covers about 280 mi2 in the eastern North Coast area. It is bounded to the north by the Atlantic Ocean, to the west and south by the drainage basin divide of the Río de Bayamón, and to the east and south by the drainage basin divide of the lower Río Grande de Loíza (below Lago Loíza). Included in the Bayamón-Loíza region are the Río Bayamón, Río Piedras, and lower Río Grande de Loíza drainage basins (fig. 2.1.4.A-1). The San Juan metropolitan area is not only the principal population center of the Bayamón-Loíza region, but also of all Puerto Rico. The northern section of the Bayamón-Loíza region consists of a coastal plain composed of deposits of sand, silt, clay, and sand muck overlying limestone formations, which form the principal aquifer. The elevation of the land surface in the coastal plain ranges from mean sea level to about 100 feet above mean sea level. An almost continuous strip of swamps and lagoons lies near the coast. The principal coastal lagoons are Laguna San José, Laguna La Torrecilla, and Laguna de Piñones. The southern part of the region is comprised mostly of the foothills of the inner uplands, which range in elevation from about 100 to 1,300 feet above mean sea level.

The principal streams flowing through the region are the Río Bayamón and Río Piedras which flow north, and the Río Grande de Loíza which flows northeast. The Río Bayamón has its headwaters in the mountainous interior of the island and flows across a wide alluvial valley surrounded by swamp deposits near the coast. The Río Piedras, a relatively short river that has its headwaters in the foothills, flows across a wide alluvial plain and discharges into Bahía de San Juan. The Río Grande de Loíza, with headwaters in the interior of the island (section 2.5), is the primary source of water filling Lago Loíza (the principal water-supply reservoir for the San Juan metropolitan area), on its course to the Atlantic Ocean. According to the subject property to be appraised the required market analysis could be a Level A-B, inferred analysis, which gives emphasis to instinctive knowledge, historical data and judgment.

General Topography

The highest peaks include San Patricio at 262 feet, Hatillo at approximately 443 feet, and Magueyes at 591 feet above sea level. San Juan hydrographic system is comprised of the Puerto Nuevo and Piedras rivers. The Puerto Nuevo river flows into San Juan harbor and receives waters from the Piedras River, Muerto stream, and Margarita channel. The Piedras River rises in Caimito ward and travels from south to north, finally emptying into the Puerto Nuevo River. Its tributaries include the Buena Vista, Las Curias, Doña Ana, Los Guanos, and Guaracanal brocks. Other streams include Carraizo, Frailes, Juan, and San Antón. Las Curias Dam is located in Cupey ward. The San Juan coast includes, from east to west, Las Marias, Piedrita, Escambrón, El Morro, and La Puntilla promontories. The Piedras islet is located near Las Marias promontory and the San Jorge promontory is located near the Escambrón promontory. Guachinga islet is located on the San José lagoon. A Custom Soil Resource Report was issued by the U.S. Department of Agriculture and included in Appendix IX.

General Site and Vicinity Hydrogeology

Two principal water-bearing units are present in the Bayamón-Loíza region: an upper water-table aquifer comprised of sedimentary rocks of Tertiary age and surficial deposits of Quaternary age; and a lower confined aquifer comprised mainly of sedimentary rocks of Tertiary age. The two units are separated by the upper member of the Cibao Formation, which acts as a confining unit. The upper aquifer occurs in the uppermost rocks overlying the upper member of the Cibao Formation, the Aguada and Aymamón Limestones, and alluvial deposits. The Aguada and Aymamón Limestones are eroded and covered with alluvial deposits, and the upper part of the Cibao Formation becomes thinner near San Juan. As a consequence, the available freshwater in the upper aquifer around San Juan largely resides in surficial deposits. For the most part, according to Rodríguez-Martínez (1991, p. 12), the upper aquifer is absent in the San Juan metropolitan area, and where present, is thin and contains brackish water. The thickness of the upper aquifer is limited by the location of the saline-freshwater interface and the top of the Cibao Formation.

4.5 Historical Use of the Property

The subject property is part of the historical Old San Juan ward. Development of the subject site can be traced back over 75 years. No industrial or agricultural use was either reported nor identified while conducting this assessment.

4.6 Use of Properties in Surrounding Area

The subject property's immediate vicinity is conformed mostly by residential, historical and some institutional structures with no industrial or manufacturing historical use on record. Land uses within Old San Juan include medium to high-density commercial development along primary and secondary corridors, several institutional and public uses, and scattered high and medium density residential at interior streets; although many residential properties at tertiary interior streets have been converted for commercial occupancy over the years. The predominant zoning districts within the neighborhood are commercial, public and high density. Old San Juan is located on a small and narrow island which lies in the north coast, about 35 miles (56 km) from the east end of Puerto Rico, and is united to the mainland of Puerto Rico by the three bridges. It is bounded by the Atlantic Ocean to the north and to the south by San Juan Bay or "Bahia of San Juan" which lies between the city and the mainland. On a bluff about 100 feet (30 m) high at the west end of the island and commanding the entrance to the harbor rise the battlements of Fort San Felipe del Morro, in which there is a lighthouse. The "Caño de San Antonio" lies also in South Coast and extends to the Southeast where the island of Old San Juan connects to the mainland through Santurce by three bridges, "Puente Dos Hermanos" (Ave. Ashford), "Puente G. Esteves" (Ave. Ponce de León) and "Puente San Antonio" (Ave. Fernandez Juncos).

4.7 Standard Historical Sources

Aerial Photographs

Aerial photographs were obtained using the EDR Radius Map with Geo-Check and Historical Topo Maps and Aerial Photo Search. The images taken from an aerial platform had sufficient resolution to allow identification of development and activities of areas encompassing the subject property. The reviewed material included images from the past 58 years. Based on the available aerial photographs, the commercial activities in the subject property vicinity has not experienced significant changes over the past two decades.

Fire Insurance Maps

No fire insurance maps were reviewed as part of this investigation.

Property Tax Files

No property tax information was made available to the environmental professional.

Recorded Land Title Records

No title records were reviewed as part of this environmental site assessment.

USGS Topographic Maps

The USGS Topographic Map of the subject property vicinity dating back to 1940 were obtained using the EDR Radius Map with Geo-Check, Historical Topo Maps and Aerial Photo Search. Other than the use listed under sections 4.5 and 4.6, no additional commercial used was identified in connection with the subject property or any of the adjoining properties.

Local Street Directories

Local street directories were reviewed as part of this assessment in order to identify any prior commercial use of the subject property and the adjoining properties. Industrial and manufacturing activities were identified in the subject property vicinity. The review of the local street directories does not reveal the existence of any commercial activity that would suggest the storage of chemical substances and the use of insecticides and any other agricultural related chemicals.

Building Department Records

No building department records were reviewed as part of this assessment.

Zoning/Land Use Records

The use of land in Puerto Rico is regulated by the Master Zoning Plan of the Puerto Rico Planning Board. According to the Puerto Rico Planning Board webpage, the subject property falls within a D (Public Tenure) and an R-6 zoning districts. The environmental professional, however, is not qualified to determine zoning compliance for the identified use of the subject property. The subject site is assumed to be free of zoning compliance violations that might affect its intended use, and no liability or responsibility is assumed in this respect. A complete zoning compliance assessment is beyond the scope of this Environmental Site Assessment.

Other Historical Sources

No *other historical sources were reviewed as part of this assessment.*

space intentionally left blank

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

The subject property was inspected on October 21th, 2021 by EP Ihosvany Negret. The methodology used for the site reconnaissance of the subject property consisted of visually inspecting the subject property interior and surrounding areas. The purpose of this visit was to identify any potential recognized environmental conditions and/or any potential source of environmental impairment.

5.2 General Site Setting

All areas of the subject property were accessible at the time of the inspection. There were no visual or physical obstructions of the subject property. During the inspection, an exterior walk-through of the subject property was performed. The exteriors of adjoining properties were visually evaluated to identify any Recognized Environmental Condition.

General Description of Land & Structures

The subject property is located at Sol, Tanca, Barbosa and San Sebastián Streets, Old San Juan Ward, San Juan, Puerto Rico. The site consists of six street grade parcels with adequate drainage and improved with a total of 10 apartment buildings known as San Sebastian Apartments. All city utilities are available, including water, sewer, electric and telephone services. The site is improved comprises 25 units affordable housing complex with 1 Bed(s) to 3 Bed(s) apartments units.

Roads

The city is characterized by its narrow cobblestone streets and flat-roofed brick and stone buildings. The main access to the subject property is by San Sebastian Street which can be accessed by taking the G. Estevez bridge on PR-25 (Ave. once de León) into the Old San Juan, and will yield into Boulevard del Valle which is the street that lays along the north cost of the San Juan islet.

Utilities

The Puerto Rico Electrical Power Authority (PREPA) provides electrical power to the subject's immediate neighborhood. The Puerto Rico Aqueducts and Sewers Authority (PRASA) provide potable water, to the area, and the Puerto Rico Telephone Company provides telephone services. There are no other utilities available at the subject property. The subject property vicinity has the typical and necessary government services available, including fire and police protection provided by the Commonwealth

government, street cleaning provided by the municipal government, and postal service provided by the federal government.

Floods

As per FEMA Emergency Flood Map No. 72000C0355J, the subject property is located in a shaded Zone X area, which is an area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. The environmental professional, however, is not qualified to determine the flooding conditions of the subject site. The Subject Site is assumed to be free of adverse floodable conditions that might affect its intended development, and no liability or responsibility is assumed in this respect. Further analysis of the flood insurance or flood certification is beyond the scope of this Environmental Assessment.

Landfill, Dumping, Disturbed Soil

There are not landfills, Dumping, or disturbed soil at the subject property or adjoining properties. The soil is not disturbed but it does show water accumulation in several areas in the presence of precipitation. There is not a Municipal Solid Waste Facility in the Municipality of San Juan.

5.3 Current Use(s) of the Property

The subject property is currently occupied by a residential apartment complex known as San Sebastian apartments.

5.4 Past Use(s) of the Property

The subject property is part of the historical Old San Juan ward. Development of the subject site can be traced back over 75 years at least. No industrial or agricultural use was either reported nor identified while conducting this assessment.

5.5 Current Uses of Adjoining Properties

The subject property is surrounded by residential property with no commercial use on record with the exception of a commercial property adjoining the subject site on its eastern boundary. The adjoining property refers to the Abraham Lincoln Elementary School.

5.6 Past Uses of Adjoining Properties

No additional historical use information was identified in connection with any of the adjoining properties. From reviewing the historical aerial photography and the available

information, we do not suspect any industrial or other environmentally sensitive commercial activities in the subject property immediate vicinity.

5.7 Historical Uses in the Surrounding Area

The subject property's immediate vicinity is conformed mostly by residential, historical and some institutional structures with no industrial or manufacturing historical use on record. Land uses within Old San Juan include medium to high-density commercial development along primary and secondary corridors, several institutional and public uses, and scattered high and medium density residential at interior streets; although many residential properties at tertiary interior streets have been converted for commercial occupancy over the years. The predominant zoning districts within the neighborhood are commercial, public and high density.

Old San Juan is located on a small and narrow island which lies in the north coast, about 35 miles (56 km) from the east end of Puerto Rico, and is united to the mainland of Puerto Rico by the three bridges. It is bounded by the Atlantic Ocean to the north and to the south by San Juan Bay or "Bahia of San Juan" which lies between the city and the mainland. On a bluff about 100 feet (30 m) high at the west end of the island and commanding the entrance to the harbor rise the battlements of Fort San Felipe del Morro, in which there is a lighthouse. The "Caño de San Antonio" lies also in South Coast and extends to the Southeast where the island of Old San Juan connects to the mainland through Santurce by three bridges, "Puente Dos Hermanos" (Ave. Ashford), "Puente G. Esteves" (Ave. Ponce de León) and "Puente San Antonio" (Ave. Fernandez Juncos).

5.8 Interior and Exterior Observations

Hazardous Substances and Petroleum Products in Connection with Identified Uses.

No hazardous substances and petroleum products were identified in connection with identified use of the subject property.

Power Generators

No power generator was reported or observed during the site reconnaissance.

Petroleum Storage Tanks

No petroleum storage tank was identified during the site reconnaissance.

Odors

No strong, pungent, or noxious odors were identified at the subject property and its surroundings during the site inspection.

Pools of Liquid

No standing surface water, pools or sumps containing liquids likely to be hazardous substances or petroleum products were observed during the site reconnaissance.

Drums

No drums suspected to have residual hydrocarbon products or any other chemical were observed at the subject property.

Hazardous Substance and Petroleum Products Containers (Not Necessarily in Connection with Identified Uses)

None observed or reported

Unidentified Substance Containers

No unidentified Substance Containers were observed at the subject property.

PCBs

During the site inspection, we did not identify any visual indications of equipment likely to contain PCB.

Interior Observations:

Heating/Cooling

No HVAC facilities were observed or reported during the site inspection.

Stains or Corrosion

No corroded or stained metal containers were observed within the subject property.

Drains and Sumps

No sumps or malfunctioning drain system were observed at the subject property.

space intentionally left blank

Exterior Observations:

Pits, Ponds, or Lagoons

No pits, ponds, or lagoons were observed in the subject property.

Stained Soil or Pavement

No stained soil or pavement was observed at the subject property.

Stressed Vegetation

No stressed vegetation other than from insufficient water was observed at the subject property.

Solid Waste

No trash construction debris, demolition debris, or other solid waste disposal, or mounds or depressions suggesting trash or other solid waste disposal were observed at the subject property.

Wastewater

No wastewater or any discharge into a drain, ditch, underground injection system, or stream on or adjacent to the property was observed. The subject property is fully connected to the Municipal Sewer System.

Wells

No dry wells, irrigation wells, injection wells, abandoned wells, or other wells were observed at the subject property.

Septic Systems

No on-site septic systems or cesspools were observed.

5.9 Vapor Encroachment Screen (VES)

The initial Vapor Encroachment Screening (VES) is intended to determine if a Vapor Encroachment Condition (VEC) is identified for the Target Property TP (that is, the presence or likely presence of Chemicals of Concern (COC) vapors in the subsurface of the TP caused by the release of vapors from contaminated soil and/or groundwater either on or near the TP as identified by the Tier 1 procedure of ASTM E2600-15. No sources of Petroleum Hydrocarbon COCs were identified within the specified Area of

Concern of 528 ft. from the subject property. No source of volatile/semi volatile hazardous COCs were identified in the proposed Area of Concern.

5.10 Out of Scope Considerations

Following are several non-scope considerations that the user may want to assess in connection with *commercial real estate*. No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive:

Wetlands/Flood Plain

No evidence of wetlands was noted on the subject property. The vicinity surrounding the Subject Property was evaluated using U.S. Fish and Wildlife Service Natural Wetland Inventory. The current operations at the subject property are believed to cause no adverse impact to the wetlands identified in the map. A copy of the National Wetland Inventory for the subject property vicinity issued by the U.S. Fish and Wildlife Service is included in Appendix A of this report. As per FEMA Emergency Flood Map No. 72000C0355J, the subject property is located in a shaded Zone X area, which is an area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. The environmental professional, however, is not qualified to determine the flooding conditions of the subject site. The Subject Site is assumed to be free of adverse floodable conditions that might affect its intended development, and no liability or responsibility is assumed in this respect. Further analysis of the flood insurance or flood certification is beyond the scope of this Environmental Assessment.

Endangered Species

Under the Endangered Species Act (ESA), the government protects endangered and threatened plants and animals (listed species) and their habitats. The presence of listed species can restrict use of property to ensure that the proposed or current activities do not adversely affect endangered or threatened species as well as their critical habitats. Based on limited reviewed information could not identify any record of threatened or endangered species in the subject property immediate vicinity that may be affected by the current operations at the site.

Lead-Based Paint

Based on the age of the structure it is possible that some of the paint and/or ceramic tiles in the bathroom and kitchen may contain Lead. The PR EQB requires that a Lead Based Paint inspection and removal (If needed) to be performed prior to any major renovations or demolition of a building suspected to have LBP. CTS Group, did not

perform an LBP inspection at the premises, therefore, a professional opinion cannot be offered on that regard.

Asbestos Containing Building Materials (ACBM's)

National Emission Standards for Hazardous Air Pollutants (NESHAP) regulations require sampling potential ACBM prior to demolition or extensive renovation, regardless of the date of construction; therefore, if such activities are planned, it may be required to conduct a survey of the entire facility, or that portion slated for renovation or demolition, before initiating such destructive activities. CTS Group, did not perform an ACM inspection at the premises, therefore, a professional opinion cannot be offered on that regard.

Microbial Contamination (Mold)

A comprehensive mold survey was beyond the scope of this assessment; however, during the assessment, no visual evidence of active water or mold damage was observed in the areas inspected by CTS Group, Inc.

Radon

Radon gas is a product of the decay series that begins with uranium. Radon is produced directly from radium, which can be commonly found in bedrock that contains black shale and/or granite. Radon gas can migrate through the ground and enter buildings through porous concrete or fractures. Radon tends to accumulate in poorly ventilated basements. Long-term exposure to radon has been associated with lung cancer. The EPA Map of Radon Zones does not provide a map for Puerto Rico. No Radon testing was performed by CTS Group, Inc.

Lead in Drinking Water

CTS Group, Inc. researched information pertaining to the source and the regulatory compliance of the drinking water supplied to the subject property. The subject property receives its drinking water from the Puerto Rico Aqueduct and Sewer Authority (PRASA). According to the PRASA's website, 100 % of its water is tested before it enters the distribution system. The water supplied to the Subject Property vicinity is believed to meet federal and state drinking water standards.

Indoor Air Quality

Indoor pollution sources that release gases or particles into the air are the primary cause of indoor air quality problems in homes. Inadequate ventilation can increase indoor pollutant levels by not bringing in enough outdoor air to dilute emissions from indoor

sources and by not carrying indoor air pollutants out of the home. High temperature and humidity levels can also increase concentrations of some pollutants. CTS Group, did not perform an indoor air quality assessment at the subject property.

Noise Pollution

A Noise Survey was not performed as part of this Environmental Site Assessment. No information was provided to the Environmental Professional on whether or not a Noise Survey has been performed at the premises.

6.0 INTERVIEWS AND QUESTIONNAIRES

6.1 User/client questionnaire

Refer to Appendix X for a copy of the client/user questionnaire.

6.2 Past owners and/or past occupants Questionnaire

The subject property past owners were not available to be interviewed. Based on the information collected by interviewing local government officials, present owner and neighboring business owners there is no reason to believed that the subject property was used to store any regulated chemicals.

6.3 Present owner and/or site manager interview

Refer to Appendix X for a copy of the client/user questionnaire.

6.4 Government Official(s) Interview (s)

The Municipality of San Juan was contacted in order to obtain information in connection with the subject property. During a phone conversation and while being interviewed Mr. Carlos Acevedo director of the Office for Emergency Management indicated that there is not information in record connecting the subject and adjoining properties with any incident or violation that would result in the presence of a Recognized Environmental Condition. Mr. Raul Garcia director of the Public Works Department was also interviewed; and based on his statement, there is not record in the public Works Department connecting the Subject Property with any environmentally related incident or violation that will result in a risk for the human health and/or the presence of contaminants at the subject property. After reviewing the available documentation in the U.S. EPA and the PR Environmental Quality Board's Underground Storage Tank Program in connection with the subject property, no information was found that would affect the professional opinion issued in this report. The PR EQB was contacted in order to obtain information regarding any

environmentally related incident or violation in connection with the commercial operations of the subject property and the rest of the business in the subject's immediate vicinity. As of the completion of this report, CTS Group, Inc. has not yet received a response to our inquiry from the PR EQB requesting information. Responses from agencies not yet received will be forwarded to the client upon receipt with any applicable recommendations. After reviewing the available documentation with the PR Environmental Quality Board's Underground Storage Tank Program in connection with the subject property, no information was found that would affect the professional opinion issued in this report.

7.0 FINDINGS

The inspection of the subject property surrounding yield the following results:

- There is no evidence of oily films on standing water.
- There is no evidence of discolored and oil stained floors.
- There is no evidence of discarded chemical containers.
- There is no evidence of waste pipes, buried waste.
- There is no evidence of distressed vegetation.
- There is no presence of unusual odors.
- There is no evidence of a LUST Facility at the subject property
- There is no evidence of a LUST Facility at any of the adjoining properties.

The results of this assessment have revealed no Recognized Environmental Conditions associated with the Subject Property.

The results of this assessment have revealed no Controlled Recognized Environmental Conditions associated with the Subject Property.

The results of this assessment have revealed no Historical Recognized Environmental Conditions associated with the Subject Property.

The results of this assessment have revealed no *de-minimis* conditions associated with the property.

8.0 PROFESSIONAL OPINION

It is our professional opinion that due to the fact that no Recognized Environmental Conditions were identified during this assessment, there is no need to conduct any further study or testing in the subject property, unless there is a change of the current operations as describes herein. Except for the limitations and exceptions discussed in Section 2.3, this Phase I ESA complies with the ASTM Standard 1527-13.

9.0 ADDITIONAL INVESTIGATIONS

Based on the results of this ESA Phase I there is no need to conduct further investigation at the subject property.

10.0 DATA GAPS

Several data gaps were identified while conducting the research for this assessment that could have a significant impact in the findings described herein since neither the present nor the past owners of the subject property were available to be interviewed and the environmental professional was not able interview any state or municipal government official while conducting the research for this Environmental Site Assessment.

11.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of a residential apartment complex known as San Sebastian Apartments and physically located at Sol, Tanca, Barbosa and San Sebastián Streets, Old San Juan Ward, San Juan, Puerto Rico. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report. The Findings, Opinions, and Conclusion sections of this report are based on sections 12.5, 12.6, and 12.8 of ASTM E 1527-13, respectively.

12.0 RECOMMENDATIONS

No further testing is required at the subject property.

13.0 LIMITING CONDITIONS & DEVIATIONS

Any exception to, or deletions from, this practice are described in Section 2.4 of this report. The Findings, Opinions, and Conclusion sections of this report are based on sections 12.5, 12.6, and 12.8 of ASTM E 1527-13, respectively.

14.0 REFERENCES

ASTM Standards:

1. *ASTM1527-13 Standard practice for Environmental Site Assessments Phase I*
2. *E2091 Guide for Use of Activity and Use Limitations, Including Institutional and Engineering Controls*
3. *E2600 Guide for Vapor Encroachment Screening on Property*
4. *Involved in Real Estate Transactions*

Federal Statutes:

1. *Comprehensive Environmental Response, Compensation, and Liability Act of 1980 ("CERCLA" or "Superfund"), as amended by Superfund Amendments and Reauthorization Act of 1986 ("SARA") and Small Business Liability Relief and Brownfields Revitalization Act of 2002 ("Brownfields Amendments"), 42 U.S.C. §§9601 et seq.*
2. *Emergency Planning and Community Right-To-Know Act of 1986 ("EPCRA"), 42 U.S.C. §§11001 et seq.*
3. *Freedom of Information Act, 5 U.S.C. §552, as amended by Public Law No. 104-231, 110 Stat. 3048.*

space intentionally left blank

15.0 ENVIRONMENTAL PROFESSIONAL STATEMENT & SIGNATURE

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR § 312" and 12.13.2. I, have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Ihosvany Negret Lapeira, MS. ME.
Lead Environmental Consultant
CTS Group Inc.

Site Photographs

Appendix A
Aerial Views and Maps

USDA Soil Map

CTS GROUP INC.
ENGINEERING & ENVIRONMENTAL CONSULTANTS

Subject Property Vicinity
Soil Map
Source: USDA

San Sebastian Apartments
450 Sol Street, Old San Juan
San Juan, Puerto Rico

Property Tax ID Information

Ubicación	
Catastro	**022-092-021-06**
Coordenadas Nad83	x: 233705.2550, y: 270215.1662 (Lat: 18.46745377, Lon: -66.11422313) Ver: Google | Google Earth | OpenStreet | Templates USGS| Waze
Area Aprox. (m.c.)	567.1363
Municipio	San Juan
Barrio	San Juan Antiguo
Características Ambientales	
Zona Inundabilidad	X
Zona Inund. Advisory	X
Panel Inundabilidad	[illegible]
Floodway	
Suelo (NRCS)	**SNS** (Soil not surveyed)
Calificación y Clasificación de Suelo	
Calificación	Oficializacion del geodato en proceso, favor de referirse al mapa de calificacion vigente.
Clasificación PT	Oficializacion del geodato en proceso, favor de referirse al mapa de calificacion vigente.
Clasificación PUT	[illegible]
Mapas de Calificación	[illegible] de [illegible]
Distrito Sobrepuesto	**APE-ZC** (Área de Planificación Especial Zona Cársica)
Zona Histórica	Zona Histórica de San Juan, Resolución:Z-7
Sitio Histórico	0
Reglamento Aplicable	• Plan de Uso de Terrenos • Reglamento POT San Juan
Vigencia de Clasificación PUT	30-nov-2015
Vigencia de GeoDato de Calificación	9999
Status POT	Municipio Autónomo con Jerarquía V
Permisos	[illegible]

Property Tax ID Information
Source: PR Planning Board

San Sebastian Apartments
450 Sol Street, Old San Juan
San Juan, Puerto Rico

Ubicación	
Catastro	**022-092-020-13**
Coordenadas Nad83	x: 233671.7665, y: 270220.1847 (Lat: 18.46749964, Lon: -66.11454010) Ver: Google | Google Earth | OpenStreet | Temblores USGS| Waze
Area Aprox. (m.c.)	75.2758
Municipio	San Juan
Barrio	San Juan Antiguo
Características Ambientales	
Zona Inundabilidad	X
Zona Inund. Advisory	X
Panel Inundabilidad	72000C0355J
Floodway	
Suelo (NRCS)	**SNS** (Soil not surveyed)
Calificación y Clasificación de Suelo	
Calificación	Oficializacion del geodato en proceso, favor de referirse al mapa de calificacion vigente.
Clasificación PT	Oficializacion del geodato en proceso, favor de referirse al mapa de calificacion vigente.
Clasificación PUT	SU (87%) , VIAL (3%)
Mapas de Calificación	Hoja 2 A de San Juan Mapa PUT
Distrito Sobrepuesto	**APE-ZC** (Área de Planificación Especial Zona Cársica)
Zona Histórica	Zona Histórica de San Juan, Resolución:Z-7
Sitio Histórico	0
Reglamento Aplicable	• Plan de Uso de Terrenos • Reglamento POT San Juan
Vigencia de Clasificación PUT	30-nov-2015
Vigencia de GeoDato de Calificación	9999
Status POT	Municipio Autónomo con Jerarquía V
Permisos	3 Casos Permisos/reedom

CTS GROUP INC.
ENGINEERS & ENVIRONMENTAL CONSULTANTS

Property Tax ID Information
Source: PR Planning Board

San Sebastian Apartments
Sol, Tanca, Barbosa and San Sebastián Streets, Old San Juan, San Juan, Puerto Rico

Ubicación	
Catastro	**022-092-020-14**
Coordenadas Nad83	x: 233680.1793, y: 270219.2097 (Lat: 18.46749070, Lon: -66.11446047) Ver: Google | Google Earth | OpenStreet | Temblores USGS | Waze
Area Aprox. (m.c.)	111.7273
Municipio	San Juan
Barrio	San Juan Antiguo
Características Ambientales	
Zona Inundabilidad	x
Zona Inund. Advisory	x
Panel Inundabilidad	72000C0295J
Floodway	
Suelo (NRCS)	**SN5** (Soil not surveyed)
Calificación y Clasificación de Suelo	
Calificación	Oficializacion del geodato en proceso, favor de referirse al mapa de calificacion vigente.
Clasificación PT	Oficializacion del geodato en proceso, favor de referirse al mapa de calificacion vigente.
Clasificación PUT	SU (95%) , VIAL (5%)
Mapas de Calificación	Hoja 2 X de San Juan Mapa PUT
Distrito Sobrepuesto	**APE-ZC** (Área de Planificación Especial Zona Cársica)
Zona Histórica	Zona Histórica de San Juan, Resolución:Z-7
Sitio Histórico	0
Reglamento Aplicable	• Plan de Uso de Terrenos • Reglamento POT San Juan
Vigencia de Clasificación PUT	30-nov-2015
Vigencia de GeoDato de Calificación	9999
Status POT	Municipio Autónomo con Jerarquía V

Property Tax ID Information
Source: PR Planning Board

San Sebastian Apartments
Sol, Tanca, Barbosa and San Sebastián Streets, Old San Juan, San Juan, Puerto Rico

Ubicación	
Catastro	**022-092-020-15**
Coordenadas Nad83	x: 233684.6751, y: 270206.1541 (Lat: 18.46737267, Lon: -66.11441812) Ver: Google | Google Earth | OpenStreet | Temblores USGS | Waze
Area Aprox. (m.c.)	77.7876
Municipio	San Juan
Barrio	San Juan Antiguo
Características Ambientales	
Zona Inundabilidad	x
Zona Inund. Advisory	x
Panel Inundabilidad	72000C0355J
Floodway	
Suelo (NRCS)	**SNS** (Soil not surveyed)
Calificación y Clasificación de Suelo	
Calificación	Oficializacion del geodato en proceso, favor de referirse al mapa de calificacion vigente.
Clasificación PT	Oficializacion del geodato en proceso, favor de referirse al mapa de calificacion vigente.
Clasificación PUT	SU (96%) , VIAL (4%)
Mapas de Calificación	Hoja 2 A de San Juan Mapa PUT
Distrito Sobrepuesto	**APE-ZC** (Área de Planificación Especial Zona Cársica)
Zona Histórica	Zona Histórica de San Juan. Resolución:Z-7
Sitio Histórico	0
Reglamento Aplicable	• Plan de Uso de Terrenos • Reglamento POT San Juan
Vigencia de Clasificación PUT	30-nov-2015
Vigencia de GeoDato de Calificación	9999
Status POT	Municipio Autónomo con Jerarquía V

Property Tax ID Information
Source: PR Planning Board

San Sebastian Apartments
Sol, Tanca, Barbosa and San Sebastián
Streets, Old San Juan, San Juan, Puerto Rico

Ubicación	
Catastro	**022-092-020-16**
Coordenadas Nad83	x: 233680.4295, y: 270205.0116 (Lat: 18.46736242, Lon: -66.11445834) Ver: Google | Google Earth | OpenStreet | Temblores USGS | Waze
Area Aprox. (m.c.)	69.7402
Municipio	San Juan
Barrio	San Juan Antiguo
Características Ambientales	
Zona Inundabilidad	X
Zona Inund. Advisory	X
Panel Inundabilidad	72000C0355J
Floodway	
Suelo (NRCS)	**SNS** (Soil not surveyed)
Calificación y Clasificación de Suelo	
Calificación	Oficialización del geodato en proceso, favor de referirse al mapa de calificación vigente.
Clasificación PT	Oficialización del geodato en proceso, favor de referirse al mapa de calificación vigente.
Clasificación PUT	**SU** (Suelo Urbano)
Mapas de Calificación	Hoja 3 A de San Juan Mapa PUT
Distrito Sobrepuesto	**APE-ZC** (Área de Planificación Especial Zona Cársica)
Zona Histórica	Zona Histórica de San Juan, Resolución:Z-7
Sitio Histórico	0
Reglamento Aplicable	• Plan de Uso de Terrenos • Reglamento POT San Juan
Vigencia de Clasificación PUT	30-nov-2015
Vigencia de GeoDato de Calificación	9999
Status POT	Municipio Autónomo con Jerarquía V

Property Tax ID Information
Source: PR Planning Board

San Sebastian Apartments
Sol, Tanca, Barbosa and San Sebastián Streets, Old San Juan, San Juan, Puerto Rico

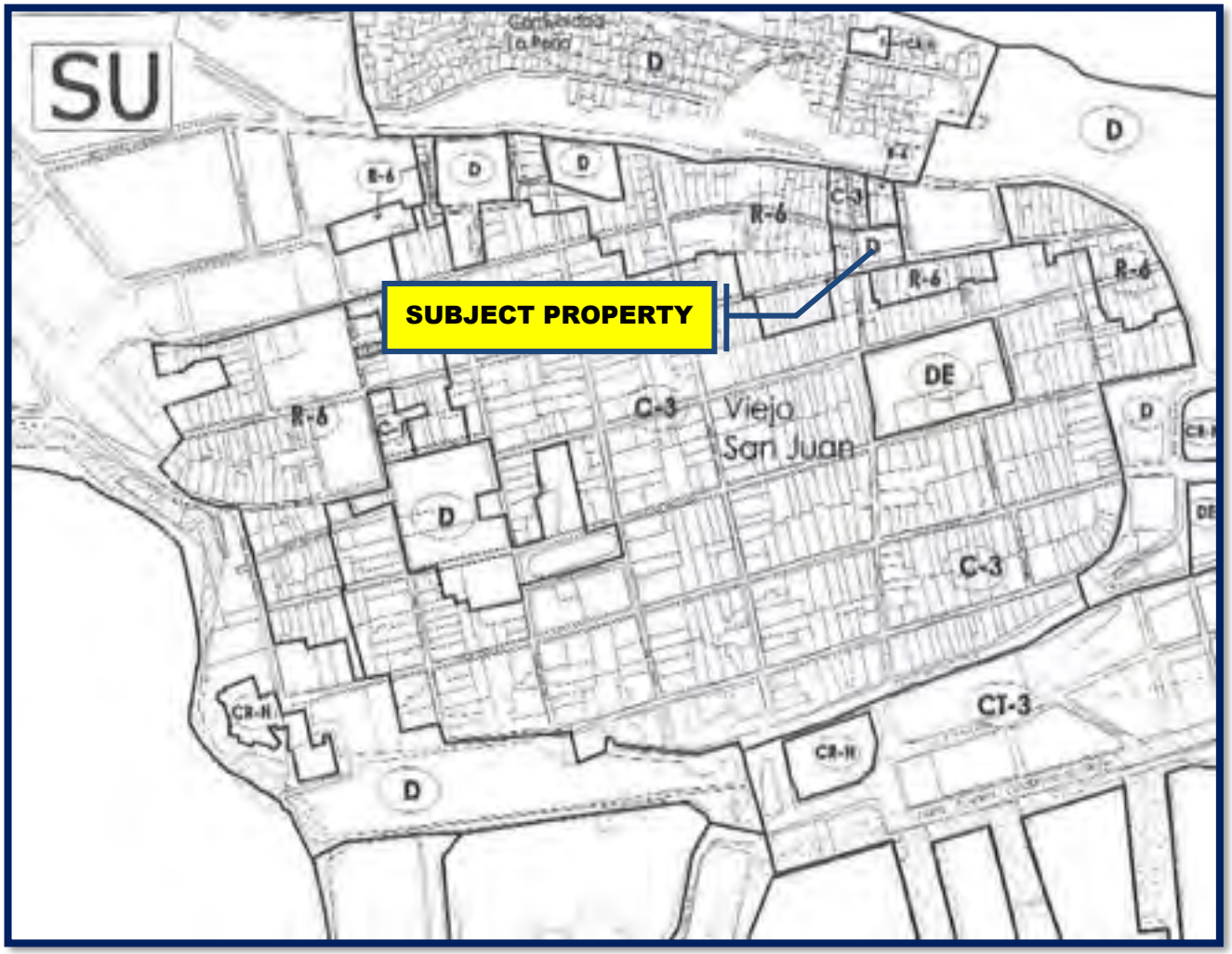
Ubicación	
Catastro	**022-092-020-17**
Coordenadas Nad83	x: 233675.4165, y: 270205.2865 (Lat: 18.46736498, Lon: -66.11450579) Ver: Google | Google Earth | OpenStreet | Temblores USGS | Waze
Area Aprox. (m.c.)	105.2479
Municipio	San Juan
Barrio	San Juan Antiguo
Características Ambientales	
Zona Inundabilidad	x
Zona Inund. Advisory	x
Panel Inundabilidad	72060C0355J
Floodway	
Suelo (NRCS)	**SNS** (Soil not surveyed)
Calificación y Clasificación de Suelo	
Calificación	Oficializacion del geodato en proceso, favor de referirse al mapa de calificacion vigente.
Clasificación PT	Oficializacion del geodato en proceso, favor de referirse al mapa de calificación vigente.
Clasificación PUT	**SU** (Suelo Urbano)
Mapas de Calificación	Hoja: 2-4 de San Juan Mapa PUT
Distrito Sobrepuesto	**APE-ZC** (Área de Planificación Especial Zona Cársica)
Zona Histórica	Zona Histórica de San Juan, Resolución:Z-7
Sitio Histórico	0
Reglamento Aplicable	• Plan de Uso de Terrenos • Reglamento POT San Juan
Vigencia de Clasificación PUT	30-nov-2015
Vigencia de GeoDato de Calificación	9999
Status POT	Municipio Autónomo con Jerarquía V

CTS GROUP INC.
ENGINEERS & ENVIRONMENTAL CONSULTANTS

Property Tax ID Information
Source: PR Planning Board

San Sebastian Apartments
Sol, Tanca, Barbosa and San Sebastián Streets, Old San Juan, San Juan, Puerto Rico

Zoning Map



DISTRITOS DE CALIFICACION

DISTRITOS EN SUELO URBANO

DISTRITOS RESIDENCIALES

- R-0 (BAJA DENSIDAD-SOLAR MIN. 8,000m/c)
- R-1 (BAJA DENSIDAD-SOLAR MIN. 900m/c)
- R-2 (BAJA DENSIDAD-SOLAR MIN. 450m/c)
- R-3 (GENERAL-SOLAR MIN. 300m/c)
- R-4 (GENERAL-SOLAR MIN. 250m/c)
- R-5 APARTAMENTOS (ALTA DENSIDAD EN SOLAR MIN. 400m/c)
- R-6 APARTAMENTOS (ZONAS HISTORICAS)
- RT-3 RESIDENCIAL TURISTICO (300m/c)
- RT-4 RESIDENCIAL TURISTICO (250m/c)
- RT-5 RESIDENCIAL TURISTICO (1,000m/c)

DISTRITOS COMERCIALES

- CO-1 COMERCIAL DE OFICINA UNO
- CO-2 COMERCIAL DE OFICINA DOS
- C-L COMERCIAL LIVIANO
- C-1 COMERCIAL LOCAL
- C-2 COMERCIAL CENTRAL INTERMEDIO
- C-3 COMERCIAL CENTRAL
- C-4 CENTROS DE MERCADEO
- C-5 CENTROS DE RECREACION COMERCIAL EXTENSA
- C-6 COMERCIAL DE SERVICIOS VECINALES
- CT-1 COMERCIAL TURISTICO (INTENSIDAD INTERMEDIA)
- CT-2 COMERCIAL TURISTICO (INTENSIDAD SEMI-ALTA)
- CT-3 COMERCIAL TURISTICO (ALTA INTENSIDAD)

DISTRITOS INDUSTRIALES

- I-1 INDUSTRIAL (INDUSTRIAS LIVIANAS)
- IL-1 INDUSTRIAL (INDUSTRIAS LIVIANAS LIMITADAS)
- I-2 INDUSTRIAL (INDUSTRIAS PESADAS)
- IL-2 INDUSTRIAL (INDUSTRIAS PESADAS LIMITADAS)

DISTRITOS EN SUELO RUSTICO

- SRP SUELO RUSTICO POBLADO
- B-1 BOSQUES DE INTERIOR

DISTRITOS SOBREPUESTOS

- RC-1 RESIDENCIAL-COMERCIAL
- D DISTRITOS DOTACIONALES:
  - D TENENCIA PUBLICA
  - DV PLAZAS Y AREAS VERDES
  - DD RECREACION Y DEPORTES
  - DE EQUIPAMIENTO
  - DS SERVICIO PUBLICO
  - DA ADMINISTRACION
  - DT TRANSPORTACION
- DISTRITO TU (TREN URBANO)

DISTRITOS DE APLICACION GENERAL

- CR-H CONSERVACION/RESTAURACION RECURSOS HISTORICOS
- CPN CONSERVACION PATRIMONIO NATURAL

N

CTS GROUP INC.
ENGINEERS & ENVIRONMENTAL CONSULTANTS

Subject Property Vicinity
Zoning Map
Source: Planning Board of PR

San Sebastian Apartments
450 Sol Street, Old San Juan
San Juan, Puerto Rico

U.S. Fish and Wildlife Service

National Wetland Inventory Map

N

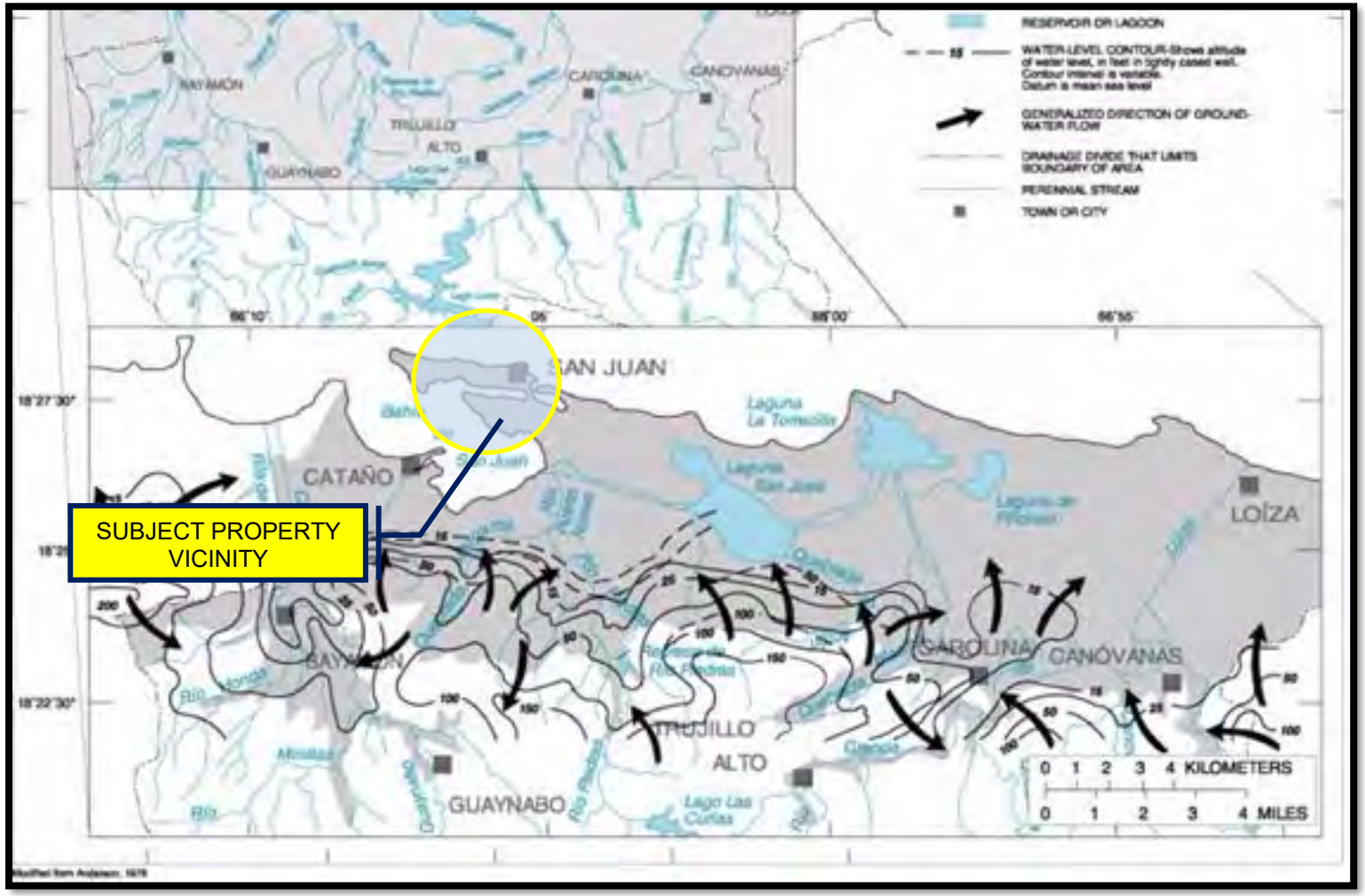
CTS GROUP INC.
ENGINEERS & ENVIRONMENTAL CONSULTANTS

U.S. Fish & Wildlife Service
National Wetland Inventory Map

San Sebastian Apartments
450 Sol Street, Old San Juan
San Juan, Puerto Rico

U.S. USGS

Vicinity Ground Water Movement



Bayamon-Loiza Region
Ground-Water Movement
Source: Atlas of PR Ground-Water

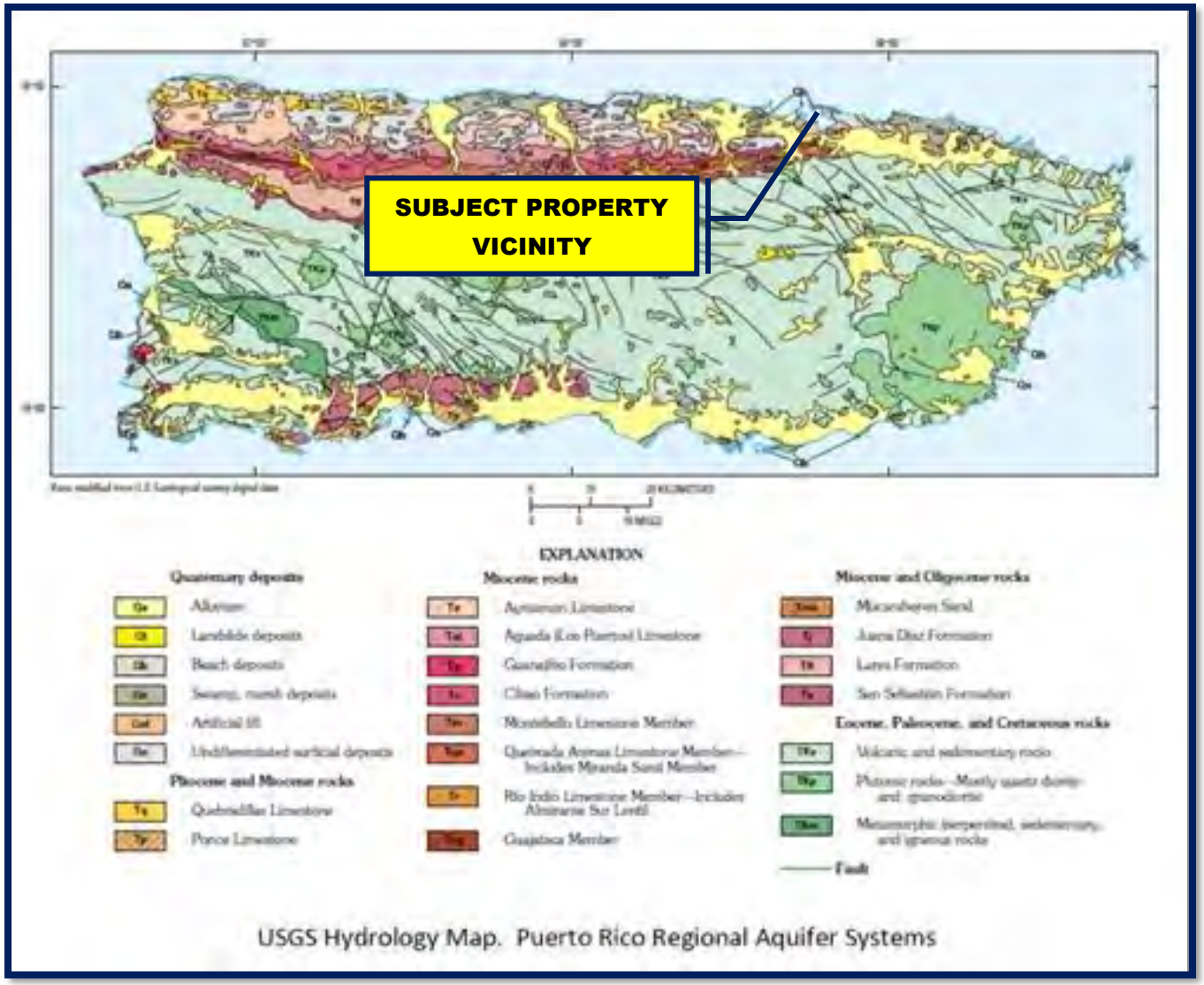
San Sebastian Apartments
450 Sol Street, Old San Juan
San Juan, Puerto Rico

U.S. FEMA Flood Map

Map#: 72000C0710H
Source: US FEMA

San Sebastian Apartments
450 Sol Street, Old San Juan
San Juan, Puerto Rico

USGS Geologic Map



USGS Hydrology Map. Puerto Rico Regional Aquifer Systems

N

CTS GROUP INC.
ENGINEERS & ENVIRONMENTAL CONSULTANTS

USGE Hydrology Map
Puerto Rico Regional Aquifer System
USGS Resources

San Sebastian Apartments
450 Sol Street, Old San Juan
San Juan, Puerto Rico

Appendix I
EPA Superfund CERCLIS List

Superfund Site Search Results

Found **0** site(s) that match your search criteria listed below.

Search Criteria:

Active, Archived, or All :	***Active***
City:	*SAN JUAN*
State:	*Puerto Rico*
Region:	*03*
ZIP Code:	*00901*

To conduct another search, return to the **Search Superfund Site Information** page.

OCTOBER 31, 2021

Appendix II
EPA Enforcement and Compliance History (ECHO)

ECHO Gov Login will be unavailable beginning Friday, October 29 at 8pm through Saturday, October 30 at 8pm, due to system maintenance.

ECHO Gov Login Contact Us

Facility Search Results

Missouri, Nebraska, North Carolina, Pennsylvania, Vermont, Washington, West Virginia, and Wisconsin are working with EPA to fix problems with their Clean Water Act violation data. Read More...

Map Legend **Basemap Options** **Zoom To:**

Enter city, state, and/or zip code

Report Violation

Help

Facility Summary

Select a facility row from the search results table.

Current Search

17 Facilities Found

Selected Criteria

Search Type: All Data
State: Puerto Rico ✖
Active/Operating: Yes ✖
ZIP Code: 00901 ✖
City: San Juan ✖

Explore Enforcement and Compliance Criteria

- ☐ **3** Facilities with Current Violations
- ■ **2** Facilities with Significant Violations
- ■ **3** Facilities with Violations (3 years)
- ■ **3** Facilities with Formal Enforcement Actions (5 years)
- ■ **1** Facilities with Informal Enforcement Actions (5 years)

Modify Search

CTS Group, Inc. SSA-10-021

Customize Columns | Download Data | Quick CSV Download

Results Guide | Reports Legend

Facility Name	Mapped	Street Address	City	State	FRS ID	Reports
CARIBE HILTON HOTEL		1 CALLE SAN GERONIMO	SAN JUAN	PR	110038910603	
CARNIVAL DESTINY IMO#9070058		PORT SAN JUAN PIER 4 & 6	SAN JUAN	PR	110012565820	
CELEBRITY CRUISES INC		ISLA GRANDE PAN AMERICAN PIER	SAN JUAN	PR	110007821429	
COMPANIA PETROLERA CARIBE INC		530 PONCE DE LEON AVE	SAN JUAN	PR	110012555181	
CVS PHARMACY #7979		105 GILBERTO CONCEPTION DE GRACIA	SAN JUAN	PR	110045989061	
DESAROLLOS METROPOLITANOS		PR-2 AVE KENNEDY SECT 3 IND BECHARA	SAN JUAN	PR	110038910596	
FERNANDO LUIS RIBAS DOMINICCI AIRPORT		CALLE LINDBERGH	SAN JUAN	PR	110071070022	
FOOD AND DRUG ADMINISTRATION, SAN JUAN DISTRICT OFFICE		466 FERNANDEZ JUNCOS AVE	SAN JUAN	PR	110004889602	
LABORATORY OF NEUROBIOLOGY		201 BOULEVARD DEL VALLE	SAN JUAN	PR	110009700449	

Filter Facilities

Not Filtering on 17 Facilities

Only Show Matches

Facility Characteristics

Facility Type

1 Major
16 Minor

Facility Permit/ID

6 Has Water Permit (ICIS-NPDES)
3 Has ICIS-Air ID
12 Has RCRA ID
1 Has TRI Releases

Enforcement and Compliance Characteristics

2 Facilities with Violations (1 or more quarters within the past 3 years)

1 2 3 4 5 6 7 8 9 10 11 12

Facilities with Formal Enforcement Actions (5 yrs)

3 Yes **14** No

1 2 3 4 5

Facilities with Informal Enforcement Actions (5 yrs)

1 Yes **16** No

1 2 3 4 5

Facilities Inspected within Date Range

0 Yes **17** No

10/31/20

10/31/20

Customi Columns | Downloa Data | Quick CSV Downloa

Facility Name	Mapped	Street Address	City	State	FRS ID
CARIBE HILTON HOTEL	♀	1 CALLE SAN GERONIMO	SAN JUAN	PR	110038910603
CARNIVAL DESTINY IMO#9070058	♀	PORT SAN JUAN PIER 4 & 6	SAN JUAN	PR	110012565820
CELEBRITY CRUISES INC	♀	ISLA GRANDE PAN AMERICAN PIER	SAN JUAN	PR	110007821429
COMPANIA PETROLERA CARIBE INC	♀	530 PONCE DE LEON AVE	SAN JUAN	PR	110012555181
CVS PHARMACY #7979	♀	105 GILBERTO CONCEPTION DE GRACIA	SAN JUAN	PR	110045989061
DESAROLLOS METROPOLITANOS	♀	PR-2 AVE KENNEDY SECT 3 IND BECHARA	SAN JUAN	PR	110038910596
FERNANDO LUIS RIBAS DOMINICCI AIRPORT	♀	CALLE LINDBERGH	SAN JUAN	PR	110071070022
FOOD AND DRUG ADMINISTRATION, SAN JUAN DISTRICT OFFICE	♀	466 FERNANDEZ JUNCOS AVE	SAN JUAN	PR	110004889602
LABORATORY OF NEUROBIOLOGY	♀	201 BOULEVARD DEL VALLE	SAN JUAN	PR	110009700449
LUIS MUNOZ MARIN INTERNATIONAL AIRPORT PORT OF ENTRY	♀	1 LA PUNTILLA	SAN JUAN	PR	110004890155
PRASA PUERTO NUEVO	♀	PR-2 KM 2 AVE KENNEDY	SAN JUAN	PR	110006622823
PUERTO RICO ARMY NATIONAL GUARD - ARMY AVIATION SUPPORT FACILITY	♀	GEN ESTEVES ST #100	SAN JUAN	PR	110067618812
PUERTO RICO ARMY NATIONAL GUARD - ARMY AVIATION SUPPORT FACILITY	♀	HANGAR 21 ISLA GRANDE	SAN JUAN	PR	110007803797
U S COAST GUARD SAN JUAN BASE	♀	CALLE LA PUNTILLA FINAL 5	SAN JUAN	PR	110006868988
U.S. CUSTOMS BORDER PATROL - AGRICULTURE SPECIALIST	♀	PASSENGER CLEARANCE OFFICE OF FIELD OPERATION SAN	SAN JUAN	PR	110070936467
U.S. CUSTOMS BORDER PATROL - OFFICE OF FIELD OPERATIONS	♀	SAN JUAN SEAPORT CARGO BRANCH	SAN JUAN	PR	110070936468
USCG BASE SAN JUAN	♀	5 LA PUNTILLASTREET (FINAL)	SAN JUAN	PR	110070382597

Appendix III

EPA National Priority List (NPL)

Lagoons	Township					• Site Listing Narrative <https://semspub.epa.gov/src/document/03/900364> • Site Progress Profile • Federal Register Notice (PDF) <https://semspub.epa.gov/src/document/11/189629> (27 pp, 287 K)	Loca
Willow Grove Naval Air and Air Reserve Station	Willow Grove	PAD987277837	09/29/1995	50.00	Yes	• Site Listing Narrative <https://semspub.epa.gov/src/document/03/900223> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-1995-09-29/pdf/95-24415.pdf> (5 pp, 166 K)	Site Loca

Top of page

Puerto Rico (18 sites)

Site Name	City	Site EPA ID	Listing Date	Site Score	Federal Facility Indicator	Additional Information	Site Locatior
Atlantic Fleet Weapons Training Area - Vieques	Vieques	PRN000204694	02/11/2005		Yes	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363533> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-2005-02-11/pdf/05-2711.pdf> (8 pp, 175 K)	Site Location
Cabo Rojo Ground Water Contamination	Cabo Rojo	PRN000206319	03/10/2011	50.00	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363179> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-2011-03-10/pdf/2011-5337.pdf> (9 pp, 179 K)	Site Location
Cidra Ground Water Contamination	Cidra	PRN000204538	07/22/2004	50.00	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363531> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-2004-07-22/pdf/04-16571.pdf> (8 pp, 205 K)	Site Location
Corozal Well	Corozal	PRN000206452	03/15/2012	50.00	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363184> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-2012-03-15/pdf/2012-6329.pdf> (9 pp, 250 K)	Site Location
Dorado Ground	Dorado	PRN000201872	09/09/2016	50.00	No		Site

Water Contamination						• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363674> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-2016-09-09/pdf/2016-21615.pdf> (7 pp, 245 K)	Location
Fibers Public Supply Wells	Jobos	PRD980763783	09/21/1984	35.34	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363610> • Site Progress Profile • Federal Register Notice (PDF) <https://semspub.epa.gov/src/document/11/189627> (22 pp, 177 K)	Site Location
Juncos Landfill	Juncos	PRD980512362	09/08/1983	32.57	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363606> • Site Progress Profile • Federal Register Notice (PDF) <https://semspub.epa.gov/src/document/11/189620> (36 pp, 441 K)	Site Location
Maunabo Area Ground Water Contamination	Maunabo	PRN000205831	09/27/2006	50.00	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363168> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-2006-09-27/pdf/e6-15858.pdf> (9 pp, 212 K)	Site Location
Papelera Puertorriquena, Inc.	Utuado	PRD090290685	09/23/2009	34.69	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363173> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-2009-09-23/pdf/e9-22934.pdf> (10 pp, 170 K)	Site Location
Pesticide Warehouse I	Arecibo	PRD987367349	09/27/2006	50.00	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363165> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-2006-09-27/pdf/e6-15858.pdf> (9 pp, 212 K)	Site Location
Pesticide Warehouse III	Manati	PRD987367299	04/30/2003	50.00	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363521> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-2003-04-30/pdf/03-10648.pdf> (8 pp, 191 K)	Site Location
PROTECO	Peñuelas	PRD000831487	05/15/2019	36.33	No		Site

						• Site Listing Narrative <https://semspub.epa.gov/src/document/11/199498> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-2019-05-15/pdf/2019-09924.pdf> (7 pp, 324 K)	Location
San German Ground Water Contamination	San German	PRN000205957	03/19/2008	50.00	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363170> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-2008-03-19/pdf/e8-5557.pdf> (9 pp, 214 K)	Site Location
Scorpio Recycling, Inc.	Candeleria Ward	PRD987376662	02/04/2000	50.00	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363500> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-2000-02-04/pdf/00-2474.pdf> (8 pp, 271 K)	Site Location
The Battery Recycling Company	Bo. Cambalache	PRR000004655	08/03/2017	56.66	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/11/196879> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-2017-08-03/pdf/2017-16172.pdf> (6 pp, 255 K)	Site Location
Upjohn Facility	Barceloneta	PRD980301154	09/21/1984	41.92	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363609> • Site Progress Profile • Federal Register Notice (PDF) <https://semspub.epa.gov/src/document/11/189627> (22 pp, 177 K)	Site Location
Vega Alta Public Supply Wells	Vega Alta	PRD980763775	09/21/1984	42.24	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363608> • Site Progress Profile • Federal Register Notice (PDF) <https://semspub.epa.gov/src/document/11/189627> (22 pp, 177 K)	Site Location
Vega Baja Solid Waste Disposal	Rio Abajo Ward	PRD980512669	07/22/1999	50.37	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363488> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-1999-07-22/pdf/99-18602.pdf> (8 pp, 183 K)	Site Location

Top of page

Rhode Island (12 sites)							
Site Name	**City**	**Site EPA ID**	**Listing Date**	**Site Score**	**Federal Facility Indicator**	**Additional Information**	**Site Loc**
Central Landfill	Johnston	RID980520183	06/10/1986	46.71	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/01/75001280> • Site Progress Profile • Federal Register Notice (PDF) <https://semspub.epa.gov/src/document/11/189628> (34 pp, 369 K)	Site Loc
Centredale Manor Restoration Project	North Providence	RID981203755	02/04/2000	70.71	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/01/75001218> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-2000-02-04/pdf/00-2474.pdf> (8 pp, 271 K)	Site Loc
Davis Liquid Waste	Smithfield	RID980523070	09/08/1983	47.25	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/01/75001273> • Site Progress Profile • Federal Register Notice (PDF) <https://semspub.epa.gov/src/document/11/189620> (36 pp, 441 K)	Site Loc
Davisville Naval Construction Battalion Center	North Kingstown	RI6170022036	11/21/1989	34.52	Yes	• Site Listing Narrative <https://semspub.epa.gov/src/document/01/75001194> • Site Progress Profile • Federal Register Notice (PDF) <https://semspub.epa.gov/src/document/11/189634> (10 pp, 125 K)	Site Loc
Landfill & Resource Recovery, Inc. (L&RR)	North Smithfield	RID093212439	09/08/1983	49.58	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/01/75001275> • Site Progress Profile • Federal Register Notice (PDF) <https://semspub.epa.gov/src/document/11/189620> (36 pp, 441 K)	Site Loc
Newport Naval Education/Training Center	Newport	RI6170085470	11/21/1989	32.25	Yes	• Site Listing Narrative <https://semspub.epa.gov/src/document/01/75001198> • Site Progress Profile • Federal Register Notice (PDF) <https://semspub.epa.gov/src/document/11/189634> (10 pp, 125 K)	Site Loc
Peterson/Puritan,	Cumberland,	RID055176283	09/08/1983	40.10	No		Site

Appendix IV
EPA Toxic Release Inventory (TRI)

An official website of the United States government

Search EPA.gov

Related Topics: Envirofacts
<https://epa.gov/enviro>

CONTACT US <https://www.epa.gov/enviro/forms/contact-us-about-envirofacts>

Home <https://enviro.epa.gov> | Multisystem Search <https://enviro.epa.gov/facts/multisystem.html> | Topic Searches <https://www.epa.gov/enviro/topic-searches> | System Data Searches <https://www.epa.gov/enviro/system-data-searches> | About the Data <https://www.epa.gov/enviro/about-data> | Data Downloads <https://www.epa.gov/enviro/data-downloads> | Widgets <https://www.epa.gov/enviro/widgets> | Services <https://www.epa.gov/enviro/web-services> | Mobile <https://www.epa.gov/enviro/uv-index-mobile-app> | Other Datasets <https://epa.gov/node/111331>

<< Return

Search Parameters:
TRI facility information searched
ZIP Code: 00901
City Name: San Juan
State Abbreviation: PR

Results are based on data extracted on OCT-13-2021

No Results found.

Total Number of Facilities Retrieved: 0

Appendix V
EPA Resource Conservation and Recovery Act (RCRA)

CTS Group, Inc. SSA-10-021

An official website of the United States government

Related Topics: **Envirofacts** <https://epa.gov/enviro> CONTACT US <https://www.epa.gov/enviro/forms/contact-us-about-envirofacts>

Home <https://enviro.epa.gov> | Multisystem Search <https://enviro.epa.gov/facts/multisystem.html> | Topic Searches <https://www.epa.gov/enviro/topic-searches> | System Data Searches <https://www.epa.gov/enviro/system-data-searches> | About the Data <https://www.epa.gov/enviro/about-data> | Data Downloads <https://www.epa.gov/enviro/data-downloads> | Widgets <https://www.epa.gov/enviro/widgets> | Services <https://www.epa.gov/enviro/web-services> | Mobile <https://www.epa.gov/enviro/xw-index-mobile-app> | Other Datasets <https://epa.gov/node/111331>

Only RCRAInfo facility information was searched to select facilities

<< Return

Search Parameters: ZIP Code: 00901
City Name: San Juan
State Abbreviation: PR
Sites: Only Active

Results are based on data extracted on OCT-25-2021

Copy CSV Excel PDF Print

Showing 1 to 10 of 10 entries Show 10 entries Search:

First Previous 1 Next Last

HANDLER ID	NAME	STREET	CITY	COUNTY	STATE	ZIP CODE	LATITUDE/LONGITUDE
PRR000014969	CARNIVAL DESTINY IMO#9070058	PORT OF SAN JUAN PIER 4 & 6	SAN JUAN	SAN JUAN	PR	00901	/
PRR000009704	CELEBRITY CRUISES INC	ISLA GRANDE PAN AMERICAN PIER	SAN JUAN	SAN JUAN	PR	00901	/
PRR000015099	COMPANIA PETROLERA CARIBE INC	530 PONCE DE LEON AVE	SAN JUAN	SAN JUAN	PR	00901	18.41557/-66.05527
PRR000022632	CVS PHARMACY #7979	105 GILBERTO CONCEPTION DE GRACIA	SAN JUAN	SAN JUAN	PR	00901	/
PRR000022087	DESAROLLOS METROPOLITANOS	AVE KENNEDY SECT 3 IND BECHARA	SAN JUAN	SAN JUAN	PR	00901	/
PRR000022095	EL CARIBE HILTON HOTEL	1 SAN GEROMINO ST	SAN JUAN	SAN JUAN	PR	00901	18.46266/-66.08603
PRD987370855	FOOD & DRUG ADMINISTRATION BLDG	466 FERNANDEZ JUNCOS AVE	SAN JUAN	SAN JUAN	PR	00901-3223	18.46249/-66.09273
PRD000691055	LABORATORY OF NEUROBIOLOGY	BLVD DEL VALLE 201	SAN JUAN	SAN JUAN	PR	00901	18.448089/-66.05441
PR1690360614	UNITED STATES COAST GUARD SECTOR SAN JUAN	5 LA PUNTILLA STREET FINAL	SAN JUAN	SAN JUAN	PR	00901	18.459544/-66.115497
PRD987380300	US CUSTOM LABORATORY	PUNTILLA ST 1	SAN	SAN	PR	00901	18.46291/-66.11575

			JUAN	JUAN			

Showing 1 to 10 of 10 entries

Show 10 entries

Search:

First Previous 1 Next Last

Go To Top Of The Page

Total Number of Facilities Retrieved: 10

Data Refresh Information

<https://epa.gov/resources/echo-data/about-the-data#sources>

CTS Group, Inc. SSA-10-021

An official website of the United States government

Related Topics: **Envirofacts** <https://epa.gov/enviro>

CONTACT US <https://www.epa.gov/enviro/forms/contact-us-about-envirofacts>

Home <https://enviro.epa.gov> | Multisystem Search <https://enviro.epa.gov/facts/multisystem.html> | Topic Searches <https://www.epa.gov/enviro/topic-searches> | System Data Searches <https://www.epa.gov/enviro/system-data-searches> | About the Data <https://www.epa.gov/enviro/about-data> | Data Downloads <https://www.epa.gov/enviro/data-downloads> | Widgets <https://www.epa.gov/enviro/widgets> | Services <https://www.epa.gov/enviro/web-services> | Mobile <https://www.epa.gov/enviro/xw-index-mobile-app> | Other Datasets <https://epa.gov/node/111331>

Only RCRAInfo facility information was searched to select facilities

<< Return

Search Parameters: ZIP Code: 00901
City Name: San Juan
State Abbreviation: PR
Sites: Only Active
Handler Type: SUBJCA

Results are based on data extracted on OCT-25-2021

Copy | CSV | Excel | PDF | Print

Showing 1 to 1 of 1 entries Show 10 entries Search:

First Previous 1 Next Last

HANDLER ID	NAME	STREET	CITY	COUNTY	STATE	ZIP CODE	LATITUDE/LONGITUDE
PR1690360614	UNITED STATES COAST GUARD SECTOR SAN JUAN	5 LA PUNTILLA STREET FINAL	SAN JUAN	SAN JUAN	PR	00901	18.459544/-66.115497

Showing 1 to 1 of 1 entries Show 10 entries Search:

First Previous 1 Next Last

Go To Top Of The Page

Total Number of Facilities Retrieved: 1

Data Refresh Information

<https://epa.gov/resources/echo-data/about-the-data#sources>

CTS Group, Inc. SSA-10-021

An official website of the United States government

Search EPA.gov

Related Topics: **Envirofacts** <https://epa.gov/enviro> CONTACT US <https://www.epa.gov/enviro/forms/contact-us-about-envirofacts>

Home <https://enviro.epa.gov> | Multisystem Search <https://enviro.epa.gov/facts/multisystem.html> | Topic Searches <https://www.epa.gov/enviro/topic-searches> | System Data Searches <https://www.epa.gov/enviro/system-data-searches> | About the Data <https://www.epa.gov/enviro/about-data> | Data Downloads <https://www.epa.gov/enviro/data-downloads> | Widgets <https://www.epa.gov/enviro/widgets> | Services <https://www.epa.gov/enviro/web-services> | Mobile <https://www.epa.gov/enviro/uv-index-mobile-app> | Other Datasets <https://epa.gov/node/111331>

Data Disclaimer <http://www.epa.gov/wastes/disclaimer2.htm>

RCRAInfo Facility Information

<< Return

UNITED STATES COAST GUARD SECTOR SAN JUAN Handler ID: PR1690360614 5 LA PUNTILLA STREET FINAL SAN JUAN, PR 00901 **County Name:** SAN JUAN **Latitude:** 18.459544 **Longitude:** -66.115497 **Hazardous Waste Generator:** Small Quantity Generator **Owner Name:** UNITED STATES COAST GUARD		**You can navigate within the map with your mouse.*

No BIENNIAL REPORT data is available for the facility listed above.

LIST OF FACILITY CONTACTS

NAME	STREET	CITY	STATE	ZIP CODE	PHONE	TYPE OF CONTACT

HECTOR M SANTANA	LA PUNTILLA STREET FINAL	SAN JUAN	PR	00901	787-729-4307	Public
FEDERICO AVILES	LA PUNTILLA FINAL ST	SAN JUAN	PR	00901-1800	787-729-4307	Permit
HECTOR SANTANA	LA PUNTILLA STREET FINAL	SAN JUAN	PR	00901	787-729-4307	Permit
ROBERT JEFFERY	5 LA PUNTILLA FINAL ST	SAN JUAN	PR	00902	787-729-4305	Permit

HANDLER / FACILITY CLASSIFICATION

HANDLER TYPE	LAND DISPOSAL	INCINERATOR	BOILER AND OR INDUSTRIAL FURNACE	STORAGE	TREATMENT
Permit Progress				Y	

HANDLER TYPE
Small Quantity Generator
Subject to CA

LIST OF PROCESS UNIT INFORMATION FOR GROUP CONTAIN

PROCESS CODE / DESCRIPTION	LEGAL OPERATING STATUS	UNIT OF MEASUREMENT TYPE / DESCRIPTION	CAPACITY TYPE / DESCRIPTION	QUANTITY	CAPACITY	EFFECTIVE DATE
S01 - CONTAINER	INTERIM STATUS - OPERATING, ACTIVELY MANAGING RCRA-	G - GALLONS	D - Design	1	2640	12-JUN-90

	REGULATED WASTE					
S01 - CONTAINER	INTERIM STATUS - CLEAN CLOSED	G - GALLONS	D - Design	1	2640	28-SEP-92

LIST OF NAICS CODES AND DESCRIPTIONS

NAICS CODE	NAICS DESCRIPTION
92811	NATIONAL SECURITY
92612	REGULATION AND ADMINISTRATION OF TRANSPORTATION PROGRAMS

LIST OF WASTE CODES AND DESCRIPTIONS

WASTE CODE	WASTE DESCRIPTION
D001	IGNITABLE WASTE
D005	BARIUM
D008	LEAD
D009	MERCURY

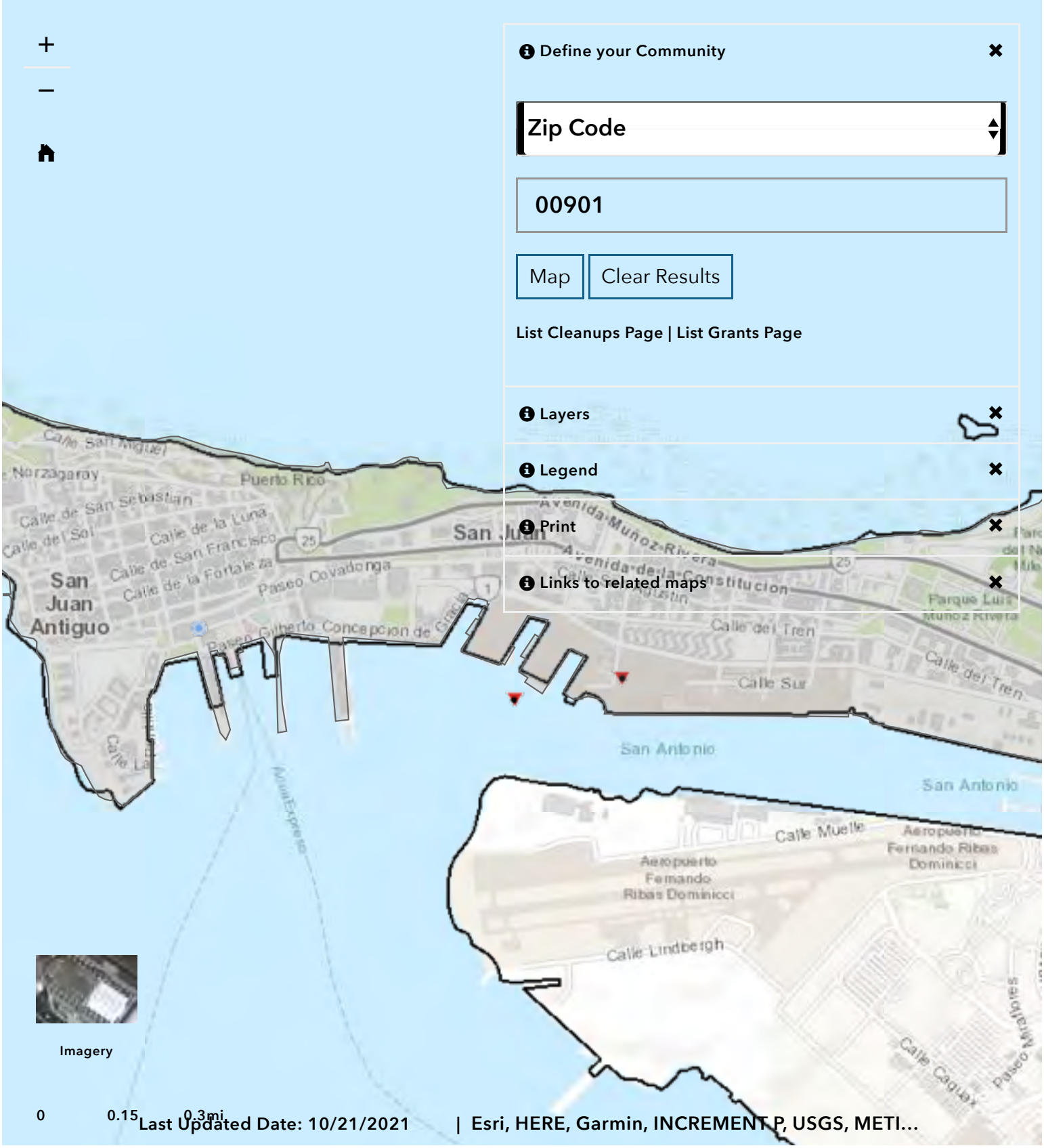
Go To Top Of The Page

Total Number of Facilities Retrieved: 1

Data Refresh Information

<https://epa.gov/resources/echo-data/about-the-data#sources>

Appendix VI
EPA Brownfield's Grants


Define your Community
Zip Code
00901
Map
Clear Results
List Cleanups Page | List Grants Page
Layers
Legend
Print
Links to related maps
Puerto Rico
San Juan
San Juan Antiguo
Calle de San Sebastian
Calle de la Luna
Calle de San Francisco
Calle de la Fortaleza
Paseo Covadonga
Avenida Munoz Rivera
Avenida de la Constitucion
Calle del Tren
Calle Sur
San Antonio
Calle Muelle
Aeropuerto Fernando Ribas Dominicci
Calle Lindbergh
Calle Caguax
Imagery
0 0.15 0.3mi
Last Updated Date: 10/21/2021 | Esri, HERE, Garmin, INCREMENT P, USGS, METI...

Menu

United States Environmental Protection Agency

You are here: EPA Home>>Cleanups>>Cleanups In My Community (CIMC)
Share Contact Us

Cleanups and Grants Listing Page

Use this page to get a listing of cleanups or grant areas in the geographic area you define.

Step 1 - Define your geographic area of interest.
Complete the boxes below from left to right, choosing options and entering names or numbers.

Zip Code (Cleanups Or | 00901

Step 2 – Choose your search type.
Choose a Basic or Advanced search for Cleanups, or the search option for Brownfields Grant Jurisdictions. You can click on each option to see what additional choices each search type provides.

- Basic Filters
- Advanced Filters
- Grants Filters
- RE-Powering Filters

Step 3 - Choose programs and/or other specific filters within your search type, and then click the "Apply" button.

Basic Filters Apply

All Cleanups

- [x] Brownfields Properties

- [x] Assessment Grants
- [x] Assessment Pilots
- [x] Cleanup Grants
- [x] RLF Grants
- [x] RLF Pilots
- [x] Multi-Purpose Grants
- [x] Area-Wide Grants
- [x] State and Tribal 128(a) Grants
- [x] State and Tribal 128(a) Pilots
- [x] Showcase Community
- [x] Targeted Brownfields Assessments

- [x] RCRA Hazardous Waste - Corrective Actions

- [x] Current Corrective Action
- [x] Remedy Selected
- [x] Construction Complete
- [x] Remedy Action Complete
- [x] Remedy Not Yet Selected
- [x] Ready for Anticipated Use

- [x] Federal Agency Hazardous Waste Compliance Docket

- [x] NPL Superfund
- [x] BRAC
- [x] RCRA
- [x] Other Docket Facilities

- [x] Federal Facilities

- [x] BRAC
- [x] Superfund
- [x] RCRA

- [x] Superfund NPL Sites

- [x] Proposed
- [x] Final
- [x] Deleted
- [x] Superfund Sites Targeted for Immediate, Intense Action
- [x] Superfund Alternative Approach (SAA) Agreement Sites

- [x] Superfund Non-NPL Sites

- [x] Assessment Needed or Ongoing
- [x] Not Eligible for the NPL/No Further Remedial Action Planned
- [x] Referred to Cleanup Program

- [x] Recovery Act (2009)

- [x] Brownfields Properties
- [x] Superfund

- [x] Responses

Response Type

- [x] Emergency
- [x] Non-Time-Critical
- [x] Pre-Deployment
- [x] PRP Oversight
- [x] Time-Critical
- [x] No Category

Response Authority

- [x] CERCLA
- [x] CERCLA/OPA
- [x] CWA
- [x] OPA
- [x] Stafford Act
- [x] No Category

Sta-tus

- [x] Active
- [x] Complete

Incident Category

- [x] Removal Action
- [x] Removal Assessment
- [x] No Category

Acronyms

RLF: Revolving Loan Fund

NPL: National Priority List

CWA: Clean Water Act

OPA: Oil Pollution Act

RCRA: Resource Conservation & Recovery Act

BRAC: Base Realignment & Closure

CERCLA: Comprehensive Environmental Response, Compensation, & Liability Act

- Click on the column header to sort in ascending or descending order.
- To directly view any profiles and reports available for a cleanup, click on the associated report(s) found in columns designated as "…Link"
- To see a map of a cleanup, click on the "Map It" link found in the "Map Site" column.
- To export /download the list of cleanups, click Actions (located below), then click Download and choose the report format.

- To add additional columns, click Actions, click Select Columns, then choose the column(s) from the left “Do Not Display” box and move them to the “Display in Report” box. Columns can be re-ordered by moving them up or down in the “Display in Report” box but return to the default order when opening a new session.

Appendix VII
EPA Safe Drinking Water Information System (SDWIS)

Report Filters

Submission Year is **2021** and Quarter is **3** and Primacy Agency is **(PR)** and Activity Status is **A** and City Served is **San Juan**

		community system					
						976,319	

1 - 3 of 3

Report runtime 4.23 seconds.

Discover.

Accessibility

EPA Administrator

Budget & Performance

Contracting

Grants

January 19, 2017 Web Snapshot

No FEAR Act Data

Privacy

Privacy and Security Notice

Connect.

Data.gov

Inspector General

Jobs

Newsroom

Open Government

Regulations.gov

Subscribe

USA.gov

White House

Ask.

Contact Us

Hotlines

FOIA Requests

Frequent Questions

Follow.

LAST UPDATED ON MAY 19, 2017

Appendix VIII
US Geological Survey (USGS)

Appendix IX
Leaking Underground Storage Tanks & Registered Underground Storage Tanks

Appendix X
Environmental Questionnaire

Appendix XI
Reliance Letter
Evidence of Insurance

Appendix IV
Leaking Underground Storage Tanks (LUST) and Registered Underground Storage Tanks (UST)

Owner Name	AltFacilityID	Notification Description	Facility Name	Street Address	City	Facility Description
Southwest health corporation	2-900064	Closure	HOSPITAL CENTRO DE SALUD SAN	JAVILLA STREET	San German	Other
JOSE E. FERRER ROMAN	2-910144	Amended	JOSE E. FERRER ROMAN- EST.2253	RD 102 KM 0.2	San German	Gas Station
FILIBERTO MARTINEZ RAMOS	2-860926	Amended	CHIN SHELL SERVICE STATION 00274	RD 102 KM 26.4	San German	Gas Station
CIA PETROLERA CARIBE INC	2-860739	Amended	Gasolineras CARIBE	RD #2 KM 171.6	San German	Gas Station
Arturo Alvarez	2-910108	Amended	Estacion #3310	LUNA ST. #15	San German	Gas Station
TEXACO PUERTO RICO INC	2-861857	Amended	MAYZIE GARCES # 613	LUNA ST. #123	San German	Gas Station
PUERTO RICO TELEPHONE CO	2-890063	Amended	SAN GERMAN C.O.	ESPERANZA ST. #1	San German	Utilities
PUERTO RICO TELEPHONE CO	2-890064	Closure	SAN GERMAN CELULAR (LA TEA)	RD 102 RAMAL 118 LA TEA	San German	Utilities
Autoridad de Energia Electrica	2-860754	Amended	TALLER DE MECANICA AUTOMOTRIZ	Carr. # 362 km. 0.0	San German	Utilities
COOPERVISION	2-860116	Closure	COOPERVISION PHARMACEUTICALS	STATE ROAD 362 KM. 9	San German	Industrial
HOSPITAL DE LA CONCEPCION	2-880075	Closure	HOSPITAL DE LA CONCEPCION	LUNA ST. # 41	San German	Other
JOSE A.LUGO RODRIGUEZ	2-900036	New	PANADERIA CARMEN	LUNA ST.# 143	San German	Not Listed
Edificio San Vicente de paul	2-020036	Amended	Edificio San Vicente de Paul	Carr # 2 km 173.4	San German	Other
HOSPITAL DE LA CONCEPCION	2-020037	New	Hospital de la Concepcion	Carr # 2 km 173.4	San German	Other
Hector M. Lorenzo	2-980090	Amended	Garaje Texxas	Carr. 2 Km. 170.9	San German	Gas Station
COMPAÑIA DE FOMENTO	2-980032	Closure	DIGITAL (S-0373-0-56)	Calle A Parque Industrial Ernesto Quiñones	San German	Industrial
PUERTO RICO TELEPHONE CO	2-890009	Amended	HOCONUCO REMOTO	RD. 119 KM 4 .3	San German	Utilities
AUTORIDAD DE EDIFICIOS	2-020002	Closure	Cuartel de la Policia San German	Avenida Angel Castro Perez	San German	State Government
TEXACO PUERTO RICO INC	2-861854	Amended	EFRAIN SAMBOLIN S/S #638	LUNA ST. #8	San German	Gas Station
DIGITAL EQUIPMENT CORP.	2-860407	Closure	DIGITAL EQUIPMENT CORP.	RD 362 KM 1.0	San German	Industrial
DEPARTAMENTO DE EDUCACION	2-940230	Closure	ESC.LOLA RODRIGUEZ DE TIO	DR. VEVE AVE.	San German	State Government
TEXACO PUERTO RICO INC	2-861807	Amended	SAN GERMAN S/S #651	RD. 102, KM. 33.6	San German	Gas Station
TEXACO PUERTO RICO INC	2-861868	Amended	EDDIE RAMIREZ S/S #691	RD. #119, KM. 40.0	San German	Gas Station
Total Petroleum Puerto Rico Corp.	2-910100	Amended	Total #2293	RD 318 KM 1.9	San German	Gas Station
Victor Torres Perez	2-861204	Amended	Victory Midway S/S	RD. 2 KM. 177.2 Bo Guama	San German	Gas Station
SOL PUERTO LIMITED	2-860922	Amended	SHELL S/S #001058	JAVILLA ST. #12	San German	Gas Station
Carlos I. Rodriguez Martinez	2-861839	Amended	garaje IBO Inc (Ex #627)	RD 102 KM 36.6	San German	Gas Station
ESSO STANDARD OIL CO PR	2-861200	Amended	ESSO S/S CO-371	LUNA ST. #22	San German	Gas Station
UNIVERSIDAD INTERAMERICANA	2-940139	Closure	UNIVERSIDAD INTERAMERICANA DE	Calle Luna	San German	Other
SUPERMERCADO LOS PRIMOS INC.	2-900083	New	SUPERMERCADO LOS PRIMOS INC.	JAVILLA ST. #33	San German	Commercial
ESSO STANDARD OIL CO PR	2-861201	Amended	ESSO S/S CO-372	RD. 119, KM. 3	San German	Gas Station
Autoridad de Acueductos y	2-920064	Closure	PLANTA ALCANTARILLADO VIEJA SAN	RD. 360 KM. 1.4	San German	Utilities
Eduardo Ruiz Valentín	2-950075	Amended	All Star (Antes GOMERA DEL OESTE)	CARR. 114 KM. 13.5	San German	Gas Station
Caribbean Petroleum Corporation	2-860201	Closure	GULF S/S #183	ROAD #122	San German	Gas Station
AUTORIDAD DE CARRETERAS	2-930071	Amended	AUTORIDAD CARRETERAS	ESPERANZA ST. #1	San German	Gas Station
MUNICIPIO DE SAN GERMAN	2-940186	Amended	MUNICIPIO DE SAN GERMAN OBRAS	RD. 362 KM. 3.0	San German	State Government
WALLACE INTERNATIONAL OF PR	2-861986	Closure	WALLACE INTERNATIONAL OF PR INC	B STREET	San German	Not Listed
Total Petroleum Puerto Rico Corp.	2-910057	Amended	Total Petroleum #1116	RD.# 2 KM 174.3	San German	Gas Station
Caribbean Petroleum Corporation	2-860277	Amended	GULF S\S #056	Ave. A. Castro Carr. 122 Int. 362	San German	Gas Station
OFICINA DEL GOBERNADOR-	2-940123	Closure	OFICINA DEL GOBERNADOR-	La Fortaleza	San Juan	State Government
CIA PETROLERA CARIBE INC	2-970002	Amended	Truck Stop Caribe	Ave. C Zona Portuaria	San Juan	Gas Station
AUTORIDAD DE CARRETERAS	2-030016	Closure	Boulvevard Baldorioty de Castro	Carr 26	San Juan	Other
Isabelo Molina	2-020027	Closure	Federación de Alcaldes	Ave. Ponce de León # 309	San Juan	Commercial
US ARMY CORPS OF ENGINEERS	2-970017	Closure	San Cristobal	Old San Juan	San Juan	Federal Non-Military

Owner Name	AltFacilityID	Notification Description	Facility Name	Street Address	City	Facility Description
SOL PUERTO LIMITED	2-860807	Closure	P.H. INTERNATIONAL	EL CONVENTO HOTEL	San Juan	Other
EER ISUZU DE P.R., INC.	2-990060	Closure	EER ISUZU DE P.R., INC.	AVE. KENNEDY KM. 3.9	San Juan	Auto Dealership
SAN JUAN BAY MARINA	2-960030	New	SAN JUAN BAY MARINA	PDA. 10 1/2 AVE.FERNANDEZ JUNCOS	San Juan	Commercial
Autoridad de Vivienda Publica de P.R.	2-000039	Closure	Residencial Las Acacias	Ave. Fernández Juncos Esq. Matias Ledesma	San Juan	Other
CLUB NAUTICO DE SAN JUAN	2-910295	Amended	CLUB NAUTICO DE SAN JUAN	FERNANDEZ JUNCOS AVE. STOP 9 1/2	San Juan	Other
SOL PUERTO LIMITED	2-860774	Closure	ABARCA WAREHOUSE CORP.	MIRAMAR	San Juan	Not Listed
DEPT. OF HEALTH AND HUMAN	2-010016	Closure	FOOD & DRUG ADMINISTRATION	AVE. FERNANDEZ JUNCOS #466	San Juan	Federal Non-Military
Corporacion de Desarollo Hotelero de	2-980035	Closure	Centro de Convenciones de San Juan	Ave. Ashford Condado	San Juan	Other
PUERTO RICO NATIONAL GUARD	2-960019	Closure	PR NATIONAL GUARD	AVE.FERNANDEZ JUNCOS STOP 22	San Juan	Federal Military
ESSO STANDARD OIL CO PR	2-861420	Closure	ANTILLES SHIPPING	PORT #8, FERNANDEZ JUNCOS AVE.	San Juan	Commercial
TRAILER MARINE TRANPORT	2-880066	Closure	TRAILER MARINE TRANPORT	ISLA GRANDE TERMINAL	San Juan	Other
ESSO STANDARD OIL CO PR	2-861422	Closure	UNIVERSAL AVIATION	ISLA GRANDE	San Juan	Not Listed
PUERTO RICO TELEPHONE CO	2-890092	Amended	Remoto Viejo San Juan	COVADONGA ST.	San Juan	Utilities
TEXACO PUERTO RICO INC	2-861582	Amended	Texaco Stop 6 1/2 S/S # 223	FERNANDEZ JUNCOS AVE. STOP 6 1/2	San Juan	Gas Station
Caribbean Petroleum Corporation	2-860404	Amended	GULF S/ S #456	FERNANDEZ JUNCOS AVE. Puerta de Tierra	San Juan	Gas Station
TEXACO PUERTO RICO INC	2-861803	Closure	TEXACO PUERTO RICO INC.	MARINA #1	San Juan	Gas Station
TEXACO PUERTO RICO INC	2-861568	Closure	Texaco Puerta De Tierra S/S	FERNANDEZ JUNCOS AVE.&MARINA ST	San Juan	Gas Station
AUXILIO MUTUO HOSPITAL	2-880085	Closure	AUXILIO MUTUO HOSPITAL	PONCE DE LEON AVE.	San Juan	Other
AUTORIDAD DE EDIFICIOS	2-930047	Closure	EDIF. INTENDENTE A RAMIREZ	STOP 1 PASEO COVADONGA	San Juan	State Government
SOL PUERTO LIMITED	2-860876	Amended	SHELL S/S #000124	PONCE DE LEON AVE. #351 Pda 6 1/2	San Juan	Gas Station
TREBOL MOTORS	2-930072	New	TREBOL MOTORS	FERNANDEZ JUNCOS AVE. STOP 7 1/2	San Juan	Auto Dealership
Corporacion Desarrolladara de	2-030014	Amended	ACERVO	Ave. Barbosa	San Juan	Other
US COAST GUARD BASE SAN JUAN	2-861903	New	US COAST GUARD BASE SAN JUAN	Calle La puntilla #1	San Juan	Federal Non-Military
DEPARTAMENTO DE EDUCACION	2-950038	Closure	ESCUELA GUSTAVO ADOLFO	FRANCIA ST. CORNER ARECIBO	San Juan	State Government
ESSO STANDARD OIL CO PR	2-861073	Amended	ESSO S/S CO-005	PONCE DE LEON AVE. PDA. 5 Puerta de Tierra	San Juan	Gas Station
SOL PUERTO LIMITED	2-861013	Closure	SHELL SERVICE STATION #000043	FERNANDEZ JUNCOS AVE.	San Juan	Gas Station
PUERTO RICO TELEPHONE CO	2-890076	Closure	Antiguo Edificio Loteria	MUÑOZ RIVERA AVE., OLD BUILDING	San Juan	Utilities
ESSO STANDARD OIL CO PR	2-861121	Closure	ESSO SERVICE STATION CO 010	PONCE DE LEON AVE.	San Juan	Gas Station
PUERTO RICO TELEPHONE CO	2-890075	Closure	CASA GRANDE RSB	PONCE DE LEON AVE. STOP 16	San Juan	Utilities
MOTOROLA DE PUERTO RICO	2-920042	Closure	MOTOROLA	PASEO COVADONGA #150	San Juan	Industrial
US ARMY CORPS OF ENGINEERS	2-930033	Closure	US ARMY CORPS OF ENGINEERS	400 FERNANDEZ JUNCOS AVE	San Juan	Federal Non-Military
BANCO POPULAR DE P.R.	2-940196	Closure	BANCO POPULAR DE P.R.	MU¥OZ RIVERA AVE. #268	San Juan	Other
DEPARTAMENTO DE EDUCACION	2-940250	Closure	ESC. CENTRAL HIGH	PONCE DE LEON AVE.	San Juan	State Government
TEXACO PUERTO RICO INC	2-861557	Amended	Texaco- Hato Rey S/S #212	PONCE DE LEON AVE. #73 Hato Rey	San Juan	Gas Station
TEXACO PUERTO RICO INC	2-861271	Amended	Texaco # 320 Pedro Cabrera S/S	BARBOSA ST.	San Juan	Gas Station
SOL PUERTO LIMITED	2-860835	Closure	COOP. PESCADORES DE LA	LA PUNTILLA	San Juan	Not Listed
UNIVERSIDAD DE PUERTO RICO	2-861988	Closure	Universidad Puerto Rico-Recinto Rio	PONCE DE LEON AVE.	San Juan	Other
AUTORIDAD DE EDIFICIOS	2-930044	Closure	CENTRO JUDICIAL DE SAN JUAN	MU¥OZ RIVERA AVE.	San Juan	State Government
SOL PUERTO LIMITED	2-860629	Closure	SHELL SERVICE STATION #804770	COMERCIO ST. #40	San Juan	Gas Station
TEXACO PUERTO RICO INC	2-860701	Closure	Texaco- Capital Transportation	KENNEDY AVE., RD. #2 KM 2.5	San Juan	Truck/Transporter
ESSO STANDARD OIL CO PR	2-861437	Amended	CARIBE HILTON HOTEL	SAN GERONIMO GROUNDS	San Juan	Commercial
SOL PUERTO LIMITED	2-860773	Closure	CLINICA JULIA	PONCE DE LEON AVE. #337	San Juan	Not Listed
SOL PUERTO LIMITED	2-860700	Closure	Shell Site PR. MArine Management	ZONA PORTUARIA	San Juan	Industrial
ESSO STANDARD OIL CO PR	2-861418	Closure	GOMEZ HNOS INC.	MU¥OZ RIVERA AVE. PDA. 35	San Juan	Auto Dealership

Owner Name	AltFacilityID	Notification Description	Facility Name	Street Address	City	Facility Description
Mora Development SE	2-040006	Closure	Capitolio Plaza Project	Ave. Fernández Juncos Esq. Gilberto Concepción de	San Juan	Residential
SOL PUERTO LIMITED	2-860778	Closure	CARIBE MOTORS, INC.	MU¥OZ RIVERA AVE.	San Juan	Not Listed
GENERAL SERVICES ADM.	2-060003	Closure	Jose V Toledo Federal Building and	Calle Comercio Esq. Calle tanca	San Juan	Not Listed
US ARMY CORPS OF ENGINEERS	2-970016	Closure	El Morro	old San Juan	San Juan	Federal Non-Military
Total Petroleum Puerto Rico Corp.	2-910065	Closure	GPR 7	PONCE DE LEON AVE.	San Juan	Gas Station
ESSO STANDARD OIL CO PR	2-861122	Amended	ESSO S/S CO-011	Calle Paz Granela # 1421 Urb Santiago iglesias	San Juan	Gas Station
Caribbean Petroleum Corporation	2-860455	Amended	GULF S/S #069	RD 844 KM 2.1	San Juan	Gas Station
Caribbean Petroleum Corporation	2-860258	Amended	GULF #027	RD. 176 KM. 1.5 Cupey Alto	San Juan	Gas Station
ESSO STANDARD OIL CO PR	2-861144	Amended	ESSO S/S CO-218	RD. 842 KM. 1.2 BO.Caimito Abajo	San Juan	Gas Station
ESSO STANDARD OIL CO PR	2-861143	Amended	ESSO S/S CO-209	CLAUDIO ST. #373 Urb. Sagrado Corazon	San Juan	Gas Station
Caribbean Petroleum Corporation	2-860299	Amended	Gulf S/S #094	RD. 176, KM. 3.8 Cupey Alto	San Juan	Gas Station
Manuel Mejia	2-861742	Amended	VILLA ANDALUCIA S/S # 372	FRONTERA ST. CORNER RONDA ST.	San Juan	Gas Station
Caribbean Petroleum Corporation	2-860316	Amended	GULF #116	Calle Emilio Pol Esq. Santa Rosa Centro Comercial La	San Juan	Gas Station
ESSO STANDARD OIL CO PR	2-861135	Closure	ESSO SERVICE STATION COB 039	GUAYAMA ST.	San Juan	Gas Station
SOL PUERTO LIMITED	2-860660	Closure	SHELL SERVICE STATION #804746	MU¥OZ RIVERA AVE. #761	San Juan	Gas Station
TEXACO PUERTO RICO INC	2-861677	Closure	P.R. DRYDOCK MARINE CORP.	PIER #14	San Juan	Not Listed
HORACIO PASTRANA	2-860659	Closure	HORACIO PASTRANA S/S	DE DIEGO AVE.	San Juan	Gas Station
COND. VILLAS DEL SE¥ORIAL	2-940049	New	COND. VILLAS DEL SEÑORIAL	WINSTON CHURCHILL AVE. #2413	San Juan	Other
FORMER U.S. NAVAL HOSPITAL	2-990044	Amended	FORMER U.S. NAVAL HOSPITAL	SAN PATRICIO HOUSING COMPOUND	San Juan	Other
JORGE ARGUELLES MORAN	2-860633	Amended	INTERISLAND PETROLEUM	RD. #1, KM. 22.0	San Juan	Gas Station
ESSO STANDARD OIL CO PR	2-861272	Closure	ESSO S/S 77219	1 ST. CORNER TIZOL	San Juan	Gas Station
DE DIEGO APARTMENTS	2-940035	Closure	APARTAMENTOS DE DIEGO	DE DIEGO AVE. #575	San Juan	Residential
ESSO STANDARD OIL CO PR	2-861129	Amended	ESSO S/S CO-023	ROOSEVELT AVE. 1314	San Juan	Gas Station
TEXACO PUERTO RICO INC	2-861757	Amended	HYDE PARK S/S #200	MUñOZ RIVERA AVE. #871	San Juan	Gas Station
Agustin Perez Rodriguez	2-861105	Amended	Ex ESSO S/S CO-182	Ave. 65 de Infantería km. 1.8 Urb San Agustin	San Juan	Gas Station
MUNICIPIO DE SAN JUAN / DPTO.	2-940293	Closure	COMPLEJO MEDICO SOCIAL-	AVE. 65 INFANTERIA DETRAS DEL PARQUE DE	San Juan	Local Government
SOL PUERTO LIMITED	2-860823	Closure	BORICUA MOTORS, INC.	KM. 3.7, 65 INFANTRY AVE.	San Juan	Not Listed
Pedro J. González	2-010017	Amended	Estación de Gasolina Independiente	Ave. Julio Andino # 582	San Juan	Gas Station
AUTORIDAD DE EDIFICIOS	2-010003	Closure	Escuela López Sicardo	Calle Lince Final	San Juan	State Government
MUNICIPIO DE SAN JUAN / DPTO.	2-940290	Closure	CSF DR. A. OLIVERAS GUERRA	CALLE 8 ESQ. 45	San Juan	Local Government
AMP INCORPORATED	2-861529	Closure	AMP INC/PAMCOR	DE DIEGO AVE 677	San Juan	Industrial
SOL PUERTO LIMITED	2-860827	Closure	CARIBBEAN STATIONARY	JULIA IND. PARK	San Juan	Not Listed
MUNICIPIO DE SAN JUAN	2-960042	Closure	Polideportivo de San Juan	Calle Montellanos Final Esq. Iturregui	San Juan	State Government
Vilco Chemicals	2-970052	New	Vilco Chemicals	Carr. 1 Km. 19.9	San Juan	Industrial
TREBOL MOTORS	2-880087	Closure	TREBOL MOTORS	MU¥OZ RIVERA AVE. #857	San Juan	Auto Dealership
TEXACO PUERTO RICO INC	2-861741	Amended	VENUS GARDENS S/S 388	ACUARIO LESBOS STS.	San Juan	Gas Station
SOL PUERTO LIMITED	2-860604	Closure	SHELL S/S # 804592	RD 176 KM 5.3	San Juan	Gas Station
DEPARTAMENTO DE EDUCACION	2-940247	Closure	ESC.EVARISTO RIVERA	#58 ST. CORNER #17	San Juan	State Government
Total Petroleum Puerto Rico Corp.	2-910137	Amended	GPR #1227	PARANA ST.	San Juan	Gas Station
Gregorio Otero Fernandez	2-860593	Amended	Borroco S/S	PONCE DE LEON 1368	San Juan	Gas Station
PUERTO RICO DUST CONTROL	2-940068	New	PUERTO RICO DUST CONTROL	#1 ST. #13	San Juan	Commercial
TREN URBANO	2-860592	Closure	LOM SERVICE STATION	STATE ROAD NO. 1 KM 13.5	San Juan	Gas Station
GENERAL INVESTMENT S.E.	2-940081	New	GENERAL INVESTMENT S.E.	#1590 PONCE DE LEON AVE.	San Juan	Commercial
ESSO STANDARD OIL CO PR	2-861106	Amended	ESSO S/S CO-183	Ave. 65 de Infantería km. 1.2 Urb San Agustin	San Juan	Gas Station

Owner Name	AltFacilityID	Notification Description	Facility Name	Street Address	City	Facility Description
SOL PUERTO LIMITED	2-860870	Amended	SHELL S/S # 002933	FAIR VIEW SHOPPING CENTER	San Juan	Gas Station
Total Petroleum Puerto Rico Corp.	2-910077	Amended	GPR #2119	RD. #845, LITHEDA SHOPPING CTR.	San Juan	Gas Station
ESTACION EXPERIMENTAL	2-861914	Closure	ESTACION PRINCIPAL	RD.#1 KM 1 HM 0	San Juan	State Government
ibrahim abuusba abdel fattah	2-910046	Amended	Venezuela S/S	65 INFANTRY/PONCE DE LEON #1203	San Juan	Gas Station
TEXACO PUERTO RICO INC	2-861690	Closure	SEARS ROEBUCK	RD. #176 CUPEY	San Juan	Commercial
TEXACO PUERTO RICO INC	2-861775	Amended	APOLO S/S 366	APOLO AVE. MERCURIO ST.	San Juan	Gas Station
TEXACO PUERTO RICO INC	2-861778	Amended	CUPEY GARDENS S/S #393	CECILIANA AVE. CORNER #1 ST.	San Juan	Gas Station
SOL PUERTO LIMITED	2-860951	Amended	SHELL S/S #002542	SAN CLAUDIO ST. RD 845 KM 4 Sagrado Corazon	San Juan	Gas Station
MONTE DE ORO ASSOCIATES	2-940041	Closure	MONTE DE ORO ASSOCIATES	#11 ST. URB. VILLAS DE PARANA	San Juan	Residential
Caribbean Petroleum Corporation	2-860164	Amended	GULF S/S #143	RD. 845 KM 0.2 Cupey Alto	San Juan	Gas Station
LOIZA CLEANERS INC	2-940110	New	LOIZA CLEANERS INC.	MAXIMO ALOMAR ST. #1185	San Juan	Other
BETTEROADS ASPHALT COPR.	2-861973	Closure	BETTEROADS ASPHALT CORP.	PR-845 KM. 1.6 (PLANT 1)	San Juan	Not Listed
ESSO STANDARD OIL CO PR	2-930088	Amended	ESSO S/S 2P-187	Ave. Lomas Verdes Plaza Olmedo	San Juan	Gas Station
Genoveva Morales Santos	2-980063	Amended	Top Auto	Ave. 65 Infanteria Km. 3.6	San Juan	Other
DEPARTAMENTO DE EDUCACION	2-940248	Closure	ESC.MARIANA MARTINEZ DE PEREZ	JUPITER ST., CORNER VENUS	San Juan	State Government
Caribbean Petroleum Corporation	2-860249	Closure	GULF 394 (#016)	65TH INF. MARGINAL	San Juan	Gas Station
Total Petroleum Puerto Rico Corp.	2-860226	Amended	Total #2143	CARR. 176 ESQ. SAN JAVIER	San Juan	Gas Station
Caribbean Petroleum Corporation	2-860215	Amended	GULF S/S #197	AVE. SAN IGNACIO ESQ. SAN ALFONSO Urb	San Juan	Gas Station
DEPARTAMENTO DE EDUCACION	2-940245	Closure	ESC.CARMEN SANABRIA	ARKANSAS ST., CORNER ALABAMA	San Juan	State Government
UNIVERSIDAD METROPOLITANA	2-861962	Closure	UNIVERSIDAD METROPOLITANA	ROAD 176	San Juan	Not Listed
Reynaldo Espino	2-861774	Amended	Reynaldo Espino	RD. #844, KM. 4.3	San Juan	Gas Station
AQuality Rental & Investment Corp	2-860165	Amended	Quality Rental (Ex GULF S/S #144)	BARBOSA & QUISQUEYA AVES.	San Juan	Gas Station
Western Auto Supply Co.	2-960065	Closure	Western Auto Store	Los Jardines Shopping Center	San Juan	Commercial
CIA PETROLERA CARIBE INC	2-860729	Closure	CARIBE STATION	GAVIOTA ST. CORNER TURPIAL	San Juan	Gas Station
DEPARTAMENTO DE EDUCACION	2-940242	Closure	ESC.GASPAR VILA MAYANS	GENERAL VALERO ST.	San Juan	Other
DEPARTAMENTO DE EDUCACION	2-940243	Closure	ESC. VILLA CAPRI	VERONA ST., CORNER NIZA	San Juan	Other
BLUE FOUNTAIN INC. (LA	2-940057	Amended	Blue Fountain Inc	PEREIRA LEAL ST. #589	San Juan	Commercial
AUTORIDAD DE CARRETERAS	2-861141	Amended	ESSO S/S CO-203	Carr. 1 Int. Carr. 176	San Juan	Gas Station
DEPARTAMENTO DE EDUCACION	2-940238	Closure	ESC.RAFAEL HERNANDEZ VALVERDE	RESIDENCIAL SAN JOSE	San Juan	State Government
TEXACO PUERTO RICO INC	2-861751	Amended	Texaco VILLA GRANADA S/S #228	DE DIEGO AVE. & PR 181	San Juan	Gas Station
Zakaria Yacoub	2-910154	Amended	Nur Gas Station	SICILIA ST.	San Juan	Gas Station
Andres Rivera Aviles	2-861252	Amended	Sabana Llana S/S	Ave. De Diego #475	San Juan	Gas Station
Southwest health corporation	2-990014	Amended	HOSPITAL UNIVERSITARIO DE	CALLE PERIFERAL CENTRO MEDICO DE PUERTO	San Juan	Other
P.R. MEDICAL SERV. ADM.	2-980105	Closure	ASEM- Medical Center-Cocina Central	Bo. Monacillos	San Juan	Other
ESSO STANDARD OIL CO PR	2-861270	Closure	ESSO S/S 3P-198	BARBOSA AVE. CORNER DE DIEGO	San Juan	Gas Station
San Juan Trading Co Inc.	2-980015	Closure	San Juan Trading Co.	Calle B Esq. C	San Juan	Commercial
Jose Baez- Dango Corp.	2-860864	Amended	Dango Corp SUPER GAS STATION	RIAZA ST.	San Juan	Gas Station
EDWIN V. GOSS	2-861666	Amended	EDWIN V. GOSS INC.	CALLE SAN IGNACIO	San Juan	Truck/Transporter
SOL PUERTO LIMITED	2-860779	Closure	ONE OUR CLEANERS	CENTRAL AVE. #1272	San Juan	Not Listed
SOL PUERTO LIMITED	2-860804	Closure	AMERICAN FENCE	RD. 21 KM. 4.7	San Juan	Commercial
TECNICENTROS MUNDIAL	2-960026	Closure	TECNICENTRO MUNDIAL	AVE. CENTRAL 1643	San Juan	Commercial
CIA PETROLERA CARIBE INC	2-861549	Amended	Estacion Servicio Caribe	20 ST. SO NO. 1411	San Juan	Gas Station
SOL PUERTO LIMITED	2-860814	Closure	LABORATORIO SEIN MENDEZ	DE DIEGO ST. #124	San Juan	Not Listed
SOL PUERTO LIMITED	2-860713	Amended	SHELL S/S #804711	RD 176, KM. 1.1	San Juan	Gas Station

Owner Name	AltFacilityID	Notification Description	Facility Name	Street Address	City	Facility Description
Hospital de Veteranos	2-030004	Amended	Hospital de Veteranos	Calle Casia #10	San Juan	Federal Non-Military
UNIVERSIDAD DE PUERTO RICO	2-890173	Closure	U.P.R	CAMPUS, BOX AR-UPR STATION	San Juan	Other
Caribbean Petroleum Corporation	2-860243	Amended	GULF #007	RD. #21 DE DIEGO AVENUE Reparto Metropolitano	San Juan	Gas Station
TEXACO PUERTO RICO INC	2-861762	Amended	ALTAMESA S/S #218	SAN ALFONSO AVE. #1321	San Juan	Gas Station
ESSO STANDARD OIL CO PR	2-861078	Amended	ESSO S/S CO-007	DE DIEGO AVE #964 INT. 48 ST. La Riviera	San Juan	Gas Station
ESSO STANDARD OIL CO PR	2-861080	Amended	ESSO S/S CO-016	AMERICO MIRANDA AVE. & 42 ST. Reparto	San Juan	Gas Station
ESSO STANDARD OIL CO PR	2-861138	Amended	ESSO S/S CO-042	GLASGOW AVE. CORNER GRENOBLE	San Juan	Gas Station
REFRIGERAMA INC.	2-890188	Closure	REFRIGERAMA INC.	PR-888 , ESQUINA CALLE CEMENTERIO OESTE	San Juan	Industrial
SOL PUERTO LIMITED	2-860869	Amended	SHELL S/S # 003255	CAMPO RICO AVE. Country Club	San Juan	Gas Station
Autoridad de Energia Electrica	2-860009	Amended	Antigua COCA COLA	Ave. De Diego Final	San Juan	Utilities
DEPARTAMENTO DE SALUD	2-960068	Closure	Departamento de salud	Edificio Oficina Central	San Juan	State Government
TEXACO PUERTO RICO INC	2-861744	Amended	EL COMANDANTE S/S # 358	CAMPO RICO AVE.CORNER COMANDANTE	San Juan	Gas Station
Victor Torres Perez	2-910161	Amended	VICTORY SERVICE STATION	SIMON MADERA AVE. #7	San Juan	Gas Station
SOL PUERTO LIMITED	2-910155	Closure	SHELL SERVICE STATION #003883	65 INFANTRY AVE.	San Juan	Gas Station
SOL PUERTO LIMITED	2-860987	Amended	SHELL S/S #002828	PRINCIPAL AVE. Esq. Ave. Monte Carlo	San Juan	Gas Station
TEXACO PUERTO RICO INC	2-861745	Amended	VILLA PRADES S/S #335	Ave. Simón Madera	San Juan	Gas Station
Efrain Tirado	2-861746	Amended	CAMPO RICO S/S #328	CAMPO RICO AVE. #800	San Juan	Gas Station
Caribbean Petroleum Corporation	2-860268	Amended	GULF S\S #041	AVE. DE DIEGO #613 esq Juan Pena Bo. Sabana	San Juan	Gas Station
CARIBE GENERAL ELECTRIC PROD	2-861959	Amended	CARIBE GENERAL ELECTRIC PROD	LA BRISA ST. #5	San Juan	Industrial
TEXACO PUERTO RICO INC	2-861674	Closure	LORD ELECTRIC OF P.R.	VILLA PRADES IND. PARK	San Juan	Not Listed
PUERTO RICO TELEPHONE CO	2-890088	Closure	Escuela de telecomunicacion	ALEGRIA ST. (END)	San Juan	Utilities
DEPARTAMENTO DE EDUCACION	2-940241	Closure	ESC.ANTONIO SARRIERA EGOZGUE	CARMEN HERNANDEZ	San Juan	State Government
DEPARTAMENTO DE EDUCACION	2-940244	Closure	ESC.JOSE GUALBERTO PADILLA	NEBLIN ST. #500	San Juan	State Government
ibrahim abuusba abdel fattah	2-860938	Amended	Abu-USBA Petroleum	DE DIEGO AVE. 1155	San Juan	Gas Station
Caribbean Petroleum Corporation	2-860863	Amended	Gulf S/S #905	LUIS MU¥IZ SUFFRONT AVE. Los Maestros	San Juan	Gas Station
ANDRES ALIAGA TAMAYO	2-000030	Closure	AMERICAN TRANSMISSION, INC.	153 GUAYAMA ST.	San Juan	Commercial
MUNICIPIO DE SAN JUAN / DPTO.	2-940292	Closure	CDT. DR.ENRIQUE KOPPISH	CALLE SICILIA ESQ. AVE. BARBOSA#404	San Juan	Local Government
TREN URBANO	2-980137	Closure	Casa Blanca Motors	Carr #1 km 1113 hm 4 El Cinco	San Juan	State Government
Departamento de Correccion y	2-920049	Closure	PENITENCIARIA ESTATAL	PENITENCIARIA ESTATAL	San Juan	Utilities
SOL PUERTO LIMITED	2-910157	Amended	SHELL S/S #804754	65 INFANTRY AVE.	San Juan	Gas Station
Hogar Carmelitano	2-970051	Closure	Hogar Carmelitano	Calle Julian Bengoechea	San Juan	Other
SOL PUERTO LIMITED	2-860936	Amended	SHELL S/S #000515	SIMON MADERA AVE., CORNER ANDINO Villa	San Juan	Gas Station
TEXACO PUERTO RICO INC	2-861743	Amended	ITURREGUI S/S #371	ITURREGUI AVE. CORNER 413 ST.	San Juan	Gas Station
Caribbean Petroleum Corporation	2-860241	Amended	GULF S/S #005	65TH INF. & CAMPO RICO AVES km 5.1 Bo Sabana	San Juan	Gas Station
TEXACO PUERTO RICO INC	2-861767	Amended	Miguel Matos S/S #265	RD. #842, KM. 2.8	San Juan	Gas Station
TEXACO PUERTO RICO INC	2-861753	Amended	COUNTRY CLUB S/S #221	RUISEÑOR ST. #979	San Juan	Gas Station
SOL PUERTO LIMITED	2-860628	Closure	SHELL SERVICE STATION #804967	NAPOLES ST. CORNER 65 INFANTRY	San Juan	Gas Station
Juan Luis Escudero	2-860228	Amended	El Tunel S/S # 4073	65TH INFANTRY AVE. KM 1.9	San Juan	Gas Station
US POSTAL SERV-65TH INF.	2-860426	Closure	US POSTAL SERV-65TH INF. STATION	65TH INFANTRY AVE	San Juan	Not Listed
Southwest health corporation	2-900079	Closure	Hospital Pediatrico Universitario	Calle Periferal-Centro Medico de Rio Piedras	San Juan	Other
PUERTO RICO TELEPHONE CO	2-920034	Closure	REMOTO TELEFONICO XI GUAYNABO	L. ROMANACH ST. #315	San Juan	Utilities
TEXACO PUERTO RICO INC	2-861747	Closure	SUCN. GUSTAVO LUGO S/S	65 INFANTRY AVE. KM. 1.2	San Juan	Gas Station
Caribbean Petroleum Corporation	2-860119	Closure	FERRER ART STUDIO	CARR. 846 KM. 0.6	San Juan	Commercial
US POSTAL SERVICE-GPO	2-860424	Amended	US POSTAL SERVICE-VMF FACILITY	585 F.D. ROOSEVELT AVE.	San Juan	Federal Non-Military

Owner Name	AltFacilityID	Notification Description	Facility Name	Street Address	City	Facility Description
Caribbean Petroleum Corporation	2-860161	Amended	GULF #140	65TH INF.KM. 5.2 San Martin	San Juan	Gas Station
BANCO POPULAR DE P.R.	2-860451	Amended	BANCO POPULAR DE P.R.	CARR 167 KM. 1.4	San Juan	Other
NAVIERAS DE PUERTO RICO	2-940157	Closure	NAVIERAS DE PUERTO RICO	MERCADO CENTRAL ST.	San Juan	Truck/Transporter
RIMCO INC	2-860589	Closure	RIMCO INC	KM 3.7 KENNEDY AVE	San Juan	Industrial
Hospital Isaac Gonzalez Martinez	2-020041	Closure	Hospital Isaac Gonzalez	Centro Medico	San Juan	Other
Army and Air Force Exchange	2-070006	New	AAFES Shoppette Fuerte Buchanan	Edif. 556, Calle Brook # 218	San Juan	Federal Military
FONDO DEL SEGURO DEL ESTADO	2-900092	Amended	HOSPITAL INDUSTRIAL	MEDICAL CENTER	San Juan	Other
Caribbean Petroleum Corporation	2-860126	Closure	PEPSI COLA BOTTLING CO.-5423000	CALLE SIMON MADERA #28	San Juan	Gas Station
RECINTO DE CIENCIAS	2-900095	Closure	U.P.R. RECINTO CIENCIAS MEDICAS	MEDICAL CENTER	San Juan	Other
Funeraria Ehret	2-980140	Closure	Funeraria Ehret	Calle Brema #4	San Juan	Commercial
AUTORIDAD DE EDIFICIOS	2-910011	Amended	CENTRO CARDIOVASCULAR DE P.R.	AMERICO MIRANDA AVE.	San Juan	State Government
UNIVERSIDAD DE PUERTO RICO	2-910312	New	DIVISION DE TALLERES	AVE. BARBOSA	San Juan	State Government
ADM. COLG. REGIONALES, U.P.R	2-861902	Closure	ADM. COLG. REGIONALES, U.P.R	#17 ST. CORNER #6	San Juan	Industrial
TREN URBANO	2-020016	Closure	ESTACION DE DIEGO	EXPRESO DE DIEGO INT. CARR. 21	San Juan	State Government
Federal Packing of Puerto Rico	2-980079	Closure	Federal Packing of Puerto Rico	Enrique Vázquez #4	San Juan	Industrial
MUNICIPIO DE SAN JUAN / DPTO.	2-880109	Closure	HOSPITAL MUNICIPAL SAN JUAN	CENTRO MEDICO	San Juan	Other
AUTORIDAD DE LOS PUERTOS	2-860076	Amended	ESTACION GASOLINA A.S.G.	MAJAGUA ST BUILDING 16	San Juan	State Government
MUNICIPIO DE SAN JUAN / DPTO.	2-940291	Closure	CDT DR. JOSE S. BELAVAL	AVE. BORINQUEN ESQ. NIN BO. OBRERO	San Juan	Local Government
MUNICIPIO DE SAN JUAN / DPTO.	2-940288	Closure	CDT. DR. ARNALDO J. GARCIA	CALLE FLOR ANTILLANA	San Juan	Local Government
TEXACO PUERTO RICO INC	2-861510	Closure	Texaco- Otto Palacios S/S # 945	RD. 1 KM 19.1	San Juan	Gas Station
Gobierno de Puerto Rico,	2-000034	New	Departamento de la Vivienda	Ave. José Celso Barbosa #606	San Juan	State Government
RELIABLE FINANCIAL SERVICES	2-990051	New	RELIABLE FINANCIAL SERVICES	AVE. MUÑOZ RIVERA #1101	San Juan	Commercial
Caribbean Petroleum Corporation	2-860265	Amended	GULF S/S #037	PARANA ST.,ESQ. WESSRER Rio Piedras Heights	San Juan	Gas Station
MUNICIPIO DE SAN JUAN / DPTO.	2-940294	Closure	OFICINAS EJECUTIVAS	AVE. DE DIEGO FINAL AL LADO DE LA AMA	San Juan	Local Government
US DEPARTMENT OF ENERGY	2-940014	Closure	PUERTO RICO NUCLEAR CENTER	MEDICAL CENTER	San Juan	Federal Non-Military
Caribbean Petroleum Corporation	2-930031	Amended	Gulf # 415	Aeropuerto Luis Muñoz Marin Airport Cargo Area	San Juan	Gas Station
FEDERAL AVIATION	2-860102	Closure	FAA SAN JUAN	INTERNATIONAL AIRPORT	San Juan	Federal Non-Military
FEDERAL AVIATION	2-860107	Closure	FAA SAN JUAN, RTR	INTERNATIONAL AIRPORT	San Juan	Federal Non-Military
FEDERAL AVIATION	2-860108	Closure	FAA SAN JUAN VOR/TACR	INTERNATIONAL AIRPORT	San Juan	Federal Non-Military
American Airlines Inc.	2-980055	Closure	American Airlines Auto Shop	Base Aerea Muñiz	San Juan	Other
Caribbean Petroleum Corporation	2-860151	Closure	INT. AIR SERVICE-54199901	LUIS MU¥OZ MARIN INTL. AIRPORT	San Juan	Gas Station
Caribbean Petroleum Corporation	2-860255	Amended	GULF #024	MUNOZ RIVERA AV. #1007	San Juan	Gas Station
Alberto Contreras	2-861765	Amended	Rock S/S	RD. 1, KM. 20.3	San Juan	Gas Station
URBANO TORRES INC.	2-910318	Amended	URBANO TORRES INC.CARR.NO#1	TORTUGO	San Juan	Gas Station
Guillermo A. Passalacua	2-980128	Closure	Charneco S/S	Ponce de León esq. calle Cayey	San Juan	Gas Station
Rattan Specialties Inc.	2-990017	Amended	Rattan Specialties Inc.	Carr. #1 Salida Rio Piedras	San Juan	Commercial
Defensa Civil-San Juan	2-990020	Closure	Defensa Civil	Calle A #178	San Juan	Local Government
PUBLIC HOUSING ADMINISTATION	2-960013	Closure	CRISANTEMOS II	CALLE 28 ESQ. CALLE CECILIA SAN	San Juan	State Government
TEXACO PUERTO RICO INC	2-861661	Closure	CERVECERIA CORONA	STOP 20	San Juan	Industrial
Puerto Rico & Inc.	2-980010	New	Seven Eleven Inc.	Ave. Fernandez Juncos 1462	San Juan	Gas Station
SOL PUERTO LIMITED	2-860792	Closure	POLICIA DE PUERTO RICO	ANTIGUO ANGAR DEL HELICOPTERO	San Juan	Not Listed
ESSO STANDARD OIL CO PR	2-920107	Closure	Autoridad Metropolitana de Autobuses	Ave. de Diego # 37	San Juan	State Government
SOL PUERTO LIMITED	2-860826	Closure	EMERITO ESTRADA-IZUZU DE P.R.	KENNEDY AVE.	San Juan	Industrial
MUNICIPIO DE SAN JUAN	2-880107	Amended	OBRAS PUBLICAS MUNICIPAL	KENNEDY AVE., KM. 1.7	San Juan	Local Government

Owner Name	AltFacilityID	Notification Description	Facility Name	Street Address	City	Facility Description
Autoridad de Acueductos y	2-861491	Closure	CENTRO SERVICIOS - SAN JUAN	STOP 26 1/2	San Juan	Utilities
AUTORIDAD DE LOS PUERTOS	2-860092	Closure	Aeropuerto F.Rivas-Isla Grande	GPO BOX 2829	San Juan	Utilities
SOL PUERTO LIMITED	2-860705	Amended	SHELL S/S 804975	PONCE DE LEON, Parada 27	San Juan	Gas Station
FUNDACION EDUCATIVE ANA G	2-990056	Closure	Universidad Metropolitana Canal 40	Carr. 176 Km. 0.5	San Juan	Other
Autoridad de Energia Electrica	2-860761	Closure	PLANTA TERMOELECTRICA	ZONA PORTUARIA	San Juan	State Government
MUNICIPIO DE SAN JUAN	2-980056	Closure	Municipio de San Juan	Calle Duarte Final Este	San Juan	Local Government
ESSO STANDARD OIL CO PR	2-910317	Closure	Esso / San Juan Star	Ave. Kennedy	San Juan	Industrial
NUTRI CARIBE,INC (CHOCOLATE	2-960056	Amended	Nutri Caribe, Inc.	Calle Manuel Camuñas #4	San Juan	Commercial
Ysiem Corporation	2-960050	Closure	Almacenes La Riviera	Ave. 65 de Infantería Km. 3.1 Sabana Llana Antiguo	San Juan	Auto Dealership
Autoridad de Energia Electrica	2-970049	Closure	Antiguo Jet Covadonga	Paseo Covadonga	San Juan	Other
PUBLIC HOUSING ADMINISTATION	2-960012	Closure	CRISANTEMOS I	CALLE C RAMOS ANTONINI	San Juan	State Government
SOL PUERTO LIMITED	2-860793	Closure	MUEBLERIAS MENDOZA	RD. #1	San Juan	Not Listed
HORMIGONERA CARIBE	2-860063	New	HORMIGONERA CARIBE	RD 845 KM 1.5	San Juan	Contractor
O & Y Enterprises	2-980074	Closure	Edificio Plaza Scotiabank	Ave. Ponce de León # 273	San Juan	Commercial
TEXACO PUERTO RICO INC	2-861752	Amended	UNIVERSITY GARDENS S/S #226	SALAMANCA ST.#215 CORNER HARVARD	San Juan	Gas Station
ESSO STANDARD OIL CO PR	2-861124	Amended	ESSO S/S CO-014	MUÑOZ RIVERA AVE. #1004	San Juan	Gas Station
ESSO STANDARD OIL CO PR	2-861269	Closure	ESSO S/ S 77037	SAN FRANCISCO SHOPPING CENTER	San Juan	Gas Station
GOMEZ HERMANOS, INC	2-940197	Closure	Toyota de PR (Ex GOMEZ HERMANOS	MU¥OZ RIVERA AVE. #1064	San Juan	Auto Dealership
ESSO STANDARD OIL CO PR	2-910344	Closure	SEARS ROEBUCK DE P.R.	RD #176 KM 0.8, CUPEY	San Juan	Commercial
PUERTO RICO TELEPHONE CO	2-000026	Amended	Remoto Montehiedra	Ave. Los Romeros	San Juan	Utilities
Kmart Corporation	2-970009	Closure	Kmart Store #9789	Ave. Winston Churchill	San Juan	Commercial
Luis R. Rodriguez Rodriguez	2-860724	Amended	L.R. Gas Station	STATE ROAD #176 KM 7.2	San Juan	Gas Station
First Real Estate S.E.	2-940252	Closure	Suarez Toy House	Road 845 Internal Ind. Development Victor Suarez	San Juan	Commercial
ESSO STANDARD OIL CO PR	2-861435	Closure	RIO CONSTRUCTION CORP.	RD. 1, KM. 18.5	San Juan	Industrial
ALBANO ONE HOUR MARTINIZING	2-940112	New	ALBANO ONE HOUR MARTINIZING	RD. CUPEY CORNER RHIN	San Juan	Commercial
AUTORIDAD DE CARRETERAS	2-050004	Amended	FAcilidades Tren Urbano Cupey	Carr 1 y Carr 21	San Juan	Gas Station
ESSO STANDARD OIL CO PR	2-861139	Amended	ESSO S/S CO-185	RD. 1 KM. 13.4 Urb Antonsanti	San Juan	Gas Station
PRODUCTOS DE CARRETERA	2-860010	Closure	PRODUCTOS DE CARRETERA	FILIPPO DI PLANA RD 20 KM 20	San Juan	Contractor
WELLS FARGO ARMORED SERV.	2-860098	Closure	WELLS FARGO ARMORED SERV.	10 GANGES ST	San Juan	Truck/Transporter
Caribbean Petroleum Corporation	2-860038	Amended	Gulf #330 (Plaza Interamericana)	CARR. 838 KM. 4 HM. 4	San Juan	Gas Station
SOL PUERTO LIMITED	2-860802	Closure	Vilco Chemical-Shell Site	RD. #1 KM. 19.9	San Juan	Industrial
Hospital San Gerardo	2-980073	Closure	Hospital San Gerardo	Carr.844 km. 0.5 Cupey Bajo	San Juan	Other
Total Petroleum Puerto Rico Corp.	2-910383	Amended	Total Petroleum #3304	RD 176 KM 8.1	San Juan	Gas Station
José Sanchez	2-860721	Amended	CITGO CAIMITO	ROAD 842 KM 4 HM 1	San Juan	Gas Station
Autoridad de Acueductos y	2-861490	Closure	OPERATION SECTION	EXPERIMENTAL STATION	San Juan	Utilities
VA MEDICAL & REG. OFFICE	2-861524	Amended	VA CARIBBEAN HEALTHCARE	RD #21 10 CASIA ST	San Juan	Federal Non-Military
TEXACO PUERTO RICO INC	2-861772	Amended	EL CEREZAL S/S #331	PONCE DE LEON AVE.	San Juan	Gas Station
WOMETCO DE PUERTO RICO	2-950061	Closure	BASKIN ROBBINS	EL SE¥ORIAL MALL	San Juan	Commercial
ESSO STANDARD OIL CO PR	2-861253	Amended	ESSO S/S 3P-227	RD. 846, KM. 1.1. Centro Comercial Ciudad	San Juan	Gas Station
SEARS,ROEBUCK AND CO.	2-861900	Amended	SEARS,ROEBUCK AND CO.	ROAD #176 KM 0.5	San Juan	Commercial
ARMOR ENTERPRISES	2-940082	New	Armor Enterprises-Laundry	PARANA ST. #31, EL PARAISO Rio Piedras	San Juan	Other
Eagle Gas Corp.	2-860692	Amended	EAGLE GAS CORPORATION	RD. 842 KM 1.9	San Juan	Gas Station
COLEGIO SAN IGNACIO DE	2-860719	Closure	COLEGIO SAN IGNACIO DE LOYOLA	SABRECO (END) ST.	San Juan	Not Listed
P.R. MEDICAL SERV. ADM.	2-861945	Closure	STEAM POWER PLANT	MEDICAL CENTER	San Juan	Other

Owner Name	AltFacilityID	Notification Description	Facility Name	Street Address	City	Facility Description
PUERTO RICO TELEPHONE CO	2-920035	Closure	REMOTO TELEFONICO VII GUAYNABO	RD #1 KM 19.10 (INTERIOR)	San Juan	Utilities
Autoridad de Energia Electrica	2-920103	Closure	TALLER DE MECANICA AUTOMOTRIZ	SAN ROBERTO ST., MONACILLOS WARD	San Juan	Utilities
ESTACION EXPERIMENTAL	2-861991	Closure	TECNOLOGIA DE ALIMENTOS	RD #1 KM 12.9	San Juan	State Government
EL COQUI RESORT INC.	2-940102	Closure	HOTEL LA FUENTE	RD. #842 KM. 7.0	San Juan	Commercial
CAPITOL ENGINEERING	2-940124	New	CAPITOL ENGINEERING	RD. #176 KM. 5.8	San Juan	Contractor
ESTACION EXPERIMENTAL	2-861993	Closure	PLANTA PILOTO DE RON	RD. #1 KM 12.9	San Juan	Utilities
AUTORIDAD DE CARRETERAS	2-950008	Closure	AUTORIDAD DE CARRETERAS	RD.1 KM. 18.5	San Juan	State Government
DEPARTAMENTO DE EDUCACION	2-940246	Closure	ESC. INES MARIA MENDOZA	RD. 842 KM 2 HM 6	San Juan	State Government
SOL PUERTO LIMITED	2-861026	Amended	SHELL S/S #000507	CARMEN HERNANDEZ CORNER LUCIANO Urb El	San Juan	Gas Station
Autoridad de Energia Electrica	2-920081	Closure	CENTRO DE TRANSMISION DE	RD #1, MONACILLOS WARD	San Juan	Utilities
Total Petroleum Puerto Rico Corp.	2-930081	Closure	ISLA PETROLEUM CORP.	RD. #19, KM 1.2	San Juan	Gas Station
Departamento de Correccion y	2-940128	New	PRESIDIO ESTATAL DE P.R.	RD. #21	San Juan	State Government
TREBOL MOTORS	2-880088	Closure	TREBOL MOTORS	KENNEDY AVE. CORNER ORQUIDEA ST.	San Juan	Auto Dealership
J.A.B. CLEANERS INC.	2-940093	Closure	J.A.B. CLEANERS INC.	SAN FRANCISCO SHOPPING CENTER	San Juan	Commercial
TEXACO PUERTO RICO INC	2-861763	Amended	SANTA MARIA S/S #225	RD. #1, KM. 16.6	San Juan	Gas Station
TEXACO PUERTO RICO INC	2-861759	Amended	Texaco Villa Nevarez S/S #208	#2 ST. CORNER #21 ST.	San Juan	Gas Station
Caribbean Petroleum Corporation	2-860197	Amended	GULF S/S #179	Ave. Americo Miranda, Esq. Gutenberg JArdines	San Juan	Gas Station
ESSO STANDARD OIL CO PR	2-861130	Closure	ESSO S/S COB-025	MUÑOZ RIVERA AVE.	San Juan	Gas Station
CAFE VALENCIA	2-990028	Closure	CAFE VALENCIA	AVE MUÑOZ RIVERA INT. AVE LOS MIRTOS	San Juan	Commercial
DEPARTAMENTO DE EDUCACION	2-950037	Closure	ESCUELA SOTERO FIGUEROA	PALMA REAL AVE., CORNER FORDHAM	San Juan	State Government
ANTILLES MOTORS REBUILDERS	2-920040	Closure	ANTILLES MOTORS REBUILDERS	DE DIEGO AVE. #480	San Juan	Commercial
COOPERATIVA DE SEGURO	2-880062	Closure	COOPERATIVA DE SEGURO	NEVAREZ ST.& AMERICO MIRANDA AVE	San Juan	Not Listed
COOP. DE SEGUROS DE VIDA DE	2-861941	Closure	COOP. DE SEGUROS DE VIDA DE P.R.	AMERICO MIRANDA AVE. #400	San Juan	Commercial
VA MEDICAL & REG. OFFICE	2-890196	New	120 BED NURSING HOME & BLIND	AB ONE VETERANS PLAZA	San Juan	Not Listed
ESSO STANDARD OIL CO PR	2-861438	Closure	UNIVERSIDAD INTERAMERICANA	GALILEO ST. END	San Juan	Industrial
International Institute of Tropical	2-010026	Closure	Jardin Botanico UPR- Rio Piedras	Los Terreno de la estacion experimental UPR	San Juan	State Government
Autoridad de Energia Electrica	2-860744	Closure	CENTRO DE DISTRIBUCION	SAN ROBERTO ST.	San Juan	Utilities
DEPARTAMENTO DE SALUD	2-990058	Amended	HOSPITAL SIQUIATRIA RAMON	CENTRO MEDICO	San Juan	State Government
AUT. METROPOLITANA	2-861948	Amended	Autoridad Metropolitana de Autobuses	#37, DE DIEGO AVE.	San Juan	State Government
Maria Cristina Goenaga	2-980067	Closure	Créditos e Inversiones San Miguel Inc.	Calle Prolongacion La paz	San Juan	Commercial
DEPARTAMENTO RECURSOS	2-970021	Closure	Casa de Bombas	Ave. Baldorioty de Castro Km. 4.8	San Juan	Other
Condado Plaza Hotel	2-980118	Closure	Condado Plaza Hotel	Ave. Ashford 999	San Juan	Other
SOL PUERTO LIMITED	2-980132	Amended	CAPARRA MOTORS- TARGET RENT A	CALLE PASANTE #207	San Juan	Other
Autoridad de Energia Electrica	2-860765	Closure	SANTURCE JET	LUCHETTI ST.	San Juan	Utilities
AUTORIDAD DE CARRETERAS	2-040011	Closure	Autoridad de carreteras	Avenida Ponce de Leon Esq. Ave. Borinquen	San Juan	Not Listed
APARTMENT INVESTMENT AND	2-950066	Closure	VISTAS DE SAN JUAN APARTMENTS	AVE. FERNANDEZ JUNCOS 600	San Juan	Residential
LOIZA CLEANERS INC.	2-861423	Amended	LOIZA CLEANERS	LOIZA ST. #63	San Juan	Industrial
ESSO STANDARD OIL CO PR	2-861436	Closure	CONDADO HOLIDAY INN	ASHFORD AVE. #977	San Juan	Industrial
Aut.del Nuevo Distrito del Centro de	2-030007	Closure	Aut.Nuevo Distrito Centro Convenciones	Ave. Fernandez Juncos #610	San Juan	State Government
Autoridad de Energia Electrica	2-990012	Closure	Antigua Algodonera	Calle Condado Esq. Ave. Ponce de Leon	San Juan	Utilities
TEXACO PUERTO RICO INC	2-861638	Closure	RAMON L. RODRIGUEZ S/S #311	110 DE DIEGO AVE.Corner Loiza St. Santurce	San Juan	Gas Station
TREBOL MOTORS	2-880086	Closure	Trebol Motors	R.H. Todd Ave.Baldorioty de Castro	San Juan	Auto Dealership
CARLOS ARBOLEDA	2-920085	Amended	AUTORIDAD DE LOS PUERTOS	MAINTENANCE SHOP	San Juan	State Government
CIA PETROLERA CARIBE INC	2-860727	Amended	Gasolinera CARIBE, INC.	R.H. TODD 1000	San Juan	Gas Station

Owner Name	AltFacilityID	Notification Description	Facility Name	Street Address	City	Facility Description
Leonardo Torres	2-860288	Amended	Global Gasoline Inc	PONCE DE LEON 1521,Rio Piedras	San Juan	Gas Station
Taco gas Inc/Jaime Prieto Silva	2-861555	Amended	Zulu GAs Station /Formel Marine	FERNANDEZ JUNCOS AVE. &	San Juan	Gas Station
DOCTORS HOSPITAL INC	2-900063	Amended	DOCTORS HOSPITAL INC	SAN RAFAEL ST.	San Juan	Other
HOSPITAL PAVIA INC.	2-920032	Closure	HOSPITAL PAVIA	ASIA ST. #1462	San Juan	Other
Total Petroleum Puerto Rico Corp.	2-910061	Amended	Total Petroleum #1003	Calle San Jose #704	San Juan	Gas Station
SUCESION RUIZ GRAU	2-930009	Closure	PANADERIA RESTAURANTE LISBOA	PONCE DE LEON AVE. #1850	San Juan	Commercial
UNIVERSIDAD SAGRADO	2-861522	Closure	UNIVERSIDAD SAGRADO CORAZON	ROSALES ST. CORNER SAN ANTONIO	San Juan	Other
SOL PUERTO LIMITED	2-860967	Closure	SHELL S/S #000019	PONCE DE LEON #1910 Santurce	San Juan	Gas Station
RICARDO J. ROSELLO	2-860872	Amended	San Mateo Servicentro	EDUARDO CONDE AVE.	San Juan	Gas Station
Caribbean Petroleum Corporation	2-860960	Amended	GULF S/S482	FERNANDEZ JUNCOS AVE. #816	San Juan	Gas Station
SOL PUERTO LIMITED	2-860956	Amended	SHELL S/S#000302	DE DIEGO AVE. CORNER WILSON	San Juan	Gas Station
SOL PUERTO LIMITED	2-860875	Amended	SHELL S/S #000329	FERNANDEZ JUNCOS AVE. Esq. Hipodromo	San Juan	Gas Station
Administracion Servicios Generales	2-860082	Amended	Area Transporte- Hato Rey	BARBOSA AVE. #155	San Juan	State Government
SOL PUERTO LIMITED	2-860782	Closure	STAR TAXI (ROBERTO LEFRANC)	DONCELLA ST. #101	San Juan	Not Listed
PUERTO RICO PUBLIC BUILDING	2-900090	Closure	AUTORIDAD DE EDIFICIOS PUBLICO	APARTADO 41209	San Juan	Other
ESSO STANDARD OIL CO PR	2-861134	Amended	ESSO S/S CO-035	Ave. Ponce de León Esq. Calle Madrid	San Juan	Gas Station
SAN JUAN GAS COMPANY	2-940162	New	SAN JUAN GAS COMPANY	EXPRESO MARGINAL SUR AVE.	San Juan	Commercial
SOL PUERTO LIMITED	2-860946	Amended	SHELL S/S 002291	140 APONTE STREET	San Juan	Gas Station
JIMENEZ & FERNANDEZ INC.	2-940160	Amended	CAFE YAUCONO	FERNANDEZ JUNCOS AVE.STOP 16 1/2	San Juan	Industrial
TEXACO PUERTO RICO INC	2-861564	Amended	Texaco Miramar S/S #217	FERNANDEZ JUNCOS & ESTADO ST.	San Juan	Gas Station
TEXACO PUERTO RICO INC	2-861682	Closure	P.R. ASPHALT CO.	800 ROBERTO H. TODD AVE.	San Juan	Industrial
ASHFORD PRESBYTERIAN	2-900061	Closure	ASHFORD PRESBYTERIAN	1451 ASHFORD AVENUE	San Juan	Other
Caribbean Petroleum Corporation	2-860178	Amended	Gulf S/S #159	Condado. Ave. Luchetti Marginal	San Juan	Gas Station
Santa Paula Oil	2-900031	Amended	SANTA PAULA OIL	PALMA ST. #1304	San Juan	Gas Station
ELSA DELGADO	2-910078	Amended	Con GAS	FERNANDEZ JUNCOS AVE. #1104	San Juan	Gas Station
MUNICIPIO DE SAN JUAN	2-940023	New	CENTRO PESQUERO DE SAN JUAN	SECTOR HOARE	San Juan	Local Government
ESSO STANDARD OIL CO PR	2-861126	Amended	ESSO S/S CO-018	Ave. Expreso Sur Pda. 14	San Juan	Gas Station
Caribbean Petroleum Corporation	2-860237	Amended	GULF #452	Ave. Baldorioty de Castro Norte Shopping Center	San Juan	Gas Station
AT & T	2-990024	Amended	AT & T	AVE. PNCE DE LEON #820	San Juan	Commercial
SOL PUERTO LIMITED	2-860877	Amended	SHELL S/S #000310	LABRA ST. PDA 18	San Juan	Gas Station
CONDADO HOTEL PARTNERSHIP	2-930079	Closure	CONDADO HOTEL-Marriott	1309 ASHFORD AVE.	San Juan	Other
FEDERAL AVIATION	2-860104	Closure	ISLA GRANDE ATCT	ISLA GRANDE AIRPORT	San Juan	Federal Non-Military
P R DRYDOCK & MARINE	2-861521	Closure	P R DRYDOCK & MARINE TERMINALS	MIRAFLORES/VILLAVERDE ST PIER 15	San Juan	Industrial
World Com Inc.	2-860026	Amended	World Com	665 PONCE DE LEON AVE.	San Juan	Commercial
ESSO STANDARD OIL CO PR	2-860696	Amended	ESSO-Hertz Rent a Car Condado	ASHFORD AVE. #1365	San Juan	Commercial
BANCO POPULAR DE P.R.	2-940193	Closure	BANCO POPULAR DE P.R.	PONCE DE LEON AVE. #1155	San Juan	Other
ITT ALL AMERICA CABLES & RADIO	2-860022	Closure	ITT ALL AMERICA CABLES & RADIO	901 PONCE DE LEON AVE.	San Juan	Utilities
John Sugden	2-960064	Closure	La Fondita de Jesus	Calle Monserratte Sector Trastalleres	San Juan	Not Listed
ESSO STANDARD OIL CO PR	2-930077	Closure	L & M CAR RENTAL	1051 ASHFORD AVE.	San Juan	Commercial
DEPARTAMENTO RECURSOS	2-862002	New	ESTACION DE BOMBAS DE DIEGO	DE DIEGO AVE & ESTRELLA ST	San Juan	Not Listed
Caribbean Petroleum Corporation	2-860274	Amended	GULF S\S #050	Mcleary ST. #1908	San Juan	Gas Station
TEXACO PUERTO RICO INC	2-861583	Amended	Texaco- Stop 18 S/S #210	FERNANDEZ JUNCOS AVE. #1256	San Juan	Gas Station
ESSO STANDARD OIL CO PR	2-861128	Closure	ESSO S/S CO-020	Ave. Ponce de León Esq. Borinquen # 1901	San Juan	Gas Station
OCHOA FERTILIZER CO.,INC	2-860413	Closure	OCHOA FERTILIZER CO.,INC	PROLONGACION PAZ ST. #744	San Juan	Industrial

Owner Name	AltFacilityID	Notification Description	Facility Name	Street Address	City	Facility Description
ESSO STANDARD OIL CO PR	2-861132	Amended	ESSO S/S CO-030	Calle Labra Esq. Ave. R. H. Todd	San Juan	Gas Station
U.S. Naval Station	2-000016	Closure	NAVAL RESERVATION BLDGS. 445 &	STOP 7 1/2	San Juan	Federal Military
Caribbean Petroleum Corporation	2-860325	Closure	GULF SERVICE STATION #0403	FRANCIA ST. #503. Hato Rey	San Juan	Gas Station
SOL PUERTO LIMITED	2-860693	Amended	SHELL S/S #804819	LAS PALMAS, CORNER CERRA ST.956 Santurce	San Juan	Gas Station
POLICIA DE PUERTO RICO	2-000019	Closure	PRECINTO 182-HATO REY ESTE	Calle Sicilia final (Calle 13) Esq. Calle Dr. Lopez	San Juan	State Government
CIA PETROLERA CARIBE INC	2-861551	Amended	CARPENTER ROAD S/S	BARBOSA AVE. 1203	San Juan	Gas Station
Pedro Rodriguez Orosco	2-860723	Amended	Quisqueya S/S	QUISQUEYA ST. #55	San Juan	Gas Station
RENOVADORA INC.	2-970004	Closure	RENOVADORA INC.	RIO PIEDRAS COMMERCIAL	San Juan	Other
GARAGE ARCO,INC	2-900026	Amended	GARAGE ARCO,INC	BARBOSA AVE. #64	San Juan	Gas Station
BMA SAN JUAN	2-950043	New	BMA SAN JUAN	205 DUARTE ST. 3 RD FLOOR	San Juan	Other
MODAS JOSEPHINE INC	2-862012	New	MODAS JOSEPHINE INC	CAROLINA ST. #513	San Juan	Not Listed
MOTORAMBAR-SERVICIOS	2-940001	Closure	FUNDACION SIERRA BOERMAN	PONCE DE LEON 701	San Juan	Aircraft Owner
Caribbean Petroleum Corporation	2-920008	Amended	GULF S/S #301	BARBOSA AVE. #620 al lado Supermercado Conchita	San Juan	Gas Station
Mahmoud Ali Shehadeh	2-861131	Amended	Barbosa S/S (Ex ESSO S/S CO-027)	BARBOSA AVE. 612	San Juan	Gas Station
Triple-S Inc.	2-990019	Closure	Triple-S	Avenida Matadero	San Juan	Commercial
Victor Fernández	2-910143	Amended	Aramco Gas Station	BARBOSA AVE. #710	San Juan	Gas Station
Plaza Las Americas Inc.	2-980048	Closure	Plaza Las Americas Inc.	Carr.18 Esq. Ave. Fernandez Roosevelt	San Juan	Commercial
TEXACO PUERTO RICO INC	2-861756	Amended	QUINTANA S/S #202	GUAYAMA & FRANCIA STREETS	San Juan	Gas Station
SOL PUERTO LIMITED	2-860874	Closure	SHELL SERVICE STATION #001465	BARBOSA AVE. CORNER DUARTE	San Juan	Gas Station
ANGEL LUIS COLON	2-860378	Amended	Total 2169 (exSHELL S/S #004031)	AVE. Barbosa	San Juan	Gas Station
ESSO STANDARD OIL CO PR	2-861267	Amended	ESSO S/S 2P-341	Ave. Barbosa #448 Esq. Guayama	San Juan	Gas Station
AUTORIDAD DE EDIFICIOS	2-930046	Closure	EDIFICIO JUAN C. CORDERO DAVILA	BARBOSA AVE. #606	San Juan	Local Government
BAMI DE PUERTO RICO	2-900062	Closure	HATO REY COMMUNITY HOSPITAL	PONCE DE LEON AVE. # 435	San Juan	Other
ESSO STANDARD OIL CO PR	2-861136	Closure	ESSO SERVICE STATION	CHILE ST. URB. PI¥EIRO	San Juan	Gas Station
PUERTO RICO TELEPHONE CO	2-890090	Amended	HATO REY C.O.	PONCE DE LEON AVE. #562, PDA.35	San Juan	Utilities
Alfredo de Armas	2-950023	Closure	COMPRESORES & EQUIPO	GUAYAMA ST. #267	San Juan	Commercial
SOL PUERTO LIMITED	2-860942	Closure	SHELL SERVICE STATION #001180	PONCE DE LEON AVE.	San Juan	Gas Station
Valines Industrial Laundry	2-920121	New	Valines Industrial Laundry	2260 Ave. Rexach Barrio Obrero Santurce	San Juan	Commercial
PRINCIPADO MODERN DRY	2-940079	Closure	PRINCIPADO MODERN DRY	BARBOSA AVE. #604	San Juan	Commercial
Eduardo O. Viera Zayas	2-861546	Amended	Eduardo Viera S/S	RD #12, #517, BORINQUEN AVE.	San Juan	Gas Station
MUNICIPIO DE SAN JUAN	2-990057	Closure	ESTACION DE BOMBAS REXACH	BARRIO OBRERO	San Juan	Local Government
TEXACO PUERTO RICO INC	2-861581	Amended	Texaco- Piñero Development S/S #353	ROOSEVELT AVE. EXT. TRINIDAD	San Juan	Gas Station
Best Western Hotel Pierre	2-990071	Closure	Best Western Hotel Pierre	Ave. De Diego #105	San Juan	Commercial
Caribbean Petroleum Corporation	2-900035	Amended	Gulf S/S #399	LOIZA ST.ESQ.LOS BAÑOS	San Juan	Gas Station
SOL PUERTO LIMITED	2-860656	Amended	SHELL S/ S #804738	LOIZA ST., CORNER KINGS COURT	San Juan	Gas Station
SOL PUERTO LIMITED	2-860949	Closure	SHELL SERVICE STATION #000337	LOIZA ST. CORNER SANTA CECILIA	San Juan	Gas Station
ESSO STANDARD OIL CO PR	2-861140	Amended	ESSO S/S CO-186	Calle Loíza Esq.Tapia	San Juan	Gas Station
ESSO STANDARD OIL CO PR	2-861142	Amended	ESSO S/S CO-205	Calle Loíza # 2207	San Juan	Gas Station
Caribbean Petroleum Corporation	2-860406	Amended	GULF S/S #458	BALDORIOTY & DEGETAU STS.sANTURCE	San Juan	Gas Station
SOL PUERTO LIMITED	2-860941	Amended	SHELL S/S #000680	LOIZA ST CORNER CAOBOS Punta Las Marias	San Juan	Gas Station
Luis Gárate	2-020012	Amended	La Nueva Puerta de Santurce, Inc.	Ruiz Belvis # 237	San Juan	Residential
LOIZA CLEANERS	2-861424	Amended	LOIZA CLEANERS	LOIZA ST. #1702	San Juan	Industrial
US ARMY CORPS OF ENGINEERS	2-940251	Closure	OLD NAVAL STATION	W-5 SECOND FLOOR	San Juan	State Government
TEXACO PUERTO RICO INC	2-861689	Closure	SAMMY MAIZ AND CO.	BALDORIOTY AVE. & POMARROSA	San Juan	Truck/Transporter

Owner Name	AltFacilityID	Notification Description	Facility Name	Street Address	City	Facility Description
TEXACO PUERTO RICO INC	2-861554	Amended	Texaco- Eduardo Conde S/S #232	EDUARDO CONDE AVE. #1928	San Juan	Gas Station
ESSO STANDARD OIL CO PR	2-861432	Closure	ESSO-Oliver Exterminating	UTUADO ST. #16	San Juan	Commercial
ESSO STANDARD OIL CO PR	2-861441	New	Esso Hotel La concha	Ave Ashford Condado	San Juan	Not Listed
ROSA ELENA JIMENEZ	2-960022	Closure	ROSA ELENA JIMENEZ	CALLE PARIS #245	San Juan	Residential
Rafael Coutto	2-870018	Amended	TEXXAN OIL CO.	BARBOSA AVE. #312	San Juan	Gas Station
SOL PUERTO LIMITED	2-860811	Closure	PREVENTIVE MAINT. SERVICE	PARIS ST. #165	San Juan	Industrial
SOL PUERTO LIMITED	2-860780	Closure	ULTRA CHEMICAL	DUARTE ST. #206	San Juan	Not Listed
Autoridad de Acueductos y	2-861489	Amended	CENTRAL OFFICE-CONSERV. SECT.	604 BARBOSA AVE.	San Juan	State Government
SOL PUERTO LIMITED	2-910159	Amended	SHELL S/S #804924	RD ISLA VERDE KM 2.4	San Juan	Gas Station
Autoridad de Acueductos y	2-861494	Closure	ALMACEN MC CRAKEN	52 GUAYAMA ST.	San Juan	Utilities
ESSO STANDARD OIL CO PR	2-861127	Amended	ESSO S/S CO-019	Calle Loíza Esq. Taft # 175	San Juan	Gas Station
Asociacion de Empleados del Estado	2-050006	Closure	Asociacion de Empleados del Estado	Ave. Ponce De Leon # 463	San Juan	Not Listed
SOL PUERTO LIMITED	2-860934	Amended	SHELL S/S #003360	MARTINO ST. CORNER EMILIANO POLL Bo Caimito	San Juan	Gas Station
Caribbean Petroleum Corporation	2-860224	Closure	GULF S/S #436	Calle Tapia, Esq. Eduardo Conde	San Juan	Gas Station
SUIZA DAIRY CO. INC.	2-860148	Amended	SUIZA DAIRY - 54280000	AVE. DE DIEGO & SAN PATRICIO	San Juan	Industrial
FRANCISCO QUI¥ONES	2-950072	Closure	CHANTRES CLEANERS INC.	CALLE JOSE S. QUIÑONES #524	San Juan	Commercial
Total Petroleum Puerto Rico Corp.	2-860219	Amended	Total Petroleum #3289	EDUARDO CONDE AVE./HAYDEE REXACH	San Juan	Gas Station
Caribbean Petroleum Corporation	2-862023	Closure	PRODUCTOS DE PETROLEO	RUIZ BELVIS ST. #239	San Juan	Not Listed
SOL PUERTO LIMITED	2-860771	Closure	HATO REY TRANSPORT	DUARTE ST. #218	San Juan	Not Listed
MOTORAMBAR-SERVICIOS	2-930035	Amended	MOTORAMBAR	BECHARA ST.	San Juan	Auto Dealership
MOBIL OIL CARIBE	2-860703	New	CARIBE SHIPPING	PORT #9	San Juan	Not Listed
ESSO STANDARD OIL CO PR	2-861119	Amended	ESSO S/S CO-006	ESCORIAL AVE. #557 Caparra heights	San Juan	Gas Station
CENTRO AUTOMOTRIZ SANTA	2-940088	Closure	AUTOS VEGA INC.	BECHARA ST. CORNER SEGARRA	San Juan	Auto Dealership
PUERTO RICO TELEPHONE CO	2-890093	Closure	SAN PATRICIO REPETIDORA	ROOSEVELT AVE.	San Juan	Utilities
ESSO STANDARD OIL CO PR	2-861120	Amended	ESSO S/S CO-008	AVE. F.D. ROOSEVELT Esq. Ensenada Caparra	San Juan	Gas Station
Caribbean Petroleum Corporation	2-860267	Amended	GULF #040	Ave. Kennedy Urb Industrial Bechara	San Juan	Gas Station
Caribbean Petroleum Corporation	2-860336	Amended	GULF #0304	RD #2 KM. 5.0 Ave Kennedy MArg Buchanan	San Juan	Gas Station
ESSO STANDARD OIL CO PR	2-861137	Amended	ESSO S/S CO-040	PIÑEIRO AVE. #1024	San Juan	Gas Station
VELVIS DEVELOPMENT CORP.	2-950069	Closure	VELVIS DEVELOPMENT CORP.	A ST. #21, MARIO JULIA IND.PARK	San Juan	Industrial
Angel Rivera	2-861566	Amended	Angel Rivera S/S (AntesTexaco Parque	ROOSEVELT AVE. #950	San Juan	Gas Station
Total Petroleum Puerto Rico Corp.	2-910141	Closure	GPR #2244	MATADERO & C ST.	San Juan	Gas Station
Caribbean Petroleum Corporation	2-860120	Closure	MUNICIPIO DE SAN JUAN	PUBLIC WORKS BLDG.	San Juan	Local Government
TEXACO PUERTO RICO INC	2-880006	Amended	ANGELBERTO REYES S/S # 334	ROOSEVELT AND ESCORIAL AVES.	San Juan	Gas Station
TEXACO PUERTO RICO INC	2-910016	Closure	SANTURCE SODA WATER	RD #2 KM 3.7, KENNEDY AVE.	San Juan	Industrial
TEXACO PUERTO RICO INC	2-861654	Closure	BEST CONTRACTING CORP.	RD. 845 KM. 1.6	San Juan	Not Listed
TEXACO PUERTO RICO INC	2-861569	Amended	Texaco Puerto Nuevo Norte S/S 227	ROOSEVELT AVE.& DE DIEGO 1301	San Juan	Gas Station
TEXACO PUERTO RICO INC	2-861559	Amended	Texaco- Las Lomas S/S #213	CENTRAL AVE. CORNER SAN PATRICIO	San Juan	Gas Station
BENJAMIN KAUFFMANN JULIA	2-860937	Amended	Andalucia S/S	ANDALUCIA AVE., CORNER ACAPULCO	San Juan	Gas Station
AUTORIDAD DE EDIFICIOS	2-930051	Amended	Centro Gubernamental Minillas	DE DIEGO AVE. STOP 22	San Juan	State Government
Caribbean Petroleum Corporation	2-860158	Closure	FIRESTONE INTERAMER. 54189000	MARIO JULIA IND. PARK	San Juan	Commercial
TEXACO PUERTO RICO INC	2-861650	Closure	BETTEROADS ASPHALT CORP.	RD. 845 KM. 1.6	San Juan	Not Listed
Caribbean Petroleum Corporation	2-860318	Amended	GULF #119	CENTRAL AVE. #1039 Puerto Nuevo	San Juan	Gas Station
US ARMY CORPS OF ENGINEERS	2-080001	Amended	US Naval Air Station	Antigua Base Miramar	San Juan	Not Listed
Asociacion deMaestros	2-070012	New	Asociacion de Maestros de Puerto Rico	Ave. Ponce de Leon # 452	San Juan	State Government

Owner Name	AltFacilityID	Notification Description	Facility Name	Street Address	City	Facility Description
San Juan Development	2-940182	Closure	San Juan Development	Ponce de Leon Ave. #250 Hato Rey	San Juan	Not Listed
Administración Desarrollo y Mejoras a	2-960043	Closure	Villa Panamericana y Las Orquideas	Road 181 Esq. Ramal Este	San Juan	Residential
Caribbean Petroleum Corporation	2-860117	Amended	AMERICAN INDUSTRIAL LAUNDRY	CORCHADO STREET #1202	San Juan	Gas Station
Rafael Juarbe Lloveras	2-000002	Amended	Gas Service station 5143	Carr. 176	San Juan	Gas Station
LOIZA CLEANERS INC	2-940113	New	LOIZA CLEANERS INC	DE DIEGO AVE. #721	San Juan	Not Listed
Caribbean Petroleum Corporation	2-860194	Amended	GULF S/S #176	RD. 1 CALLE AMATISTA Urb Bucare	San Juan	Gas Station
CENTERS FOR DISEAS. CONT.&	2-940158	New	CENTERS FOR DISEAS. CONT.&	CASIA ST. #2	San Juan	Federal Non-Military
Caribbean Petroleum Corporation	2-860244	Amended	GULF S/S #010	CALLE 52, ESQ. 54 S.E. La RIviera	San Juan	Gas Station
SOL PUERTO LIMITED	2-860996	Amended	SHELL S/S #002453	RD. 21, KM. 5, HM. 4	San Juan	Gas Station
SOL PUERTO LIMITED	2-860943	Closure	COOP. TRANSP. METROPOLITANO	RD. #21 KM 0.5	San Juan	Not Listed
Caribbean Petroleum Corporation	2-860242	Amended	GULF S/ S #006	SAN PATRICIO & AVE. CENTRAL Las Lomas	San Juan	Gas Station
CRUZ ROJA AMERICANA	2-940147	Closure	CRUZ ROJA AMERICANA	Centro Medico Calle 9 E	San Juan	Other
SOL PUERTO LIMITED	2-860953	Amended	SHELL S/S #001716	RD. 176, KM.0.2	San Juan	Gas Station
DEPARTAMENTO DE EDUCACION	2-940240	Closure	ESC.TRINA PADILLA DE SANZ	JESUS T. PI¥EIRO WEST AVE.	San Juan	State Government
CITIBANK N.A.- HATO REY	2-940090	Closure	CITIBANK	LOMAS VERDES AVE.	San Juan	Commercial
P.R. MEDICAL SERV. ADM.	2-861947	Closure	NURSING HOME	MEDICAL CENTER	San Juan	Other
Jose Fuentes Hernández	2-860868	Closure	Independiente (ExSHELL S/S #001694)	CENTRAL & DE DIEGO AVES. Caparra Terrace	San Juan	Gas Station
ISMAEL GARCIA	2-860649	Amended	ISMAEL GARCIA	SAN IGNACIO AVE. #1385	San Juan	Gas Station
ESSO STANDARD OIL CO PR	2-861118	Amended	ESSO S/S CO-004	Ave. Jesús T. Piñero # 1771 Summit Hills	San Juan	Gas Station
P.R. MEDICAL SERV. ADM.	2-861946	Closure	MOTOR POOL	MEDICAL CENTER	San Juan	Not Listed
Autoridad de Acueductos y	2-861492	Closure	TRANSPORTATION OFFICE - PUERTO	P.R. 2 KM. 2.1 (KENNEDY AVE)	San Juan	Utilities
ESSO STANDARD OIL CO PR	2-861125	Amended	ESSO S/S CO-015	Ave. F. D. Roosevelt # 957 Puerto Nuevo	San Juan	Gas Station
TEXACO PUERTO RICO INC	2-861570	Amended	Puerto Nuevo S/S # 220	ROOSEVELT AVE. #1250	San Juan	Gas Station
SOL PUERTO LIMITED	2-860709	Amended	SHELL S/S #804797	ROOSEVELT AVE. COR. ESCORIAL AVE Puerto	San Juan	Gas Station
KMART CORP.	2-860053	Closure	KMART 4490	SAN PATRICIO PLAZA	San Juan	Commercial
TEXACO PUERTO RICO INC	2-861761	Amended	LA RIVIERA S/S #215	DE DIEGO AVE. CORNER SO #48 ST.	San Juan	Gas Station
SOL PUERTO LIMITED	2-860808	Closure	WEST INDIA MACHINERY, INC.	ROOSEVELT AVE. CORNER MATADERO	San Juan	Not Listed
NEW CENTER ASSOCIATES	2-940037	Closure	NEW CENTER ASSOCIATES	JOSE OLIVER #6 TRES MONJITAS	San Juan	Residential
SEA-LAND SERVICE, INC.	2-860030	Closure	SEA-LAND SERVICE, INC.	ZONA PORTUARIA	San Juan	Truck/Transporter
US ARMY RESERVEGARRISON	2-890147	Closure	CPT EURIPIDES RUBIO USARC	BELCAIRE ST. #1	San Juan	Federal Military
FEDERAL AVIATION	2-860106	Closure	FAA SAN JUAN OM	SAN PATRICIO	San Juan	Federal Non-Military
TEXACO PUERTO RICO INC	2-861760	Amended	CUPEY S/S #209	#176 ST. KM. 1.2	San Juan	Gas Station
U.P.R. MEDICAL SCIENCES	2-861953	Amended	U.P.R. MEDICAL SCIENCES CAMPUS	G.P.O. BOX 5067	San Juan	State Government
Caribbean Petroleum Corporation	2-860182	Amended	GULF S/S#163	CALLE 31 INT. 38 Las Lomas	San Juan	Gas Station
ESSO STANDARD OIL CO PR	2-861123	Closure	ESSO SERVICE STATION 77013	SAN PATRICIO AVE. 1406	San Juan	Gas Station
THE SAN JUAN STAR	2-910314	New	THE SAN JUAN STAR	ACACIA ST. MONTEREY IND. PARK	San Juan	Industrial
GOMEZ HERMANOS, INC	2-861066	Amended	GOMEZ HERMANOS, INC	MU¥OZ RIVERA AVE. #573	San Juan	Auto Dealership
PUERTO RICO PUBLIC BUILDING	2-980007	Closure	COLISEO OLIMPICO DE PUERTO RICO	Apartado 195349	San Juan	Truck/Transporter
CITIBANK N.A.- HATO REY	2-940089	Closure	CITIBANK N.A.- HATO REY	PONCE DE LEON AVE. #252	San Juan	Commercial
SEARS ROEBUCK DE PUERTO	2-900016	Closure	SEARS ROEBUCK	PLAZA LAS AMERICAS	San Juan	Commercial
ESSO STANDARD OIL CO PR	2-861273	Amended	ESSO S/S COB-200	BARBOSA AVE. #621 Esq Calle Navarro	San Juan	Gas Station
ASOCIACION HOSPITAL DEL	2-900058	Amended	ASOCIACION HOSPITAL DEL	AVE.DOMENECH	San Juan	Other
SOL PUERTO LIMITED	2-910149	Amended	SHELL S/S #804789	AVE. JESUS T PIÑEIRO esq De Diego	San Juan	Gas Station
TEXACO PUERTO RICO INC	2-861750	Amended	MUNOZ RIVERA S/S #230	MUÑOZ RIVERA AVE. #560	San Juan	Gas Station

Owner Name	AltFacilityID	Notification Description	Facility Name	Street Address	City	Facility Description
VAQUERIA TRES MONJITAS	2-860149	Amended	VAQUERIA TRES MONJITAS-54295000	CALLE CHARDON	San Juan	Industrial
GENERAL SERVICES ADM.	2-861963	Amended	GENERAL SERVICES ADM.	FB & US COURTHOUSE	San Juan	Federal Non-Military
HOSPITAL PR REALTY	2-900073	Amended	CLINICA DR.EUGENIO FERNADEZ	358 PONCE DE LEON AVE.	San Juan	Other
Caribbean Petroleum Corporation	2-860866	Amended	Gulf #408	PLAZA LAS AMERICAS SHOPPING CTR.	San Juan	Gas Station
Alfonzo Gomez-Gulf Plaza Inc.	2-860947	Amended	GLADIOLAS s/s	Calle Bolivia Esq. Calle Quisqueya	San Juan	Gas Station
SOL PUERTO LIMITED	2-860867	Amended	SHELL S/S # 000787	DOMENECH AVE. COR. HOSTOS	San Juan	Gas Station
Caribbean Petroleum Corporation	2-860169	Amended	Gulf #148	AVE DOMENECH 403 Esq Calle Nueva	San Juan	Gas Station
ROD RODDER	2-930034	Closure	ROD RODDER	AVE. F.D. ROOSEVELT #189	San Juan	Commercial
TEXACO PUERTO RICO INC	2-861668	Closure	INDUSTRIA LECHERA DE P.R.	O'NEILL ST.	San Juan	Not Listed
TEXACO PUERTO RICO INC	2-861663	Closure	EL MUNDO INC.	CHARDON AVE.	San Juan	Not Listed
SOL PUERTO LIMITED	2-860957	Amended	SHELL S/S #000523	COLL Y TOSTE ST. Urb Baldrich	San Juan	Gas Station
AUTORIDAD DE EDIFICIOS	2-930049	Closure	EDIFICIO LOTERIA DE PUERTO RICO	CHARDON AVE. NEW SAN JUAN	San Juan	State Government
TEXACO PUERTO RICO INC	2-861575	Amended	Texaco- Roosevelt & Hostos S/S #224	ROOSEVELT AVE. #249 & HOSTOS AVE	San Juan	Gas Station
TEXACO PUERTO RICO INC	2-861754	Closure	PONCE DE LEON S/S #219	PONCE DE LEON AVE. #510 Hato Rey	San Juan	Gas Station
TEXACO PUERTO RICO INC	2-861675	Closure	MANTECADOS PAYCO INC.	TRES MONJITAS IND. DEV.	San Juan	Industrial
DEPARTAMENTO DE EDUCACION	2-940239	Closure	ESC.NEMESIO CANALES	RESIDENCIAL NEMESIO CANALES	San Juan	State Government
CERVECERIA INDIA	2-861659	Closure	CERVECERIA INDIA CORP.	TRES MONJITAS IND. DEV.	San Juan	Industrial
PLAZA LAS AMERICAS, INC.	2-940184	Amended	PLAZA LAS AMERICAS, INC.	ROOSEVELT AVE. INT. EXPRESO LAS	San Juan	Commercial
CARIBBEAN INVESTMENT CENTER	2-920050	Closure	CARIBBEAN INVESTMENT CENTER	KALF ST. #38	San Juan	Commercial
SOL PUERTO LIMITED	2-860963	Amended	SHELL S/S # 002887	MUÑOZ RIVERA AVE., STOP 6 1/2 Puerta de Tierra	San Juan	Gas Station
POLICIA DE PUERTO RICO	2-020014	Closure	BASE AEREA SALVADOR ROIG	AEROPUERTO ISLA GRANDE	San Juan	State Government
Caribbean Petroleum Corporation	2-950059	Closure	PANADERIA ANTIGUA LISBOA	ROOSEVELT AVE. #1316	San Juan	Commercial
ESSO STANDARD OIL CO PR	2-910309	Closure	AUT. DE COMUNICACIONES	MU¥OZ RIVERA AVE. & COLL ST.	San Juan	Utilities
FUNERARIA BUXEDA	2-940078	Closure	FUNERARIA BUXEDA	CESAR GONZALEZ AVE. #574	San Juan	Other
SMURFIT FIBRAS	2-940075	New	SMURFIT FIBRAS INTERNACIONALES	JUAN CALAF ST. TRES MONJITAS	San Juan	Industrial
BERMUDEZ & LONGO, INC.	2-862015	Closure	BERMUDEZ & LONGO, INC.	P.O. BOX 1213	San Juan	Not Listed
ESSO STANDARD OIL CO PR	2-861427	Closure	ESSO- Hosp. del Maestro	AVE. DOMENECH	San Juan	Other
AUTORIDAD FINANCIAMIENTO DE	2-990064	New	COLISEO DE PUERTO RICO	NUEVO CENTRO DE SAN JUAN	San Juan	Not Listed
Egida del Abogado	2-970012	Closure	Egida del Abogado	Ave. Arterial B # 320	San Juan	Residential
AMERICAN LAWN MAINTENANCE	2-860012	Closure	Antillas Exterminating/AMERICAN LAWN	O'NEILL G-4	San Juan	Commercial
MUNICIPIO DE SAN JUAN / DPTO.	2-940289	Closure	CDT DR. JAVIER JAVIER ANTON	CALLE PIÑEIRO ESQ. VALLEJO	San Juan	Local Government
ESSO STANDARD OIL CO PR	2-861416	Closure	GOMEZ HNOS. INC	MUÑOZ RIVERA AVE. CORNER PIÑERO	San Juan	Commercial
U.S. Marine Corp	2-020032	New	Hangar 21, Naval Reservation	Aereopuerto Isla Grande	San Juan	Federal Military
Alruss Extrussion and Finishing Corp.	2-970043	Closure	Alruss Extrussion and Finishing Corp.	Federico Costa # 53	San Juan	Industrial
Condominio Segovia	2-960059	Closure	Condominio Segovia	Calle Sargento Luis Medina	San Juan	Residential
MANUEL I. RAMOS CARLO	2-950001	Closure	EL MONTE CLEANERS	MU¥OZ RIVERA AVE.	San Juan	Other
RADIOTELEPHONE COMM PR INC.	2-890194	Amended	RADIO COMM SERVICES	150 PONCE DE LEON AVE.	San Juan	Utilities
TEXACO PUERTO RICO INC	2-940117	Amended	SANTIESTEBAN CLEMENTE	PONCE DE LEON AVE. #75 PDA. 26	San Juan	Commercial
TEXACO PUERTO RICO INC	2-861651	Closure	ALRUSS EXTRUSSION FINISH CORP	TRES MONJITAS IND. DEV.	San Juan	Not Listed
J.C.PENNEY INC	2-900101	Closure	J.C.PENNEY INC	PLAZA LAS AMERICAS SHOPPING CTR.	San Juan	Commercial
AUTORIDAD DE EDIFICIOS	2-930045	Closure	SUPERINTENCIA DE LA POLICIA	ROOSVELT AVE.	San Juan	State Government
TEXACO PUERTO RICO INC	2-861755	Amended	SUIZA DAIRY S/S # 205	ING. C. GONZALEZ AVE. #555	San Juan	Gas Station
SOL PUERTO LIMITED	2-860825	Closure	EL MUNDO, INC.	CARLOS CHARDON AVE.	San Juan	Not Listed
SUCESION MARTI TORRES	2-930061	Closure	SUCESION MARTI TORRES	PONCE DE LEON AVE. #555	San Juan	Commercial

Owner Name	AltFacilityID	Notification Description	Facility Name	Street Address	City	Facility Description
Total Petroleum Puerto Rico Corp.	2-910067	Amended	TOTAL 1012	CENTRAL AVE. #263	San Juan	Gas Station
José Feliciano	2-910020	Closure	Banco Bilbao Vizcaya	MUNOZ RIVERA AVE. #254	San Juan	Commercial
PUERTO RICO NATIONAL GUARD	2-861928	Closure	Hato Rey Armory	HATO REY ARMORY	San Juan	State Government
SUPERIOR PAINT MFG, INC	2-861068	Closure	SUPERIOR PAINT MFG, INC	TRES MONJITAS IND PARK	San Juan	Industrial
BANCO POPULAR DE P.R.	2-940195	Closure	BANCO POPULAR DE P.R.	BUONOMO ST. END	San Juan	Other
LUIS SIERRA	2-960029	Closure	L.S. QUILTING & TEXTILES INC.	AVE. JOSEOLIVER ESQ.MANUEL CAMUÑAS	San Juan	Industrial
ESSO STANDARD OIL CO PR	2-861448	Amended	ADMINISTRADOR TERRENOS	CHARDON AVE.	San Juan	State Government
UNION DE INVERSIONES II/ARQ.	2-990045	Closure	UNION PLAZA	AVE. PONCE DE LEON #416	San Juan	Commercial
P.R. COMMUNICATIONS	2-861938	Closure	CENTRAL OFFICE	MUÑOZ RIVERA AVE./COLL Y TOSTE	San Juan	Utilities
MUNICIPIO DE SAN LORENZO	2-890161	Amended	DEPARTAMENTO OBRAS PUBLICAS	APARTADO K,SAN LORENZO	San Lorenzo	Local Government
TEXACO PUERTO RICO INC	2-861734	Amended	JOSE DE DIEGO S/S #367	ROAD 183 KM 9.7	San Lorenzo	Gas Station
Caribbean Petroleum Corporation	2-860360	Amended	GULF S/S 052	RD. 181 KM. 6.1 Bo Jagual	San Lorenzo	Gas Station
Patrick Andrews- Scotiabank	2-010004	Closure	Paradise of P>R> _Scotiabank	Paradise of Puerto Rico	San Lorenzo	Commercial
ALEJANDRO DAVILA	2-980141	Amended	ALEJANDRO DAVILA	CARR. 183 KM.11.2. ESQ. PR-916	San Lorenzo	Gas Station
COMPAÑIA DE FOMENTO	2-990066	Closure	San Lorenzo Industrial Area and	ST. RD. 183 KM. 8.8	San Lorenzo	Industrial
ALPCO DIV. AMITY LEATHER PROD	2-862014	New	ALPCO DIV. AMITY LEATHER PROD	RD. 183 KM. 8.8	San Lorenzo	Not Listed
COMPAÑIA DE FOMENTO	2-940257	Closure	T-0901-0-68	RD. 183 KM 7.9	San Lorenzo	Utilities
Caribbean Petroleum Corporation	2-860251	Amended	GULF S/S #018	RD. 181 Int. Carr. 183 KM. 30	San Lorenzo	Gas Station
Carlos Montañez	2-861248	Amended	EX-ESSO S/S 2P-263	JOSE DE DIEGO ST. #115	San Lorenzo	Gas Station
PUERTO RICO TELEPHONE CO	2-920039	Amended	San Lorenzo O.C	LUIS MUÑOZ RIVERA ST. Esq Verona	San Lorenzo	Utilities
SOL PUERTO LIMITED	2-910227	Amended	SHELL S/ S 003735	JOSE DE DIEGO ST. #111	San Lorenzo	Gas Station
Caribbean Petroleum Corporation	2-860282	Amended	GULF S/S #066	RD. 181 KM. 1.1 Bo Quemado	San Lorenzo	Gas Station
TEXACO PUERTO RICO INC	2-861250	Amended	Texaco- William Alverio	RD. 181, KM. 13.8	San Lorenzo	Gas Station
VICTOR M TORRES, JULIO TORRES	2-900077	Amended	Cerro Gordo S/S	RD.916 KM 1.0	San Lorenzo	Gas Station
TEXACO PUERTO RICO INC	2-861726	Amended	SAN LORENZO S/S # 287	ROAD 181 KM 2.1	San Lorenzo	Gas Station
Total Petroleum Puerto Rico Corp.	2-910136	Amended	GPR #1225	RD.183 KM 2.6	San Lorenzo	Gas Station
GEORGE BORGES CONTRERAS	2-940074	Amended	EL PUEBLO S/S	LUIS RIVERA ST. #160	San Lorenzo	Gas Station
Caribbean Petroleum Corporation	2-860170	Amended	GULF S/S #149	RD 183 KM 3.9	San Lorenzo	Gas Station
LANCO MTG CORP	2-860788	Closure	LANCO MTG CORP	URB. APONTE #5	San Lorenzo	Industrial
CIA PETROLERA CARIBE INC	2-860741	Closure	Vazquez S/S	RD. 119 KM 27.6	San Sebastian	Gas Station
Santos Vazquez	2-990073	Amended	Vazquez Service Station	Carr. 119 K. 29 Bo. Hoya Mala	San Sebastian	Gas Station
ESSO STANDARD OIL CO PR	2-861314	Amended	ESSO S/S 2P-331	RD. 125, KM. 20.1	San Sebastian	Gas Station
JOSE LUIS GONZALEZ	2-940018	Amended	LEE S/S	ST RD #111, KM 30.3	San Sebastian	Gas Station
Autoridad de Acueductos y	2-920062	Closure	PLANTA DE FILTROS SAN SEBASTIAN	RD. 449 END	San Sebastian	Utilities
PUERTO RICO TELEPHONE CO	2-890065	Closure	SAN SEBASTIAN C.O.	M J CABRERA ST., RD. #119 KM 34	San Sebastian	Utilities
Municipio San Sebastian	2-980034	Amended	Garage Municipal	Carr.446 Sector Salcipuedes	San Sebastian	Local Government
CIA PETROLERA CARIBE INC	2-910361	Amended	TORREFACCION CAFE COQUI	RD. #435	San Sebastian	Gas Station
Agustin Font	2-020030	Closure	Agustin Font	Calle E. Hostos No. 28	San Sebastian	Gas Station
RUBEN FIGUERO & MARIA CORTES	2-900052	New	Figueroa S/S	RD. #125 KM 16.8, Hato Arriba Ward	San Sebastian	Gas Station
Autoridad de Energia Electrica	2-860755	Amended	TALLER DE MECANICA AUTOMOTRIZ	Carr. 119 Salida hacia Camuy	San Sebastian	Utilities
JOSE M. RODRIGUEZ CORIANO	2-930028	Amended	SALTOS SERVICE STATION	RD. 445, KM 1.1	San Sebastian	Gas Station
CIA PETROLERA CARIBE INC	2-860736	New	CIA PETROLERA CARIBE INC	RD. #111	San Sebastian	Gas Station
ISGARDO FUENTES	2-860726	Amended	Servicentro Fuentes	RD 111 km 31.8	San Sebastian	Gas Station
CIA PETROLERA CARIBE INC	2-860731	Amended	CIA. PETROLERA CARIBE, INC,	Ave. Estrada #1500	San Sebastian	Gas Station

Appendix
Environmental Questionnaire

ENVIRONMENTAL QUESTIONNAIRE

CLIENT: *Fernando L. Sumaza & Company, Inc.*

SITE: *San Sebastian Apartments*

Sol, Tanca, Barbosa and San Sebastián Streets, Old San Juan Ward,
STREET ADDRESS OF SUBJECT PROPERTY

San Juan	*Puerto Rico*	*00901*
CITY	STATE	ZIP CODE

Ihosvany Negret MS. M. Eng. – Environmental Consultant
NAME & TITLE OF PARTY COMPLETING QUESTIONNAIRE

400 Calle Juan Calaf, Suite 235	*San Juan*	*PR*	*00918*
STREET ADDRESS	CITY	STATE	ZIP

CTS Group, Inc.	*787.247.0640*	*info@ctsgrouppr.com*
NAME OF FIRM	PHONE NUMBER	E-MAIL

NAME AND POSITION OF INTERVIEWED PERSONS:

Mrs. Sandra Guzman - Owner Representative

Mrs. Ingrid Otero – Site Management

Ihosvany Negret – CTS Group, Inc. – Env. Professional

Appendix VI
Reliance Letter
Evidence of Insurance

ENVIRONMENTAL QUESTIONNAIRE

Persons to be Questioned – The following questions should be asked of

- ❑ the current owner of the property
- ❑ any commercial occupant of the property (residential occupants do not need to be asked the questions)
- ❑ any other occupant likely to be using, treating, generating, storing or disposing of hazardous substances or petroleum products on or from the property.

The preparer should ask each person to answer all questions to the best of the respondent's actual knowledge and in good faith. When completing the site visit portion of the questionnaire the preparer should be sure to observe the property and the buildings and other structures on the property. All questions should be answered as indicated in the form.

	QUESTION	LENDER/SERVICER OR OBSERVED DURING SITE VISIT	OWNER	OCCUPANTS
1.	Is the *property* or any *adjoining property* used for an industrial use?	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown
2.	To the best of your knowledge, has the *property* or any *adjoining property* been used for an industrial use in the past?	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown
3.	Is the *property* or any *adjoining property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown
4.	To the best of your knowledge has the *property* or any *adjoining property* been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown

	QUESTION	LENDER/SERVICER OR OBSERVED DURING SITE VISIT	OWNER	OCCUPANTS
5.	Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automobile or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the *property* or at the facility?	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown
6.	Are there currently, or to the best of your knowledge have there been previously, any industrial *drums* (typically 55 gal [208 L]) or sacks of chemicals located on the property or at the facility?	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown
7.	Has *fill dirt* been brought onto the property that originated from a contaminated site or that is of an unknown origin?	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown
8.	Are there currently, or to the best of your knowledge have there been previously, any *pits, ponds, or lagoons* located on the *property* in connection with waste treatment or waste disposal?	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown
9.	Is there currently, or to the best of your knowledge have there been previously, any stained soil on the *property*?	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown
10.	Are there currently, or to the best of your knowledge have there been previously, any unregistered storage tanks (above or underground) located on the *property*?	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown

	QUESTION	LENDER/SERVICER OR OBSERVED DURING SITE VISIT	OWNER	OCCUPANTS
11.	Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* adjacent to any structure located on the *property*?	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown
12.	Are there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown
13.	If the *property* is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated contaminated by any government environmental/health agency?	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown
14.	Does the *owner* or *occupant* of the *property* have any knowledge of *environmental liens* or governmental notification relating to the past or recurrent violations of environmental laws with respect to the *property* or any facility located on the *property*?	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown
15.	Has the *owner* or *occupant* of the *property* been informed of the past or current existence of *hazardous substances* or petroleum *products* or environmental violations with respect to the *property* or any facility located on the *property*?	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown

	QUESTION	LENDER/SERVICER OR OBSERVED DURING SITE VISIT	OWNER	OCCUPANTS
16.	Does the *owner* or *occupant* of the property have any knowledge of any environmental site assessment of the *property* or facility that indicated the presence of *hazardous substances* or *petroleum products* on, or contamination of, the *property* or recommended further assessment of the *property*?	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown
17.	Does the *owner* or *occupant* of the *property* know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any *hazardous substance* or *petroleum products* involving the *property* by any owner or occupant of the *property*?	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown
18.	Does the *property* discharge wastewater on or adjacent to the *property* other than storm water into a sanitary sewer system?	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown
19.	To the best of you knowledge, have any *hazardous substances* or *petroleum products*, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the *property*?	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown
20.	Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCB's on the *property*?	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown	❑ Yes ☑ No ❑ Unknown

Please provide details relating to any question answered “yes” in the space provided. Attach additional sheets or informative documents if necessary.

CTS GROUP INC.
ENGINEERS & ENVIRONMENTAL CONSULTANTS

FORM 0109
ENVIRONMENTAL
QUESTIONNAIRE

The Environmental Professional must complete the following required information.

This questionnaire was completed by:

Name:	Ihosvany Negret MS. M. Eng.
Title:	Lead Environmental Consultant
Firm:	CTS Group, Inc.
Address:	400 Calaf St. Ste. 235 San Juan, PR 00918
Phone Number:	787-247-0640
Date:	October 21, 2021

If the preparer is different than the user, complete the following:

Name of Users:	Fernando L. Sumaza & Co., Inc.
Address of Users:	Road 64, Building 3060, 1st Floor Mayaguez, Puerto Rico 00680
Phone Number of User:	
Relationship of Preparer to Site:	None
Relationship of Preparer to User:	Consultant

The undersigned represents that to the best of his/her knowledge the above statements and facts are true and correct and to the best of his/her knowledge no material facts have been suppressed or misstated.

Date: October 28, 2021

Signature: _____

Title: Environmental Professional

CTS GROUP, INC. #182650 2008 Puerto Rico Engineers & Environmental Consultants

3

GOBIERNO DE PUERTO RICO

Oficina Estatal de Conservación Histórica

March 17, 2021

Lauren Bair Poche

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

SHPO: 11-03-20-01 SAN SEBASTIAN APARTMENTS, CDBG-DR PROGRAM, HOME REPAIR, RECONSTRUCTION OR RELOCATION PROGRAM (R3); SAN SEBASTIÁN, TANCA, SOL AND BARBOSA STREETS, OLD SAN JUAN, SAN JUAN, PUERTO RICO

Dear Ms. Poche,

We acknowledge receipt of your letter dated December 17, 2020, regarding the above referenced project acknowledging our comments for the determination of no adverse effect proposed on the letter November 25, 2020 with the following conditions:

1. A schedule of doors and windows must be submitted to the SHPO for review and comments. Submit individual elevations of each building, illustrating how the standardized units will be installed.
2. In the case that the scope of work undergoes any modification, it must be submitted to the SHPO for evaluation.

The acceptance of the proposed conditions completes Section 106 requirements.

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/LGC/SG

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

4

ROSSILUGO
ARCHITECTURE

October 10, 2020

TC20-005
PROJECT: SAN SEBASTIAN APARTMENTS
OWNER: SANSE PR LLC

I, Fernando Lugo, certify that San Sebastián Apartments is located in Sol, Tanca, Barbosa and San Sebastián Streets, Old San Juan, Puerto Rico. The rehabilitation of this project does not include additions or expansions to the structures, therefor a soil study is not required.

Respectfully,

By: Arch. Fernando Lugo
Title: Managing Patner

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

5

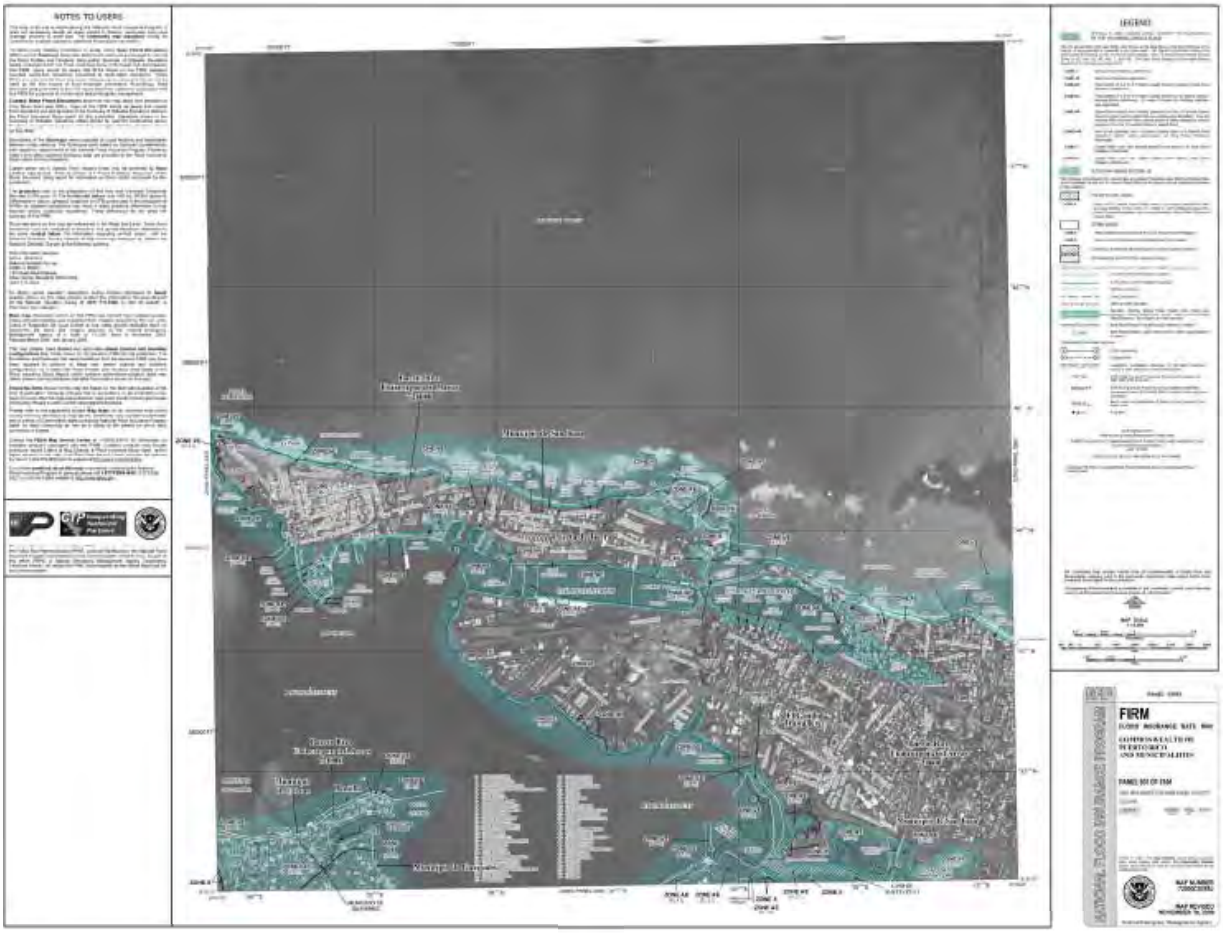
ROSSILUGO
ARCHITECTURE

Octobet 10, 2020

TC20-005
PROJECT: SAN SEBASTIAN APARTMENTS
OWNER: SANSE PR LLC

I, Fernando Lugo, certify that San Sebastián Apartments project is located in Sol, Tanca, Barbosa and San Sebastián Streets, Old San Juan, Puerto Rico. It is located in a no flood X Zone on the FEMA FIRM 72000C0355J from November 18, 2009.

This project does not require a Hydraulic/Hydrologic study.



Respectfully,

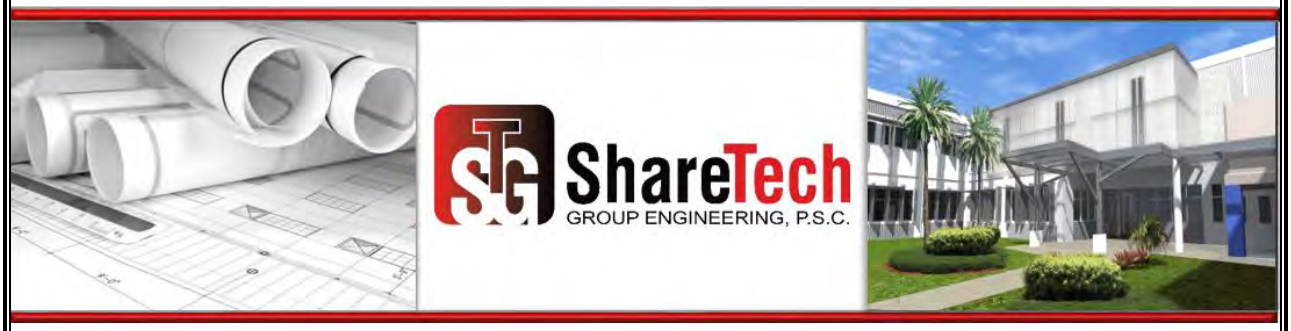
By: Arch. Fernando Lugo
Title: Managing Patner

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

6

NOISE SURVEY REPORT

AT
SAN SEBASTIAN APARTMENTS
SAN JUAN, P.R.



Physical Address:

Villa Blanca Industrial Park
Plaza Bairoa Suite 215
Caguas, P.R. 00725
www.sharetechgroup.com

October 26, 2020

Alexandra Domenech
Fernando L. Sumaza & Company Inc.
PO Box 3685
Mayaguez, P.R. 00681-3685
Email: adomenech@sumaza.org.com
Phone: 787-831-6030

RE: Environmental Noise Survey for San Sebastian Apartments at San Juan, Puerto Rico

Dear Mrs. Domenech,

Enclosed please find professional consulting services report for subject environmental noise survey conducted at the location of San Sebastian Apartments in San Juan, P.R., on October 13, 2020.

We appreciate the opportunity to service you and look forward to continuing supporting Fernando L. Sumaza & Company Inc. in the near future.

If you have any questions, do not hesitate to contact us.

Sincerely,

Enisette Ortiz
EHS Coordinator
ShareTech Group

TABLE OF CONTENTS

Table of Contents 3

Executive Summary 4

Introduction 5

Methodology & Equipment 7

Report of Results 14

Interpretation Of Results 16

Conclusions and Recommendations 17

Acronyms 18

Definitions 20

Appendix 1: "Reglamento para el control de la contaminación de ruido" 22

Appendix 2: Equipment Data Calibration 23

Appendix 3: Noise Level Measurement and Graphs 35

Appendix 4: Field Notes 36

EXECUTIVE SUMMARY

This report summarizes the results obtained from environmental noise survey conducted at San Sebastian Apartments on San Juan, P.R. (See figure #1 for location) during October 13, 2020.

Figure #1- Survey Location for San Sebastian Apartments (Satellite Photo)

The results from this survey are summarized on Table # 4 and 5. The interpretation of the results is presented on page 16, and the conclusions and recommendations on page 17.

The LDN represents the 24 hours average sound level. For daytime period, the Time – Weighted Average LDN is 57.2 dB. For nighttime period, the Time – Weighted Average LDN is 63.4 dB.

Based on the data collected during the noise survey at daytime and nighttime, the Calculated Time – Weighted LDN Average $_{24\ hours}$ is 59.6 dB reveal a LDN level acceptable using the acceptability criterion of 65 dB for exterior.

INTRODUCTION

ShareTech Group was contracted by Fernando L. Sumaza & Company Inc. on September 23, 2020 to perform a limited and specific-scope noise survey during day and night periods at their project San Sebastian Apartments in the municipality of San Juan. The study was carried out to measure the noise levels at selected locations at the perimeter of the Project to confirm compliance with the established HUD Noise criteria (24 CFR 51).

HUD defines the day period with hours in a range between 7:00 am and 10:00 pm and the night period in a range between 10:01 pm until 6:59 am. Refer to Table I on next page for the HUD noise criteria.

This study was carried out considering the Environmental Quality Board (EQB) regulatory requirements. Results were compared with the EQB established noise limits during night and day periods based on the residential nature of the buildings in the area. Day and night periods for environmental noise control limits are defined in the Puerto Rico's Environmental Quality Board (EQB) Noise Control Regulation, refer to Table III on Appendix 6 referenced from said regulation.

The area under study is classified as residential apartments historic zone (R-6), as established by the Puerto Rico Planning Board, known in Spanish as "Junta de Planificación". Table I on the next page shows the HUD Site Acceptability Standards for Day – Night Average Sound Level in decibels. An exterior noise level of 65 dB or lower is considered acceptable by HUD.

The HUD exterior noise standards refer to the degree of acceptability of the noise environment at the site. Noise environment is determined by the additional sound levels of those generated by buildings or other facilities containing noise sensitive uses.

The standards shall usually apply at a location 2 meters (6.5 feet) from the building housing noise sensitive activities in the direction of the predominant noise source. Where the building location is undetermined, the standards shall apply 2 meters (6.5 feet) from the building setback line nearest to the predominant noise source. The standards shall also apply at other locations where it is determined that quite outdoor space is required in an area ancillary to the principal use on the site.

The noise environment inside a building is considered acceptable if: (i) The noise environment external to the building complies with these standards, and (ii) the building is constructed in a manner common to the area or, if of uncommon construction, has at least the equivalent noise attenuation characteristics.

Under HUD, the Site Acceptability Standards for Day – Night sound level (in decibels) is presented below:

Table #1 – HUD Site Acceptability Standards

Acceptable or Unacceptable	Day-night average sound level (in decibels)	Special approvals and requirements
Acceptable	Not exceeding 65 dB (1)	None.
Normally Unacceptable	Above 65 dB but not exceeding 75 dB	Special Approvals (2)
		Environmental Review (3).
		Attenuation (4).
Unacceptable	Above 75 dB	Special Approvals (2).
		Environmental Review (3).
		Attenuation (5).

Notes:

(1) Acceptable threshold may be shifted to 70 dB in special circumstances pursuant to §51.105(a).
(2) See §51.104(b) for requirements.
(3) See §51.104(b) for requirements.
(4) 5 dB additional attenuation required for sites above 65 dB but not exceeding 70 dB and 10 dB additional attenuation required for sites above 70 dB but not exceeding 75 dB. (See §51.104(a).)
(5) Attenuation measures to be submitted for approval on a case-by-case basis.

This report includes the results of the noise levels during the daytime period as well as during the nighttime period.

METHODOLOGY & EQUIPMENT

The noise survey was conducted in accordance with the requirements under HUD 24 CFR 51 and by EQB's Noise Pollution Control Regulation entitled "Reglamento para el Control de la Contaminación de Ruido" Appendix 1. The following tasks were performed as part of this survey:

Task 1) As stated earlier, the noise survey was also conducted in accordance to the requirements of EQB's Noise Pollution Control Regulation entitled *"Reglamento para el Control de la Contaminación de Ruido"* and with *HUD Noise criteria (Appendix 1) as stated under 24 CFR 51* using one (1) calibrated sound level meter under the required American National Standards Institute (ANSI) Specifications. Two 3M Sound Pro Series DL Sound Level Meters was used to carry out this study.

The noise survey was conducted during the early morning periods at hours considered within both, the HUD and EQB daytime and nighttime regulatory definition on Tuesday, October 13, 2020. Four (4) noise measurement locations were surveyed during the daytime and nighttime periods on that day. No rain event occurred during the noise survey.

The noise survey was carried out using two (2) calibrated sound level meters which meets the "American National Standards Institute" (ANSI) specification for Type 1, sound level meters on its latest revision (See Figure #2). Sound Pro Series DL Sound Level Meters manufactured by 3M (Quest Technologies) were used. Refer to Appendix 3 for data on calibration of the sound level meter instruments. The instruments are equipped with software and data logger and generate the data used to prepare this report. The raw data is included under Appendix 4.

Figure #2- Sound Level Meter Photo

The sequence followed for conducting the noise survey is described below:

- The noise level measurements for the nighttime period were started at around 05:33 a.m. and finished approximately 06:35 a.m. The EQB nighttime noise period is encompassed between 10:01 p.m. and 06:59 a.m. Refer to table #2 for details.

- The measurements for the daytime period were started at around 07:01 a.m. and finished approximately 08:02 a.m. The EQB daytime noise period is encompassed between 07:00 a.m. and 10:00 p.m. Refer to table #3 for details.

- The sound level meters were calibrated pre and post the measurement using calibrator model AC-300. Refer to Appendix 2 for equipment calibration data.

The readings were collected using two (2) calibrated Sound Level Meters Model Sound-Pro DL:

- Meter 1 – Serial Number: BLL100004 (Calibrator serial number: AC300001324)
- Meter 2 – Serial Number: BLP080003 (Calibrator serial number: AC300005899)

The monitoring stations (MS) or locations of this noise survey at San Sebastian Apartments perimeter are described in the table shown above. Refer to Figure #3 for these locations.

Table #2- Noise Survey Data Collected on Nighttime Period

Meter	Monitoring Station (MS)	Time	Run Time	Description – Refer to figure #3 for locations
1	1	05:33:52 am	00:30:17	Located at north-west side.
2	2	05:34:14 am	00:30:02	Located at south-west side.
1	3	06:05:38 am	00:30:15	Located at north-east side.
2	4	06:05:07 am	00:30:03	Located at south-east side.

Table #3- Noise Survey Data Collected on Daytime Period

Meter	Monitoring Station (MS)	Time	Run Time	Description- Refer to figure #3 for locations
1	1	07:01:18 am	00:30:06	Located at north-west side.
2	2	07:01:16 am	00:30:08	Located at south-west side.
1	3	07:31:54 am	00:30:12	Located at north-east side.
2	4	07:32:05 am	00:30:20	Located at south-east side.

Figure #3- Monitoring Station Locations on San Sebastian Apartments Aerial Photo

The monitoring stations (MS) for daytime and nighttime period are described as:

- **Monitoring Station #1:** Located at north-west side. Refer to Figure #3, the green pin.
- **Monitoring Station #2:** Located at south-west side. Refer to Figure #3, the red pin.
- **Monitoring Station #3:** Located at north-east side. Refer to Figure #3, the yellow pin.
- **Monitoring Station #4:** Located at south-east side. Refer to Figure #3, the blue pin.

***Note:** No rain event occurred during the noise survey. See Appendix 4 for Field Notes.

Figure #5- Monitoring Stations #1 location (North-West Side).

Figure #6- Monitoring Stations #2 location (South-West Side).

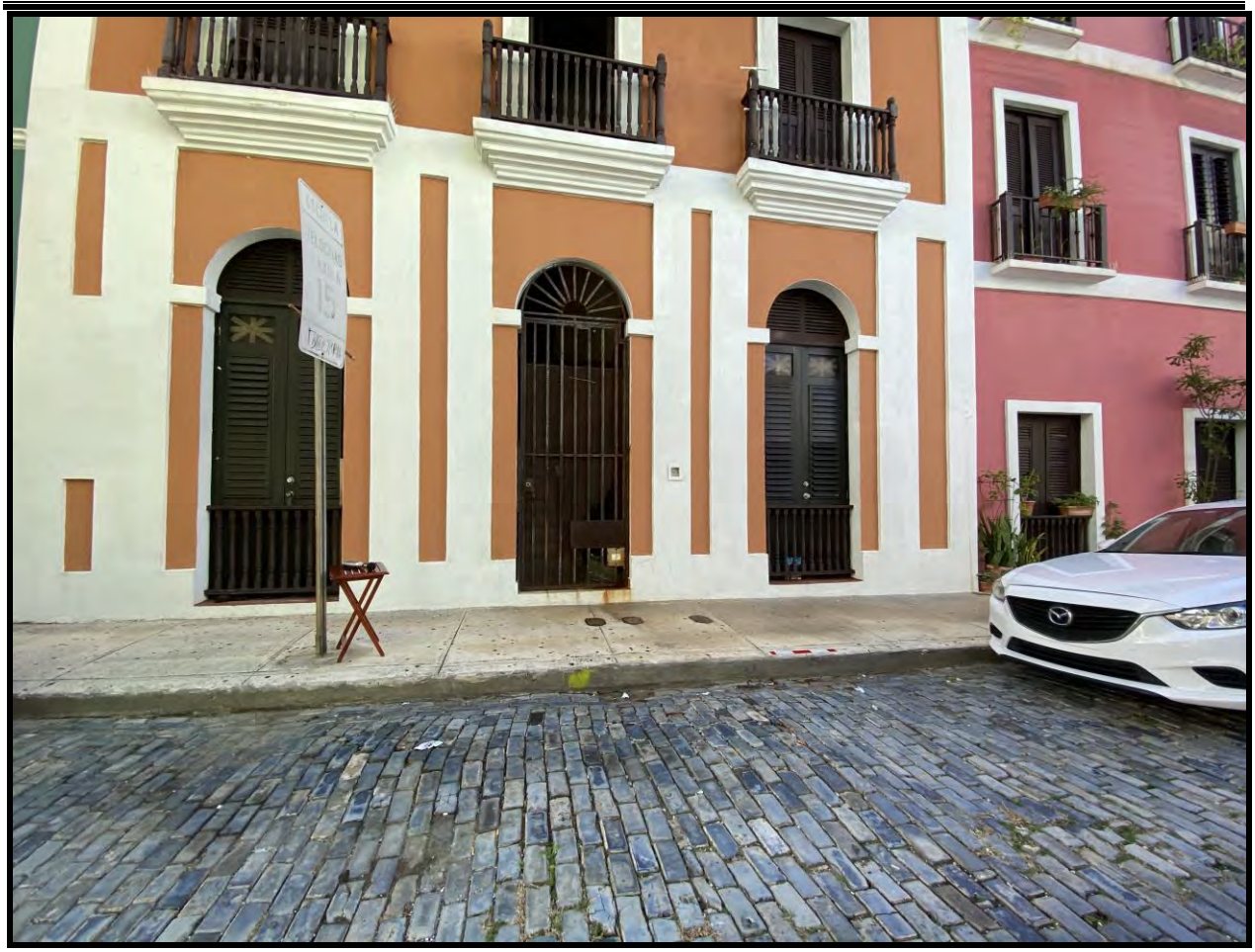


Figure #7- Monitoring Stations #3 location (North-East Side).

Figure #8- Monitoring Stations #4 location (South-East Side).

Task 2) Preparation of Report - This report summarizes the results of the noise survey and was prepared for client use and discussions as they consider pertinent. Report includes findings, explanation of existing particular conditions during this noise survey, and interpretations of results, conclusions and recommendations, as applicable. **Appendix 3** includes the noise level measurements data and associated graphs as collected by the sound level meters, data logged and retrieved at the end of the study.

REPORT OF RESULTS

On October 13, 2020, a noise survey was performed during the day and night periods establish by EQB. No rain event occurred during the noise survey. The levels of this survey will be compared to the levels established on the regulation.

The detailed results of this survey are illustrated in Appendix 3. A summary was prepared using LDN values for each monitoring station. The LDN represents the day / night sound level, this measurement is a 24 – hour average sound level where 10 dB is added to all the readings that occur between 10 pm and 7 am. The results of this survey are presented in tables #4 & 5, and in figure #9.

Table #4- Readings Recorded by the Sound Level Meters (Nighttime Period)

Monitoring Stations (MS)	LDN
Monitoring Station 1	60.2 dB
Monitoring Station 2	71.5 dB
Monitoring Station 3	58.7 dB
Monitoring Station 4	71.1 dB
Average Nighttime LDN	**63.4 dB**

Table #5- Readings Recorded by the Sound Level Meters (Daytime Period)

Monitoring Stations (MS)	LDN
Monitoring Station 1	54.5 dB
Monitoring Station 2	63.0 dB
Monitoring Station 3	53.1 dB
Monitoring Station 4	58.0 dB
Average Daytime LDN	**57.2 dB**

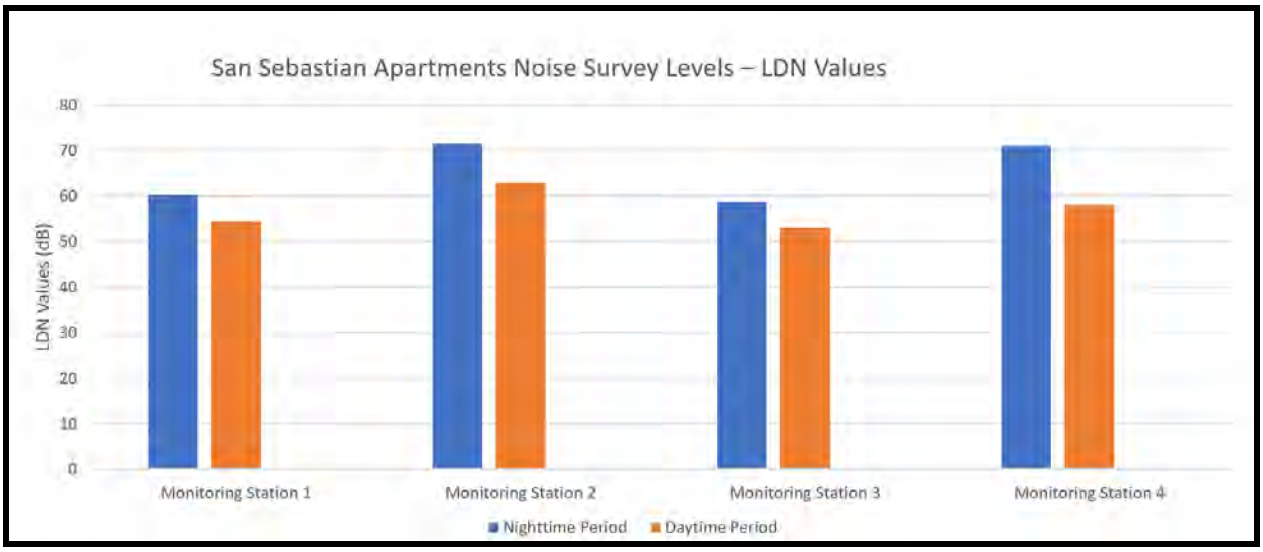


Figure #9- Monitoring Stations LDN Values.

A Calculated Time-Weighted Average for 24 hours is presented below:

*Weighted Average 24 hours = ((15/24) * Daytime Period LDN) + ((9/24) * Nighttime Period LDN)*

*= ((15/24) * 57.2 dB) + ((9/24) * 63.4 dB)*

= 35.8 dB + 23.8 dB

Calculated Time-Weighted LDN Average 24 hours = 59.6 dB

INTERPRETATION OF RESULTS

The EQB's Noise Pollution Control Regulation entitled *"Reglamento para el Control de la Contaminación de Ruido"* and *HUD Noise criteria (Appendix 1) under 24 CFR 51* established the guidelines for an exterior noise level of 65 dB or lower is considered acceptable by HUD.

The LDN represents the 24 hours average sound level. For daytime period the Time – Weighted Average LDN is 57.2 dB. For nighttime period the Time – Weighted Average LDN is 63.4 dB.

Based on the data collected during the noise survey at daytime and nighttime, the Calculated Time – Weighted LDN Average $_{24\ hours}$ is 59.6 dB reveal a LDN level acceptable using the acceptability criterion of 65 dB for exterior.

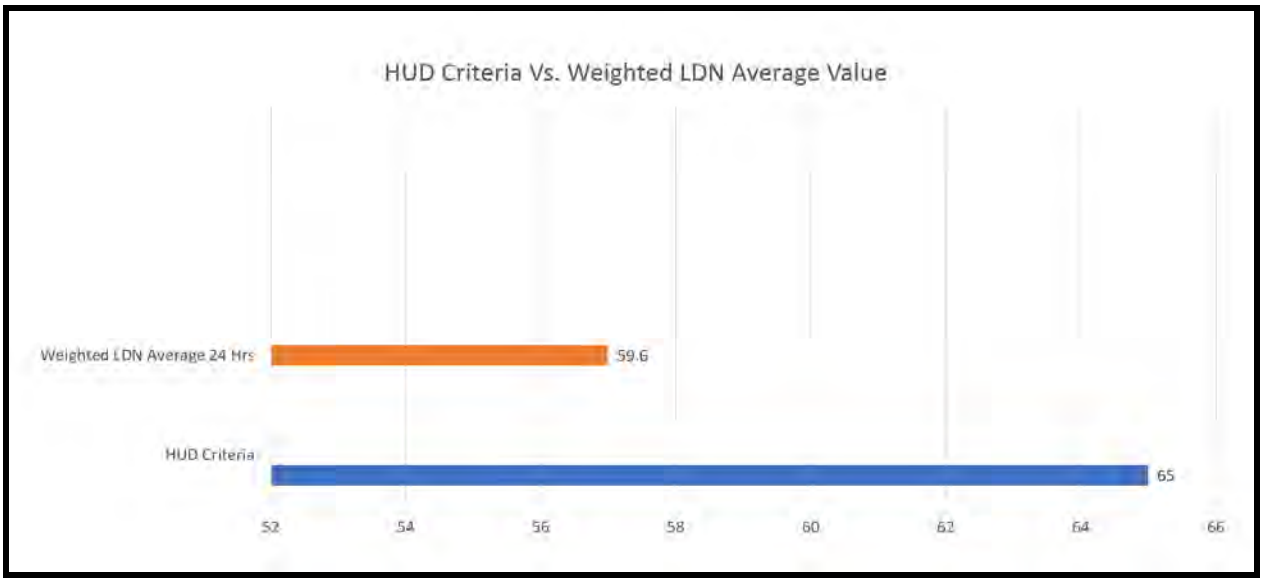


Figure #10- HUD Criteria -vs- Weighted LDN Average Value.

CONCLUSIONS AND RECOMMENDATIONS

The HUD noise acceptability criterion of 65 dB for exterior of the San Sebastian Apartments was met and, in our opinion, no further restrictions or controls are applicable to this project.

ACRONYMS

SPL - Sound Pressure Level will be displayed, with the selected weighting and response characteristics. The value displayed is the maximum SPL during the previous second. (SPL is also always shown in the display bar indicator.)

LEQ - The average integrated sound level accumulated while in the RUN mode is shown in the numeric display. LEQ indicates that a 3dB exchange rate was used for the measurements.

LAVG - The same type of measurement as LEQ, except that a 4, 5 or 6dB exchange rate was used. The display will be correct for the exchange rate selected.

TWA - Time Weighted Average. The average level accumulated during a study, but calculated with an eight-hour integration time.

LMAX - The Maximum SPL obtained while in the RUN mode is shown in the numeric display. With PEAK response selected, this functions as a Peak Hold.

LMIN - The Minimum Sound Pressure Level obtained while in the RUN mode is shown in the numeric display.

LN - The SPL exceeded for N of the time during a study. Four user selectable values are calculated. The default values are L5, L10, L50 and L90. The values may be changed in the PARA Setup Menu.

LDN - Day/Night Sound Level. The average sound pressure over a 24 hour study, with additional factors for time of day. Sound pressures between the hours of 10 pm and 7 am are increased by 10dB prior to being averaged. A 3dB exchange rate should be used and is generally assumed.

CNEL - Community Noise Exposure Level. The average sound pressure over a 24 hour study, with additional factors for time of day. Sound pressures between the hours of 7 pm and 10 pm are increased by 5dB prior to being averaged. Sound pressures between the hours of 10 pm and 7 am are increased by 10dB prior to being averaged. A 3dB exchange rate should be used and is generally assumed. If an exchange rate other than 3dB is selected via the Setup Menu, CNEL will not be calculated and the display will show.

% OL - Percentage of time during the study that an overload (OL) condition occurred. Overload indicates that the signal has exceeded the measuring range.

SEL - Sound Exposure in Pascal-squared seconds or Pascal-squared hours, switching from Pa2S to Pa2H at 3600 Pa2S. The display will show if the exchange rate is not 3dB.

SEL - The Sound Exposure Level is the constant Sound level which, if lasting for one Second, would deliver the same amount of acoustical energy as that accumulated over the entire Study

RTMS or **RTHM** - The total RUN time will be displayed. Time may be displayed in MIN:SEC and HRS:MIN. The MIN:SEC display f or a Study that lasts over one hour will wrap around to 00:00. The HRS:MIN display will count to 99:59 and then wrap around to 00:00 but the actual time will be stored in memory.

LPK - The Peak Level. The output of a second peak detector may be viewed as LPK or logged. The frequency weighting is independent of the main RMS detector and may be set in the PAPA setup menu as 2PK. The selection of whether or not to log peaks is made in the LOG Setup Menu. The weighting selection (A, C or LIN) is made in the PAPA Setup Menu. While viewing LPK the weighting of the second peak detector is displayed, and the Weighting and Response keys are disabled.

LLOG - The LEQ (or LAVG) last logged during a study. Data is logged at a user defined interval. This feature may be used to display a timed LEQ for the previous logging interval. This display updates at the end of each logging interval. The display will show LLOG " if LEQ is not being logged.

TAKM - The time integration of individual Taktmaximal values. Taktmaximal is the maximum level (LMAX) encountered over either a 3 or 5 second interval. 3 or 5 second Taktmaximal is selected in the PAPA Setup Menu. Individual Taktmaximal (LMAX) values may be logged by setting the logging interval to 3 or 5 seconds in the LOG Setup Menu. Taktmaximal measurements are required by some countries' noise regulations. A Taktmaximal measurement calculates a higher average level for highly impulsive sounds than does a LEQ measurement. TAKN is affected by the Exchange Rate and should be run with an Exchange Rate of 3dB.

BATT - Displays the voltage of the weaker of the two 9 volt batteries to give an indication of remaining life. The low battery indication (DAT) on the display occurs at approximately 6.8 volts.

LC-A - An optional second RMS detector may be used to provide a simultaneous C-A weighted LEQ or LAVG of the measured sound. Refer to section 3.6 C-A Option".

DEFINITIONS

Dba- Sound level in decibels read on the A scale of sound-level meter. The A scale of a sound discriminates against very low frequencies (as does the human ear) and is therefore better for measuring general sound levels.

dBC- Sound level in decibels read on the C scale of sound-level meter. The C scale discriminates very little against very low frequencies.

Decibel (dB)- A unit used to express sound-power level (L and sound-pressure level (Lv). Sound power is the total acoustic output of a sound source in watts (W). By definition, sound-power level, in decibels, is: $L_w = 10 \log W/W_o$, where W is the sound power of the source and W_o is the reference sound power of 10^{-12}. Because the decibel is also used to describe other physical quantities, such as electrical current and electrical voltage, the correct reference quantity must be specified.

Far field- In noise measurements, this refers to the distance from the noise source where the sound-pressure level decreases 6 dBA for each doubling of distance (inverse square law).

Filter- A device for separating components of a signal on the basis of its frequency. It allows components in one or more frequency bands to pass relatively unattenuated, and it greatly attenuates components in other frequency bands.

Free sound field (free field)- A field in a homogeneous, isotropic medium free from boundaries. In practice it is a field in which the effects of the boundaries ire negligible over the region of interest.

Frequency (in Hz)- Rate at which pressure oscillations are produced One hertz is equivalent to one cycle per second A subjective characteristic of sound related to frequency is pitch.

Hearing conservation- The prevention or minimizing of noise-induced deafness through the use of hearing protection devices, the control of noise through engineering methods, annual audiometric tests, and employee training.

Hearing level- The deviation in decibels of an individual's threshold from the zero reference of the audiometer.

Near Field- In noise measurements, refers to a field in the immediate vicinity of the noise source where the sound-pressure level does not follow the inverse square law.

Noise- Any unwanted sound.

Pink noise- Noise that has been weighted, especially at the low end of the spectrum, so that the energy per band (usually octave band) is approximately constant over the spectrum.

Sound absorption coefficient- The ratio of the sound energy absorbed by the surface of a medium (or material) exposed to a sound field (or to sound radiation) to the sound energy incident on that surface.

Sound analyzer- A device for measuring the band-pressure level or pressure-spectrum level of a sound as a function of frequency.

Sound level- A weighted sound-pressure level obtained by the use of metering characteristics and the eighting A, B, or C specified in ANSI S1.4.

Sound-level meter and octave-band analyzer- Instruments for measuring sound-pressure levels in decibels referenced to 0.0002 microbars. Readings can also be made in specific octave bands, usually beginning at 75 Hz and continuing through 10,000 Hz.

Sound-pressure level, SPL- The level, in decibels, of a sound is 20 times the logarithm to the base 10 of the ratio of the pressure of this sound to the reference pres sure, which must be explicitly stated.

Sound transmission- The word sound usually means sound waves traveling in air. However, sound waves also travel in solids and liquids. These sound waves may be transmitted to air to make sound we can hear.

APPENDIX 1: "REGLAMENTO PARA EL CONTROL DE LA CONTAMINACIÓN DE RUIDO"

APPENDIX 2: EQUIPMENT DATA CALIBRATION

Meter #1

CALIBRATED BY TRANSCAT CERTIFICATE OF CALIBRATION

Customer: RAECO RENTS LLC
135 BERNICE DRIVE
BENSENVILLE, IL 60106

ANAB ACCREDITED CALIBRATION LABORATORY
ANAB AC-2489.07

ilac-MRA

PO Number: 4081-1

Certificate/SO Number: 17-C6T3Y-20-1 Revision 0

Manufacturer: 3M Company
Model Number: Soundpro SE/DL
Description: Sound Level Meter
Serial Number: BLL100004
ID: NONE

As-Found: In Tolerance
As-Left: In Tolerance

Issue Date: Feb 07, 2020
Calibration Date: Feb 07, 2020
Due Date: Feb 07, 2021

Calibrated To: Manufacturer Specification
Calibration Procedure: 1-AC28066-1

Transcat Calibration Laboratories have been audited and found in compliance with ISO/IEC 17025:2017. Accredited calibrations performed within the Lab's Scope of Accreditation are indicated by the presence of the Accrediting Body's Logo and Certificate Number. Any measurements on an accredited calibration not covered by that Lab's Scope of Accreditation are listed in the notes section of the certificate. SCC, NRC, CLAS or ANAB do not guarantee the accuracy of an individual calibration by accredited laboratories.

Transcat calibrations, as applicable, are performed in compliance with the requirements of the Transcat Quality Manual QAC-P01-000, the customer's Purchase Order and/or Quality Agreement requirements, ISO 9001:2015, ANSI/NCSL Z540.1-1994 (R2002) or NQA-1, as applicable. Complete records of work performed are maintained by Transcat and are available for inspection. Laboratory standards used in the performance of this calibration are listed on this certificate.

Transcat documents the traceability of measurements to the SI units through the National Institute of Standards and Technology (NIST), or the National Research Council of Canada (NRC), or other national measurement institutes (NMI) that are signatories to the CIPM Mutual Recognition Arrangement, or accepted fundamental and/or natural physical constants, or by the use of specified methods, consensus standards or ratio type measurements. Documentation supporting traceability information is available for review upon written request at a Transcat facility. The measured quantity and the measurement uncertainty are required for further dissemination of traceability.

A binary decision rule, utilizing simple acceptance, and simple rejection criteria is used for the determination of compliance. When compliance statements are present, they are reported without factoring in the effects of uncertainty and comply with the guidelines established by ASME B89.7.3.1-2001 (R2011) as follows:
-The acceptance zone is defined as: less than or equal to the high limit, and/or greater than or equal to the low limit. The rejection zones are defined as greater than the high limit and/or less than the low limit.
-Single measurement results in the acceptance zone are be identified as in-tolerance. Single measurement results in the rejection zone are identified as out-of-tolerance (OOT).
-When all measurement results are in the acceptance zone for repeated measurements, for the same characteristic, the test is identified as in-tolerance. For repeated characteristic measurements, a single measurement result in the rejection zone, will cause the test to be identified as out-of-tolerance (OOT).

Uncertainties are reported with a coverage factor k=2, providing a level of confidence of approximately 95%. All calibrations have been performed using processes having a TUR of 4:1 or better (3:1 for mass calibrations), unless otherwise noted. The Test Uncertainty Ratio (TUR) is calculated in accordance with NCSL International RP-18. For mass calibrations: Conventional mass referenced to 8.0 g/cm³.

The results in this report relate only to the item calibrated or tested. Recorded calibration data is valid at the time of calibration within the stated uncertainties at the environmental conditions noted. The determination of compliance to the specification is specific to the model/serial no./ID no. referenced above based on the tolerances shown; these tolerances are either the original equipment manufacturers (OEM's) warranted specifications or the client's requested specifications. This certificate may not be reproduced except in full, without the written approval of Transcat. Additional information, if applicable may be included on separate report(s).

As Found/As Left Data

Description	Setpoints	Accuracy	Low Limit	High Limit	As Found / As Left	OOT	TUR
Source Level (A Weight)							
A Weight	114dB	±(1 dB)	96.9	98.9	98.1 dB		3.1 : 1
125Hz	114dB	±(1 dB)	104.4	106.4	105.6 dB		2.9 : 1
250Hz	114dB	±(1 dB)	109.8	111.8	110.8 dB		2.8 : 1

Date Received: February 05, 2020
Service Level : R6

Certificate - Page 1 of 3

Customer Number: 1-593031-000

OPS-F20-013R5 08/26/2019 FP001R6 9/23/2019

CALIBRATED BY TRANSCAT CERTIFICATE OF CALIBRATION

Customer: RAECO RENTS LLC
135 BERNICE DRIVE
BENSENVILLE, IL 60106

ANAB ACCREDITED CALIBRATION LABORATORY
ANAB AC-2489.07

ilac-MRA

PO Number: 4057-1

Certificate/SO Number: 17-C6M0R-260-1 Revision 0

Manufacturer: 3M Company
Model Number: AC-300
Description: Sound Level Calibrator
Serial Number: AC-300001324
ID: NONE

As-Found: In Tolerance
As-Left: In Tolerance

Issue Date: Jan 20, 2020
Calibration Date: Jan 20, 2020
Due Date: Jan 20, 2021

Calibrated To: Manufacturer Specification
Calibration Procedure: 1-AC62139-1

Transcat Calibration Laboratories have been audited and found in compliance with ISO/IEC 17025:2017. Accredited calibrations performed within the Lab's Scope of Accreditation are indicated by the presence of the Accrediting Body's Logo and Certificate Number. Any measurements on an accredited calibration not covered by that Lab's Scope of Accreditation are listed in the notes section of the certificate. SCC, NRC, CLAS or ANAB do not guarantee the accuracy of an individual calibration by accredited laboratories.

Transcat calibrations, as applicable, are performed in compliance with the requirements of the Transcat Quality Manual QAC-P01-000, the customer's Purchase Order and/or Quality Agreement requirements, ISO 9001:2015, ANSI/NCSL Z540.1-1994 (R2002) or NQA-1, as applicable. Complete records of work performed are maintained by Transcat and are available for inspection. Laboratory standards used in the performance of this calibration are listed on this certificate.

Transcat documents the traceability of measurements to the SI units through the National Institute of Standards and Technology (NIST), or the National Research Council of Canada (NRC), or other national measurement institutes (NMI) that are signatories to the CIPM Mutual Recognition Arrangement, or accepted fundamental and/or natural physical constants, or by the use of specified methods, consensus standards or ratio type measurements. Documentation supporting traceability information is available for review upon written request at a Transcat facility. The measured quantity and the measurement uncertainty are required for further dissemination of traceability.

A binary decision rule, utilizing simple acceptance, and simple rejection criteria is used for the determination of compliance. When compliance statements are present, they are reported without factoring in the effects of uncertainty and comply with the guidelines established by ASME B89.7.3.1-2001 (R2011) as follows:
-The acceptance zone is defined as: less than or equal to the high limit, and/or greater than or equal to the low limit. The rejection zones are defined as greater than the high limit and/or less than the low limit.
-Single measurement results in the acceptance zone are be identified as in-tolerance. Single measurement results in the rejection zone are identified as out-of-tolerance (OOT).
-When all measurement results are in the acceptance zone for repeated measurements, for the same characteristic, the test is identified as in-tolerance. For repeated characteristic measurements, a single measurement result in the rejection zone, will cause the test to be identified as out-of-tolerance (OOT).

Uncertainties are reported with a coverage factor k=2, providing a level of confidence of approximately 95%. All calibrations have been performed using processes having a TUR of 4:1 or better (3:1 for mass calibrations), unless otherwise noted. The Test Uncertainty Ratio (TUR) is calculated in accordance with NCSL International RP-18. For mass calibrations: Conventional mass referenced to 8.0 g/cm³.

The results in this report relate only to the item calibrated or tested. Recorded calibration data is valid at the time of calibration within the stated uncertainties at the environmental conditions noted. The determination of compliance to the specification is specific to the model/serial no./ID no. referenced above based on the tolerances shown; these tolerances are either the original equipment manufacturers (OEM's) warranted specifications or the client's requested specifications. This certificate may not be reproduced except in full, without the written approval of Transcat. Additional information, if applicable may be included on seperate report(s).

As Found/As Left Data

Description	Setpoints	Accuracy	Low Limit	High Limit	As Found / As Left	OOT	TUR
Source Level							
1000Hz	114.0dB	±(0.4 dB)	113.6	114.4	114.0 dB		1.1 : 1
250Hz	114.0dB	±(0.4 dB)	113.6	114.4	114.0 dB		1.1 : 1

Field not applicable.

Date Received: January 17, 2020
Service Level : R3

Customer Number: 1-593031-000

OPS-F20-010R5 08/26/2019 FP001R6 9/23/2019

Villa Blanca Industrial Park Plaza Bairoa Suite 215
Caguas, P.R. 00725
www.sharetechgroup.com

CALIBRATED BY TRANSCAT CERTIFICATE OF CALIBRATION

Customer: RAECO RENTS LLC
135 BERNICE DRIVE
BENSENVILLE, IL 60106

PO Number: 4057-1

ANAB ACCREDITED CALIBRATION LABORATORY
ANAB AC-2469.07

ilac-MRA

Certificate/SO Number: 17-C6M0R-260-1 Revision 0

Traceable Standards

Asset	Manufacturer	Model Number	Description	Cal Date	Due Date	Traceability Number	Use
13414	General Radio	1986	Sound Level Calibrator	24-Sep-19	31-Mar-20	CAS-405612-X0D4F C-901	AF/AL
18985	Simpson Electric Company	886-2	Sound Level Meter	1-Mar-19	31-Mar-20	17-&18985-721-1	AF/AL
21848	Agilent/HP	53131A	Frequency Counter, 2 Channel	11-Apr-19	30-Apr-20	17-&21848-23-1	AF/AL
O10277	Extech Instrument Corporation	407732	Sound Level Meter, Type-2	27-Sep-19	30-Sep-20	17-&O10277-13-1	AF/AL

The use of the standard is defined as: AF - used for as-found readings, AL - used for as-left readings.

Environmental Data

Temperature	Relative Humidity	Temp/ RH Asset
67.95°F /19.97°C	44.40%	O10253-1

Legend

Topic	Description
Accuracy	UUT specification that establishes expected tolerances and a time limit(calibration interval) over which the instrument is expected to hold these tolerances
As Found	Initial measurement results
As Left	Measurement results after adjustment and/or repair
Blank Data Field	Test is not applicable for the UUT
Cal Process Uncertainty (CPU)	The uncertainty of calibration process for the reported measurement result
Cover Factor (k)	A measure of uncertainty that defines an interval about the measurement result
Low / High Limits	Establishes UUT acceptable performance limits for the test measurement
Measurement Uncertainty	The dispersion of the values attributed to a measured quantity
OOT	Out of Tolerance
Setpoints	Measurement target values
Traceability	Unbroken chain of comparisons relating an instrument's measurements to a known standard(s)
Traceability Number	Unique identifier(s) used to document traceability of calibration standards
TUR	Test Uncertainty Ratio, ratio of the tolerance or specification of the test measurement in relation to the uncertainty in measurement results
UUT	Unit Under test

Villa Blanca Industrial Park Plaza Bairoa Suite 215
Caguas, P.R. 00725
www.sharetechgroup.com

CALIBRATED BY TRANSCAT CERTIFICATE OF CALIBRATION

Customer: RAECO RENTS LLC
135 BERNICE DRIVE
BENSENVILLE, IL 60106

ANAB ACCREDITED CALIBRATION LABORATORY
ANAB AC-2489.07

ilac-MRA

PO Number: 4081-1

Certificate/SO Number: 17-C6T3Y-20-1 Revision 0

Traceable Standards

Asset	Manufacturer	Model Number	Description	Cal Date	Due Date	Traceability Number	Use
13414	General Radio	1986	Sound Level Calibrator	24-Sep-19	31-Mar-20	CAS-405612-X0D4F 0-901	AF/AL

The use of the standard is defined as: AF - used for as-found readings, AL - used for as-left readings.

Environmental Data

Temperature	Relative Humidity	Temp / RH Asset
68.20°F /20.1°C	51.10%	O10253-1

Legend

Topic	Description
Accuracy	UUT specification that establishes expected tolerances and a time limit(calibration interval) over which the instrument is expected to hold these tolerances
As Found	Initial measurement results
As Left	Measurement results after adjustment and/or repair
Blank Data Field	Test is not applicable for the UUT
Cal Process Uncertainty (CPU)	The uncertainty of calibration process for the reported measurement result
Cover Factor (k)	A measure of uncertainty that defines an interval about the measurement result
Low / High Limits	Establishes UUT acceptable performance limits for the test measurement
Measurement Uncertainty	The dispersion of the values attributed to a measured quantity
OOT	Out of Tolerance
Setpoints	Measurement target values
Traceability	Unbroken chain of comparisons relating an instrument's measurements to a known standard(s)
Traceability Number	Unique identifier(s) used to document traceability of calibration standards
TUR	Test Uncertainty Ratio, ratio of the tolerance or specification of the test measurement in relation to the uncertainty in measurement results
UUT	Unit Under test

Calibrated At:
8334B Arrow Ridge Blvd.
Charlotte, NC 28273

Facility Responsible:
8334B Arrow Ridge Blvd.
Charlotte, NC 28273
800-828-1470

Calibrated By:
Electronically Signed By:
Tracy Dye
Tracy Dye — Feb 07, 2020
Calibration Technician — 11:23:57 -05:00

Reviewed By:
Electronically Signed By:
Adam McCrea
Adam McCrea — Feb 07, 2020
Lab Manager — 11:30:39 -05:00

Unit Barcode: 0900B336889

Date Received: February 05, 2020
Service Level: R6

Customer Number: 1-593031-000

OPS-F20-013R5 08/26/2019 FP001R8 9/23/2019

CALIBRATED BY TRANSCAT CERTIFICATE OF CALIBRATION

Customer: RAECO RENTS LLC
135 BERNICE DRIVE
BENSENVILLE, IL 60106

ANAB ACCREDITED CALIBRATION LABORATORY
ANAB AC-2489.07

ilac-MRA

PO Number: 4081-1

Certificate/SO Number: 17-C6T3Y-20-1 Revision 0

As Found/As Left Data

Description	Setpoints	Accuracy	Low Limit	High Limit	As Found / As Left	OOT	TUR
Source Level (A Weight)							
500Hz	114dB	±(1 dB)	113.0	115.0	113.9 dB		2.7 : 1
1000Hz	114dB	±(1 dB)	114.2	116.2	115.3 dB		2.7 : 1
2000Hz	114dB	±(1 dB)	114.0	116.0	114.4 dB		1.6 : 1
4000Hz							
Sound Level (C Weight)							
C Weight	114dB	±(1 dB)	113.0	115.0	113.9 dB		2.7 : 1
125Hz	114dB	±(1 dB)	113.0	115.0	114.1 dB		2.7 : 1
250Hz	114dB	±(1 dB)	113.0	115.0	114.0 dB		2.7 : 1
500Hz	114dB	±(1 dB)	113.0	115.0	113.8 dB		2.7 : 1
1000Hz	114dB	±(1 dB)	113.0	115.0	113.9 dB		2.7 : 1
2000Hz	114dB	±(1 dB)	113.0	115.0	113.6 dB		1.6 : 1
4000Hz							
Sound Level Test							
Level Test	74dB	±(1 dB)	73.0	75.0	74.5 dB		2.2 : 1
1kHz	84dB	±(1 dB)	83.0	85.0	83.9 dB		2.2 : 1
1kHz	94dB	±(1 dB)	93.0	95.0	94.1 dB		2.2 : 1
1kHz	104dB	±(1 dB)	103.0	105.0	103.8 dB		2.2 : 1
1kHz	114dB	±(1 dB)	113.0	115.0	113.7 dB		2.7 : 1
1kHz							

Field not applicable.

Date Received: February 05, 2020
Service Level : R6

Customer Number: 1-593031-000
OPS-F20-013R5 08/26/2019 FP001R6 9/23/2019

Villa Blanca Industrial Park Plaza Bairoa Suite 215
Caguas, P.R. 00725
www.sharetechgroup.com

CALIBRATED BY TRANSCAT CERTIFICATE OF CALIBRATION

Customer: RAECO RENTS LLC
135 BERNICE DRIVE
BENSENVILLE, IL 60106

ANAB ACCREDITED CALIBRATION LABORATORY
ANAB AC-2489.07

ilac-MRA

PO Number: 4057-1

Certificate/SO Number: 17-C6M0R-260-1 Revision 0

Calibrated At:	Facility Responsible:	Calibrated By:		Reviewed By:	
8334B Arrow Ridge Blvd. Charlotte, NC 28273	8334B Arrow Ridge Blvd. Charlotte, NC 28273 800-828-1470	Electronically Signed By: Tracy Dye		Electronically Signed By: Eric Hubrich for	
		Tracy Dye Calibration Technician	Jan 20, 2020 07:37:21 -05:00	Adam McCree Lab Manager	Jan 20, 2020 08:27:48 -05:00

Unit Barcode: 0900B333287

Date Received: January 17, 2020
Service Level : R3

Certificate - Page 3 of 3

Customer Number: 1-593031-000

OPS-P20-013R5 08/26/2019 FP001R6 9/23/2019

Meter #2

CALIBRATED BY TRANSCAT CERTIFICATE OF CALIBRATION

Customer: RAECO RENTS LLC
135 BERNICE DRIVE
BENSENVILLE, IL 60106

ANAB ACCREDITED CALIBRATION LABORATORY ANAB AC-2489.07

ilac-MRA

PO Number: 3887-1

Certificate/SO Number: 17-C5I5K-260-1 Revision 0

Manufacturer: 3M Company
Model Number: SoundPro DL-1-1/3
Description: Sound Level Meter, Type-1
Serial Number: BLP080003
ID: NONE

As-Found: In Tolerance
As-Left: In Tolerance

Issue Date: Oct 30, 2019
Calibration Date: Oct 30, 2019
Due Date: Oct 30, 2020

Calibrated To: Manufacturer Specification
Calibration Procedure: 1-AC28066-1

Transcat Calibration Laboratories have been audited and found in compliance with ISO/IEC 17025:2017. Accredited calibrations performed within the Lab's Scope of Accreditation are indicated by the presence of the Accrediting Body's Logo and Certificate Number. Any measurements on an accredited calibration not covered by that Lab's Scope of Accreditation are listed in the notes section of the certificate. SCC, NRC, CLAS or ANAB do not guarantee the accuracy of an individual calibration by accredited laboratories.

Transcat calibrations, as applicable, are performed in compliance with the requirements of the Transcat Quality Manual QAG-P01-000, the customer's Purchase Order and/or Quality Agreement requirements, ISO 9001:2015, ANSI/NCSL Z540.1-1994 (R2002) or NQA-1, as applicable. Complete records of work performed are maintained by Transcat and are available for inspection. Laboratory standards used in the performance of this calibration are listed on the certificate.

Transcat documents the traceability of measurements to the SI units through the National Institute of Standards and Technology (NIST), or the National Research Council of Canada (NRC), or other national measurement institutes (NMI) that are signatories to the CIPM Mutual Recognition Arrangement, or accepted fundamental and/or natural physical constants, or by the use of specified methods, consensus standards or ratio type measurements. Documentation supporting traceability information is available for review upon written request at a Transcat facility. The measured quantity and the measurement uncertainty are required for further dissemination of traceability.

A binary decision rule, utilizing simple acceptance, and simple rejection criteria is used for the determination of compliance. When compliance statements are present, they are reported without factoring in the effects of uncertainty and comply with the guidelines established by ASME B89.7.3.1-2001 (R2011) as follows.
-The acceptance zone is defined as: less than or equal to the high limit, and/or greater than or equal to the low limit. The rejection zones are defined as greater than the high limit and/or less than the low limit.
-Single measurement results in the acceptance zone are be identified as in-tolerance. Single measurement results in the rejection zone are identified as out-of-tolerance (OOT).
-When all measurement results are in the acceptance zone for repeated measurements, for the same characteristic, the test is identified as in-tolerance. For repeated characteristic measurements, a single measurement result in the rejection zone, will cause the test to be identified as out-of-tolerance (OOT).

Uncertainties are reported with a coverage factor k=2, providing a level of confidence of approximately 95%. All calibrations have been performed using processes having a TUR of 4:1 or better (3:1 for mass calibrations), unless otherwise noted. The Test Uncertainty Ratio (TUR) is calculated in accordance with NCSL International RP-18. For mass calibrations: Conventional mass referenced to 8.0 g/cm³.

The results in this report relate only to the item calibrated or tested. Recorded calibration data is valid at the time of calibration within the stated uncertainties at the environmental conditions noted. The determination of compliance to the specification is specific to the model/serial no./ID no. referenced above based on the tolerances shown; these tolerances are either the original equipment manufacturers (OEM's) warranted specifications or the client's requested specifications. This certificate may not be reproduced except in full, without the written approval of Transcat. Additional information, if applicable may be included on separate report(s).

As Found/As Left Data

Description	Setpoints	Accuracy	Low Limit	High Limit	As Found / As Left	OOT	TUR
Source Level (A Weight)							
A Weight	114dB	±(1 dB)	95.9	96.9	97.4 dB		3.1 : 1
125Hz	114dB	±(1 dB)	104.4	105.4	104.9 dB		2.9 : 1
250Hz	114dB	±(1 dB)	109.8	111.8	110.2 dB		2.8 : 1

Date Received: October 23, 2019
Service Level: R6

Certificate - Page 1 of 3

Customer Number: 1-593031-000
OPS-F20-013R5 08/26/2019 FP001R6 9/23/2019

CALIBRATED BY TRANSCAT CERTIFICATE OF CALIBRATION

Customer: RAECO RENTS LLC
135 BERNICE DRIVE
BENSENVILLE, IL 60106

ANAB ACCREDITED CALIBRATION LABORATORY ANAB AC-2489.07

ilac-MRA

PO Number: 3867-1

Certificate/SO Number: 17-C5I5K-260-1 Revision 0

As Found/As Left Data

Description	Setpoints	Accuracy	Low Limit	High Limit	As Found / As Left	ODT	TUR
Source Level (A Weight)							
500Hz	114dB	±(1 dB)	113.0	115.0	113.4 dB		2.7 : 1
1000Hz	114dB	±(1 dB)	114.2	116.2	114.5 dB		2.7 : 1
2000Hz	114dB	±(1 dB)	114.0	116.0	114.3 dB		1.6 : 1
4000Hz							
Sound Level (C Weight)							
C Weight	114dB	±(1 dB)	113.0	115.0	113.3 dB		2.7 : 1
125Hz	114dB	±(1 dB)	113.0	115.0	113.3 dB		2.7 : 1
250Hz	114dB	±(1 dB)	113.0	115.0	113.3 dB		2.7 : 1
500Hz	114dB	±(1 dB)	113.0	115.0	113.5 dB		2.7 : 1
1000Hz	114dB	±(1 dB)	113.0	115.0	113.4 dB		2.7 : 1
2000Hz	114dB	±(1 dB)	113.0	115.0	113.3 dB		1.6 : 1
4000Hz							
Sound Level Test							
Level Test	74dB	±(1 dB)	73.0	75.0	73.4 dB		2.2 : 1
1kHz	84dB	±(1 dB)	83.0	85.0	83.3 dB		2.2 : 1
1kHz	94dB	±(1 dB)	93.0	95.0	93.3 dB		2.2 : 1
1kHz	104dB	±(1 dB)	103.0	105.0	103.3 dB		2.2 : 1
1kHz	114dB	±(1 dB)	113.0	115.0	113.4 dB		2.7 : 1
1kHz							

Field not applicable.

Date Received: October 23, 2019
Service Level : R6

Customer Number: 1-593031-000
OPS-F20-013R5 08/26/2019 FP001R6 9/23/2019

Villa Blanca Industrial Park Plaza Bairoa Suite 215
Caguas, P.R. 00725
www.sharetechgroup.com

CALIBRATED BY TRANSCAT CERTIFICATE OF CALIBRATION

Customer: RAECO RENTS LLC
135 BERNICE DRIVE
BENSENVILLE, IL 60106

ANAB ACCREDITED CALIBRATION LABORATORY
ANAB AC-2489.07

ilac-MRA

PO Number: 3887-1

Certificate/SO Number: 17-C5I5K-260-1 Revision 0

Traceable Standards

Asset	Manufacturer	Model Number	Description	Cal Date	Due Date	Traceability Number	Use
13414	General Radio	1986	Sound Level Calibrator	24-Sep-19	31-Mar-20	CAS-405612-X0D4F 0-901	AF/AL

The use of the standard is defined as: AF - used for as-found readings, AL - used for as-left readings.

Environmental Data

Temperature	Relative Humidity	Temp / RH Asset
67.14°F /19.52°C	62.60%	O10253-1

Legend

Topic	Description
Accuracy	UUT specification that establishes expected tolerances and a time limit(calibration interval) over which the instrument is expected to hold these tolerances
As Found	Initial measurement results
As Left	Measurement results after adjustment and/or repair
Blank Data Field	Test is not applicable for the UUT
Cal Process Uncertainty (CPU)	The uncertainty of calibration process for the reported measurement result
Cover Factor (k)	A measure of uncertainty that defines an interval about the measurement result
Low / High Limits	Establishes UUT acceptable performance limits for the test measurement
Measurement Uncertainty	The dispersion of the values attributed to a measured quantity
OOT	Out of Tolerance
Setpoints	Measurement target values
Traceability	Unbroken chain of comparisons relating an instrument's measurements to a known standard(s)
Traceability Number	Unique identifier(s) used to document traceability of calibration standards
TUR	Test Uncertainty Ratio, ratio of the tolerance or specification of the test measurement in relation to the uncertainty in measurement results
UUT	Unit Under test

Calibrated At:
8334B Arrow Ridge Blvd.
Charlotte, NC 28273

Facility Responsible:
8334B Arrow Ridge Blvd.
Charlotte, NC 28273
800-828-1470

Calibrated By:
Electronically Signed By:
Tracy Dye
Tracy Dye — Oct 30, 2019
Calibration Technician — 09:47:04 -04:00

Reviewed By:
Electronically Signed By:
Adam McCrea
Adam McCrea — Oct 30, 2019
Lab Manager — 09:54:46 -04:00

Unit Barcode: 900B0202121

Date Received: October 23, 2019
Service Level: R6

Customer Number: 1-593031-000

OPS-F20-013R5 08/26/2019 FP001R6 9/23/2019

CALIBRATED by TRANSCAT CERTIFICATE OF CALIBRATION

Customer: RAECO RENTS LLC
135 BERNICE DRIVE
BENSENVILLE, IL 60106

PO Number: 3887-1

ANAB ACCREDITED CALIBRATION LABORATORY
ANAB AC-2489.07

ilac-MRA

Certificate/SO Number: 17-C5I5K-240-1 Revision 0

Manufacturer: 3M Company
Model Number: AC-300
Description: Sound Level Calibrator
Serial Number: AC300005899
ID: NONE

As-Found: In Tolerance
As-Left: In Tolerance

Issue Date: Oct 30, 2019
Calibration Date: Oct 30, 2019
Due Date: Oct 30, 2020

Calibrated To: Manufacturer Specification
Calibration Procedure: 1-AC62139-1

Transcat Calibration Laboratories have been audited and found in compliance with ISO/IEC 17025:2017. Accredited calibrations performed within the Lab's Scope of Accreditation are indicated by the presence of the Accrediting Body's Logo and Certificate Number. Any measurements on an accredited calibration not covered by that Lab's Scope of Accreditation are listed in the notes section of the certificate. SCC, NRC, CLAS or ANAB do not guarantee the accuracy of an individual calibration by accredited laboratories.

Transcat calibrations, as applicable, are performed in compliance with the requirements of the Transcat Quality Manual QAC-P01-000, the customer's Purchase Order and/or Quality Agreement requirements, ISO 9001:2015, ANSI/NCSL Z540.1-1994 (R2002) or NQA-1, as applicable. Complete records of work performed are maintained by Transcat and are available for inspection. Laboratory standards used in the performance of this calibration are listed on this certificate.

Transcat documents the traceability of measurements to the SI units through the National Institute of Standards and Technology (NIST), or the National Research Council of Canada (NRC), or other national measurement institutes (NMI) that are signatories to the CIPM Mutual Recognition Arrangement, or accepted fundamental and/or natural physical constants, or by the use of specified methods, consensus standards or ratio type measurements. Documentation supporting traceability information is available for review upon written request at a Transcat facility. The measured quantity and the measurement uncertainty are required for further dissemination of traceability.

A binary decision rule, utilizing simple acceptance, and simple rejection criteria is used for the determination of compliance. When compliance statements are present, they are reported without factoring in the effects of uncertainty and comply with the guidelines established by ASME B89.7.3.1-2001 (R2011) as follows:
-The acceptance zone is defined as: less than or equal to the high limit, and/or greater than or equal to the low limit. The rejection zones are defined as greater than the high limit and/or less than the low limit.
-Single measurement results in the acceptance zone are be identified as in-tolerance. Single measurement results in the rejection zone are identified as out-of-tolerance (OOT).
-When all measurement results are in the acceptance zone for repeated measurements, for the same characteristic, the test is identified as in-tolerance. For repeated characteristic measurements, a single measurement result in the rejection zone, will cause the test to be identified as out-of-tolerance (OOT).

Uncertainties are reported with a coverage factor k=2, providing a level of confidence of approximately 95%. All calibrations have been performed using processes having a TUR of 4:1 or better (3:1 for mass calibrations), unless otherwise noted. The Test Uncertainty Ratio (TUR) is calculated in accordance with NCSL International RP-18. For mass calibrations: Conventional mass referenced to 8.0 g/cm³.

The results in this report relate only to the item calibrated or tested. Recorded calibration data is valid at the time of calibration within the stated uncertainties at the environmental conditions noted. The determination of compliance to the specification is specific to the model/serial no./ID no. referenced above based on the tolerances shown; these tolerances are either the original equipment manufacturers (OEM's) warranted specifications or the client's requested specifications. This certificate may not be reproduced except in full, without the written approval of Transcat. Additional information, if applicable may be included on separate report(s).

As Found/As Left Data

Description	Setpoints	Accuracy	Low Limit	High Limit	As Found / As Left	OOT	TUR
Source Level							
1000Hz	114.0dB	±(0.4 dB)	113.6	114.4	114.1 dB		1.1 : 1
250Hz	114.0dB	±(0.4 dB)	113.6	114.4	114.1 dB		1.1 : 1

Date Received: October 23, 2019
Service Level: RS

Customer Number: 1-593031-000
OPS-F20-013R5 08/26/2019 FP001R0 9/23/2019

Villa Blanca Industrial Park Plaza Bairoa Suite 215
Caguas, P.R. 00725
www.sharetechgroup.com

CALIBRATED BY TRANSCAT CERTIFICATE OF CALIBRATION

Customer: RAECO RENTS LLC
135 BERNICE DRIVE
BENSENVILLE, IL 60106

PO Number: 3887-1

ANAB ACCREDITED CALIBRATION LABORATORY ANAB AC-2469.07

ilac-MRA

Certificate/SO Number: 17-C5I5K-240-1 Revision 0

As Found/As Left Data

Description	Setpoints	Accuracy	Low Limit	High Limit	As Found / As Left	OOT	TUR
Frequency (Hz) Measure							
Frequency	1000Hz	±(0.5% Rdg)	995	1005	1000 Hz		
	250.0Hz	±(0.5% Rdg)	248.7	251.3	250.4 Hz		

Field not applicable.

Traceable Standards

Asset	Manufacturer	Model Number	Description	Cal Date	Due Date	Traceability Number	Use
13414	General Radio	1986	Sound Level Calibrator	24-Sep-19	31-Mar-20	CAS-405612-X0D4F0-901	AF/AL
18985	Simpson Electric Company	886-2	Sound Level Meter	1-Mar-19	31-Mar-20	17-&18985-721-1	AF/AL
O10051	HP	53132A opt 010	Frequency Counter, 2 Channel	27-Dec-18	31-Dec-19	17-&O10051-24-2	AF/AL
O10277	Extech Instrument Corporation	407732	Sound Level Meter, Type-2	27-Sep-19	30-Sep-20	17-&O10277-13-1	AF/AL

The use of the standard is defined as: AF - used for as-found readings, AL - used for as-left readings.

Environmental Data

Temperature	Relative Humidity	Temp/ RH Asset
66.67°F /19.26°C	61.40%	O10253-1

Date Received: October 23, 2019
Service Level : R6

Customer Number: 1-593031-000
OPS-F20-013R5 08/26/2019 FP001R6 9/23/2019

Villa Blanca Industrial Park Plaza Bairoa Suite 215
Caguas, P.R. 00725
www.sharetechgroup.com

CALIBRATED BY TRANSCAT CERTIFICATE OF CALIBRATION

Customer: RAECO RENTS LLC
135 BERNICE DRIVE
BENSENVILLE, IL 60106

PO Number: 3887-1

ANAB ACCREDITED CALIBRATION LABORATORY
ANAB AC-2469.07

ilac-MRA

Certificate/SO Number: 17-C5I5K-240-1 Revision 0

Legend

Topic	Description
Accuracy	UUT specification that establishes expected tolerances and a time limit(calibration interval) over which the instrument is expected to hold these tolerances
As Found	Initial measurement results
As Left	Measurement results after adjustment and/or repair
Blank Data Field	Test is not applicable for the UUT
Cal Process Uncertainty (CPU)	The uncertainty of calibration process for the reported measurement result
Cover Factor (k)	A measure of uncertainty that defines an interval about the measurement result
Low / High Limits	Establishes UUT acceptable performance limits for the test measurement
Measurement Uncertainty	The dispersion of the values attributed to a measured quantity
OOT	Out of Tolerance
Setpoints	Measurement target values
Traceability	Unbroken chain of comparisons relating an instrument's measurements to a known standard(s)
Traceability Number	Unique identifier(s) used to document traceability of calibration standards
TUR	Test Uncertainty Ratio: ratio of the tolerance or specification of the test measurement in relation to the uncertainty in measurement results
UUT	Unit Under test

Calibrated At:
8334B Arrow Ridge Blvd.
Charlotte, NC 28273

Facility Responsible:
8334B Arrow Ridge Blvd
Charlotte, NC 28273
800-828-1470

Calibrated By:
Electronically Signed By:
Tracy Dye

Tracy Dye	Oct 30, 2019
Calibration Technician	09:24:30 -04:00

Reviewed By:
Electronically Signed By:
Adam McCree

Adam McCree	Oct 30, 2019
Lab Manager	09:32:15 -04:00

Unit Barcode: 900802202122

Date Received: October 23, 2019
Service Level: R6

Customer Number: 1-593031-000

OPS-F20-013R5 08/26/2019 FP001R6 9/23/2019

Villa Blanca Industrial Park Plaza Bairoa Suite 215
Caguas, P.R. 00725
www.sharetechgroup.com

APPENDIX 3: NOISE LEVEL MEASUREMENT AND GRAPHS

APPENDIX 4: FIELD NOTES

ShareTech
GROUP ENGINEERING P.S.C.

Noise Survey Field Notes Form

Project Name: Fernando Sumaza - San Sebastian Apartments San Juan, Puerto Rico

Project Location: San Juan, Puerto Rico
Calibrator Serial Number: AC-300001324
Calibration Value: 114 dB
Equipment Serial Number: BLL100004 - Meter #1

Daytime Measures

Monitoring Station (MS)	Location	Comments
MS # 1	Located at North-West Side of the San Sebastian Apartments	Coord: 18.4676, -66.1144 Starting Time - 7:01 am
MS # 3	Located at North-East Side of the San Sebastian Apartments	Coord: 18.4677, -66.1140 Starting Time - 7:31 am

Nighttime Measures

Monitoring Station (MS)	Location	Comments
MS # 1	Located at North Side of the San Sebastian Apartments	Coord: 18.4676, -66.1144 Starting Time - 5:33 am
MS # 3	Located at North-East Side of the San Sebastian Apartments	Coord: 18.4677, -66.1140 Starting Time - 6:05 am

Weather: The weather was clear - daytime was sunny

Traffic: Low traffic flow

Adyacent roads or street: San Sebastian Street, Tanca Street and Sol Street. Around it has residential buildings

Other surroundings noise: Birds and vehicles.

Others: Sharetech Personnel: Grace Berrios and Juan Alvarado

ShareTech
GROUP ENGINEERING, P.S.C.

Noise Survey Field Notes Form

Project Name: Fernando Sumaza - San Sebastian Apartments San Juan, Puerto Rico

Project Location: San Juan, Puerto Rico
Calibrator Serial Number: AC-300005899
Calibration Value: 114 dB
Equipment Serial Number: BLL100003 - Meter #2

Daytime Measures

Monitoring Station (MS)	Location	Comments
MS # 2	Located at South-West Side of the San Sebastian Apartments	Coord: 18.2802, -66.0651 Starting Time - 7:01 am
MS # 4	Located at South-East Side of the San Sebastian Apartments	Coord: 18.2802, -66.0651 Starting Time - 7:32 am

Nighttime Measures

Monitoring Station (MS)	Location	Comments
MS # 2	Located at South-West Side of the San Sebastian Apartments	Coord: 18.2802, -66.0651 Starting Time - 5:34 am
MS # 4	Located at South-East Side of the San Sebastian Apartments	Coord: 18.2802, -66.0651 Starting Time - 6:05 am

Weather: The weather was clear - daytime was sunny

Traffic: Low traffic flow

Adyacent roads or street: San Sebastian Street and Sol Street. Around it has residential buildings

Other surroundings noise: Birds and vehicles.

Others: Sharetech Personnel: Grace Berrios and Juan Alvarado

ShareTech
GROUP ENGINEERING, P.S.C.

San Sebastian Apartments Sound Survey

Item #	Description
	Meter #1 Esquina entre Calle La Tanca y la Calle San Sebastian
	Nighttime Period
	Monitoring Station #1 (5:33 AM @ 6:03 AM) (Al Noroeste del predio)
	Perro ladrando (5:48 AM, 6:02 AM)
	Auto en movimiento (5:52 AM)
	Camión en movimiento (5:51 AM)
	Poco flujo vehicular
	Montoring Station #3 (6:04 AM @ 6:34 AM) (Al Noreste del predio) Calle San Sebastian
	Perro ladrando (6:23 AM, 6:25 AM)
	Auto en movimiento (6:22 AM, 6:30 AM)
	Camión en movimiento (6:11 AM)
	Poco flujo vehicular
	Daytime Period
	Monitoring Station #1 (7:00 AM @ 7:30 AM) (Al Noroeste del predio) Esquina entre Calle La Tanca y la Calle San Sebastian
	Perro ladrando (7: 29 AM)
	Auto en movimiento (7:10 AM, 7:12 AM, 7:21 AM, 7:26 AM)
	Bebe llorando (7:09 AM)
	Camión en movimiento (7:02 AM, 7:08 AM)
	Persona hablando (7:13 AM, 7:15 AM, 7:18 AM, 7:24 AM)
	Aves cantando (7:09 AM, 7:17 AM)
	Monitoring Station # 3 (7:30 AM @ 8:00 AM) (Al Noreste del predio) Calle San Sebastian
	Auto en movimiento (7:30 AM, 7:34 AM, 7:35 AM, 7:44 AM, 7:53 AM)
	Persona hablando (7:39 AM, 7:40 AM, 7:43 AM, 7:48 AM)

ShareTech GROUP ENGINEERING, P.S.C.

San Sebastian Apartments Sound Survey

Item #	Description
	Meter #2
	Nighttime Period
	Monitoring Station #2 (5:34 AM @ 6:04 AM) (Al Suroeste del predio) Esquina Calle Tanca y Calle Sol
	Perro ladrando (5:42 AM, 6:01 AM, 6:02 AM)
	Aves cantando
	Camión en movimiento (5:51 AM)
	Persona hablando (5:44 AM)
	Monitoring Station #4 (6:05 AM @ 6:35 AM) (Al Sureste del predio) Calle Sol
	Perro ladrando (6:24 AM)
	Gatos (6:06 AM)
	Camión en movimiento (5:51 AM)
	Daytime Period
	Monitoring Station #1 (7:01 AM @ 7:31 AM) (Al Suroeste del predio) Esquina Calle Tanca y Calle Sol
	Camión en movimiento (7:08 AM)
	Persona hablando (7:09 AM)
	Perro ladrando (5:42 AM, 6:01 AM, 6:02 AM)
	Auto en movimiento (7:12 AM, 7:13 AM, 7:17 AM)
	Bebe llorando (7:09 AM)
	Monitoring Station # 3 (7:32 AM @ 8:02 AM) (Al Sureste del predio) Calle Sol
	Auto en movimiento (7:32 AM)
	Persona hablando (7:41 AM)
	Sierra de construcción (7:53 AM)

ShareTech
GROUP ENGINEERING, P.S.C

San Sebastian Apartments Sound Survey

Photos

Station #1 Nightime Measures (5:33 AM @ 6:03 AM)

Station #3 Nightime Measures (6:04 AM @ 6:34 AM)

ShareTech GROUP ENGINEERING, P.S.C.

San Sebastian Apartments Sound Survey

Photos

Station #1 Daytime Measures (7:00 AM @ 7:30 AM)

Station #3 Daytime Measures (7:31 AM @ 8:01 AM)

ShareTech
GROUP ENGINEERING, P.S.C.

San Sebastian Apartments Sound Survey

Photos

Station # 2 Nightime Measures (5:34 AM @ 6:04 AM)

Station # 4 Nightime Measures (6:06 AM @ 6:36 AM)

ShareTech
GROUP ENGINEERING, P.S.C.

San Sebastian Apartments Sound Survey

Photos

Station #2 Daytime Measures (7:01 AM @ 7:31 AM)

Station #4 Daytime Measures (7:32 AM @ 8:02 AM)

7

Market/Marketability Study for the Rehabilitation of the San Sebastián Apartments Project Old San Juan, Puerto Rico

October 29, 2020

Submitted to:
CPA Pablo Muñiz
Executive Director
Puerto Rico Housing Finance Authority

Ponce de León Avenue 416, Union Plaza Building, Unit 801
San Juan, PR, 00918
Phone (787) 381-7464
E-MAIL: ROBERTO.ORRO@CAUPR.COM

October 29, 2020

CPA Pablo Muñiz
Executive Director
Puerto Rico Housing Finance Authority

Re: Market/Marketability Study
Rehabilitation of the San Sebastián Apartments Project
Old San Juan, Puerto Rico
25 Units

Dear CPA Muñiz:

Caribbean Analysis Unit has prepared a market/marketability study for the rehabilitation of the San Sebastián Apartments (SSA) Project a Low-Income Housing Tax Credit (LIHTC) project in Old San Juan, Puerto Rico, operating under the assistance of Section 8 of the Housing Act of 1937 (42 U.S.C. § 1437f). In this report, we have relied on the most recent data published by the US Census Bureau, population estimates for 2011-2019 and a further set of estimates based on the data compiled by the Annual Community Survey for Puerto Rico, 2014-2018.

The Subject is located at Sol, Tanca, Barbosa and San Sebastián streets in Old San Juan. SSA consists of 25 atypical housing units of one, two and three bedrooms, distributed in **ten** buildings from two to five story buildings in two lots: Parcel A with 549.4836 square meters and Parcel B with 436.24 square meters. The Subject was built before the 1940´s. As such, it features a colonial, attractive design, but also reflects physical deterioration and requires extensive rehabilitation. Tenants and beneficiaries of the Subject project are families with annual income below the threshold set by the Puerto Rico Housing Finance Authority (PRHFA).

SSA has an eclectic tenancy with householders covering a wide range of ages. During our visit to SSA in October, consultants were informed that **seven** tenants are aged 62 years or over. As a proof of the high demand for this kind of rental projects, SSA was fully occupied as of the date of the visit. SSA eclectic tenancy prompts the market

analysis to target all age cohorts, **although the analysis emphasizes multi-family projects.**

It is important to note that the Subject owner plans to give priority to single headed households, single mothers in particular, a very vulnerable group from the socioeconomic standpoint

SSA enjoys a privileged location in Old San Juan, one of the epicenters of tourism in Puerto Rico. Old San Juan, blends, like few other places in Puerto Rico, high-end with affordable uses, supported by a large commercial-service network, a friendly pedestrian environment and an access to public transportation that low income and elderly people find appealing.

We foresee strong support for the project based on the substantial gap between the supply and demand of low-income housing in the municipality of San Juan, the Primary Market Area (PMA) of the project. The capture rate for the development is only 0.18%, which is consistent with the large unmet demand for rental housing in the PMA.

The primary market area (PMA) for the purpose of this analysis is the municipality of San Juan. This PMA definition is consistent with the strong socioeconomic activity in San Juan, which is the most populated municipality in Puerto Rico and concentrates the bulk of government, commercial and financial institutions in the Island.

The Subject operates under Section 8. Subsidies to Subject tenants allow them to pay very low monthly rents compared to those prevailing in the market. At the present time, the Subject has a 100% occupancy rate, in spite of the current physical and functional obsolescence that the proposed rehabilitation plan will fix.

The Subject was built before the 1940´s. As such, it features a colonial and attractive design, but also resents physical deterioration and requires extensive rehabilitation.

More importantly, the rehabilitation project will address key issues of vulnerability and weaknesses that hit low-income families in Puerto Rico in the aftermath of Hurricanes Irma and María. Then, lengthy outages and disruptions in water supply upended the life of Puerto Ricans and caused significant social, economic and physical damages to the more vulnerable households. The SSA rehabilitation plan includes improvements in the electric system and exterior lighting that will make the Subject more energy efficient.

In addition, the rehab plan includes renovation of the roof system, replacements of doors and windows, balcony repairs and other improvements that will significantly enhance the ability of the Subject tenants to minimize the adverse impacts of further hurricanes and natural disasters.

During the aforementioned visit, we conducted an interview with the administrator of the Subject project. She provided the most recent information on the socioeconomic profile of the Subject's tenants.

The market analysis focuses on the segment of renters, since potential tenants of the proposed project will mostly come from families already living in rented units. It is widely known that Puerto Rico's homeowners seldom become renters and just leave their home when they need some type of care at advanced ages.

The Subject is a multifamily project covering all cohorts, elderly and non-elderly families. Thus, the supply-demand analysis can split in two analyses: elderly and non-elderly.

We foresee that the Subject, once the rehab process is finished, will stay operating at full/high occupancy rates. **The subject project, with 25 units, captures less than 1% of the unmet demand for low-income rentals in the elderly segment and the non-elderly one as well in San Juan.**

We foresee that the Subject will reach a stabilized occupancy rate of 100% during the first year after completing the rehab process. We believe that the Subject has strong assets that ensure a very favorable marketability:

- ✓ At the present, the Subject is fully occupied, 100%, with a waiting list.
- ✓ Excellent location in the iconic Old San Juan, with easy access to a varied retail and service network within a walking distance.
- ✓ Good security conditions in the neighborhood. Security is one of the main problems afflicting low-income families in Puerto Rico.
- ✓ Effective monthly rents paid by the Subject tenants fall significantly below average market rents in competitive projects in San Juan. As per the data provided to us, only 25% of the tenants at SSA pay over $200 of monthly rent. No Subject tenant pays over $450 monthly for a three-bedroom unit. This represents a significant economic

assistance for many families that cannot afford the expensive market rents in Old San Juan, Santurce and Hato Rey, are sectors of the San Juan Municipality. Thus, SSA has the capacity to effectively compete for market tenants.

- ✓ Significant shortage of three-bedroom units in San Juan and Puerto Rico in general. The current supply of three-or-more-bedroom units is dominated by a group of high-end, modern projects, most of them with monthly rents that seldom fall below $3,000.

This study includes data gathered from several statistical sources as well as first-hand information. Although we believe these sources to be reliable, we are not auditors and, as such, cannot verify and authenticate all the data utilized. As economic consultants, we assume no liability for errors in the data provided to us. Among the sources utilized to support our analysis and conclusions, we can mention: the U.S. Census of Population and Housing demographic information compiled by the Puerto Rico Planning Board, the American Community Survey for Puerto Rico, the US Bureau of Labor Statistics, the Puerto Rico Department of Labor and Human Resources, among others.

Moreover, we hereby state, that the conclusions provided in this market analysis are objective opinions based on the data collected and the interpretation of current as well as prospective supply and demand variables. The research and analysis undertaken were completed on October 29, 2020.

Caribbean Analysis Unit has prepared this study based upon the guidelines and standards set forth by the National Council for Affordable Housing Market Analysts (NCAHMA). We have reviewed and understood their guidelines and believe that the methodology supporting our analysis is consistent with their recommendations.

The intended use of this appraisal report is to assist the intended users in a decision-making process regarding the compliance of the proposed rehabilitation of the Subject project under the LIHTC and CDBG-DR programs. The intended users are Old City, LP (current owner), SanSe PR LLC (new future owner), the Puerto Rico Housing Financing Authority (PRHFA) and the investors purchasing the tax credits.

Very cordially,

Roberto Orro Fernández

CERTIFICATION

This market study has been prepared by *Caribbean Analysis Unit (CAU)*, a professional economic and market consulting group in good standing for the practice of the profession. This study has been prepared in accordance to the standards adopted by the National Council of Affordable Housing Market Analysts (NCAHMA) for the market analysts' industry. These standards include the *Standard Definition of Key Terms Used in Market Studies for Affordable Housing Projects, and the Model Content Standards for the Content of Market Studies for Affordable Housing Projects.* These Standards are designed to enhance the quality of market studies and to make them easier to prepare, understand, and use by market analysts and by the end users. These Standards are voluntary only, and no legal responsibility regarding their use is assumed by the National Council of Affordable Housing Market Analysts.

CAU is duly qualified and experienced in the area of market analysis for Affordable Housing. ***CAU*** *is* an independent market analyst. No principal or employee of ***CAU*** has any financial interest whatsoever in the development for which this analysis has been undertaken.

This document refers to CAU as the contracting consultant, but the certification is always signed by the individual completing the study and attesting to the certification.

Name: Roberto Orro Fernández

Date: October 29, 2020

Company: Caribbean Analysis Unit

EXECUTIVE SUMMARY

- SSA consists of 25 atypical housing units of one, two and three bedrooms, distributed in **ten** buildings from two to five story buildings in two lots: Parcel A with 549.4836 square meters and Parcel B with 436.24 square meters.
- The Subject lies in Old San Juan in the heart of Historic City, World´s Cultural Heritage. The 10 subject buildings are located along San Sebastian, Sol, Tanca and Barbosa Streets in the Old San Juan Sector of the San Juan Municipality. The neighborhood is pedestrian friendly and features a variety of iconic structures like El Morro Castle, the Ballajá Garrison, the Old San Juan Cathedral and San Cristobal Fortress.
- The Subject operates under Section 8. Subsidies to Subject tenants allow them to pay very low monthly rents compared to those prevailing in the market. The Subject is currently occupied at 100%.
- **The SSA rehabilitation plan includes improvements in the electric system and exterior lighting that will make the Subject more energy efficient. In addition, the rehab plan includes renovation of the roof system, replacements of doors and windows, balcony repairs and other improvements that will significantly enhance the ability of the Subject tenants to minimize the adverse impacts of further hurricanes and natural disasters.**
- The primary market area (PMA) for the purpose of this analysis is the municipality of San Juan. By limiting the PMA to San Juan, we are following a conservative approach and rule out any possibility of overestimating the demand for LITHC projects like the Subject. A new/rehabilitated project in San Juan is a magnet for people from other municipalities in the San Juan Metro Area (SJMA) and even farther.
- San Juan has over 241,000 payroll jobs. This figure accounts for **27.5%** of all payroll jobs in Puerto Rico, although San Juan share in the Island population is 10%. Government provides 42,000 jobs in San Juan or **34.7%** of all government jobs in Puerto Rico. San Juan is the home of a vibrant financial

and service sector, with over 152,000 jobs, representing 33.2% of all Service jobs in Puerto Rico.

- San Juan, as well as the rest of Puerto Rico, has experienced a sustained demographic contraction in this decade, but at a faster rate. In fact, demographic contraction in San Juan started since 1990, as the Census 2000 documented. From 1990 to 2019, San Juan has lost nearly 120,000 residents.
- However, there are some positive signs that we should take into account. In 2019, for the first time in over the last ten years, the US Census Bureau reported a stabilization (a very slight increase) in the Island population. In addition, economic perspectives for Puerto Rico have improved since a large inflow of federal funds, mostly CDG funds, is expected for the next five years. As such, we believe, that it is reasonable to assume a stabilization of total population in San Juan up to 2025.
- San Juan has **138,800** households or housing units. Owner-occupied units account for only **55.6%** of total households, significantly lower than the ownership rate of Puerto Rico, which is **68.6%.** San Juan has a sizable population of renters with **61,677** households.
- As the Subject refers to the rehabilitation of a rental project, our analysis focuses on this group. Renter occupied households (renters) with one, two and three bedrooms, 57,216 units, account for over 92.7% of the overall universe of renters in the PMA.
- As reported by the US Census Bureau, 66.3% of renters in San Juan fall below the annual income threshold of $20,000. If we multiply the number of renters with cero, one, two and three bedrooms, 57,216, by 66.3%, the resulting figure is **37,934** units. This represents the potential demand for projects like the Subject SSA.
- The relevant supply for the purpose of this analysis consists of **23,940** units with the following breakdown: **17,275** units in public housing projects, 1,753 in elderly projects and **4,912** units in LIHCT/Section 8 projects.
- Hence, by subtracting this figure from the estimated demand of **37,934** units, we obtain a gap or excess demand for LIH rental in San Juan of **13,994** units.

Since the unmet demand is about 13,994 units and SSA has 25 units, this yields a capture rate of **0.18%.**

- There is a varied supply of market rentals for units with one, two and three bedrooms in the PMA. However, their monthly rents fall significantly above the maximum monthly rents that the Subject tenants are paying.
- While Subject tenants rarely pay over $200 monthly, market rents for a two and three-bedroom unit mostly fall above $800. Moreover, there is a noticeable shortage of three-bedroom units, limited to new, high-end projects with monthly rents above $3,000.
- Based on our analysis, we believe that the Subject SSA can reach a **100%** stabilized occupancy rate during its first year after completing the rehab process. Occupancy rate in all elderly and LIHTC/Section 8 projects in the PMA exceed 98%, and most of them have waiting lists. During our visits and conversations with administrators, we confirmed this.
- Considering that the investment in construction and related costs will be about $7.0 million, the aggregated economic impact for Puerto Rico will be approximately $16.1 million. This phase will generate a total of 155 new jobs in the economy of which 64 are indirect jobs.
- In addition, the investment in SSA will provide additional economic benefits and fiscal revenue. The project will provide the municipality of San Juan with $385,000 in taxes and will generate about $3.7 million in salaries and benefits across the Island economy.

TABLE OF CONTENTS

EXECUTIVE SUMMARY (SUMMARY OF FINDINGS)
SCOPE OF WORK° 1
DESCRIPTION OF THE PROJECT 2
DEFINITION OF THE GEOGRAPHICAL MARKET AREA 15
DEFINITIONS 17
EMPLOYMENT AND TOP EMPLOYERS IN THE PMA 18
SOCIOECONOMIC PROFILE OF THE MARKET AREA 24
DEMAND AND SUPPLY ANALYSIS 30
MARKETABILITY ANALYSIS 38
ANALYSIS OF OCCUPANCY RATE 45
SOCIOECONOMIC IMPACT OF THE SUBJECT PROJECT 52

Roberto Orro Fernández Credentials

I. SCOPE OF WORK

The purpose of this consulting work is to perform a market/marketability study for the rehabilitation of the San Sebastian Apartments (SSA) Project a Low-Income Housing Tax Credit (LIHTC) project in Old San Juan, Puerto Rico, operating under the assistance of Section 8 of the Housing Act of 1937 (42 U.S.C. § 1437f). The primary objective of this market study is determining the possibilities for the Subject of operating at high/full occupancy rates.

To comply with this goal, the market study should verify whether the Subject project can serve a geographical area with enough excess demand for low-income rental housing, specifically for the **non-elderly** segment. **The latter is a necessary but a non-sufficient condition to ensure high/full occupancy rates.** Thus, this study includes a marketability analysis that places the Subject property within the context of its effective competition, including market as well as subsidized rentals. This will allow the intended users to conclude if the Subject project can perform well relative to other competitive projects in the market area.

We performed a variety of tasks to complete this study. The conclusions herein presented rely on the gathering and processing of information from different federal and state sources. Since the Subject refers to an operating project, we visited the project and interviewed its administrator, who provided significant information on tenants' socioeconomic profile, their effective rents, and the waiting list. We also conducted a fieldwork and interviews with realtors, consultants, and administrators of LIHTC projects.

The intended use of this report is to assist the intended users in a decision-making process regarding the compliance of the proposed rehabilitation of the Subject project under the LIHTC and CDBG-DR programs. The intended users are Old City, LP (current owner), SanSe PR LLC (new future owner), the Puerto Rico Housing Financing Authority (PRHFA) and the investors purchasing the tax credits.

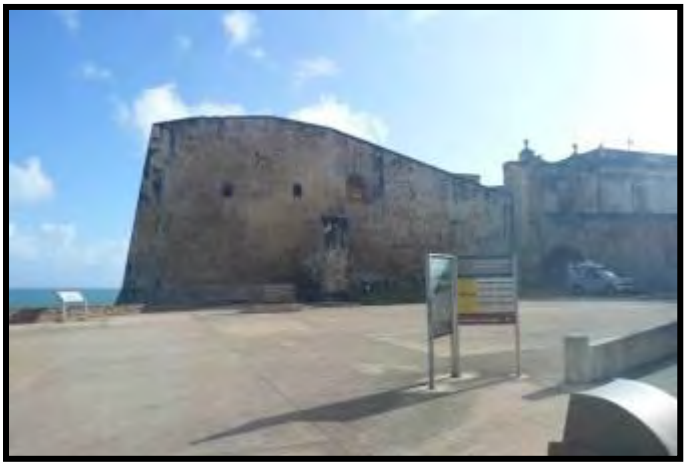
II. DESCRIPTION OF THE SUBJECT PROJECT

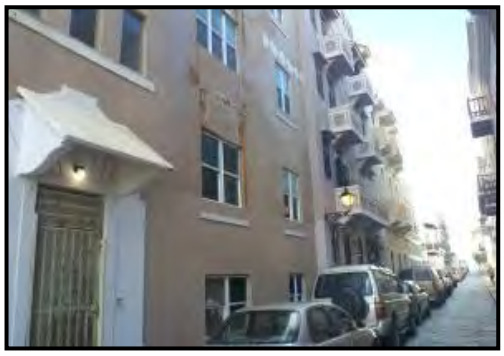
The Subject is located at Sol, Tanca, Barbosa and San Sebastián streets in Old San Juan, in the heart of Historic City, World´s Cultural Heritage. The neighborhood is pedestrian friendly and features a variety of iconic structures like El Morro Castle, the Ballajá Garrison, the Old San Juan Cathedral and the San Cristobal Fortress.

Aerial View of the Subject Site

Subject Photos

San Cristóbal Fortress in SSA Neighborhood





The neighborhood becomes more tourist and commercial to the South and West, where the historic and cultural core of Old San Juan lies a number of museums, art galleries, and some of the finest restaurants in the Caribbean make it a very attractive place to work and/or live. Some of the buildings here date back about 500-plus years. The old city has remained through the years the cultural headquarters of Puerto Rico.

The main commercial activity in the Old San Juan Sector is concentrated within the square formed by San Francisco Street (north), Fortaleza and Recinto Sur Streets (south), O' Donnel Street (east) and Del Cristo Street (west), with the main focus of commercial activity concentrated in the streets that front the main plazas such as Plaza de Armas and Plaza Colon. In addition, Plaza San José and the San Sebastián Street areas have also a strong commercial activity.

Plaza Colon Square (South of the Subject)

Tetuán Street

Recinto Sur Street (South of the Subject)

Paseo de la Princesa (South of the Subject)

SSA tenants enjoy easy access to a large network of commercial and service facilities within walking distance from the Subject site. Public transportation is also available thanks to a public bus terminal about four blocks south of the Subject site.

Banco Popular Branch

CVS Pharmacy Old San Juan

Public Bus Terminal in Old San Juan

Most of the properties cover 100% of the sites and include interior patios. As such, most properties in Old San Juan lack on-site parking facilities. Several private and public parking garages alleviate parking shortage. Along with the new Paseo Portuario parking, there is the Doña Fela and Covadonga parking garages and La Puntilla surface parking facility; all located within walking distance from the Subject.

Other main uses noted in the immediate subject vicinity are the Old Puerto Rico Casino, the Teatro Tapia, the Puerto Rico Tourism Company office headquarters, the Puerto Rico Chamber of Commerce, Banco Popular Old San Juan Center, the San Francisco Church, Plaza Salvador Brau Park (also known as the Domino Player's Plaza), Carlos Albizu University, the Plaza Colón and the Federal Court House, among others.

PR Tourism Company Building

Banco Popular Old San Juan

Furthermore, La Marina Street fronts the tourist cruise ship ports area, which has undergone a major renovation with the renovated Federal Building, Piers No. 1, 2, 3 and 4, the Ochoa Building, the Harbor Plaza Condominium, the Plaza del Puerto, the Sheraton Hotel, the Reina de Castilla Condominium, the Public Bus Terminal, the Treasury Department Building (Hacienda), and the Capitolio Plaza Condominium commercial and residential building project. The latter, in fact, hosts a mix of commercial and service establishments on its ground floor.

Pier 3 Old San Juan

Capitolio Plaza

Puerto Rico Treasury Department

In summary, SSA enjoys a privileged location in Old San Juan, one of the epicenters of tourism in Puerto Rico. Old San Juan blends, like few other places in Puerto Rico, high-end and affordable uses, supported by a large commercial and service network and a friendly pedestrian environment that low income and elderly people find appealing.

Main Amenities Within a Radius of 1,500 metros of San Sebastián Apartments

LOCATION: **Plaza de Armas**
ADDRESS: San Francisco Street, Cruz Street Corner, San Juan, PR
COORDINATES; N:269975.28 - E:233447.09
DISTANCE: 382 MTS
STATUS: In the limits

LOCATION: **Puerto Rico Drug**
ADDRESS: 157, Calle de la Cruz, San Juan, PR
COORDINATES; N:270014.04 - E:233472.95
DISTANCE: 376 MTS
STATUS: Walking Distance

LOCATION: **Supermax**
ADDRESS: 201 Calle de la Cruz, San Juan, PR
COORDINATES; N:269981.43 - E:233516.30
WALKING DISTANCE: 403 MTS
STATUS: In the limits

LOCATION: **Abraham Lincoln Elementary School**
ADDRESS: Calle Sol 351, San Juan, PR
COORDINATES; N:270233.85 - E:233769.92
WALKING DISTANCE: 149 MTS
STATUS: In the limits

LOCATION: **U.S. Postal Office**
ADDRESS: 100 Calle Paseo de Colón Ste 1, San Juan, PR
COORDINATES; N:269903.90 - E:233877.98
WALKING DISTANCE: 498 MTS
STATUS: In the limits.

Special needs populations targeted amenities located within a radius of 500 meters of San Sebastian Apartments:

LOCATION: **Dr. Rafael R. Luzardo**
ADDRESS: 301 Calle Recinto Sur, San Juan, PR
COORDINATES; N:269894.34 - E:233725.76
WALKING DISTANCE: 345 MTS
STATUS: In the limits

LOCATION: **Clínica de la Albizu - San Juan**
ADDRESS: Calle Tanca Esq. San Francisco #151, San Juan, PR
COORDINATES; N:270118.48 - E:233752.43
WALKING DISTANCE: 118 MTS
STATUS: In the limits

SSA consists of 25 atypical housing units of one, two and three bedrooms, distributed in **ten** buildings from two to five story buildings in two lots: Parcel A with 549.4836 square meters and Parcel B with 436.24 square meters. The Subject was built before the 1940´s. As such, it features a colonial, attractive design, but also reflects physical deterioration and requires extensive rehabilitation.

Improvements of SSA will include

- Asbestos and lead removal.
- Reconditioning of electrical primary lines connections.
- Service lines.
- Renovation of the roof system.
- Addition of TV signal antenna bases and access ladders.
- Exterior painting.

- Exterior plastering.
- Reconditioning of the stairs and common areas.
- Complete renovation of all apartments' bathrooms.

SSA rehabilitation include some improvements that will make the Subject more energy efficient and resilience to natural disasters.

- Exterior lighting with LED lamps and non-corrosive material body encasement.
- Replacement of exterior doors with solid wood.
- Installation of hurricane-resistant exterior windows.
- Appliances will be replaced with energy-efficient units.
- All apartments lighting fixtures will be replaced with LED lamps.
- Replacement of all metal and balcony balusters and railings.

San Sebastián Apartments

No. of Bdrs/Bathrooms	No. of Units	Area in Square Feet	Contract Rent	Utility Allowance	Gross Rent
1BR-1BA	8	360-900	$795	$91	$886
2BR-1BA	10	630-1400	$881	$116	$997
3BR-BA	7	710-1,460	$944	$137	$1,081
Total	**25**				

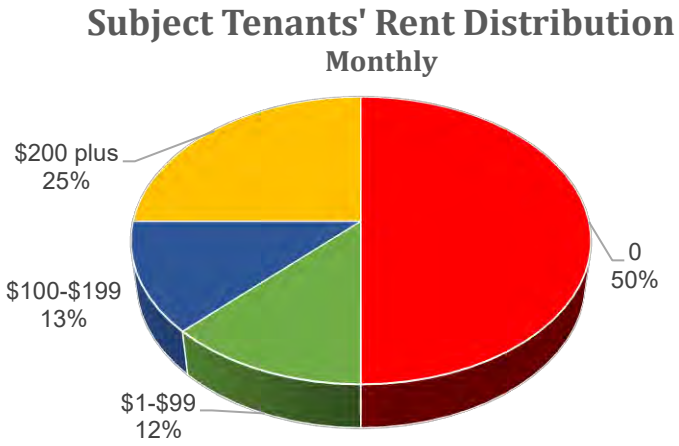
Source: San Sebastian Apartments, September 2020

The Subject administrator provided data on the tenants' socioeconomic profile and the effective monthly rents they pay. The latter is a key variable to estimate and analyze the demand for low-income housing projects like the Subject, and thus a necessary input to comply with the purpose of this assignment.

The Subject project currently operates as a rental project, a project-based, under Section 8 of the Housing Act of 1937 (42 U.S.C. § 1437f), often simply known as Section 8.

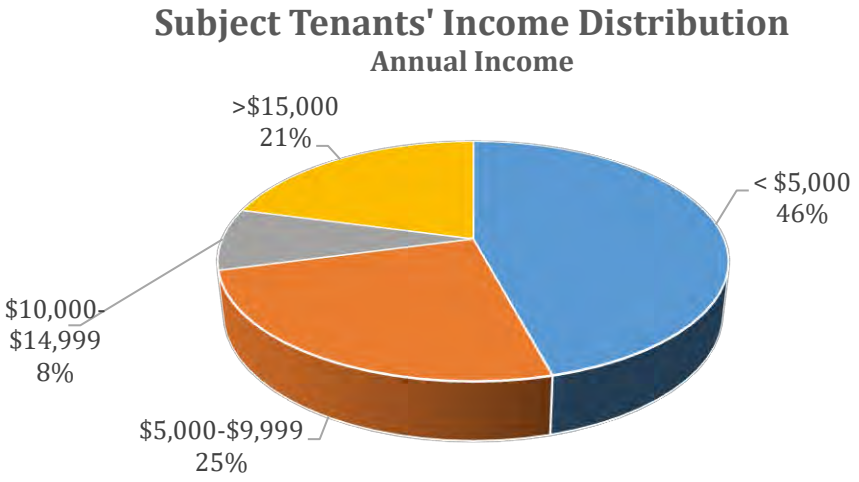
Section 8 subsidies can be a tenant or project based. Tenant based refers to Housing Choice Voucher Program, while project-based, which is the case for the Subject project, compensates the landlord or operator with the difference between the tenant's contribution and the rent in the owner's contract with the government difference, the Fair Market Rents (FMR). These are an estimate of the average gross rents (rents plus utilities) for medium-quality apartments of different sizes in a particular community. Whether a tenant or project-based modality, tenants usually end up paying monthly rents up to 30% of their income.

As per the data provided to us, only 2**5%** of them pays over **$200** monthly. As shown in the following graph, 50% of SSA tenants don't pay monthly rent. These low effective rents give the Subject a competitive edge over non-subsidized rentals, mostly with monthly rents above **$500** even for one-bedroom units.



Source: Admon San Sebastian Apartments, October 2020

Resident families in projects like the Subject should meet the annual household income threshold set by the PRHFA/HUD. The Subject families fall mainly in the lower income brackets, with 46% of them below $5,000 annual income and only 21% above $15,000.



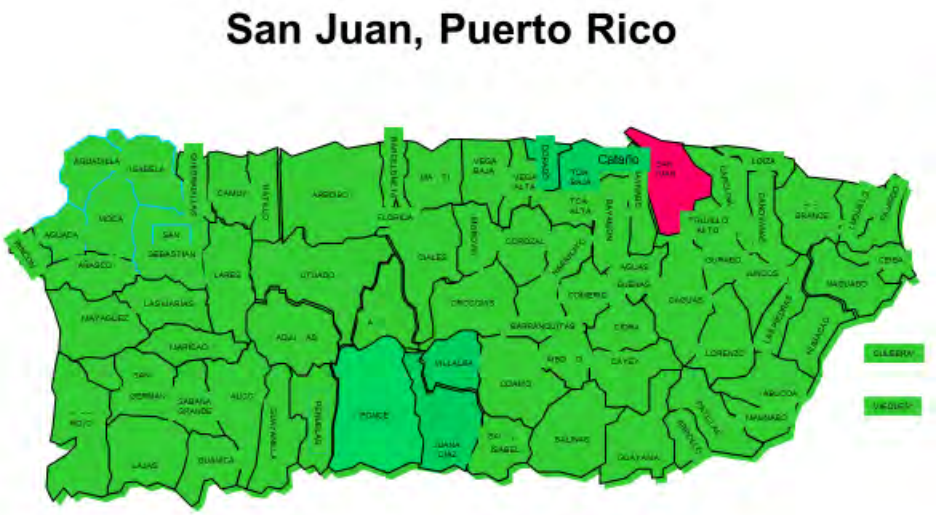
Source: Admon San Sebastian Apartments, October 2020

This data indicates that families meeting the conditions to live in the Subject come from the lowest income bracket, the same bracket that includes people living in public housing projects. Thus, the supply analysis should take into account the number of units in public housing projects in the relevant market area for the purpose of this study.

Since the Subject refers to a multifamily project that includes one-bedroom units for elders, the supply-demand analysis should cover the entire universe of renters with preference for single headed households. Furthermore, we can unfold this analysis in two groups: elders and non-elder renters. At the present, SSA is 100% occupied.

III. DEFINITION OF THE GEOGRAPHICAL MARKET AREA

The primary market area (PMA) for the purpose of this analysis is the municipality of San Juan.



This PMA definition is consistent with the strong socioeconomic activity in San Juan, which is the most populated municipality in Puerto Rico and concentrates the bulk of government, commercial and financial institutions in the Island.

There are several factors that we have considered in the definition of the PMA:

- San Juan is the largest municipality in Puerto Rico in terms of population. With over 300,000 residents, San Juan has more residents that many other markets areas in the rest of the Island.
- By limiting the PMA to San Juan, we are following a conservative approach and rule out any possibility of overestimating the demand for LITHC projects like the Subject. A new/rehabilitated project in San Juan is a magnet for people from other municipalities in the San Juan Metro Area (SJMA) and even farther.

- San Juan offers a very convenient environment for low-income, more vulnerable families with limitations to drive and purchase private vehicles. Those people have access to a vast commercial, health care and service network, well distributed geographically across San Juan.
- San Juan is the municipality with more options of public transportation in Puerto Rico.
- Due to a diversified portfolio of employment options, people living in San Juan have incentives to stay in this municipality.

IV. DEFINITIONS

In order to facilitate the understanding of this report, we have included a brief glossary with some of the most used terms. These definitions were taken from the Dictionary of Real Estate Appraisal, published by the Appraisal Institute in 2015.

Market Area

The geographic or locational delineation of the market for a specific category of real estate, i.e., the area in which similar alternative properties effectively compete with the Subject property in the minds of probable, potential purchasers or users.

Demand

The desire and ability to purchase or lease goods and services; in real estate, the amounts of a type of real estate desired for purchase or rent at various prices in a given market for a given period of time.

Supply

In real estate, the amount of a type of real estate available for sale or lease at various prices in a given market at a given time.

Market Study

A macroeconomic analysis that examines the general market conditions of supply, demand, and pricing of the demographics of demand for a specific area or property type. A market study may also include an analysis of construction and absorption trends.

Marketability

The relative desirability of a property (for sale or lease) in comparison with similar competing properties in the area. That is, a property with poor marketability would be inferior to competing properties in terms of location, condition, access. Conversely, a property with good marketability has superior features or conditions in comparison with competing properties.

Marketability Study

A process that investigates how a particular piece of property would be absorbed, sold, leased under current or anticipated market conditions; includes a market study or analysis of the general class of property being studied.

V. EMPLOYMENT AND TOP EMPLOYERS IN SAN JUAN

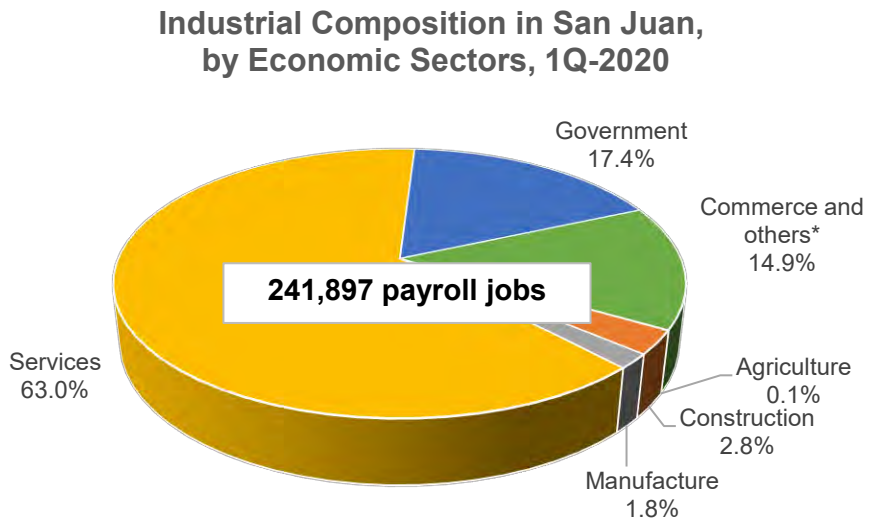
Industrial Composition and Employment Indicators in the Market Area

Data on industrial composition refers to the number of jobs by industry in the municipalities conforming the market area for the purpose of this study. Accounted jobs include residents, as well as non-residents in the market area.

As per the latest data provided by the Puerto Rico Department of Labor (Second Quarter 2019), San Juan has a diversified industrial composition with a total of 11,174 establishments. All economic sectors are well represented but, as expected, Services and Commerce top the list.

Industrial Composition			
First Quarter, 2020 # establishments			
	San Juan	Puerto Rico	% of Puerto Rico
Agriculture	19	1,552	**1.2%**
Construction	432	2,267	**19.1%**
Manufacture	232	1,919	**12.1%**
Services	8,105	27,847	**29.1%**
Government	199	1,335	**14.9%**
Commerce and others*	2,187	12,196	**17.9%**
Total	11,174	47,116	**23.7%**
Source: PR Department of Labor & Human Resources, 2020.			
**Includes: Wholesale, Retail, Transportation, and other sectors.*			

San Juan has over 241,000 payroll jobs. This figure accounts for **27.5%** of all payroll jobs in Puerto Rico, although San Juan share in the Island population is 10%. Government provides 42,000 jobs in San Juan or **34.7%** of all government jobs in Puerto Rico. San Juan is the home of a vibrant financial and service sector, with over 152,000 jobs, representing 33.2% of all Service jobs in Puerto Rico.



Source: PR Department of Labor & Human Resources, 2020.

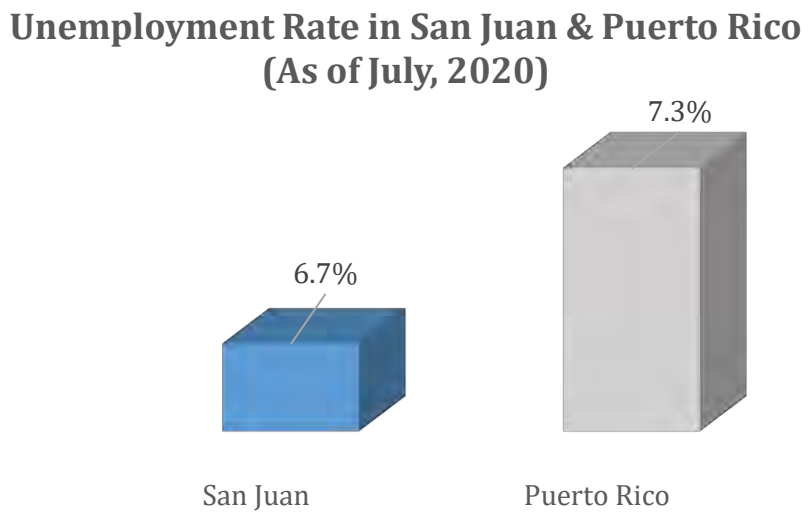
Unemployment Rate

The Puerto Rico Department of Labor produces statistics of employment and unemployment rate by municipality upon data extracted from the Household Survey, which collects information by interviewing people in their households. Thus, the Household Survey is the only source to estimate unemployment rate for municipalities.

The San Juan labor force has 131,892 residents. Thus, it is straightforward that San Juan has a large floating population of people working in San Juan, but living in other municipalities, mostly in the metro area.

Labor Market in San Juan and Puerto Rico			
As of July, 2020			
	Labor Force	Employment	Unemployment Rate
San Juan	131,892	123,009	6.7%
Puerto Rico	1,042,138	966,381	7.3%
Total/ Puerto Rico	12.7%	12.7%	
Source: PR Department of Labor & Human Resources, 2020.			

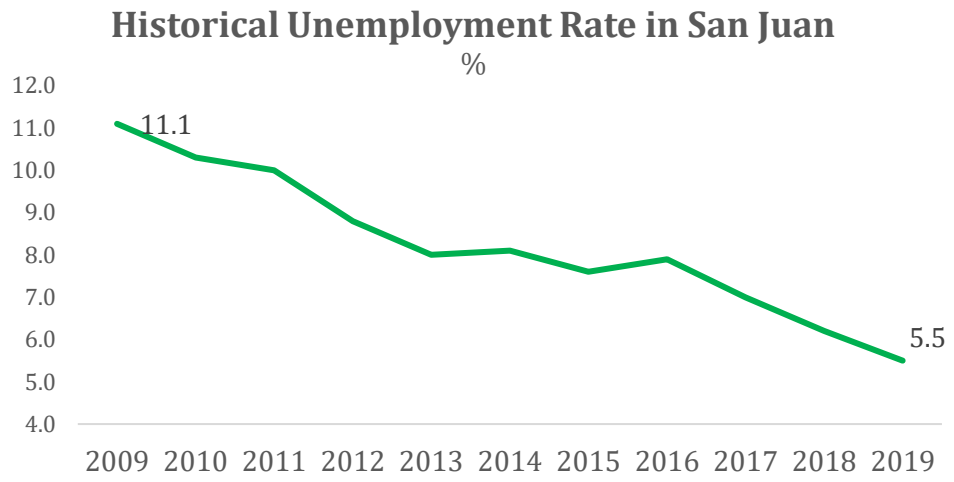
The unemployment rate in San Juan is well below that of Puerto Rico. As of July 2020, unemployment rate in San Juan reached just 6.7%, lower than the 7.3% in all of Puerto Rico.



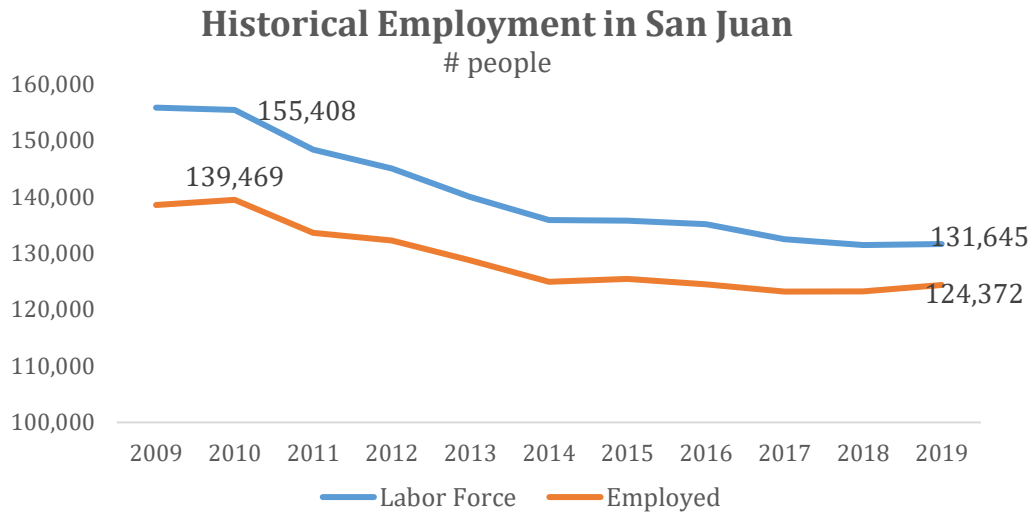
Source: PR Department of Labor & Human Resources, 2020.

The unemployment rate in San Juan has experienced a sustained decline over the past ten years from 11.1% in 2009 to only 5.5% in 2019, the last entire year available. However, as shown in another graph below, a better figure of unemployment rate does not always reflect a stronger labor market. This consistent decline is the result of shrinking labor force and fewer people employed.

San Juan labor force went down from 155,408 people in 2010 to 131,645 in 2019. However, the curve is steeper in the period 2010-2014. Since 2015, the curve has been flattening as a sign of stabilization in the labor market.



Source: Puerto Rico Labor Department



Source: Puerto Rico Labor Department

Top Employers in San Juan

San Juan is the epicenter of economic, commercial and social activity in Puerto Rico.

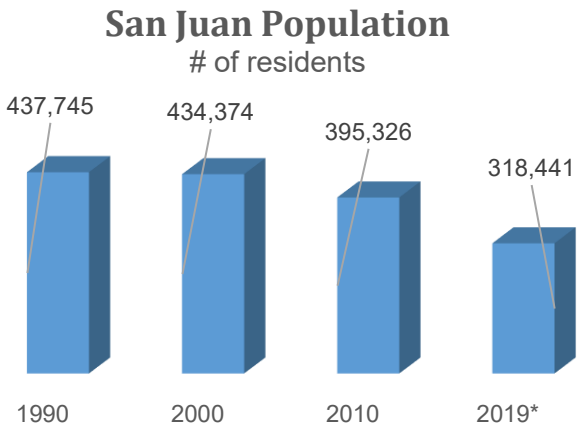
Following, a list of top employers in the PMA:

- **Federal, State and Municipal Government Facilities**: San Juan concentrates the bulk of government buildings in Puerto Rico, state as well as federal. Among some of the largest government buildings we can mention: Department of Labor, Health Department (Centro Médico) and Department of Housing. Government accounts for over **42,000** payroll jobs in San Juan.
- **Top privately owned higher-education institutions**: Sistema Ana. G. Méndez, Universidad Interamericana de Puerto Rico; Universidad Politécnica de Puerto Rico, with over **400** full-time employees and Universidad del Sagrado Corazón, with over **600** employees.
- **Some of the largest hotels in Puerto Rico:** Caribe Hilton with 910 rooms, Condado Plaza with 570 rooms and San Juan Marriot with 525 rooms, among others. In addition, San Juan hosts the Puerto Rico Convention Center, a worldwide ranked facility with 235,000 square feet of meeting rooms.
- **Some of the top hospitals in the Island**. Hospital Auxilio Mutuo with 510 beds and about **2,000** employees; Ashford Presbyterian with 199 beds in use and **700** employees and Metro Pavía Santurce with 180 beds in use and **790** employees. Furthermore, San Juan has a vast network of cutting- edge health care facilities, such as surgery centers, clinical laboratories, radiology and radiotherapy centers.
- **Top shopping centers in Puerto Rico.** Plaza Las Américas, the largest shopping mall in the Island with over two (2) million square feet of gross leasable area. In addition, we can mention Mall of San Juan, a very fashioned shopping center with over 600,000 square feet of gross leasable area.
- **The main financial district in Puerto Rico in the Golden Mile, Hato Rey and Santurce.** Hato Rey and Santurce are the home to the headquarters of the top locally owned banks: Banco Popular, Firstbank and Oriental Bank.

- **A variety of financial, insurance and law companies:** Examples: CSA Group (engineering) with **227** full-time employees; Aon Risk Solutions (insurance broker) with **200** full-time employees and Caribbean Project Management (construction management) with **140** full time employees.
- **The headquarters of largest employees in Puerto Rico:** Triple S Management Corp. (Insurance) with over 2,500 full-time employees; Empresas Fonalledas (retail, real estate and manufacturing) with over 1,000 full-time employees; Bella International (auto distributor) with over 400 full-time employees.
- **Some of the largest auto dealers:** Autogermana in Hato Rey with 130 employees; Autocentro Toyota in Río Piedras with 116 employees; Braulio Agosto with 84 employees and Autos Vega with 90 employees.

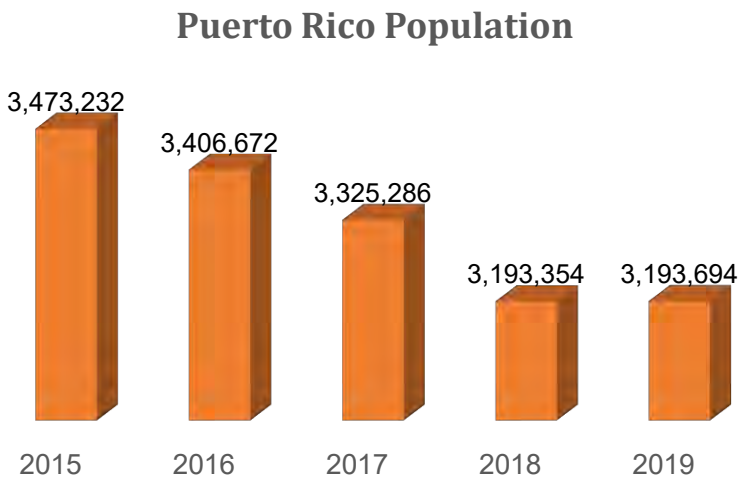
VI. SOCIOECONOMIC PROFILE OF HOUSEHOLDS IN SAN JUAN

San Juan, as well as the rest of Puerto Rico, has experienced a sustained demographic contraction in this decade, but at a faster rate. In fact, demographic contraction in San Juan started since 1990, as Census 2000 documented. From 1990 to 2019, San Juan has lost nearly 120,000 residents.



Source: US Censuses 1990, 2000 & 2010, 2019 estimated by US Census Bureau

However, there are some positive signs that we should take into account. In 2019, for the first time in over the last ten years, the US Census Bureau reported a stabilization (a very slight increase) in the Island population. In addition, economic perspectives for Puerto Rico have improved since a large inflow of federal funds, mostly CDG funds, is expected for the next five years. As such, we believe that it is reasonable to assume a stabilization of total population in San Juan up to 2025.



Source: US Census Bureau, Population Estimates

San Juan has **138,800** households or housing units. Owner-occupied units account for only **55.6%** of total households, significantly lower than the ownership rate of Puerto Rico, which is **68.6%.** San Juan has a sizable population of renters with **61,677** households.

Occupied Housing Units by Tenure		
	San Juan	**Puerto Rico**
Owner occupied	77,123	803,460
Renter occupied	61,677	367,522
Total	138,800	1,170,982
Ownership rate	**55.6%**	**68.6%**

Source: US Census Bureau, 2019 Estimates.

The PMA is part of the San Juan Metro Area, where the average size of households tends to decrease. Household average size in renters, as well as owner occupied units, fall significantly below three (3) persons per household, lower than the average for Puerto Rico.

Household Average Size by Tenure

	Owner	Renter
San Juan	2.23	2.14
Puerto Rico	2.76	2.56

Source: US Census Bureau, 2019 Estimates.

Also, both types of households have a similar distribution by the number of persons, with more concentration in households with 1-4 persons.

Owner Occupied Units by Household Size

	San Juan	Puerto Rico
1-person	26,614	215,629
2-person	25,539	295,556
3-person	14,027	151,164
4-person	7,222	97,598
5-person	3,024	32,316
6-person	396	7335
7-person or more	301	3862
Total households	**77,123**	**803,460**

Source: US Census Bureau, 2019 Estimates.

Renter Occupied Units by Household Size

	San Juan	Puerto Rico
1-person	26,647	128,013
2-person	16,204	99,814
3-person	9,299	70,547
4-person	6,997	49,480
5-person	1494	14,144
6-person	824	4101
7-person or more	212	1423
Total households	**61,677**	**367,522**

Source: US Census Bureau, 2019 Estimates.

As the Subject refers to the rehabilitation of a rental project, our analysis focuses on this group. Households with one or no bedroom total **14,770** units, while those with two or three bedrooms total **42,446**.

Number of Bedrooms in Renter-Occupied Housing			
	Puerto Rico	**San Juan**	
No bedroom	11,133	3,748	
1 bedroom	34,501	11,022	**14,770**
2 or 3 bedrooms	286,712	42,446	**42,446**
4 or more bedrooms	35,176		
Total	**367,522**	**57,216**	

Source: US Census Bureau, 2019 Estimates.

About 23% of renters in San Juan have 65 years or more, above the percent of Puerto Rico, 21.6%. It is well documented, that elderly people are more inclined to settle down in urban areas with high-quality and diversified healthcare services.

Householder by Age Group in Renter Housing Units

	Puerto Rico	**San Juan**
Under 35 years	91,304	16,238
35 to 44 years	76,494	12,648
45 to 54 years	63,064	9,410
55 to 64 years	57,443	9,070
65 to 74 years	46,468	7,424
75 to 84 years	24,701	5,275
85 years and over	8,048	1,612
Total	**367,522**	**61,677**
% 65 years or over	**21.6%**	**23.2%**

Source: US Census Bureau, 2019 Estimates.

Analysis of Income Data from the American Community Survey

Census 2010 does not provide information on household income and other related categories. The analysis of such data plays a meaningful role within the purpose of this assignment, since the federal government sets an income threshold for a householder to qualify as a potential tenant for a Section 8 project.

San Juan falls within the region of San Juan as per HUD guidelines. As the Subject project will consist of 1, 2 and 3-bedroom units, household size at the Subject will mostly fall in the range of 1-5 persons.

Thus, we believe that **$20,000** annual income represents a useful benchmark for the purpose of this analysis. This figure is between the 50%-80% median income for a family of five, in the **$16,700-$26,700** range.

					Effective Date:	1-Apr-20			
Fiscal Year 2021, HUD Income Limits for San Juan									
Persons per Family		1	2	3	4	5	6	7	8
30% of Median Income	Income	$6,500	$7,400	$8,350	$9,250	$10,000	$10,750	$11,500	$12,250
50% of Median Income	Income	$10,850	$12,400	$13,950	$15,450	**$16,700**	$17,950	$19,200	$20,400
80% of Median Income	Income	$17,300	$19,800	$22,250	$24,700	**$26,700**	$28,700	$30,650	$32,650
Source: HUD.gov									

The ACSPR provides valuable information pertaining to household income and gross rents paid by renters.

Moreover, renters in the income bracket of **up** to **$20,000** annual income represent **66.3%** of total renters in the PMA. This parameter will be useful for further estimates of the potential demand for a Section 8 like SSA. In addition, brackets up to $10,000 annual income, which is the appropriate threshold analyze the elderly cohort, account for **48.8%** of all renters.

Annual Income of Renter Occupied Households in San Juan			
	# of Renters	% of Total Renters	
Less than $5,000	20,432	**33.1%**	
$5,000 to $9,999	9,692	**15.7%**	**48.8%**
$10,000 to $14,999	5,611	**9.1%**	
$15,000 to $19,999	5,174	**8.4%**	**66.3%**
$20,000 to $24,999	3,344	5.4%	
$25,000 to $34,999	4,452	7.2%	
$35,000 to $49,999	5,006	8.1%	
$50,000 to $74,999	3,683	6.0%	
$75,000 to $99,999	1,985	3.2%	
$100,000 to $149,999	1,436	2.3%	
$150,000 or more	862	1.4%	
Occupied housing units	**61,677**	**100.0%**	

VII. SUPPLY AND DEMAND IN THE PRIMARY MARKET AREA

The Subject refers to a multifamily project that includes one-bedroom units for elders. As such, the supply-demand analysis should cover the entire universe of renters. Furthermore, we can unfold this analysis in two groups: elders and non-elder renters. In the end, we subtract the supply from the estimated demand to obtain an excess demand that will guarantee a successful operation for the Subject at high/full occupancy rates.

The relevant supply consists of three components: elderly projects, subsidized multifamily projects like the Subject and public housing projects.

Subsidized Rentals in San Juan

The supply of subsidized rentals in San Juan basically unfolds in three large groups:

Public housing projects: San Juan has a large and diversified group of public housing projects (*residenciales*), which account for the bulk of the competitive supply for the purpose of this analysis.

LIHTC elderly projects: This group only includes LIHTC elderly projects, which has one bedroom and are available for people aged 62 years or more.

Section 8/LIHTC multifamily projects: San Juan also hosts a variety of multifamily, Section 8 projects like the Subject SSA. In addition, San Juan has some recently developed LIHTC projects with a mix of market rentals, Section 8 and elderly units. For the sake of not underestimating the relevant supply in this case, we count all units in these projects as part of the relevant supply. Most families in these projects fall in the lowest income bracket, as most tenants in the Subject.

Regarding the first group, we have counted a total **17,275** units in public housing projects. San Juan has some of the largest public housing projects in the Island, like Lloréns Torres, Monte Hatillo and Manuel A. Pérez.

Public Housing Projects in San Juan			
Development name	**Units**	**Development name**	**Units**
Las Casas	420	Villa Esperanza	300
San Antonio	132	Las Margaritas III	231
San Agustín	84	Jardines de Monte Hatillo	370
Nemesio R. Canales	582	Jardines de Monte Hatillo	328
Nemesio R. Canales	544	Jardines de Sellés II	100
Luis Lloréns Torres	826	Las Amapolas	204
Luis Lloréns Torres	857	Los Laureles	194
Luis Lloréns Torres	887	Leopoldo Figueroa	240
Vista Hermosa	310	Beatriz Lasalle	100
Vista Hermosa	284	La Rosa	52
Vista Hermosa	300	Jardines de Cupey	308
Ernesto Ramos Antonini	444	Emiliano Pol	208
Ernesto Ramos Antonini	420	El Prado	220
Villa España	500	Las Dalias	240
Las Margaritas I	344	Monte Park	304
Las Margaritas II	325	Los Peñas	200
Manuel A. Pérez	850	El Manantial	200
Ext. Manuel A. Pérez	900	Brisas de Cupey	184
Ext. Manuel A. Pérez	384	Santa Elena	168
Juan César Cordero Dávila	508	Antigua Via	36
Jardines Sélles I	300	Los Lirios	130
Jardines del Paraiso	298	Torre de Francia	100
Jardines de Country Club	113	Villa Andalucia I	80
Alejandrino	294	Villa Andalucia II	82
San Martín	300	Park Court	80
Sam Fernando	334	Parque San Agustín	80
Los Lirios	150	Jardines la Nueva Puerta de San Juan	40
Jardines de Quintana	2	Jardines la Nueva Puerta de San Juan	40
Jardines de Campo Rico	196	Las Camelias Apartments	166
El Trébol	152	Alturas de Cupey	250
		Grand Total	**17,275**
Source: HUD			

The second group refers to LIHTC elderly projects. This group includes some recently developed projects with great appeal and fashionable design, such as Golden Residences at the Village, Viewpoint at Domenech and La Casa (Santurce). There are **1,753** units in this group.

Elderly Projects in San Juan

Development	# of units
Egida Enfermeria Practica Lic PR	81
Egida La Merced Housing	84
Égida Metropolitana	120
La Egida del Perpetuo Socorro	66
La Inmaculada Elderly Center	120
Los Angeles Housing	124
Ocean Park Tower	200
Sunrise Elderly Apts.	42
The Golden Residences @ Floral Park	160
Urbana I & II Elderly Apartments	73
Viewpoint at Domenech	120
Plaza Gran Victoria	98
Balseiro Elderly	74
Miramar Housing for the Elderly	100
Golden Residences at the Village	140
La Casa in Santurce (in construction)	151
Total Units	**1,753**

In addition, San Juan offers a variety of multifamily, subsidized projects. Some of them (Las Gladiolas, Puerta de Tierra) refer to recent developments, the conversion of former public housing projects in new-fashioned ones featuring a mix of LITCH, market rentals and Section 8. Overall, we have identified **4,912** units in this group.

Multifamily LIHTC/Section 8 Projects in San Juan			
Development	**# Units**	**Development**	**# Units**
Sol 413 Apartments	12	Desarrollo de San Juan Park I	250
Multifamiliar Inmaculada	34	Torre de las Cumbres	155
Trujillo Alto Gardens	94	Metropolis Apartments	185
Prudencio Rivera Martínez	120	Alameda I	150
San Juan Park II	75	Alameda II	150
La Morada Apartments	178	Peninsula Houses(Parque Victoria)	102
Villas de Lomas Verdes	248	Parque San Juan	56
Alturas de San Juan	100	Santa Rita Apartments	126
Casa Juan Ruiz Velez	65	Las Gladiolas	140
San Cristobal Apartments (Old San Juan)	50	Puerta de Tierra	174
San Sebastián Apartments	25	Sabana Village	160
Alturas del Señorial	124	ViewPoint at Roosevelt	130
Colinas de San Juan	300	De Diego Village	94
De Diego Apartments	198	Alameda III	150
Las Americas Park II Apartments	266	Las Camelias	166
Las Americas Park I Apartments	266	Ponce de Leon 1507	116
Las Lomas Apartments	120	Puerto Rico Historic Zone	67
Parque de los Monacillos Apartments	266	**Total**	**4,912**
Source: PRHFA			

In summary, the relevant supply for the purpose of this analysis consists of **23,940** units, with the following breakdown: **17,275** units in public housing projects, 1,753 in elderly projects and **4,912** units in LIHCT/Section 8 projects.

Subsidized Rental Supply	
San Juan	
Type of Project	**# Units**
Public Housing	17,275
Elderly	1,753
Multifamiliy	4,912
Total	**23,940**
Source: PRHFA	

Identification of the Potential Demand for the Subject Project

The Subject is a multifamily project with **100%** of its units with one, two or three bedrooms. Therefore, the Subject basically targets all demographic cohorts.

The demand analysis unfolds in two stages. First, we identify the number of renters with one, two bedrooms and three bedrooms. Second, we narrow down this pool by applying the percent of renters with annual income up to $20,000. It is well known, that Puerto Rico's homeowners seldom become renters and just leave their home when they need some type of specialized care at advanced ages.

Our demand analysis is also predicated on the principle of substitution, a principle that states, that *when several similar or commensurate commodities, goods or services are available, the one with the lowest price will attract the greatest demand.*[1] In other words, potential tenants will decide to relocate (or stay) in the Subject if they are offered a lower rent than housing units with similar amenities in the subsidized as well as the non-subsidized market.

Based on the results of the ACSPR, San Juan has **14,770** in units with one or no bedroom, plus **42,446** renters living in units with two bedrooms or three bedrooms for a total of **57,216** renters in those two groups. However, not all of them qualify, so a further filter is needed.

Number of Bedrooms in Renter-Occupied Housing Units

	Puerto Rico	San Juan		
No bedroom	11,133	3,748		
1 bedroom	34,501	11,022	**14,770**	
2 or 3 bedrooms	286,712	42,446	**42,446**	
4 or more bedrooms	35,176	4,461		**57,216**
Total	**367,522**	**61,677**		

Source: US Census Bureau, 2019 Estimates.

[1] *Appraisal Institute, 2015, The Dictionary of Real Estate Appraisal, Sixth Edition*

As reported by the US Census Bureau, 66.3% of renters in San Juan fall below the annual income threshold of $20,000. If we multiply the number of renters with cero, one, two and three bedrooms, 57,216, by 66.3%, the resulting figure is **37,934** units. This represents the potential demand for projects like the Subject SSA.

Finally, we can compare the resulting demand and supply. We had previously estimated the relevant LIH rental supply in the PMA at **23,940** units. Hence, by subtracting this figure from the estimated demand of **37,934** units, we obtain a gap or excess demand for LIH rental in San Juan of **13,994** units.

Supply & Demand for Low Income Housing/Section 8 in San Juan		
A	Number of Public Housing Units in San Juan	17,275
B	Units Elderly Projects	1,753
C	LIHTC/Section 8 units in San Juan	4,912
D	Existing Supply of Low Income Housing Units (A+B+C)	**23,940**
E	Renters in San Juan with up to three bedrooms	**57,216**
F	% of Renters with anual income up to $20,000	**66.3%**
G	Potential Demand for the Subject (E*F) in units	**37,934**
H	**Excess Demand or Gap for Low Income Rental (G-D)**	**13,994**

Since the unmet demand is about 13,994 units and SSA has 25 units, this yields a capture rate of **0.18%.**

Capture Rate Analysis		
A	Potential Demand	37,934
B	Existing Supply	23,940
C	Excess Demand	13,994
D	Number of units of SSA	25
E=D/C	**Capture Rate**	**0.18%**

Segmentation by Age/Type of Project

Since SSA has 8 units with one-bedroom, which are suitable for elders, we can split our analysis in elderly and non-elderly groups.

In the case of elders, San Juan has **14,311** renters aged 65 years or over. When a person over 65 years does not own his house, it is very likely that he is in a very vulnerable economic situation, with an annual income below $10,000 annually.

Householder by Age Group in Renter Housing Units

	Puerto Rico	San Juan	
Under 35 years	91,304	16,238	
35 to 44 years	76,494	12,648	
45 to 54 years	63,064	9,410	
55 to 64 years	57,443	9,070	**47,366**
65 to 74 years	46,468	7,424	
75 to 84 years	24,701	5,275	
85 years and over	8,048	1,612	**14,311**
Total	**367,522**	**61,677**	
% 65 years or over	**21.6%**	**23.2%**	

Source: US Census Bureau, 2019 Estimates.

Thus, it is reasonable to assume, that this figure of **14,311** represents the potential demand for subsidized elderly projects in San Juan, while we have identified a supply of **1,753** units in elderly projects in San Juan. This renders an excess demand of 12,558 with a capture rate of 0.06%.

Capture Rate Analysis for The Elderly Segment

A	Potential Demand	14,311
B	Existing Supply	1,753
C	Excess Demand	12,558
D	Number of units of one bdr at SSA	8
E=D/C	**Capture Rate**	**0.06%**

Regarding the non-elderly segment, we added the number of renters with householders aged less than 65 years. San Juan has **47,366** renters in this segment. Then, we apply the income filter. We multiply the previous figure of 47,366 renters by 66.3%, the percent of renters with annual income up to $20,000, renters who qualify for a unit at the Subject SSA. This yields a total of 31,403 renters with less than 65 years who qualify for the Subject, and, as such, represent the potential demand for LITHC/Section 8 multifamily projects like the Subject SSA.

By subtracting the existing supply in non-elderly projects, 22,187 units (17,275 in public housing plus 4,912 in LIHTC/Section 8), we obtain an unmet demand of 9,216 units. Since SSA has 17 units with two or three bedrooms, the Subject's capture rate in the non-elderly segment is 0.18%.

Capture Rate Analysis for The Non-Elderly Segment		
A	Potential Demand	31,403
B	Existing Supply	22,187
C	Excess Demand	9,216
D	Number of units of two/three bdr units at SSA	17
E=D/C	**Capture Rate**	**0.18%**

VIII. MARKETABILITY ANALYSIS OF THE SUBJECT AND MARKET RENTS

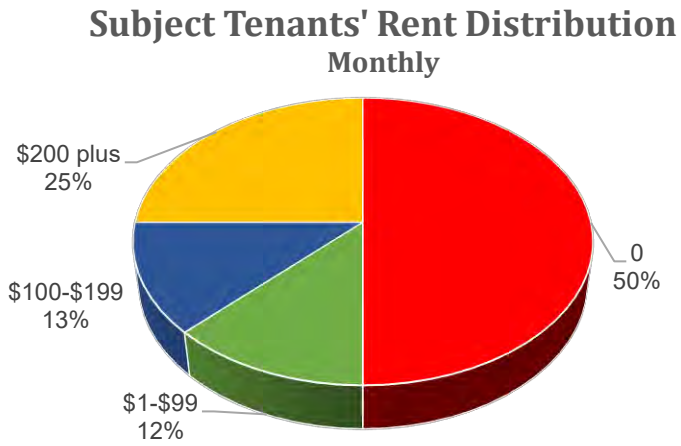
In addition to a macroeconomic/market analysis, we have performed a marketability analysis for the Subject. It is intended to compare the Subject project to other competitive developments in the market area in terms of location, amenities, and rental prices, whether in the market or subsidized projects. A positive outcome for the Subject property will ensure a full/high occupation of the Subject.

The analysis presented in this section demonstrates that SSA offers its tenants lower market rents than the market, so it has the capacity to compete for market tenants.

First, we placed the Subject property within the context of competitive market rentals in San Juan. In addition, we obtained a sample of rentals listed at *Clasificados Online Puerto Rico*.

Market Rents in the Market Area

There is a varied supply of market rentals for units with one, two, three, and four bedrooms in the PMA. However, their monthly rents fall significantly above the maximum monthly rents that the Subject tenants are paying. Only two tenants pay over $400 monthly for a three-bedroom unit.



Source: Admon San Sebastian Apartments, October 2020

Following, we present and discuss a variety of market rents in San Juan. Comparable rents refer mostly to condominium projects in Santurce, Miramar and Hato Rey. We

obtained this data by interviewing realtors and appraisers knowledgeable of the real estate market in those areas.

Cobian's Plaza

Cobian's Plaza refers to a development mixing commercial and residential uses. This project is located at the Ponce de León Avenue, just one block away from La Ciudadela and therefore, shares a similar urban environment.

However, Cobian's Plaza is a building with about 40 years of age that features some degree of physical depreciation and lack of modern appeal. Cobian's monthly rents for one bedroom and two-bedroom units hover around $675 and $800, respectively.

Caribbean Towers

Caribbean Towers refers to a development mixing commercial and residential uses in the heart of Miramar in San Juan. This project, with 202 apartments, offers a central location and an urban environment highly appreciated by elders and people relying on public transportation.

However, Caribbean Towers is a building with about 40 years of age that features some degree of physical depreciation and lack of modern appeal. Monthly rents in Caribbean Towers for one bedroom units move within the range of $650-700, significantly above what SSA tenants pay for a similar unit.

Alcazar

This refers to a four story building on Ponce de Leon Avenue, in the Miramar sector of Santurce. Alcazar is located in a mixed neighborhood, across the street from the Colegio de Abogados and adjacent to the CourtYard Hotel.

Although the building looks in good physical condition, Alcazar has a functional obsolescence, with the lack of security conditions that are highly appreciated by the rental market.

Monte Norte and Monte Sur Condominiums

Monte Norte and Monte Sur Condominiums are twin residential towers in Hato Rey each with more than 300 units. They share the same locational advantages: access to hospitals, banks, educational institutions, and many other facilities, walking access to public transportation by bus and the urban train, and a relatively friendly environment for pedestrians.

Monte Norte

Monte Sur

The twin towers are supported by a parking building and have the amenity of green areas encircling each building. Monte Sur also enjoys recreational facilities, a sport court and a swimming pool. These two projects comprise a variety of one, two and three-bedroom units.

Monthly rents for one-bedroom units in these projects fall in the range of $650-800, while rents for two-bedroom apartments fall in the range of $800-$900 and for three bedroom units mostly be between $900 and $1,000 monthly.

Puerta de la Bahía

This project refers to the rehabilitation of the Bahía B Condominium located at Las Palmas Street, which consists of 224, 3BR-1BA units.

Puerta de la Bahía is affected by the stigma of its former use as a public housing with a negative record of criminal scenarios, as stated by broker Roche. However, monthly rent for a three-bedroom unit at this project rarely falls below $700.

Hato Rey Plaza

Hato Rey Plaza is a high-rise condominium with 325 units with a central location in the border of the Hato Rey Ward. Hato Rey Plaza has more than 40 years of being built but remains in acceptable physical condition and retains good appeal. The building is supported by an open surface parking. Hato Rey Plaza is in the same neighborhood as El Monte Norte and El Monte Sur, and rents are quite similar. Two-bedroom units oscillate between $800 and $900 monthly, while three bedroom units are more expensive but capped at $1,000 monthly.

Torre Alta Condominium

Torre Alta is a high-rise condominium with 72 units located in the Golden Mile of Hato Rey, just one block away from the intersection of Ponce de León and Roosevelt Avenues. Torre Alta is supported by a surface parking and is within walking distance of Scotia Bank, the Urban Train, the Universidad Politécnica and many other commercial, financial and cultural facilities. Construction of this building dates back to the 70's, but it remains in good physical condition and retains acceptable appeal. Monthly rents of three-bedroom units at Torre Alta hover around **$900**.

In summary, market rents in comparable projects in Santurce and Hato Rey exceed by far those rents paid by SSA tenants. While Subject tenants rarely over $200 monthly, market rents for a two and three-bedroom unit mostly fall above **$800**.

Summary of Market Rents in San Juan			
Project/Location	**One Bedr**	**Two Bedrs**	**Three Bedrs**
Alcázar	$600		
Cobián Plaza	$650	$800	
Caribbean Towers	$650-$700	$800-$950	
Monte Norte-Monte Sur	$650-$800	$800-$900	$900-$1,000
Hato Rey Plaza		$800-$900	$900-$1,000
Torre Alta			$900
Puerta de la Bahía			$700

New fashioned projects in Santurce and Hato Rey have been developed in the last ten years. We can mention: Ciudadela de Santurce, The City, Aquablue and Galley Plaza, among others. However, monthly rents have skyrocketed in these projects (to some extent spurred by foreign tenants) and they rarely fall below **$2,000** monthly, even for smaller, one and two-bedroom units.

Aquablue (Hato Rey)

The City (Hato Rey/Santurce)

Ciudadela (Santurce)

Gallery Plaza (Condado)

In addition, we extracted some listed rentals in the areas of Old San Juan, Condado y Miramar from Clasificados Online. As shown in the table to follow, monthly rents of listed properties are noticeably expensive. We disregarded very expensive rents in high-end projects, usually in the $3,000-$4,000 range. Conversely, no Subject tenant pays over $450 monthly for a three-bedroom unit, while no one pays more than $330 for a one-bedroom unit.

Monthly Rents, Listings in Old San Juan-Miramar-Condado

Project/Location	One Bedr	Two Bedrs	Three Bedrs
Luna Street Old San Juan	$1,500		
104 San Justo Old San Juan	$1,700		
Old San Juan	$635		
San Idelfonso Old San Juan	$1,000		
Cristo Street Old San Juan	$2,500		
Cond Mercedes Miramar	$850		
Caribbean Towers Miramar	$650		
Sol Street Old San Juan		$1,000	
Villa Gabriela Old San Juan		$1,850	
San Francisco Old San Juan		$2,200	
Cristo Old San Juan		$2,500	
Santorini Miramar		$950	
Wilson Condado		$1,550	
Cond. Nilsa Miramar		$1,300	
Old San Juan			$1,400
Old San Juan			$1,675
De Diego Cond. Santurce			$1,200
Concordia Gardens Miramar			$925
Union Tower Miramar			$1,400
Cond. Montecielo, Miramar			$1,800

Source: Clasificados Online

In summary, the analysis of market rents leads to conclude, that a subsidized unit in projects like the Subject SSA is always the best economic choice for a low-income family. Since SSA offers its tenants lower effective rents than the market, it has the capacity to compete effectively for market tenants.

IX. ANALYSIS OF OCCUPANCY RATE: STABILIZED OCCUPANCY RATE

The occupancy rates of similar, subsidized rental projects in San Juan provide a good benchmark to estimate the future occupancy rate of the Subject SSA once the proposed improvements are completed. Of course, the rehab process that SSA will go through will enhance its appeal and marketability.

We collected information on other elderly and Section 8 projects through phone conversations and interviews with their administrators and management staff. As described below, elderly as well as multifamily projects, mostly have a 100% occupancy rate at the present.

Golden Residences at Floral Park

This refers to an elderly project with 160 units, enjoying a centric location in Hato Rey. According to its administrator, this project is fully occupied with a long waiting list.

Golden Residences at the Village

Another recently developed 140-unit elderly project also in the Hato Rey area, with two hospitals within a radial mile (Auxilio Mutuo and Pavía Hato Rey). Golden Residences at the Village stands out for its appealing and fashioned design. This project is 100% occupied with a long waiting list.

Viewpoint at Domenech

This refers to an elderly project that started operations in 2015. Viewpoint has 120 units and enjoys a very central location at the corner of Domenech and Muñoz Rivera avenues. This project is fully occupied with a waiting list.

La Inmaculada Elderly Center

A 120-unit elderly project with an excellent location on Ponce de León Avenue in Santurce, close to hospitals, banks and health care facilities. The neighborhood is pedestrian friendly with easy access to several options of public transportation. La Inmaculada is 100% occupied with a waiting list.

San Juan Park Apartments

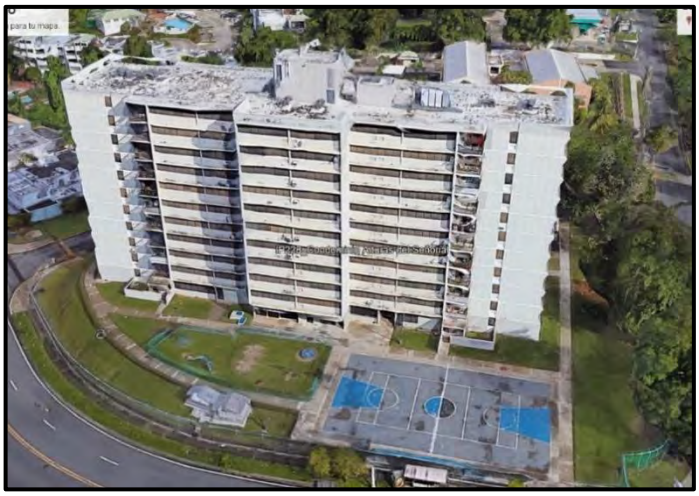
This refers to a project with a good location, just south of, SR-1 or the Muñoz Rivera Expressway within a short-distance drive to Hato Rey financial district and the central area of Santurce.

San Juan Park has 75, two-bedroom units. As per conversation with the administrator, this project is 100% occupied.

Las Américas Park Apartments (I&II)

This project consists of two towers with 266 three bedrooms units. Reportedly, some units are currentluy vacant for an occupancy rate of approximately of 98%. As explained by its administrator, reliance on elevators and the fact that this is a high-rise, old project pose some challenges to reach a full occupancy. Hurricane María highlighted the vulnerability of old, high-rise buildings in Puerto Rico that are oudtated and not in good physical condition.

Alturas del Señorial



This is also a high-rise project with 124 units of one, two and three bedrooms. This project has a good location in the Cupey area, in a neighborhood with a well-balanced commercial and service network.

We conducted a phone conversation with the administrator, who explained that Alturas del Señorial is fully occupied (100%) and has a waiting list.

Trujillo Alto Gardens

A walkup residential complex in the Trujillo Alto Municpality with 94 units of two, three and four bedrooms. As informed by its administrator, this project is fully occupied and has a waiting list.

Villas de Lomas Verdes

This refers to a project in the area of Cupey of San Juan, close to Trujillo Alto Municipality. Villas de Lomas Verdes enjoys a balance between urban location and green assets in a quiet environment.

Villas de Lomas Verdes has 248 units, with 12 of them being of the three-bedroom type and the remaining 236 units with two-bedrooms. We conducted a phone conversation with the administrator, who confirmed that this project was fully occupied in the last week of September.

San Cristóbal Apartments

This refers to a Section 8 Project with 50 units in Old San Juan, with 42 two bedroom units and 8 one bedroom units. It is important to note, that the former structures with 52 units were demolished to pave the way for the construction of fashionable, trendy towers. As per information provided by the project's owner, San Cristóbal is fully occupied at the present.

Based on our analysis, we believe that the Subject SSA, can reach a **100%** stabilized occupancy rate during its first year after completing the rehab process.

Several findings of our investigation support this assertion:

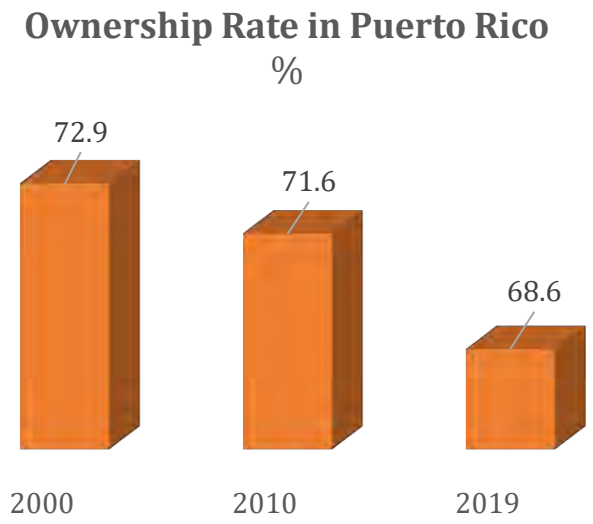
a) Occupancy rate in all LIHTC/Section 8 projects in the PMA exceed 98%, and most of them have waiting lists. In particular, they elderly segment exhibits a high, strong demand with a variety of new projects with 100% of occupancy.

b) San Juan has a very low ownership rate of 55.6%, significantly below that of the entire Island, 68%.

c) There is still a noticeable excess demand for affordable housing by larger families with 4 to 5 persons. We have estimated a gap of over 8,000 units. The Subject SSA only captures .18% of this gap.

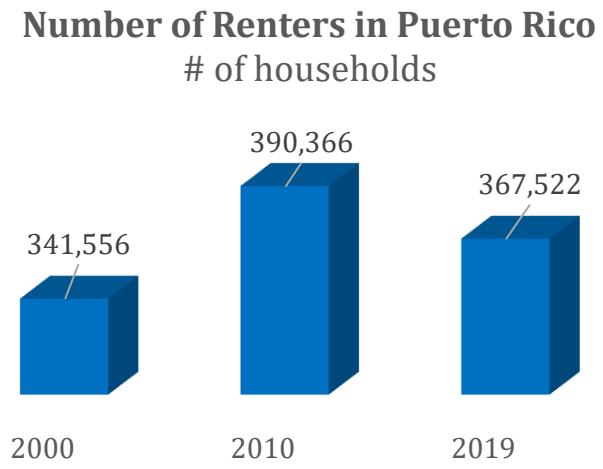
d) In fact, the gap between market and subsidized rents for three or more bedrooms units is about $300 monthly. Only distressed rentals with inferior location can beat HUD monthly rent for a three bedroom unit ($480).

As the Census data prove, Puerto Rico has a large population of low-income renters. Ownership rates in Puerto Rico has remained stable over since 2000, even with a slightly downward trend.



Source: US Census Bureau, Census 2000, 2010 and estimates 2019

In addition, the demographic contraction has not made a sizable dent in the number of renters in Puerto Rico. As per the most recent data, Puerto Rico has still a large population of renter occupied households, with over 367,000 renters, many of them demanding affordable housing options.



Source: US Census Bureau, Census 2000, 2010 and estimates 2019

X. SOCIOECONOMIC IMPACT OF SSA REHABILITATION

The rehabilitation of SSA will have socioeconomic impact on many low-income families in San Juan, and other municipalities, in terms of better social conditions and additional economic activity.

From a social point of view, the Subject project will have a very positive impact:

- It will offer an affordable housing option for many low-income families, in a market where market rents for two and three-bedroom units exceed by far those paid by tenants at the Subject SSA.
- A contribution to the urban landscape of Old San Juan, a very iconic area in Puerto Rico, designated as World´s Cultural Heritage.
- The project will help the urban planning in San Juan and will promote environmental-friendly and energy saving alternatives.
- Low-income families coming from other municipalities could relocate in an area with a sound commercial, healthcare and service network.

Estimated Economic Impact

SSA rehabilitation process will entail a construction investment in the approximate amount of **$7.0** million. We rely on the input-output matrix of 2007 for Puerto Rico in order to estimate direct and indirect economic impacts of investments in SSA rehabilitation.

The input-output matrix of 2007, that published the Puerto Rico Planning Board, indicates that per each dollar invested in construction, the economy of Puerto Rico will generate a total of **$2.3**. This has an indirect effect over the rest of the economic sectors of **$1.3** per each dollar invested. On the other hand, it is estimated that per each million dollar invested in construction, the economy will generate between **9** and **13** direct jobs,[2] and per each direct job in construction the investment will generate **1.7** new jobs or **0.7** jobs in other sectors. In this study, we will be using **13** jobs per each million invested, which is consistent with the employment multipliers of the input-output matrix of 2007.

[2] *We are using figures of construction and construction employment for fiscal year 2017, since the most recent data for fiscal years 2018 and 2019 are under revision by the Bureau of Labor Statistics due to some inconsistencies in the Statistical Appendix prepared by the PR Planning Board.*

Construction Activity in Puerto Rico in 2017 ($million)	$2,423
Construction jobs in PR 2017	
Establishment Survey	21,700
Household Survey	32,000
Jobs per $ million construction (establishment survey)	**9**
Jobs per $ million construction (household survey)	**13**

In estimating employment impacts, we focus on construction costs. Construction work will amount to **$7.0** million.

Assuming 13 jobs per million invested, the Subject project will generate about 91 direct jobs. Considering that the investment in construction and related costs will be $7.0 million, the aggregated economic impact for Puerto Rico will be approximately $16.1 million. This phase will generate a total of 155 new jobs in the economy of which 64 are indirect jobs.

In addition, the investment in SSA will provide additional economic benefits and fiscal revenue. The project will provide the municipality of San Juan with $385,000 in taxes and will generate about $3.7 million in salaries and benefits across the Island economy.[3]

Investment in SSA Rehabilitation	
Economic Impact in Construction Phase	
Construction Activity	$7,000,000
Direct jobs	91
Indirect jobs	64
Direct and indirect jobs	155
Global Economic Activiy in PR	$16,100,000
Amount of Direct and Indirect Salaries	$3,712,800
Municipal Tax Revenue	$385,000

As a conclusion of our investigation and fieldwork, we believe that the rehabilitation of San Sebastián Apartments is a necessary and convenient project that will generate positive economic impacts across the economy in Puerto Rico.

[3] *We are assuming an average salary per worker of $24,000, as per the latest Statistical Appendix by the Planning Board, fiscal 2019, table I.*

Roberto Orro Fernández
Union Plaza Building, Ponce de Leon 416, Unit, 801, San Juan 00918
Phone (787) 381-7464
E-MAIL: ROBERTO.ORRO@CAUPR.COM

Experience

Independent Consultant, San Juan, Puerto Rico 2005-present
International Economics & Cuban Affairs
Consultant for the Higher Education Council
Feasibility and market studies, revenue bonds.
Studies of economic sectors (tourism, health care, dairy and car industries)
Expert Witness
Macroeconomic Forecasts
Certificates of Need
Low Income Housing Studies (Accreditation by PR Housing Admin.)
Certified Real Estate Appraisal (License No.1366)

H. Calero Consulting Group, San Juan, Puerto Rico2002-2005
Market Studies and Economic Impact
Litigation Support
Feasibility Studies
Economic Newsletter
Certificates of Need

University of Guanajuato, School of Economics.
Lecturer-Researcher Guanajuato, Guanajuato, Mexico 1996-2000
-Teaching different courses in undergraduate as well as graduate levels: Micro and Macroeconomics, Public and Private Finance, Game Theory and Economic Growth.
-Working on the construction of an input-output table for the Government of the State of Guanajuato.
-Working on empirical research. Publications in Mexican Journals. Attending international meetings as a lecturer in Mexico, USA, Chile and Switzerland.

University of Havana, Faculty of Economics

Lecturer-Researcher Havana, Cuba n1989-1993
-Teaching Foundations of Programming Languages as well as Database Programming.
-Working on a project aimed at implementing a system of linear programming in a cardboard factory.

Cuban Armed Forces, Construction Materials Company
Production Planner Havana, Cuba 1986-1989
-Planning the allocation of supplies and human resources.
-Supervising the compliance with the budgets.

Education

Appraisal Institute, Puerto Rico Chapter 2008-2016
Continuing Education as Appraiser

El Colegio de Mexico
M.S in Economics. Mexico, D.F, Mexico 1993-1995
-The program includes Advanced Micro and Macroeconomics, Econometrics, Industrial Organization and International Finance.

University of Havana.
B.S in Economic Planning Havana, Cuba 1981-1986
-Program with emphasis on Economic Planning and Statistics.

List of Expert Witness Cases as an Independent Consultant

- Estimate of Loss of Income of Mr. Carlo Dávila Delgado. Civil Case No. BY2020CV00164.
- Estimate of Business Interruption Damages of Americas Leading Finance Civil Case No. SJ2018CV08332, Americas Leading Finance Vs. QBE Seguros. Attorney Alejandro Bellver.
- Expert Witness in Civil Case No. GDP 2013-0045 Mrs.. Sidnia Jerissa Ríos Hernández and Others (Plaintiffs) versus Carmelo Benjamín Figueroa and Others (Defendants
- Estimate of Loss of Income of Mr. Carlo Dávila Delgado. Civil Case No. BY2020CV00164.
- Estimate of Business Interruption Damages of Americas Leading Finance Civil Case No. SJ2018CV08332,

Americas Leading Finance Vs. QBE Seguros. Attorney Alejandro Bellver.

- Expert Witness in Civil Case No. GDP 2013-0045 Mrs.. Sidnia Jerissa Ríos Hernández and Others (Plaintiffs) versus Carmelo Benjamín Figueroa and Others (Defendants)
- Independent Economic Estimate of the Value of Loss of Income of Ms. Andrea Paola Puello Agrón Civil Case KDP2014-0394 (808). Attorney Alfredo Cruz (2016).
- Independent Economic Estimate of the Value of Loss of Income of Mrs. Carmen Silva Romero. Civil Case KDP 2015-0838 (808). Attorney Jorge L. Cintrón (2016).
- Independent Economic Estimate of the Value of Loss of Income of Mr. Luis Marrero. Civil Case KDP2016-049 (801). Attorney Rafael Baella Ors (2016).
- Independent Economic Estimate of the Value of Loss of Income of Mr. Luis J. Rosario and Mrs. Tiara Ocasio. Civil Case KDP 2013-0287. Attorney Ramón Dapena (2015).
- Independent Economic Estimate of the Value of Loss of Income of Dr. Virgilio Cora, 12-6348 (EAG). Attorney Damaris Quiñones. (2014).
- Independent Economic Estimate of the Value of Loss of Income of Mrs. Marisol Suárez. Civil Case DDP 2012-0297. Attorney Rafael Baella Ors (2014).
- Independent Economic Estimate of Commercial Damages to Tens Development, Inc. Civil Case No. FDP11- 0294 (408)
- Independent Economic Estimate of the Value of Loss of Income of Mr. Eric Pérez Figueroa. Civil Case 11-1459 (FAB). Attorney Alejandro Bellver.
- Independent Economic Estimate of the Value of Loss of Income of Mr. Gilberto Burgos Torres. Civil Case 10-1048 (JAG). Attorney Alejandro Bellver (2010).
- Expert witness of the PR Authority for Financing of Infrastructure. Case No. ISCI - 2008-0099 (206)
- Independent Economic Estimate of Commercial Damages to Pontezuela Drugstore, Caso Civil No. FPE- 2005-0152 (403). Legal Representative: Burgos & Amador Office (2008).

- Independent Economic Estimate of the Value of Loss of Income of Mrs. Luz Estela Villegas Saldarriaga Civil Case No. KDP 2004-1521 (502). Attorney Esq. Efraín Guzmán (2007).
- Independent Economic Estimate of the Value of Loss of Income of Erickiandy Sánchez Moreno, and Aníbal León Moreno, Due to the Death of Their Mother Carmen M. Moreno Burgos for Civil Case No. 05-1954 (CCC). Attorney: Esq. José Ortiz Vélez (2006).

Feasibility and Market Studies

Other Studies

- Market studies for LIHTC in three municipalities of Puerto Rico (with Vallejo & Vallejo) (2020)
- Co-author of "*How María Forges Puerto Rico*", a comprehensive study prepared by H. Calero Consulting Group, on the impacts and implications of hurricane María for the PR economy.
- Market-rent study for the Cooperativa de Seguros Múltiples de Puerto Rico (2019)
- Market study for the development of an assisted living facility in the metro area of San Juan, Puerto Rico (2019)
- Feasibility study for a center of diagnostic and treatment in Arroyo **(18-04-001)** Legal Representative: Esq. José F. Escobar Machín.
- Feasibility study for a radiology center in Barceloneta (**17-03-30**). Legal Representative: Esq. Omar Torres.
- Feasibility study for a rehabilitation center in Hospital Menonita, caguas **(17-08-029)**. Legal Representative Bufete Arroyo & Monrouzeau.
- Feasibility study for the expansion of SPS Specialty Pharmacy. Legal Representative: Esq. Yolanda Benítez de Alegría
- Feasibility study for the expansión of Salud en la Montaña, Barranquitas (**17-04-024**)
- Feasibility study for magnetic resonance *Advanced Radiology Imaging Services* in Dorado (**16-03-035).**
- Feasibility study for computer tomography *Advanced Radiology Imaging Services* in Dorado (**16-03-034).**

- Feasibility study for radiology center *Advanced Radiology Imaging Services* in Dorado (**16-03-033).**
- Feasibility Study Clinical Laboratory Avanzado in San Juan (**16-02-029).** Legal Representative: Esq. Omar Torres.
- Market Study for *Low Income Housing Tax Credit* Alturas de Monteverde, 2016.
- Market study Centro Comercial El Faro en Maunabo.
- Economic Impacts for the redevelopment of Mirador Las Casas in Santurce.
- Market study and feasibility for the expansion of Camuy Health Services, Center 330.
- Feasibility study Centro de Salud de Lares in Quebradillas (**16-03-025)**
- Feasibility study Clinical Laboratory Centro de Salud de Lares in Quebradillas (**16-02-026)**
- Feasibility study clinical Laboratory Barrazas. Legal Representative: Esq. Juan López David. (**16-02-021)**
- Feasibility Study for Ambulatory Surgery in San Juan **(16-12-005).** Legal Representative: Esq. Eric Pérez Ochoa.
- Feasibility study CMS Metro, Home Care, Eastern Region (**15-06-071).** Legal Representative: Esq. Eric Pérez Ochoa.
- Feasibility study Home Care Arecibo Medical, Southern region (**15-06-066)**, and Northeast (**15-06-065)**. Legal Representative: Esq. Juan López David.
- Feasibility study for an ambulatory surgery center in Caguas **(15-12-054).** Legal Representative: Esq. Eric Pérez Ochoa.
- Feasibility study for hospice El Nuevo Amanecer, Northeast region. Legal: Esq. Juan López David. (**15-06-064).**
- Feasibility study for a skilled nursing facility in Doctors´ Center Santurce. Esq. Celio Cruz (**15-08-068)**
- Feasibility sudy for a radiology center in Clínica Las Américas, Hato Rey. Legal Representative Esq. Yolanda Benítez, **(15-03-048)**
- Feasibility study for a clinical laboratory, San Juan PSC in San Juan (**15-02-049)**
- Feasibility study for hospicio Luz Celeste, Eastern region. Legal Representative: Esq. Juan López David. (**15-06-050)**
- Feasibility study for a clinical laboratory in Carolina. Legal Representative: Esq. Juan López David. (**15-02-051)**

- Feasibility study for Hospice Las Brisas regions North (**15-06-036)** and Metro **(15-06-035)**. Legal Representative Esq. Yolanda Benítez.
- Feasibility Study for a clinical Laboratory, Health Promed in San Juan **(15-02-005).**
- Market sudy for the redevelopment of San Cristóbal Apartments, Old San Juan. Submitted to the Puerto Rico *Housing Administration*.
- Feasibility study for a rehabilitation center in Juncos, **(15-08-001).**
- Feasibility study for the clinical laboratory San Juan II in San Juan. Legal Representative, Esq. Manuel Herrero, **(14-02-052)**.
- Feasibility study for the clinical laboratory MedPro in Bayamón. Legal Representative, Esq. Jeannette Arias, **(14-02-031).**
- Feasibility Study for a nursing home in Caguas (**14-09-029**)
- Feasibility Study for home cares in regions East (**14-06-010**), West (**14-06-026)**, Metro (**14-06-048)** and North (**14-06-049)**. Legal Representative: Bufete Adsuar, Muñiz, Goyco y Pérez Ochoa.
- Feasibility study for a clinical laboratory in San Juan, Ginara II. Legal Representative: Esq. Juan López David. (**14-02-008)**
- Hospice Divina Misericodia. Legal Representative: Esq. Silvia González, (14-06-006)
- Feasibility study for a center of diagnostic and treatment in Carolina. Legal Representative, **Esq.** Héctor Torres y Esq. Homero González, **(13-04-036).**
- Feasibility study for a center of diagnostic and treatment in Aguada, Costa Saluyd Community Health Center. Legal Representative: Esq. Damaris Quiñones, (**13-04-039)**
- Feasibility study for a Clinical Laboratory Sunrise Bay en Isla Verde. Legal Representative, Esq. Jeannette Arias, (**13-02-056).**
- Feasibility study for a Clinical Laboratory in Bayamón. Legal Representative, Esq. Jeannette Arias, (**13-02-066**).
- Feasibility Study for clinical laboratory Ginara II in Santurce. Legal Representative: Esq. Juan López David,
- Feasibility study for a PET-CT in Hospital Bella Vista, **(13-03-028).**

- Feasibility study for a center of diagnostic and treatment in Canóvanas. Legal Representative, Esq. Jeannette Arias, **(13-04-014).**
- Feasibility Study home care Divino Niño in the southern region. Legal Representative: Esq. Juan López David, **(13-06-001).**
- Evaluation of the study for the expansión of CIMA-Aibonito. Legal Representative: Edge Legal Strategies, PSC.
- Feasibility study for Centro 330 de Salud de Lares (CDT). Legal Representative, Esq. Magdalis Rodriguez y Esq. Carlos Cardona, **(12-04-071).**
- Feasibility study for hospice Nuevo Amanecer. Legal Representative: Esq. Juan López David. **(12-06-081).**
- Feasibility study for hospice La Providencia. Legal Representative: Esq. Juan López David. **(12-06-082).**
- Feasibility studies for home cares in the Metro **(12-06-084)** and South **(12-06-083)**. Legal Representative: Esq. Juan López David.
- Market study of the housing Market in Puerto Rico, with Anglyn Property Consulting (2012).
- Feasibility studies for hospices in five regions of Puerto Rico. Legal Representative: Esq. Nelson Robles Díaz, **(12-06-025, 026, 027, 028).**
- Feasibility study for a clinical laboratory in Juncos. Legal Representative: Esq. Paloma Flores Hassim, (**12-02-004)**
- Feasibility study for a hospice in San Juan, Puerto Rico. Legal Representative: Bufete Adzuar, Goyco, Pérez Ochoa (Esq. Omar Torres), **(11-06-072).**
- Feasibility study for a comprehensive cancer center in Cayey. Legal Representative: Esq. Erick Pérez Ochoa, **(11-07-065).**
- Feasibility study for a clinical laboratory in San Juan, Ginara II. Legal Representative: Esq. Juan López David. (**11-02-089)**
- Feasibility study for a hospice in the North East. Legal Representative: Esq. Jeannette Arias, **(11-06-097)**.
- Feasibility studies for hospices two hospices in Puerto Rico **(11-06-078)** and (**11-06-079).** Legal Representative: Esq. Jeannette Arias.

- Feasibility study for home health program, Nueva Vida La Salud. Legal Representative: Esq. Marta Elisa González. **(11-06-050)**
- Market and feasibility study for Plaza del Mar Radiology Center **(11-03-1010).**
- Feasibility study for a clinic in San Juan, Puerto Rico. Legal Representative: Esq. Marta Elisa González, **(11-04-013).**
- Feasibility studies for infusion programs in six regions of Puerto Rico for Optima Infusion. Legal Representative: Esq. Nelson Robles. **(10-06-100,101, 102, 103, 104, 105)**
- Feasibility studies for infusion programs in six regions of Puerto Rico for SPS Specialty Pharmacy. Legal Representative: Esq. Yolanda Benítez. **(10-06-106, 107, 108, 109, 110, 111)**
- Market and feasibility study for the development of a hotel in the municipality of Juncos.
- Market and feasibility study for a skilled nursing in Hatillo. Legal Representative: Esq. Liza Ramírez de Arellano. **(10-08-078).**
- Feasibility study for an ambulatory surgery center in Santurce, Legal Representative: Esq. Jeannette Arias, **(10-12-049).**
- Feasibility sudy for Freedom Health Care, centro radiológico. Legal Representative: Esq. Jeannette Arias **(10-03-075)**
- Evaluation of a feasibility study for center of diagnostic and treatment in Bayamón. Legal Representative: Esq. Jeannette Arias Pérez, **(10-04-008).**
- *Overview of Psychiatric Facilities* in Puerto Rico, for Edge Legal Stratgies, PSC.
- Feasibility study for a clinical laboratory in Corozal. Legal Representative: Esq. Jeannette Arias, **(10-02-029).**
- Feasibility study for a center of diagnostic and treatment in Isabela. Legal Representative: Esq. Juan López David, **(10-04-050).**
- Feasibility study for a clinical laboratory in Toa Baja, **(10-02-022).**
- Market Study on Implications of Cuban Tourism for Puerto Rico, with Professor Gerardo González, for the Puerto Rico Tourism Company.

Municipal Revenue Bonds

- Market and feasibility study for the development of a hotel in the municipality Juncos, Puerto Rico (2011).
- Market and feasibility study for the development of a health care facility in the municipality of Manatí, Puerto Rico (2007).
- Market and feasibility study for the development of a commercial building in the municipality of Añasco, Puerto Rico (2007).
- Market and feasibility study for the development of a commercial facility in the municipality of Corozal, Puerto Rico (2006).

8

Vallejo & Vallejo

Real Estate Appraisers and Counselors

UNDER 4% LIHTC/CDBG-DR PROGRAMS

PROPOSED REHABILITATION
SAN SEBASTIAN APARTMENTS PROJECT
A LOW-INCOME AFFORDABLE RENTAL PROJECT
COMPRISED BY 25 UNITS OF 1BR, 2BR AND 3BR'S UNITS

San Sebastian, Sol, Tanca and Barbosa Streets
Old San Juan Sector, San Juan, Puerto Rico

Prepared

For : Mr. Pablo Muñiz Reyes
Executive Director
Puerto Rico Housing Financing Authority
PO Box 71361
San Juan, PR 00936-8461

By : Luis E. Vallejo, MAI
Real Estate Appraiser
EPA #525 / GCA #19

Antonio J. Puras, MAI
Real Estate Appraiser
EPA #798 / GCA #233

Date of Report : October 15, 2020
Effective Date : October 15, 2020
Prospective Date : September 15, 2020

PO Box 11922, San Juan, PR 00922-1922
E-Mail: levallejo@vallejopr.com

Vallejo & Vallejo
Real Estate Appraisers and Counselors

October 15, 2020

Mr. Pablo Muñiz Reyes
Executive Director
Puerto Rico Housing Financing Authority
PO Box 71361
San Juan, PR 00936-8461

Dear Mr. Muñiz:

In accordance with your request, we have prepared an appraisal report of the fee simple interest in the proposed rehabilitation of the San Sebastian Apartments project which is currently being operated under a Section 8 housing assistance payments (HAP) contract sponsored by the United States Department of Housing and Urban Development (HUD). The subject project, identified as Section 8 project number RQ46A001001, is located along San Sebastian, Sol, Tanca and Barbosa Streets in the Old San Juan Sector of the San Juan Municipality in Puerto Rico.

Please note, that given that the subject project consists of a subsidized rental apartment project in which a major rehabilitation project of approximately $12,461,532 is contemplated, the value of the fee simple interest is considered more in line with the appraisal assignment at hand.

The subject project consists of 25 residential apartment units of 1BR, 2BR and 3BR types distributed among 10 buildings ranging from two to five stories. The subject buildings are identified as Buildings 1 through 10. The 10 subject buildings are located along San Sebastian, Sol, Tanca and Barbosa Streets in the Old San Juan Sector of the San Juan Municipality.

The subject buildings were built approximately in 1940 and were originally used as private residential apartment units. Then, around 1980, the buildings were remodeled and converted to an affordable rental housing project under Section 8 of HUD. The last major rehabilitation of this project was performed in 2005. The subject buildings have been adequately maintained and the exterior and interior are considered to be in average physical condition. Please note, that like most of the buildings within the Old San Juan Sector, the subject project does not have parking facilities.

There are no elevators in the subject buildings and access to the upper level units are provided by way of interior staircases. It should be mentioned, that some units include balconies.

PO Box 11922, San Juan, PR 00922-1922
E-Mail: levallejo@vallejopr.com

The subject project is under a housing assistance payments (HAP) contract of the US Department of Housing and Urban Development Office of Housing (HUD), with the Puerto Rico Housing Finance Corporation as the contract administrator, and Old City, LP, as the current owner. It should be mentioned, that on May 1, 2011, the subject property owner signed a new 20 year contract with HUD, which runs up to April 30, 2031.

The subject project was recently optioned by a related party to the current owner, with the seller being Old City, LP (current owner), and the buyer being SanSe PR, LLC (new future owner). The sales price is of $2,850,000. Thus, for simplicity purposes, the optionee will be referred to as the new future owner throughout this appraisal report.

The new future owner intends to rehabilitate the subject project, including asbestos and lead removal, replacement of electrical primary and service lines, new roof treatment, exterior and interior painting and plastering, reconstruction of stairs up to current code standards with floor tiles, installment of an intercom and security camera system, replacement of existing lamps with LED lamps, installment of missing mailboxes, replacement of all doors and windows, renovation of all bathrooms, replacement of all electrical outlets, switches and panel boards, installment of new closets, replacement of appliances to more energy efficient equipment's, replacement of all kitchen cabinets, replacement of all wood and metal balcony railings and balusters, and other miscellaneous works.

Thus, this appraisal report will assume the extraordinary assumption, that the proposed rehabilitation at the subject project has been satisfactorily completed as per the plans and specifications submitted and stabilized, as of the prospective date of September 15, 2022.

Due to the income nature of the subject property, only the cost and the income methods of valuation were developed. The lack of similar affordable rental project transactions, along with the long-term nature of the LIHTC and Section 8 contracts, prevented the development of the sales comparison approach.

The subject's proposed rehabilitation project is scheduled to be built with funds to be provided by two federal program sources and a local bank, having the following preliminarily projected financial structure:

Permanent Loan	$700,000
Tax Credits	$3,606,649
CDBG-DR Loan	$11,039,083
Total	**$15,345,732**

Please note, that the previously mentioned preliminary projected funds provided by the Permanent Loan, Tax Credits and CDBG-DR Loan tend to fluctuate and may not be the same when they are officially granted to the project's new owner. Thus, no liability and/or responsibility is assumed by the appraisers in case of any future differences in this respect.

The purpose of this appraisal report was to form an opinion of the market value of the fee simple interest in the proposed rehabilitation of the subject San Sebastian Apartments Project, assuming it is fully stabilized and operating as a subsidized rental housing project under the Section 8, LIHTC and CDBG-DR programs, as of the prospective date of September 15, 2022, and the market value of the "as is" subject project site, as the effective October 15, 2020, as defined in the report, subject to the assumptions, limiting conditions, and certifications, also included in the report. In addition, the cost approach (assuming LIHTC, CDBG-DR and local bank preliminary projected funds) of the subject improvements was also developed.

The intended use of this appraisal report is to assist the intended users in a decision making process regarding the compliance of the proposed rehabilitation of the subject project under the LIHTC and CDBG-DR programs. The intended users are Old City, LP (current owner), SanSe PR, LLC (new future owner), the Puerto Rico Housing Financing Authority (PRHFA) and the investors purchasing the tax credits.

The global outbreak of a "novel coronavirus" known as COVID-19 was recently officially declared a pandemic by the World Health Organization (WHO). It is currently unknown what direct, or indirect effect, if any, this event may have on the national economy, the local economy or the market in which the subject property is located. The reader is cautioned and reminded, that the conclusions presented in this appraisal report apply only as of the effective date indicated. The appraisers make no representation as to the effect on the subject property of this event, or any event subsequent to the effective date of the appraisal.

Furthermore, it is important for the client and intended users to understand, that any prospective values rendered herein reflect the analysis of market data current as of the earliest effective date of value. Prospective value opinions are intended to reflect the expectations and perceptions of market participants as of that time frame; therefore, this appraisal assignment cannot account for – and the appraisers cannot be held responsible for – unforeseen events that may occur and that may alter market conditions prior to the prospective date of value.

After a physical inspection of the subject project, and after a thorough investigation and analysis of the economic factors affecting values of competitive properties, it is our opinion, that the market values of the fee simple interest in the subject property, assuming the completion of its proposed rehabilitation as per the plans and specifications submitted, were concluded to be of:

Market Value of the Proposed Rehabilitation of the Subject Project based on the Income Capitalization Approach as of the Prospective Date of September 15, 2022 (Tangible Component) : $2,350,000
(TWO MILLION THREE HUNDRED AND FIFTY THOUSAND DOLLARS)

Value of the Tax Credits as of the Prospective Date of September 15, 2022 (Intangible Component) : $2,800,000
(TWO MILLION EIGHT HUNDRED THOUSAND DOLLARS)

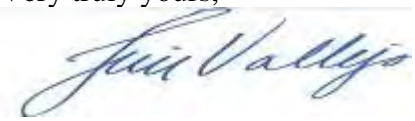
Overall Market Value of the Proposed Rehabilitation of the Subject Project assuming both Tangible and Intangible Components as of the Prospective Date of September 15, 2022 : $5,150,000
(FIVE MILLION ONE HUNDRED AND FIFTY THOUSAND DOLLARS)

Market Value of the Proposed Subject Project based on the Cost Approach as of the Prospective Date of September 15, 2022 : $15,350,000
(FIFTEEN MILLION THREE HUNDRED AND FIFTY THOUSAND DOLLARS)

"As Is" Market Value of the Subject Project Site as of the Effective Date of October 15, 2020 : $500,000
(FIVE HUNDRED THOUSAND DOLLARS)

The supporting data and the results of the investigation and analysis upon which these values are based, are contained in the accompanying appraisal report.

Very truly yours,



LUIS E. VALLEJO, MAI
Real Estate Appraiser
EPA 525 / CG 19

ANTONIO J. PURAS, MAI
Real Estate Appraiser
EPA 798 / CG 233

\

PO Box 11922, San Juan, PR 00922-1922
E-Mail: levallejo@vallejopr.com

TABLE OF CONTENTS

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS ……..... 1

SCOPE OF WORK ……...……..... 3

INTRODUCTION ……..……...……. 4

DEFINITIONS ……... 7

SUBJECT HISTORY AND HUD RENT CONTRACT SUMMARY ……..... 9

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)..... 11

COMMUNITY DEV. BLOCK GRANT DISASTER RECOVERY PROG. (CDBG-DR)…… 13

LOW INCOME HOUSING TAX CREDIT PROGRAM (LIHTC)..... 18

HOUSING CHOICE VOUCHER PROGRAM (SECTION 8)……. 20

LOW INCOME RENTAL HOUSING…….. 23

PUERTO RICO ECONOMIC ANALYSIS…… 25

LOCATIONAL ANALYSIS…….……..... 33

PROPERTY PRODUCTIVITY ANALYSIS …….. 34

DESCRIPTION OF THE IMPROVEMENTS …….. 38

HIGHEST AND BEST USE ANALYSIS…….. 47

THE APPRAISAL PROCESS ……... 49

COST APPROACH…….……..……..... 50

REPRODUCTION COST NEW…….……..……..……..... 53

INCOME CAPITALIZATION APPROACH ……..... 55

RECONCILIATION AND FINAL MARKET VALUE CONCLUSION ……..... 63

CERTIFICATION – LUIS E. VALLEJO … ……..... 64

CERTIFICATION – ANTONIO J. PURAS..……..... 65

GENERAL LIMITING CONDITIONS……. 66

GENERAL ASSUMPTIONS …… 67

ADDENDUM……...…….. 68

PO Box 11922, San Juan, PR 00922-1922
E-Mail: levallejo@vallejopr.com

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

Subject Property	:	San Sebastian Apartments Project.
Location	:	San Sebastian, Sol, Tanca and Barbosa Streets in the Old San Juan Sector of the San Juan Municipality in Puerto Rico.
. **Property Description**	:	The subject property refers to a low income affordable rental housing project comprised by 25 apartment units of 1BA-1BA, 2BR-1BA and 3BR-1BA distributed among 10 buildings ranging from two to five stories.
Proposed Rehabilitation	:	The new future owner intends to rehabilitate the subject project, including asbestos and lead removal, replacement of electrical primary and service lines, new roof treatment, exterior and interior painting and plastering, reconstruction of stairs up to current code standards with floor tiles, installment of an intercom and security camera system, replacement of existing lamps with LED lamps, installment of missing mailboxes, replacement of all doors and windows, renovation of all bathrooms, replacement of all electrical outlets, switches and panel boards, installment of new closets, replacement of appliances to more energy efficient equipment's, replacement of all kitchen cabinets, replacement of all wood and metal balcony railings and balusters, and other miscellaneous works.
Project Site Area	:	Parcel A – 549.4835 square meters and Parcel B – 436.24 square meters for a total of 965.72 square meters (as submitted by the project's current owner).
Site Shape	:	Irregular, but with an adequate width and depth relationship for its functional development.
Site Topography	:	Level to slightly sloping.

Units Gross Livable Areas :

Unit Type	No. of Units	Size in Sq. Ft.	Average
1BR-1BA	8	360 - 900	638 Sq. Ft.
2BR-1BA	10	630 – 1,400	895 Sq. Ft.
3BR-1BA	7	710 – 1,460	951 Sq. Ft.
Total	**25**		

Zoning : R-6, equivalent to an R-U (Urban Residential) zoning. Please refer to the zoning section of this report for additional information regarding the subject's zoning.

Highest and Best Use : Current low-income residential rental project under an affordable rental use, as dictated by the existing HUD contract.

Flood Conditions : Zone X - minimum flooding.

Property Rights Appraised : Fee Simple Interest.

Current Owner : Old City, LP.

Exposure Time : One (1) to two (2) years.

Marketing Time : One (2) to two (2) years.

SCOPE OF WORK

This appraisal assignment required several steps. As such, some of the information, facts and documents available about the subject property were obtained from our file and/or requested and obtained from the client and/or the subject property new owner. This information included:

- Property deed
- Site legal description
- Survey plan
- Site plan
- Plans and Specifications (Proposed)
- Historical (audited) financial statements (2016 thru 2019)
- Yearly rental adjustments (2015 to 2020)
- Historical occupancy levels
- Waiting list
- Sources of and Uses of Funds
- Budget (As rehabilitated and completed)
- Cash Flow
- Proposed Project Description

Appraiser Antonio J. Puras physically inspected the subject project on October 15, 2020. We spoke with the project's administrator Mrs. Kazandra Sierra who gave us basic information regarding the subject project. Please note, that due to the on-going COVID-19 pandemic, and considering the safety of the residents and ourselves, we did not enter the individual subject model units. However, since the appraisers previously inspected this property back in March of 2017, and considering that no major interior rehabilitation work has been performed since, an interior inspection of the subject units was deemed academic.

Other issues regarding the subject property were discussed in telephone conversations and/or e-mail communications with the current owner representative/manager Mrs. Sharon Diaz and Mrs. Alexandra Domenech of Fernando L. Sumaza & Company, Inc.

After reviewing the physical, locational and economic characteristics of the property and of the immediate sector, the north central region market was surveyed, focusing on the low-income market data. The subject's characteristics were then placed in perspective of its market within the area, neighborhood and specific site analysis.

The valuation analysis consisted of developing the applicable approaches to value, which are described in the Appraisal Process section of the report. Only two of the three possible methods of valuation were developed; the cost approach and the income capitalization approach. The sales comparison approach was not developed due to the lack of similar affordable rental project recent transactions.

INTRODUCTION

Identification of the Property

The subject project consists of 25 residential apartment units of 1BR, 2BR and 3BR types distributed among 10 buildings ranging from two to five stories. The subject buildings are identified as Buildings 1 through 10. The 10 subject buildings are located along San Sebastian, Sol, Tanca and Barbosa Streets in the Old San Juan Sector of the San Juan Municipality.

The subject buildings were built approximately in 1940 and were originally used as private residential apartment units. Then, around 1980, the buildings were remodeled and converted to an affordable rental housing project under Section 8 of HUD. The last major rehabilitation of this project was performed in 2005. The subject buildings have been adequately maintained and the exterior and interior are considered to be in average physical condition. Please note, that like most of the buildings within the Old San Juan Sector, the subject project does not have parking facilities.

There are no elevators in the subject buildings and access to the upper level units are provided by way of interior staircases. It should be mentioned, that some units include balconies.

The subject project is under a housing assistance payments (HAP) contract of the US Department of Housing and Urban Development Office of Housing (HUD), with the Puerto Rico Housing Finance Corporation as the contract administrator, and Old City, LP, as the current owner. It should be mentioned, that on May 1, 2011, the subject property owner signed a new 20 year contract with HUD, which runs up to April 30, 2031.

The subject project was recently optioned by a related party to the current owner, with the seller being Old City, LP (current owner), and the buyer being SanSe PR, LLC (new future owner). The sales price is of $2,850,000. Thus, for simplicity purposes, the optionee will be referred to as the new future owner throughout this appraisal report.

The new future owner intends to rehabilitate the subject project, including asbestos and lead removal, replacement of electrical primary and service lines, new roof treatment, exterior and interior painting and plastering, reconstruction of stairs up to current code standards with floor tiles, installment of an intercom and security camera system, replacement of existing lamps with LED lamps, installment of missing mailboxes, replacement of all doors and windows, renovation of all bathrooms, replacement of all electrical outlets, switches and panel boards, installment of new closets, replacement of appliances to more energy efficient equipment's, replacement of all kitchen cabinets, replacement of all wood and metal balcony railings and balusters, and other miscellaneous works.

Thus, this appraisal report will assume the extraordinary assumption, that the proposed rehabilitation at the subject project has been satisfactorily completed as per the plans and specifications submitted and stabilized, as of the prospective date of September 15, 2022.

Due to the income nature of the subject property, only the cost and the income methods of valuation were developed. The lack of similar affordable rental project transactions, along with the long-term nature of the LIHTC and Section 8 contracts, prevented the development of the sales comparison approach.

The subject's proposed rehabilitation project is scheduled to be built with funds to be provided by two federal program sources and a local bank, having the following preliminarily projected financial structure:

Permanent Loan	$700,000
Tax Credits	$3,606,649
CDBG-DR Loan	$11,039,083
Total	**$15,345,732**

Please note, that the previously mentioned preliminary projected funds provided by the Permanent Loan, Tax Credits and CDBG-DR Loan tend to fluctuate and may not be the same when they are officially granted to the project's new owner. Thus, no liability and/or responsibility is assumed by the appraisers in case of any future differences in this respect.

Property Rights Appraised

Please note, that given that the subject project consists of a subsidized rental apartment project in which a major rehabilitation project of approximately $12,461,532 is contemplated, the value of the fee simple interest is considered more in line with the appraisal assignment at hand.

Purpose of the Appraisal

The purpose of this appraisal report was to form an opinion of the market value of the fee simple interest in the proposed rehabilitation of the subject San Sebastian Apartments Project, assuming it is fully stabilized and operating as a subsidized rental housing project under the Section 8, LIHTC and CDBG-DR programs, as of the prospective date of September 15, 2022, and the market value of the "as is" subject project site, as the effective October 15, 2020, as defined in the report, subject to the assumptions, limiting conditions, and certifications, also included in the report. In addition, the cost approach (assuming LIHTC, CDBG-DR and local bank preliminary projected funds) of the subject improvements was also developed.

The global outbreak of a "novel coronavirus" known as COVID-19 was recently officially declared a pandemic by the World Health Organization (WHO). It is currently unknown what direct, or indirect effect, if any, this event may have on the national economy, the local economy or the market in which the subject property is located. The reader is cautioned and reminded, that the conclusions presented in this appraisal report apply only as of the effective date indicated. The appraisers make no representation as to the effect on the subject property of this event, or any event subsequent to the effective date of the appraisal.

Furthermore, it is important for the client and intended users to understand, that any prospective values rendered herein reflect the analysis of market data current as of the earliest effective date of value. Prospective value opinions are intended to reflect the expectations and perceptions of market participants as of that time frame; therefore, this appraisal assignment cannot account for – and the appraisers cannot be held responsible for – unforeseen events that may occur and that may alter market conditions prior to the prospective date of value.

Intended Use/User of the Appraisal

The intended use of this appraisal report is to assist the intended users in a decision making process regarding the compliance of the proposed rehabilitation of the subject project under the LIHTC and CDBG-DR programs. The intended users are Old City, LP (current owner), SanSe PR, LLC (new future owner), the Puerto Rico Housing Financing Authority (PRHFA) and the investors purchasing the tax credits.

DEFINITIONS

Market Value[1]

Market value is the major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined. A current economic definition agreed upon by agencies that regulate federal financial institutions in the United States of America is:

> *The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:*
>
> 1. *Buyer and seller are typically motivated;*
> 2. *Both parties are well informed or well advised and acting in what they consider their own best interests;*
> 3. *A reasonable time is allowed for exposure in the open market;*
> 4. *Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
> 5. *The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

Fee Simple Estate[2]

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Prudent and Competent Management[2]

An owner, operator, or management company, that maintains and uses real estate in a manner consistent with the manner in which typical buyers of similar properties would consider appropriate as measured by actual practices in the competitive market.

Prospective Market Value as Completed and as Stabilized[2]

A prospective market value may be appropriate for the valuation of a property interest related to a credit decision for a proposed development or renovation project. According to USPAP, an appraisal with a prospective market value reflects an effective date that is subsequent to the date of the appraisal report. Prospective value opinions are intended to reflect the current expectations and perceptions of market participants, based on available data.

Two prospective value opinions may be required to reflect the time frame during which development, construction, and occupancy will occur. The prospective market value "as

[1]The Market Value definition was taken from Advisory Opinion No. 30 (AO-30) of the Uniform Standards of Professional Appraisal Practice – 2020-2021 Edition, published by the Appraisal Standards Board of the Appraisal Foundation.

[2] The Fee Simple Interest, Prudent and Competent Management, Prospective Market Value and Extraordinary Assumption definitions were taken from The Dictionary of Real Estate Appraisal 6th Edition (2015).

completed" reflects the property's market value as of the time that development is expected to be completed. The prospective market value "as stabilized" reflects the property's market value as of the time the property is projected to achieve stabilized occupancy. For an income-producing property, stabilized occupancy is the occupancy level that a property is expected to achieve after the property is exposed to the market for lease over a reasonable period of time and at comparable terms and conditions to other similar properties.

Extraordinary Assumption[2]

An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

Exposure Time[3]

Advisory Opinion No. 35 (AO-35) of USPAP states, that when exposure time is a component of the definition of value, appraisers must develop an opinion of the reasonable exposure time linked to the value opinion. Exposure time is defined as an opinion, based on supporting market data, of the length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market.

Given the retrospective market conditions, the exposure time of the subject property, as completed, is estimated to have been of approximately one (1) to two (2) years.

Marketing Time[4]

Advisory Opinion No. 7 (AO-7) of USPAP recognizes that some assignment conditions require the appraisers to analyze and report a reasonable marketing period for the subject property. Marketing time is defined as an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value or at a benchmark price during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal.

Given the prospective market conditions, the marketing time of the subject property, as completed, is estimated to be of approximately one (1) to two (2) years.

[3]The Exposure Time definition was taken from Advisory Opinion 35 (AO-35) of the Uniform Standards of Professional Appraisal Practice (2020-21 Edition), published by the Appraisal Standards Board of The Appraisal Foundation.

[4]The Marketing Time definition was taken from Advisory Opinion No. 7 (AO-7) of the Uniform Standards of Professional Appraisal Practice (2020-21 Edition), Published by the Appraisal Standards Board of The Appraisal Foundation.

SUBJECT HISTORY AND HUD RENT CONTRACT SUMMARY

Location	San Sebastian, Sol, Tanca and Barbosa Streets in the Old San Juan Sector of the San Juan Municipality in Puerto Rico.
Section 8 Project Number	RQ46A001001.
Name	San Sebastian Apartments.
Current Owner	Old City LP.
Sponsor	U.S. Department of Housing and Urban Development (HUD).
Name of Contract Administrator	Puerto Rico Housing Finance Authority.
Renewal Contract	20 year term starting on May 1, 2011, and ending April 30, 2031.
Project Type	3 to 5 story attached building comprised by 25 units of 1BR, 2BR and 3BR's.
Project Program	Provide housing assistance payments (HAP) on behalf of eligible families leasing decent, safe and sanitary units from the owner.

The subject project is under a housing assistance payments (HAP) contract of the US Department of Housing and Urban Development Office of Housing (HUD), with the Puerto Rico Housing Finance Corporation as the contract administrator, and Old City LP as the current owner. It should be mentioned, that on May 1, 2011, the subject property owner signed a new 20 year contract with HUD which runs up to April 30, 2031.

The subject project was recently optioned by a related party to the current owner, with the seller being Old City, LP (current owner), and the buyer being SanSe PR, LLC (new future owner). The sales price is of $2,850,000. Thus, for simplicity purposes, the optionee will be referred to as the new future owner throughout this appraisal report.

The new future owner intends to rehabilitate the subject project, including asbestos and lead removal, replacement of electrical primary and service lines, new roof treatment, exterior and interior painting and plastering, reconstruction of stairs up to current code standards with floor tiles, installment of an intercom and security camera system, replacement of existing lamps with LED lamps, installment of missing mailboxes, replacement of all doors and windows, renovation of all bathrooms, replacement of all electrical outlets, switches and panel boards, installment of new closets, replacement of appliances to more energy efficient equipment's, replacement of all kitchen cabinets, replacement of all wood and metal balcony railings and balusters, and other miscellaneous works.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

HUD's mission is to increase homeownership, support community development and increase access to affordable housing free from discrimination. To fulfill this mission, HUD will embrace high standards of ethics, management and accountability and forge new partnership, particularly with faith-based and community organizations, that leverage resources and improve HUD's ability to be effective on the community level.

HISTORY

1937 U.S. Housing Act of 1937.

1965 Department of Housing and Urban Development Act of 1965 creates HUD as Cabinet-level agency.

1966 Robert C. Weaver becomes the first HUD Secretary, January 18.

1968 Riots in major cities follow assassination of Dr. Martin Luther King Jr. Civil Rights Act of 1968 (also known as the Fair Housing Act) outlaws most housing discrimination, gives HUD enforcement responsibility. Housing Act of 1968 establishes Government National Mortgage Association (Ginnie Mae) to expand availability of mortgage funds to moderate income families using government guaranteed mortgage-backed securities.

1969 Robert C. Wood receives recess appointment as HUD Secretary, January 7. George C. Romney is appointed HUD Secretary by President Richard M. Nixon, January 22.

1970 Housing and Urban Development Act of 1970 introduces Federal Experimental Housing Allowance Program and Community Development Corporation.

1972 Pruitt-Igoe public housing buildings in St. Louis are demolished.

1973 President Nixon declares moratorium on housing and community development assistance. James T. Lynn becomes HUD Secretary, February 2.

1974 Housing and Community Development Act consolidates programs into Community Development Block Grant (CDBG) program. Section 8 tenant-based certificates increase low-income tenants' choice of housing. Gerald R. Ford becomes president following Nixon's resignation.

1975 Carla A. Hills is appointed HUD Secretary, March 10.

1977 Patricia R. Harris is appointed HUD Secretary by President James E. Carter, January 23. Urban Development Action Grants (UDAG) give distressed communities funds for residential or nonresidential use.

1979 Moon Landrieu becomes HUD Secretary, September 24. Inflation hits 19 percent, seriously impacting home buying and home mortgage loans.

1980 Depository Institutions' Deregulation and Monetary Control Act of 1980 changes rules governing thrift institutions, expands alternative mortgages.

1981 Samuel R. Pierce Jr. is appointed HUD Secretary by President Ronald W. Reagan, January 23. Interest rates for FHA-insured mortgages peak at 15.17 percent (up from 7 percent in 1972).

1983 Housing and Urban-Rural Recovery Act of 1983 begins Housing Development Action Grant and Rental Rehabilitation programs.

1987 Stewart B. McKinney Act sets up programs to help communities deal with homelessness.

1988 Indian Housing Act gives HUD new responsibilities for housing needs of Native Americans and Alaskan Indians. Housing and Community Development Act allows sale of public housing to resident management corporations. Fair Housing Amendments Act makes it easier for victims of discrimination to sue, stiffens penalties for offenders.

1989 Jack F. Kemp is appointed HUD Secretary by President George H. W. Bush, February 13. Financial Institutions' Reform, Recovery, and Enforcement Act bails out failing thrift institutions.

1990 Cranston-Gonzalez National Affordable Housing Act emphasizes homeownership and tenant-based assistance, launches HOME housing block grant. Low-Income Housing Preservation and Residential Homeownership Act of 1990 fortifies Federal commitment to preservation of assisted low-income, multifamily housing.

1992 Federal Housing Enterprises' Financial Safety and Soundness Act of 1992 creates HUD Office of Federal Housing Enterprise Oversight to provide public oversight of FNMA and Federal Home Loan Mortgage Corporation (Freddie Mac).

1993 Henry G. Cisneros is named Secretary of HUD by President William J. Clinton, January 22. Empowerment Zone and Enterprise Community program becomes law as part of the Omnibus Budget Reconciliation Act of 1993.

1995 "Blueprint for Reinvention of HUD" proposes sweeping changes in public housing reform and FHA, consolidation of other programs into three block grants.

1996 Homeownership totals 66.3 million American households, the largest number ever.

1997 Andrew M. Cuomo is named by President Clinton to be Secretary of Housing and Urban Development, the first appointment ever from within the Department.

1998 HUD opens Enforcement Center to take action against HUD-assisted multifamily property owners and other HUD fund recipients who violate laws and regulations. Congress approves Public Housing reforms to reduce segregation by race and income, encourage and reward work, bring more working families into public housing, and increase the availability of subsidized housing for very poor families.

2000 America's homeownership rate reaches a new record-high of 67.7 percent in the third quarter of 2000. A total of 71.6 million American families own their homes - more than at any time in American history.

2001 Mel Martinez, named by President George W. Bush to be Secretary of Housing and Urban Development, is unanimously confirmed by the U.S. Senate on January 23, 2001.

2004 Alphonso Jackson, named by President George W. Bush to be Secretary of Housing and Urban Development, is unanimously confirmed by the U.S. Senate on March 31, 2004. Mr. Jackson is the first Deputy Secretary to subsequently be named Secretary.

2008 Steve Preston was sworn in as the 14th HUD Secretary on June 5, 2008. He was nominated by President George W. Bush and unanimously confirmed by the Senate.

2009 Shaun Donovan was sworn in as the 15th Secretary of the U.S. Department of Housing and Urban Development on January 26, 2009. President Obama named Donovan to lead the Department and the U.S. Senate confirmed his nomination to confront the challenges facing today's housing market.

2014 Julián Castro was sworn in as the 16th Secretary of the U.S. Department of Housing and Urban Development on July 28, 2014.

2017 Dr. Benjamin S. Carson, Sr., M.D. was sworn in as the 17th Secretary of the U.S. Department of Housing and Urban Development on March 2, 2017.

In recent news, on March 27, 2020, President Trump signed the CARES Act (Coronavirus Aid, Relief, and Economic Security Act) which a $2 trillion economic relief package to the help the American people from the public health and economic impacts of COVD-19. After the President signed the CARES Act, Secretary Ben Carson directed the U.S. Department of Housing and Urban Development (HUD) to immediately begin allocating $3.064 billion to help America's low-income families and most vulnerable citizens.

Shortly after the initial $3 billion tranche, HUD announced a second wave of funding to help low-income Americans living in Public Housing and a third wave to help communities bolster coronavirus response and relief efforts.

The CARES Act is currently in its fourth wave of funding in which HUD allocated nearly $77 million, supporting 8,300 additional vouchers. This 4th wave of relief funds will provide affordable housing to non-elderly people living with disabilities.

COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY PROGRAM (CDBG-DR)

As stated in the Puerto Rico Department of Housing website, the Community Development Block Grant – Disaster Recovery (CDBG – DR) Program is responsible to assure decent affordable housing opportunities, provision of services, and assistance to the most vulnerable in our communities, and to the expansion and conservation of jobs.

The funds of this Program come from the Disaster Recovery Program for community development of the United States Department of Housing and Urban Development (HUD), to grant support disaster recovery activities, including housing redevelopment and rebuilding.

The Department of Housing of Puerto Rico has been designated as the entity responsible for administering this grant that will help in the recovery from disasters caused by hurricanes Irma and Maria in September of 2017. This includes long-term recovery, restoration of housing, economic infrastructure and revitalization.

The Action Plan corresponding to the first allocation of $1.5 billion ($1,507,179,000) was approved by the Department of Housing and Urban Development (HUD) on July 29, 2018. It includes an analysis of the first damage calculation and reports on the preliminary design of the 19 programs that will meet the urgent needs of housing, planning, economic recovery and infrastructure.

On August 14, 2018, a Federal Notice was published for the second allocation of $8.2 billion. This Notice establishes the conditions for how these funds may be utilized. Under this premise, the draft of the Substantial Amendment to the approved Action Plan was developed and published on September 21, 2018, for public comment.

The Substantial Amendment draft to the Action Plan maintains the 19 initial programs established in the HUD approved action plan, with some changes to the programs and their budgets. Eight new programs were added for unmet needs.

On November 18, 2018, the Substantial Amendment to the Action Plan was submitted to HUD for final approval. Finally, on February 28, 2019, the Substantial Amendment to the Action Plan was approved by HUD.

Puerto Rico Department of Housing CDBG-DR Programs and Guidelines[5]

Description

The Government of Puerto Rico and the Puerto Rico Department of Housing (PRDOH) presented the CDBG-DR Gap program for Low Income Housing Tax Credits Program (LIHTC), financed with funds allocated by the United States Department of Housing and Urban Development (HUD).

5 This description was taken and includes excerpts from the PR Department of Housing CDBG-DR Program Guidelines/CDBG-DR Gap to LIHTC internet document dated 2/21/2019.

Puerto Rico faces an increased need for affordable rental housing stock in the aftermath of hurricanes Irma and María. The substantial reduction in available housing units caused by the storms' destruction, combined with a surge of displaced residents (both on and off the Island) in need of housing, represents a major hindrance to long-term recovery. One of its program, the Low Income Housing Tax Credits (**LIHTC**), established in 1986, has been instrumental in the creation of thousands of units.

Incentives are needed to spur development and replenish the current inventory of new, resilient, and affordable rental housing. Effective utilization of the Low-Income Housing Tax Credit (LIHTC) leverages such an incentive.

As the allocating agency, PRHFA, has been designated as the sub-recipient for the LIHTC Program, and accordingly, will administer the CDBG-DR funds to encourage the construction and/or rehabilitation of multifamily and/or elderly affordable rental housing by providing gap funding to augment other public and/or private financing for the affordable rental housing units under the LIHTC Program administered by PRHFA.

Purpose of the Program

• Benefit Low to Moderate Income (**LMI**) populations below eighty percent (80%) Area Median Family Income (**AMFI**) according to HUD Modified Income Limits for Puerto Rico, by increasing the existence of multifamily and elderly housing.
• Increase the affordable housing stock with new construction and rehabilitation.
• Respond the need for housing, by providing gap financing to leverage LIHTCs and make projects financially feasible.
• Promote economic development and provide quality rental housing for households.

How Dows It Works

• Puerto Rico receives millions of dollars each year in low-income housing tax credits (LIHTC).
• PRHFA will select the projects proposed by qualified Developers to use LIHTCs.
• The Program will provide gap funding with CDBG-DR funds, to Developers with pre-approved LIHTC projects.
• The CBDG-DR Gap to LIHTC Program will consist of $413M for the financing of multiple projects; the projects will be financed as funds become available.
• This financing will accelerate the pace of new and qualified construction and/or rehabilitation projects that are ready to be built.

Who Can Participate

• Developers who propose projects under this program must be eligible for funding under the federal LIHTC Program.
• In addition, homes created or rehabilitated under this program will benefit any LMI, resident of Puerto Rico, by having inventory of affordable and resilient rental housing.
• Similarly, developers, individuals or legally established entities that provide rental housing may benefit.

Importance of the Program

• The CDBG-DR Gap to LIHTC Program maximizes LIHTCs and thus extends the impact of the CDBG-DR Grant, while creating affordable rental housing units that are very necessary.

• The LIHTC program was described by HUD as "the most important resource for creating affordable housing In the United States today"; allows individuals and legal entities to claim federal tax credits on Income exchange for providing affordable rental housing.
• The proposed developments take into consideration the use of environmentally friendly methods and materials, in order to protect it. In addition, they have resistance and energy conservation measures; Energy Star equipment, photovoltaic panels, emergency power generators and windows with storm proof protection.
• In addition, the developments will include the installation of broadband infrastructure, in order to reduce the digital divide in mixed income communities and provide a platform for people and their families to participate in the digital economy and increase their access to economic opportunities.
• The urban location of these developments, which includes reasonable distance businesses, seeks to benefit the regional economy. It includes nearby places such as medical facilities, pharmacies, post offices, supermarkets, public transport and recreational areas of the municipalities.

Eligible Projects
Phase 1: 9% LIHTCs (pre-approved, NOFA 2016)
Phase 2: 4% LIHTCs (to be awarded, NOFA 2020)

The proposed subject rehabilitation and new construction project is scheduled to conform with the 4% LIHTC program.

Description
The Puerto Rico Department of Housing (PRDOH) will partner with the Puerto Rico Housing Finance Authority (PRHFA or AFV, for its Spanish acronym), to utilize CDBG-DR to provide gap funding to augment other public and private financing methods for the construction of affordable rental housing units under the LIHTC program administered by PRHFA. Under a typical LIHTC program, a developer secures a construction and/or permanent loan from a private lender or public agency, gap financing from a public or private source, and equity from private investors in exchange for LIHTC's.

This CDBG-DR funding will serve to meet any capital shortfalls (gaps) and speed the new construction/rehabilitation of qualified projects that are otherwise shovel-ready. The LIHTC program, described by HUD as "the most important resource for creating affordable housing in the United States today", allows individuals and legal entities to claim federal income tax credits in exchange for delivering affordable rental housing. LIHTC offers two forms of tax credits, namely, 9% and 4% for new construction/rehabilitation, and 4% for new construction/rehabilitation projects that are partially financed with tax-exempt obligations. According to the Internal Revenue Code (IRC), over a 10-year period, the respective applicable tax credit percentages are those that yield credits with a present value equal to 70% and 30% of the qualified basis of a project. See 26 U.S.C. §42(b)(1)(B).

Puerto Rico receives millions of dollars each year in LIHTC's. PRDOH intends to optimize the use of CDBG-DR funds by providing gap funding and if needed, interim and permanent loans, to leverage available LIHTC's to create/rehabilitate affordable rental housing.

National Objective
Activities under the CDBG-DR Gap to LIHTC Program meet the national objective of benefitting low- and moderate-income persons through housing (LMI). See 24 C.F.R. §570.483(b)(3). The national objective will be achieved when a completed LIHTC project is occupied by at least 51% of low- and/or moderate-income households.

Program Criteria
The LIHTC program responds to the need for safe, quality, and affordable rental housing in Puerto Rico, which was a significant need prior to the hurricanes and which expanded dramatically because of them. A recorded 345,333 renter households applied for the Federal Emergency Management Agency Individual Assistance (FEMA IA) as a result of hurricanes Irma and Maria. The number of units with confirmed damage may increase as assessment of damage and inspections for code compliance post-storm continues. In the rental market recovery, there is a strong need to formalize the Island-wide rental market reporting and housing standard compliance. Aging buildings impacted by the storms will need to be addressed with a focus on resilience. More than 76% of the Island's rental stock was constructed before 1990. Before the hurricanes, there were 25,000 persons on the public housing waiting list and 7,955 (as of June 2014) on the Section 8 waiting list. There are more than 14,500 tenant households and more than 13,300 owned homes that are overcrowded by one (1) or more persons.

This CDBG-DR Gap to LIHTC Program will create rental housing stock to address rental housing needs at affordable rents. In addition, this Program will participate in eligible activities such as housing construction, acquisition, implementing Green Building Standards, and supplementing the existing LIHTC program. CDBG-DR Gap to LIHTC Program responds to the affordable housing needs in Puerto Rico that were impacted by the hurricanes. Currently, 935 units are in the existing 9% LIHTC pipeline and are expected to be completed within 24 months of each project start. CDBG-DR funds with 9% LIHTC will be leveraged to stretch both funding sources and to create projects that accomplish several goals.

Projects funded through the CDBG-DR Gap to LIHTC Program must maintain affordable housing in accordance with the 20-year affordability period outlined in the Federal Register Volume 83, Issue 28 (February 9, 2018), 83 FR 5844, or the affordability period required by LIHTC, whichever is longer.

CDBG-DR – Implementation Plan
Description of Competitive Selection Criteria: Eligible projects include rental housing developments that have been awarded/reserved 2018, 2019, 2020, and 2021 LIHTC's from the 2016 QAP cycle, Notice of Funds Availability 2016 (NOFA-2016). PRDOH will allocate CDBG-DR grants and/or loans to fill any existing financial gaps. Should any CDBG-DR funds remain after those projects' financial needs are satisfied, applications of 4% LIHTC's can be received and reviewed for CDBG-DR funding needs. See 26 U.S.C. §142. For CDBG-DR purposes, the term Award of LIHTC's means the date of execution of the Binding Commitment for a Certificate of Reservation for a Low-Income Housing Tax Credit Allocation and/or Carryover Allocation Agreements.

Commitment and Expenditure Deadlines

CDBG-DR funds may not be used in conjunction with PRHFA's HOME Program. Projects may receive HOME funds from other Participating Jurisdictions. CDBG-DR awards must meet LIHTC's rent, income, use and compliance monitoring limitations, as well as any other existing or future regulatory requirements.

Process for the Disbursement of Funds

The process for disbursement of funds requires that: CDBG-DR Program Guidelines CDBG-DR Gap to Low-Income Housing Tax Credit (LIHTC) February 21, 2019 (V 1.0) Page 9 of 31 a. Submissions of certifications for payment will be allowed once a month.

LOW INCOME HOUSING TAX CREDIT PROGRAM (LIHTC)

The Low Income Housing Tax Credit Program (LIHTC) is an indirect federal subsidy which provides tax incentives for developers in the construction, acquisition and rehabilitation of affordable rental housing for low income and moderate income households. The LIHTC program was created under the Tax Reform Act of 1986 and is commonly referred to as Section 42 of the IRS code.

Under the LIHTC program, developers can claim tax credits on a dollar to dollar basis on their federal tax returns. These tax credits can be sold to investors to raise capital for their projects, which reduces the debt that the developer would otherwise have to borrow. A tax credit property can offer more affordable units because its debt is lower. The return investors receive is determined in part by market price of the tax credits which in normal economic conditions typically fluctuates in between $0.60 to $0.90 on the dollar.

Two types of LIHTCs are available depending on the nature of the construction project. The 9% credit is generally reserved for new construction, while the 4% credit is typically used for rehabilitation projects and new construction that is financed with tax-exempt bonds. Each year, for 10 years, a tax credit equal to roughly 4% or 9% of a project's qualified basis (cost of construction) is claimed.

LIHTCs are first allocated to each state according to its population. In 2019, states received an LIHTC allocation of $2.75625 per person. The administration of the tax credit program is typically carried out by each state's Housing Financing (HFA).

In order to qualify for these credits, a project must comply with the requirements of a qualified low income project. Along this line, a project's sponsor/developer must set aside at least 40% of the units for households having incomes at or below 60% of the area's median income, or at least 20% of the units for households having incomes at or below 50% of the area's median income.

In addition, there is a third option in the income test option that allows owners to average the income of tenants. Under this option, the income test is satisfied if at least 40% of the units are occupied by tenants with an average income no greater than 60% of the average median income (AMI), and no individual tenant has an income exceeding 80% of AMI.

In addition to the income test, a qualified low income housing project must also meet the gross rent test by ensuring rents do not exceed 30% of the elected 50% or 60% of area median gross income, depending on which test option the project elected.

In exchange for tax credits, properties are required to comply with investment regulations for 15 years and meet affordable rent requirements for at least 30 years. Monitoring compliance involves regularly certifying that only targeted income eligible households live in assisted units and are paying associated rents and conducting quality inspections. Investors in projects that fail to comply can lose their tax benefit.

Household income limitations are determined based on the area's median gross income as determined by HUD. Each year, HUD adjusts the area's median household income based on several factors, such as the area's economy and household growth. Income restrictions are determined on a Metropolitan Statistical Area (MSA) or county level, and are determined for a household of 4 persons.

The following table lists the area median income level for the subject's MSA, as well as the income limits by percentage categories as established by HUD for FY-2020.

San Juan-Guaynabo Metro Area / FY2020								Median Income - $28,800
Category	Percentage	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person
Extremely Low	30%	$6,500	$7,400	$8,350	$9,250	$10,000	$10,750	$11,500
Very Low	50%	$10,850	$12,400	$13,950	$15,450	$16,700	$17,950	$19,200
Tax Credit	60%	$13,020	$14,880	$16,740	$18,540	$20,040	$21,540	$23,040
Low Income	80%	$17,300	$19,800	$22,250	$24,700	$26,700	$28,700	$30,650

If your income is less than 60% of the Area Median Income (AMI), you should not expect to pay more than the rent value for a unit in the table below. However, affordable residential communities that receive funding through the Low Income Housing Tax Credit program may have rental units that are not subject to income and rent limits. Rent limits for the LIHTC Program are determined so that a household making the maximum income for the expected household size of the unit would only pay 30% of their income for rent.

Rent for units in the LIHTC Program include a utility allowance which is determined by the average monthly cost of utilities paid directly by residents. This allowance has not been subtracted from the rents in the table below. These utility allowances are set on a property by property basis.

% of AMI	Studio	1BR	2BR	3BR
50%	$271	$290	$348	$401
60%	$326	$348	$418	$482

These rents reflect minimum figures that a proposed project under the LIHTC program can received. However, reportedly, in practice higher rental figures could be obtained depending on the final project's occupant mix.

HOUSING CHOICE VOUCHER PROGRAM (SECTION 8)*

Section 8 of the Housing Act of 1937 (42 U.S.C. § 1437f), often simply known as Section 8, as repeatedly amended, authorizes the payment of rental housing assistance to private landlords on behalf of approximately 3.1 million low-income households in the United States. The largest part of the section is the Housing Choice Voucher program which pays a large portion of the rents and utilities of about 2.1 million households. The U.S. Department of Housing and Urban Development manages the Section 8 programs.

The Housing Choice Voucher Program provides "tenant-based" rental assistance, so a tenant can move from one unit of at least minimum housing quality to another. It also allows individuals to apply their monthly voucher towards the purchase of a home, with over $17 billion going towards such purchases each year (from ncsha.org analysis). The maximum allowed voucher is $2,200 a month.

Section 8 also authorizes a variety of "project-based" rental assistance programs, under which the owner reserves some or all of the units in a building for low-income tenants, in return for a federal government guarantee to make up the difference between the tenant's contribution and the rent in the owner's contract with the government. A tenant who leaves a subsidized project will lose access to the project-based subsidy.

The United States Department of Housing and Urban Development and the United States Department of Veterans Affairs have created a program called Veterans Affairs Supportive Housing (VASH), or HUD-VASH, which distributes roughly 10,000 vouchers per year at a cost of roughly $75 million per year to eligible homeless and otherwise vulnerable U.S. armed forces veterans. This program was created to pair HUD-funded vouchers with VA-funded services such as health care, counseling, and case management.

HISTORY

Federal housing assistance programs began during the Great Depression to address the country's housing crisis. In the 1960s and 1970s, the federal government created subsidy programs to increase the production of low-income housing and to help families pay their rent. In 1961, the Section 23 Leased Housing Program amended the U.S. Housing Act. This subsidy program, the predecessor to the modern program, was not a pure housing allowance program. Housing authorities selected eligible families from their waiting list, placed them in housing from a master list of available units, and determined the rent that tenants would have to pay. The housing authority would then sign a lease with the private landlord and pay the difference between the tenant's rent and the market rate for the same size unit. In the agreement with the private landlord, housing authorities agreed to perform regular building maintenance and leasing functions for Section 23 tenants, and annually reviewed the tenant's income for program eligibility and rent calculations.

*Taken from www.wikipedia.com

In the 1970s, when studies showed that the low income housing crisis was no longer substandard housing, but the high percentage of income spent on housing, Congress passed the Housing and Community Development Act of 1974, further amending the U.S. Housing Act of 1937 to create the Section 8 Program. In the Section 8 Program, tenants pay about 30 percent of their income for rent, while the rest of the rent is paid with federal money.

The Section 8 program initially had three subprograms - New Construction, Substantial Rehabilitation, and Existing Housing Certificate programs. The Moderate Rehabilitation Program was added in 1978, the Voucher Program in 1983, and the Project-based Certificate program in 1991. The numbers of units a local housing authority can subsidize under its Section 8 programs is determined by Congressional funding. Since its inception, some Section 8 programs have been phased out and new ones created, although Congress has always renewed existing subsidies.

HR1851, the Section 8 Voucher Reform Act of 2007 (SEVRA), was introduced in the House of Representatives to reform Section 8 of the United States Housing Act of 1937. It was passed by the House in July, 2007, and went to the Senate for study and consideration as Senate version, S. 2684, filed on March 3, 2008 by Senator Christopher Dodd, chair of Senate Banking Committee.

SUMMARY OF THE PROGRAM

Currently, the main Section 8 program involves the voucher program. A voucher may be either "project-based" (where its use is limited to a specific apartment complex; public housing agencies (PHAs) may reserve up to 20% of its vouchers as such.) or "tenant-based" (where the tenant is free to choose a unit in the private sector, is not limited to specific complexes, and may reside anywhere in the United States or Puerto Rico where a PHA operates a Section 8 program, though in practice such portability is very difficult).

Under the voucher program, individuals or families with a voucher find and lease a unit (either in a specified complex or in the private sector) and pay a portion of the rent (based on income, but generally no more than 30% of the family's income). There is an asset test in addition to earned income. Over a certain amount, HUD will add income even if the Section 8 tenant doesn't receive any interest income from, for example, a bank account. HUD calls this "imputed income from assets" and in the case of a bank account, HUD establishes a standard "Passbook Savings Rate" to calculate the imputed income from the asset. This makes the tenant's contribution higher since his gross income is made higher.

The PHA pays the landlord the remainder of the rent over the tenant's portion, subject to a cap referred to as "Fair Market Rent" (FMR) which is determined by HUD. Each year, the federal government looks at the rents being charged for privately owned apartments in different communities, as well as the costs of utilities (heat, electricity, etc.) in those communities. The Fair Market Rents are an estimate of the average gross rents (rents plus utilities) for medium-quality apartments of different sizes in a particular community. FMR is determined by several factors, including:

- the geographic area (city or county) where the unit is located (generally, a unit in a metropolitan area will have a higher FMR),
- the unit size (in terms of the number of bedrooms; generally, the more bedrooms the higher the FMR, while a studio apartment would be at the low end), and
- whether the owner or tenant will pay utilities (generally, FMR is higher for units where the owner pays utilities).

The landlord cannot charge a Section 8 tenant more than a reasonable rent and cannot accept payments outside the contract. In addition, landlords, although required to meet fair housing laws, are not required to participate in the Section 8 program. As a result, some landlords will not accept a Section 8 tenant. This can be attributed to such factors as:

- not wanting the government involved in their business, such as having a full inspection of their premises for HUD's Housing Quality Standards (HQS) and the possible remediations required,
- fear that a Section 8 tenant will not properly maintain the premises,
- a desire to charge a rent for the unit above FMR,
- unwillingness to initiate judicial action for eviction of a tenant (HUD) requires that Section 8 tenants can only be evicted by judicial action, even where state law allows other procedures).

However, other landlords willingly accept Section 8 tenants, due to:

- a large available pool of potential renters (the waiting list for new Section 8 tenants is usually very long, see below),
- generally prompt regular payments from the PHA for its share of the rent, and/or
- a perceived higher quality of tenants, since a tenant can be permanently removed from the Section 8 program if s/he damages the rental unit and/or fails to pay his/her share of the rent.

Whether voucher or project-based, all subsidized units must meet HQS, thus ensuring that the family has a healthy and safe place to live. This improvement in the housing stock is an important by-product of this program, both for the individual families and for the larger goal of community development.

In many localities, the PHA waiting lists for Section 8 vouchers may be thousands of families long, waits of three to five years to access vouchers is common, and many lists are closed to new applicants.

Families who participate in the program must abide by a series of rules and regulations, often referred to as "family obligations," in order to maintain their voucher, including accurately reporting to the PHA all changes in household income and/or family composition so the amount of their subsidy (and the applicable rental unit size limitation) can be updated accordingly. In recent years, the HUD Office of the Inspector General has spent more time and money on fraud detection and prevention. Currently, there are no time limits for family participation in the program, though occasionally reform bills are introduced in Congress that suggests time limiting the program.

LOW INCOME RENTAL HOUSING

The development of low-income rental housing in Puerto Rico began approximately 40 years ago, when the Department of Housing and Urban Development (HUD) began a program to guarantee mortgages for low-income multi-family developments. HUD's mortgage guarantee program permitted longer loan terms of 20, 30, and even 40 years, at lower, sometimes subsidized interest rates, and with no personal guarantees. These favorable financing terms, together with HUD's granting of housing assistance payments (HAP), fostered the development of low-income rental multifamily residential projects.

Today, HUD's mission is to increase homeownership, support community development and increase access to affordable housing free from discrimination. There are currently over 55,000 residential units under Section 8 of HUD. Under the HAP contract of the Section 8 program, HUD provides housing assistance payments on behalf of qualified low-income tenants. Approximately 30,000 families in the Island receive millions of dollars in direct aid in the form of certificates and vouchers, while over 25,000 families receive Section 8 indirect aid through a separate, project-based program which distributes the aid to buildings instead of directly to tenants. Section 8 is credited with helping increase housing standards while making moderately priced apartments available.

In the HUD Housing Choice Voucher Program and the HUD certificate program, HUD pays rental subsidies so eligible families can afford decent, safe and sanitary housing. In the certificate program, the subsidy for most families is the difference between rent and 30 percent of the family's adjusted monthly income. In the voucher program, the subsidy is based on a local payment standard that reflects the cost to lease a unit in the local housing market. If the rent is less than the payment standard, the family generally pays 30 percent of adjusted monthly income for rent. If the rent is more than the payment standard, the family pays a larger share of the rent.

The maximum rent that HUD allows a tenant to pay on a subsidized apartment is called the market rent. The market rent on an apartment reflects a share of the total cost of operating the property. The difference between rent that the tenant pays and the market rent is the amount of assistance that is being received on that apartment. If a tenant's income increases such that he/she is paying market rent, no assistance will be received for that unit. HUD calls this circumstance termination of assistance.

Interest based subsidy programs such as Section 236 and 221 (a) receive subsidy in the form of reduced interest on the mortgage. Section 236 tenants pay basic rent or 30% of adjusted income, whichever is higher, but never more than market rent. Basic rent represents an amount of rent charge to cover all expenses on the apartment with the reduced interest on the mortgage. Market rent represents an amount of rent charge to cover all expenses on the apartment with no interest subsidy on the mortgage.

To receive tenant-based assistance, the family selects a suitable unit. After approving the tenancy, the Public Housing Agency (PHA) enters into a contract to make rental subsidy payments to the owner to subsidize occupancy by the family. The PHA contract with the owner only covers a single unit and a specific assisted family. If the family moves out of the leased unit, the contract with the owner terminates. The family may move to another unit with continued assistance so long as the family is complying with program requirements.

On and after the merger date, the PHA may only enter into a HAP contract for a tenancy under the voucher program, and may not enter into a new HAP contract for a tenancy under the certificate program. HUD publishes the fair market rents (FMR) for each market area in the United States. The PHA must adopt a payment standard schedule that establishes voucher payment standards amounts for each FMR area in the PHA jurisdiction. For each FMR area, the PHA must establish payment standards amounts for each unit size, which is measured by number of bedrooms (zero-bedroom, one-bedroom and so on).

The PHA may establish the payment standard amount for a unit size at any level between 90 percent and 110 percent of the published FMR for that unit size. The payment standard is the maximum monthly subsidy payment. The PHA shall pay a monthly housing assistance payment on behalf of the family that is equal to the lower of:

1) The payment standard minus the total tenant payment; or
2) The gross rent minus the total tenant payment.

As the original HUD's guaranteed loan terms are beginning to expire, these project-based Section-8 rental projects are being freed of the imposed HUD restrictions, such as prior written HUD approval for the conveyance, transfer or encumbrances of such properties. As a result, former low-income rental projects have been renovated, converted and sold as individual condominium units in the past.

The tenant-based voucher program has provided the means for the relocation of the families from the converted project-based developments, thus, serving as a transition for families within the Section 8 program. Moreover, the conversion and individual sellout of the former rental multi-family projects in the past, caused a scarcity of supply of low-income rental units.

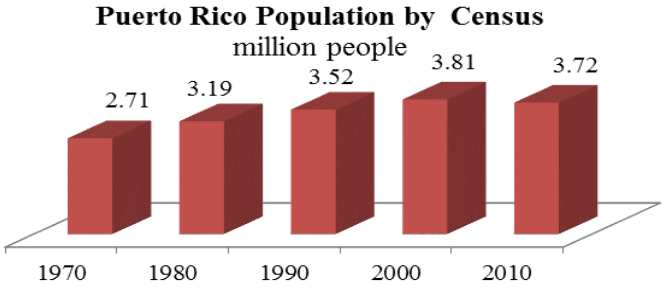
PUERTO RICO ECONOMIC ANALYSIS

Puerto Rico*

Puerto Rico, the fourth largest of the Caribbean Islands, is 100 miles long and 35 miles wide, comprising a total area of about 3,500 square miles. In 1898 Spain ceded the Island to the United States in the aftermath of the Spanish American War. The United States granted Puerto Ricans US citizenship in 1917 and instituted Puerto Rico's current commonwealth status in 1952.

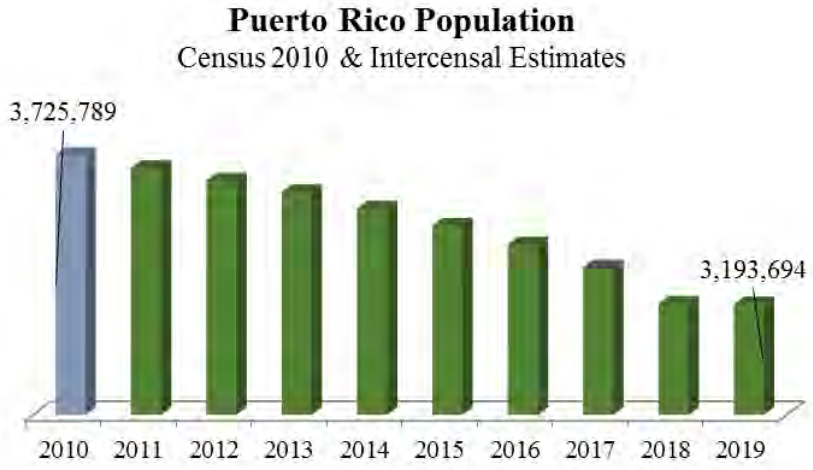
Puerto Rico had a population of 3,808,610 as per the 2000 Census, an increase of 8.1% over the 1990 Census count of 3,522,037 million. During the last years of the past decade, the Puerto Rico Planning Board had estimated the Island's population would reach 4.0 million persons by 2010. However, the 2010 Census data reported the first decennial demographic contraction ever, with an overall population of 3,725,789 million, which inferred a drop of -2.2%.

In spite of the constant population growth along the past decades, except for the last one, the annual growth rate along the past four decades had been decreasing, reflecting an annual growth rate of 1.8% during the 1970-1980 period, of 0.9% during the 1980-1990 period, of 0.8% during the 1990-2000 period, and more recently, a negative rate of -2.2% during the 2000-2010 period; as summarized in the following table. As per Census 2010, PR population declined to 3,725,789 persons in 2010, about 170,000 below the 2000 population.



Source: US Census Bureau

In addition, as per a recent population estimate performed by the Census Bureau, the population of Puerto Rico as of July 1, 2019, was of 3,193,694 persons, which is 14 % less than the 3,725,789 persons figure of the 2010 Census. However, 2019 marked the first year since 2010 without a decline in the Island population. Thus, it is reasonable to expect some stabilization of the PR population after the strong exodus sparked by hurricanes Irma and María in 2017. On the other hand, the demographic impact of the recent earthquakes that damaged many structures in southern Puerto Rico, is not clear yet.



Source: US Census Bureau, Population Division

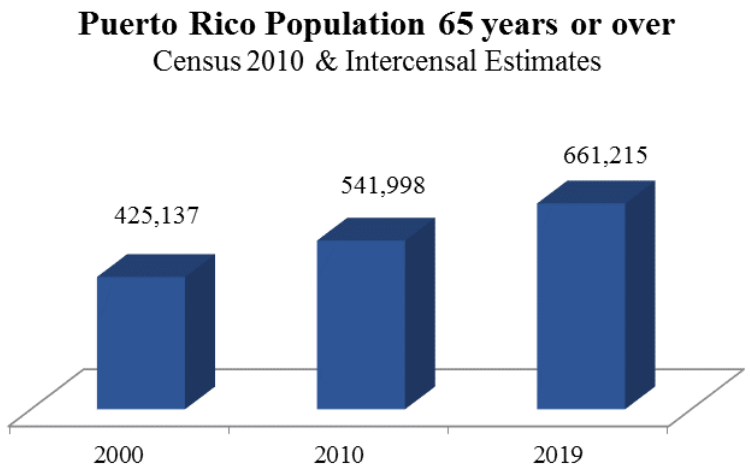
A long-lasting 14 years old economic recession and the havoc wreaked by Hurricanes Irma and María fueled demographic contraction during the last decade. The US Census Bureau estimated a net migration of 428,421 Puerto Ricans to the US between 2010 and 2017.

Young adults are more likely to migrate. Most migrants are located in the cohorts of people aged 10-40 years. This infers a high proportion of young professionals with their families leaving the Island looking for a better and more promising socioeconomic environment. Young adult migration also has negative effects for economic productivity and the housing demand, since first time home buyers mostly fall in the 25-40 year cohort. On the other hand, those who returned to Puerto Rico concentrate in the cohorts of 50 years or over.

Demographic contraction feeds economic recession. The deterioration of the economy fueled a new wave of migrants, but this reduction in the number of local consumers negatively impacts overall consumption; especially, in the retail sector.

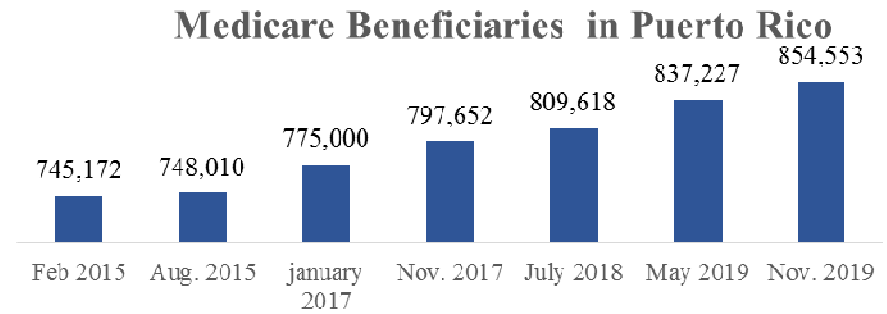
In addition to the decline in total population, Puerto Rico is aging twice as fast as the United States. In 2000, the gap in median age in years between Puerto Rico and the US nearly vanished over the past decade. Median age in Puerto Rico was 32 years in 2000, compared with 37 years in the US. By 2010, median age in Puerto Rico reached 37 years, similar to that in the United States.

Moreover, the percent of population aged 65 years or more in Puerto Rico has surpassed that of the United States. Persons aged 65 years or older account for over 20.0% of total population now. This cohort added more than 115,000 people between 2000 and 2010, and reached 661,215 people in 2018.



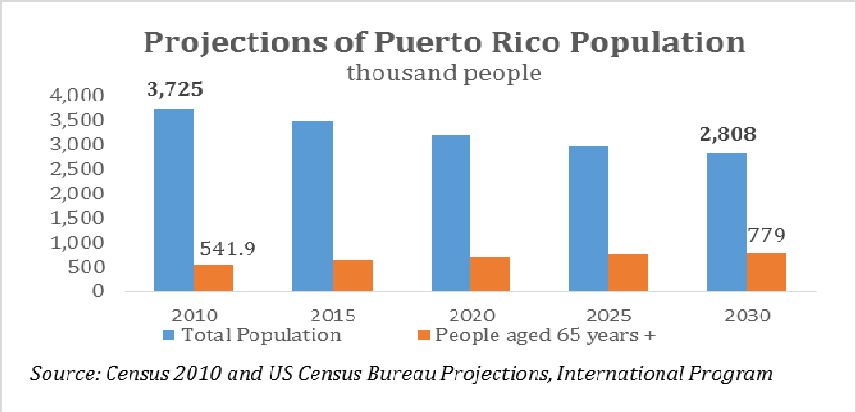
Source: US Census Bureau, Population Division

Puerto Rico has over 800,000 beneficiaries of Medicare, and 70% of them are affiliated to a Medicare Advantage plan. A large and increasing Medicare population confirms that Puerto Rico is experiencing an accelerated aging process. Elders are less prone to migrate, and they keep the local healthcare sector in motion.



Source: Center for Medicare and Medicaid Center

The Census Bureau has projected a scissor-like demographic path for Puerto Rico, with the total population falling below 3.0 million in 2030, but the elderly population soaring in the same period until closing in on 800,000 persons.

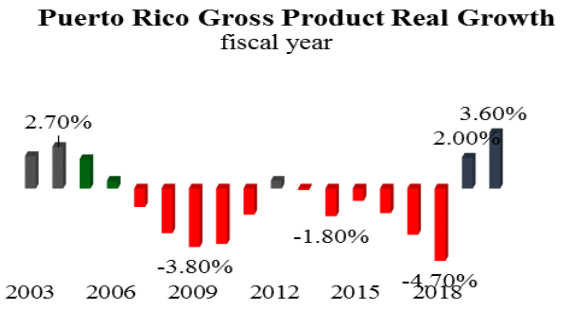


An Overview of the Puerto Rico Economy

Most countries use Gross Domestic Product (GDP) as the most important macroeconomic indicator. In the case of Puerto Rico, due to some distortions related to exports by multinational companies, Gross National Product (GNP) captures better the size of local economic activity as well as earnings of Puerto Rico residents.

Puerto Rico national accounts are published with a one-year delay and refer to fiscal years, which run from July to June. Fiscal year 2019 ended on June 30th, but its results will be published in April 2020.

Since 2006, Puerto Rico has suffered a lengthy economic recession. To make matters worse, hurricanes Irma and María, in September 2017, caused a nosedive in the GNP of fiscal 2018. The Puerto Rico Planning Board has projected a recovery of 2.0% in fiscal 2019 as well as a further 3.6% growth in the ongoing fiscal 2020.



Source: Puerto Rico Planning Board, June 2019

However, the recent outbreak of coronavirus across the globe has also hit Puerto Rico in several ways. A one-month quarantine, that started on March 16th, is expected to last, at least,

up to April 12th. It is also important to note that Puerto Rico suffered several earthquakes and sequences in January, with an adverse economic shock over tourism and the economy of the southern Island.

Abexus Analytics, a novel consulting firm based in San Juan, has estimated a significant impact of the ongoing outbreak over the PR economy. According to Abexus model, a one-month paralysis will cause a GNP loss in the range of $3 to $4 billion.

Taking the Pulse of the Economy

In order to track the behavior of the economy during the on-going calendar year, we can draw information from the Planning Board file of economic activity, which comprises foremost indicators to gauge the behavior of the economy. We have focused on several indicators that allow us to monitor the behavior of the economy. Each one provides information from different components of the overall economy. Data for most indicators are available up to December 2019, and comparisons are presented for the latest month available for the previous year.

For example, cement sales experienced a 29.3% jump in 2018 in respect to 2017, boosted by the reconstruction process and therefore, a surge in the demand for cement. However, it got off to a weak start in 2020, with an annual negative growth of 20% in January. As previously mentioned, the disrupting effect of the earthquake and its sequences could explain this negative performance.

Non-farm/payroll statistics, the best tool to connect employment with the overall economy, posted a positive, 1.5% growth in calendar 2019. Non-farm payroll has dived to about 873,000, well below the peak of 1,075,000 jobs in 2005. In a related context, unemployment rate went down from over 16% in 2018 to 10% in 2019.

Electricity consumption started 2020 with a 3.4% increase in January. It is important to note, that the Government of Puerto Rico has already announced and set in motion the privatization of the electric power industry, which still operates as a state monopoly; the Puerto Rico Electric Power Authority (PREPA). The electric infrastructure in Puerto Rico was severely damaged by the hurricanes. This industry is in such a terrible condition, that radical and bold measures, like its privatization, are a must to overhaul this important pillar of economic development in Puerto Rico.

After an appalling 2018, tourism bounced back in 2019. Hotel registrations of non-residents is the best indicator to gauge tourism, since it tells us how foreign tourists, whether from USA or any other country, sponsor Puerto Rico. It jumped 28.3% in 2019 after plunging in 2018. Data for 2020 is not available yet, but we expect a negative start due to adverse shock by the earthquake. We believe that tourism has a great potential in Puerto Rico, but this industry, which in PR relies heavily on cruise visitors, will likely bear the brunt of the worldwide pandemic.

Retail Sales figure is available to October 2019. It was down 4% compared to the same period, January-October, in 2018. This negative growth cast some doubts on the optimistic growth projected by the Planning Board for 2019-2020. More so, considering that Plaza Las Americas, our largest and most unique shopping mall, has now been shut down since March 16, 2020.

In spite of high fiscal stress, PR Treasury has managed to move in the right direction. Annualized net revenues to the general fund were up 4.0% by November of 2019. The fiscal situation of Puerto Rico remains fragile, but the austerity program and the overseeing by the Financial Oversight and Management Board for Puerto Rico (FOMB) are restoring fiscal discipline in Puerto Rico.

Indicator	Last Month Available	Unit	Accumulated last year	Accumulated this year	% change
Cement Sales	ene-20	thousand sacks	1,068	850	-20.4%
Total Non Farm Employment	dic-19	# workers	860.9	873.6	1.5%
Electricity Consumption	ene-20	Million Kw/H	1,167.9	1,207.2	3.4%
Non Resident Hotel & Paradores	dic-19	# registrations	1,766,559	2,265,987	28.3%
Unemployment Rate	dic-19	%	-16.8%	-10.1%	-39.9%
Retail Sales	oct-19	$ million	$27,764.0	$26,666	-4.0%
General Fund Net Revenue	nov-19	$ million	$9,224.3	$11,197.8	21.4%
Sales of New Housing Units	nov-19	units	1,381	648	-53.1%

Housing construction does not see the light at the end of the tunnel. In 2019, sales of new housing units plunged to 703 units, compared with 2,575 in 2012 and far from over 10,000 units in the mid 00s. On the other hand, sales of existing units is moving steadily around 10,000 annual units. This performance of the housing market mirrors the poor feasibility odds of new housing projects in Puerto Rico.

Source: PR Commisioner of Financial Institutions

Comments on PR fiscal and economic situation: what lies ahead

After many low-key years, Puerto Rico is now in the international spotlight. Besides its debt problem and persisting fiscal shortfalls, hurricanes Irma and María, that hit the Island during September 2017, wreaked a havoc that received worldwide attention.

On June 30, 2016, the president of the United States signed the Puerto Rico Oversight, Management and Economic Stability Act (PROMESA) a bipartisan legislation that gave birth

to the Fiscal Oversight and Management Board (FOMB). Since then, and maybe during a further decade, the power of local authorities and elected officials has been severely restrained by the actions and decisions of the fiscal board.

PROMESA opened a new time for the economy of Puerto Rico. The fiscal board's main assignment was to fix the Commonwealth wrecked public sector, eliminate fiscal shortfalls, and return Puerto Rico's access to capital markets. The board has dealt with the thorny issue of Puerto Rico public debt.

The Puerto Rico economy has entered a long but positive process of radical restructuring. FOMB has laid out a fiscal plan up to fiscal year 2023 that highlights the imperative of balanced budgets by cutting excessive spending and strengthening revenue collection. The fiscal plan represents a road map to a downsized and more efficient public sector in Puerto Rico.

In spite of some criticism, Puerto Rico, under FOMB oversight, has made long strides in the restructuring of its public debt. In January 2018, the PR Government and bondholders of COFINA (for its acronym in Spanish) reached an agreement that was ratified by judge Laura Taylor Swain, who is overseeing debt restructuring in Puerto Rico. This agreement includes an estimated reduction of over $17.5 billion in debt service by the Commonwealth and gives the central government an additional fraction of the sales tax revenue previously committed to pay COFINA bondholders. On the downside risks, the agreement assumes a debt service ramp-up upon a sustained economic growth in Puerto Rico for the next forty years, a concerning issue for some experts and economists. As of today, over 70% of more than $70 billion in public debt has been restructured.

The fiscal plan comprises a comprehensive set of measures and reforms to modernize the PR economy and align it with most US states. Although those measures will likely yield positive results, there remain many challenges for an economy that has lost vitality and competitiveness for more than two decades.

The overhauling of the electric power system in Puerto Rico marks another turning point. In 2017, the PR government started a privatization process to encourage more competition, efficiency and resiliency in a system that was totally knocked out by hurricane María in 2017. The shortlist of private operators includes four companies all of them with experience and sound capitalization: Duke Energy, Exelon Corporation, Public Service Enterprise Group (PSEG) and a consortium headed by Quanta Services. As of today, there is not yet a comprehensive plan to overhaul the PR power system.

The reduction of the number of municipalities and cutting excessive spending by municipal governments is another pending task.

However, more upside risks have emerged. Puerto Rico is expected to receive over $21 billion in CDBG funds during the next five years. Moreover, the outbreak of coronavirus pandemic that has upended the world economy and wiped out trillions in stock assets across the world, could open new economic opportunities for Puerto Rico.

Along these lines, there is a bipartisan effort to bring back to the US the production of drugs and pharma inputs that are currently manufactured in China. With a sound pharma industry and thousands of engineers and highly qualified professionals, Puerto Rico has a great potential to usher back many of those products, a top priority for the US national security.

In summary, after a protracted recession, stagnation and fiscal imbalances, Puerto Rico is now taking steps in the right direction. An economic upturn could bring back to the Island many Puerto Ricans that have recently emigrated. This will further improve overall fiscal conditions and the prospects of long-term economic recovery.

LOCATIONAL ANALYSIS

LOCATION	Old San Juan Sector of Puerto Rico.
BOUNDARIES	N – Atlantic Ocean. S – San Juan Bay. E – Puerta de Tierra Ward. W- San Juan Bay.
LINKAGES	Old San Juan is at the extreme end of a small Island (Isleta de San Juan), which is joined to the rest of San Juan by the Dos Hermanos, San Antonio and Condado bridges; connected through the high traffic arteries of Ponce de León, Fernandez Juncos, Constitución and Luis Muñoz Rivera Avenues.
MIX	The subject's general neighborhood comprises the area along the Old San Juan town core of the San Juan Municipality, which has a heterogeneous character, including a mix of commercial, residential, industrial and tourist oriented properties. Supporting services, facilities and amenities are available within reasonable walking and/or driving distances.
USES	The old city has remained through the years as the Commonwealth, Municipal Government and cultural headquarters of Puerto Rico. A number of museums, hotels, boutique stores, art galleries, and some of the finest restaurants in the Caribbean make it a fascinating place to work and/or live. Some of the buildings here date back some 500 plus years. In addition, Old San Juan has a strong residential base and its rental market is very active, both short and long term.
INFLUENCES	The main commercial activity in the Old San Juan Sector is concentrated within the square formed by San Francisco Street (north), Fortaleza and Recinto Sur Streets (south), O' Donnel Street (east) and Del Cristo Street (west), with the main focus of commercial activity concentrated in the streets that front the main plazas such as Plaza de Armas and Plaza Colón. In addition, Plaza San José and San Sebastián Street areas have also a strong commercial activity, while they lie on the mostly residential northwest section of Old San Juan.
PROPERTY VALUES	In general, property values in the subject immediate have been increasing mainly due to a limited supply. It is important to note, and as previously mentioned, the Island has been traversing through a recession during the past 14 year period which has significantly affected values all over the Island, with Old San Juan not being the exemption. However, since most of the foreclosed abandoned and depleted structures in OSJ have been purchased mainly by speculative investors also later resell them, the available inventory has significantly been reduced, which combined with a high demand from all types of buyers, property values have increased.
SUPPLY AND DEMAND	Currently, there is a strong demand for residential and commercial properties within the Old San Juan Sector with limited supply.

PROPERTY PRODUCTIVITY ANALYSIS

SITE DESCRIPTION	
Area	Parcel A – 549.4835 square meters and Parcel B – 436.24 square meters for a total of 965.72 square meters (as submitted by the project's current owner).
Street Frontage	San Sebastian, Sol, Tanca and Barbosa Streets.
Street Access (Ingress and egress)	San Sebastian, Sol, Tanca and Barbosa Streets.
Shape	Irregular, but an adequate width and depth relationship for its functional development.
Topography	Level to slightly sloping.
Zoning District	R-6, equivalent to R-U (Urban Residential).
Soil Conditions	Assumed stable.
Flood Panel	72000C0355J, last revised November 18, 2009.
Flood Zone	Zone X – minimal flood area.

Locational Attributes

The subject property enjoys an excellent location within the Old San Juan Sector. The 10 subject buildings are distributed between two parcels (A and B) which have frontage to four streets which are San Sebastian, Sol, Tanca and Barbosa and are located in the northeastern section of OSJ.

The subject neighborhood enjoys all facilities provided by the federal, municipal and central governments. In addition, educational facilities, employment centers, shopping facilities, churches and hospitals are available within the general neighborhood and/or within reasonable driving and/or walking distances.

Physical Characteristics

The subject project site consists of two irregular shaped lots, but with an adequate width and depth relationship for their functional development. The subject project site's topography is level to slightly sloping, which is considered adequate for its current residential apartment type use.

The site is already improved with all the typical on and off site improvements for a residential apartment type project, including utilities connection, filling, compacting, grading, asphalt paving, sidewalks, etc.

Services

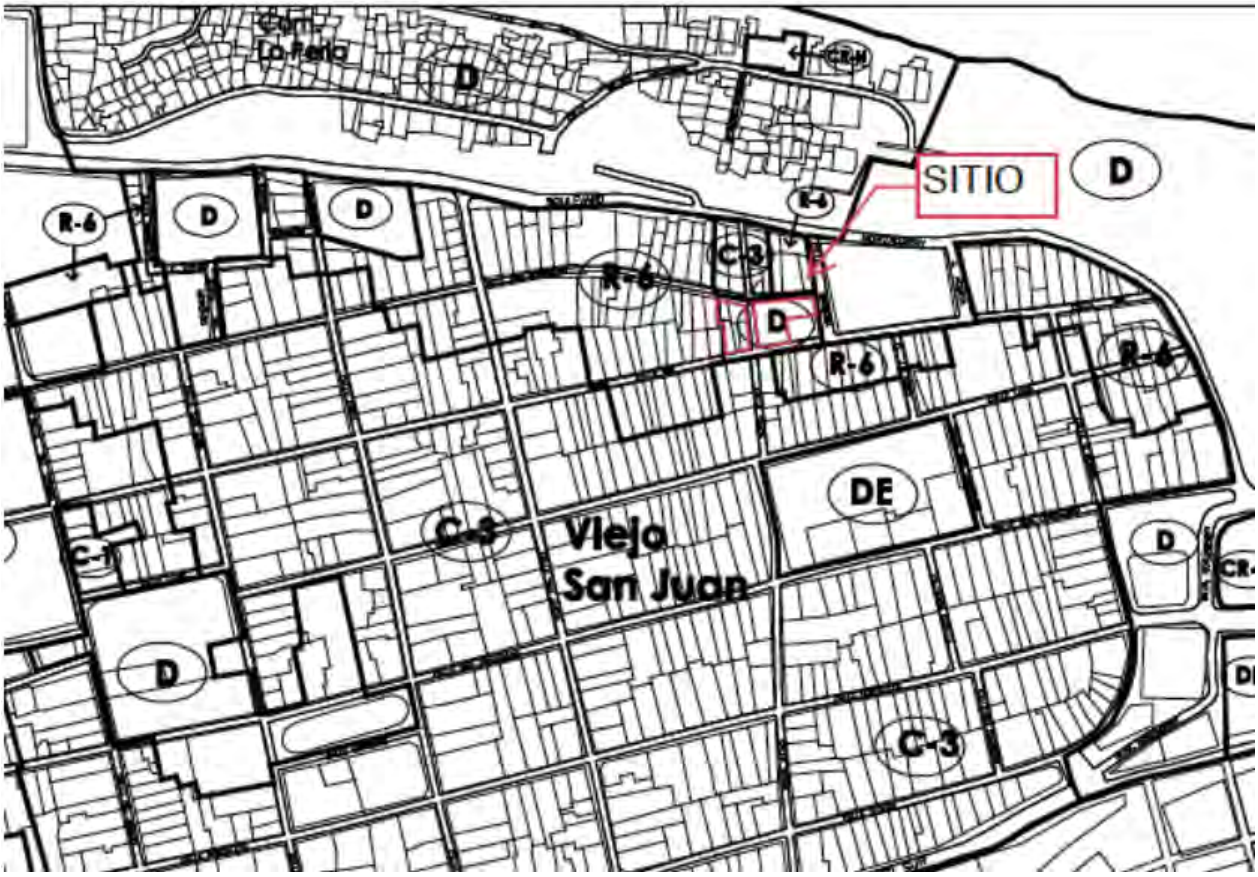
The subject project site is located within an urban area, which has been improved with the services necessary for the existing uses. However, the availability of capacity and/or connection rights to any or all other public utilities have not been determined by the appraisers.

Zoning

The subject project site lies in an area zoned D (Public) and R-6, or R-U (Urban Residential). It should be mentioned, that Zoning Map No. of the 2A San Juan Municipality in effect since 8/27/13 delineates the entire subject project site as a D (Public) zoning. However, apparently this D (Public) zoning is an error which must be corrected by the Puerto Rico Planning Board.

Thus, for purposes of this analysis, the overall subject project site will be considered to lie on a R-U (Urban Residential) which is more in line with its historical and existing residential type use.

Properties lying within Historical Districts of this R-U zoning, like the case of the subject, will conform to regulations dictated in Chapter 10.2 of the New Zoning Ordinance Plan (Reglamento Conjunto 2019) and will need the approval of the ICP (Institute of Puerto Rican Culture).



Flood Area

As per the Federal Emergency Management Agency (FEMA) flood insurance rate maps no. 72000C0355J for the Commonwealth of Puerto Rico, last revised on November 18, 2009, the subject project site has been placed under a Zone X, which is defined as an area of minimal flood hazard.

FEMA Flood Map

Subsoil
We have not performed, nor have we examined any subsoil studies prepared on the subject project site. Thus, for the purpose of this appraisal report, the subject land is assumed to be adaptable for normal usage without abnormal expenditures, other than typical of the immediate area.

Easements, Expropriations and Encroachments
Other than the typical utility easements, we assume that the land subject of this appraisal report, is free of easements, encroachments and other contemplated expropriations.

Environmental Impact
No site environmental impact studies were made in conjunction with this appraisal report. The value opinions contained herein could be impacted by subsequent environmental impact studies, research, investigation, and resulting governmental actions.

Hazardous Materials
We have no knowledge of the possible existence of hazardous material that could have significant negative impact on the subject project site. Nevertheless, we are not qualified to detect any such substances. Therefore, the value opinions reported in this appraisal report are predicated on the assumption, that there is no such material affecting the subject project site.

Tax Data and Assessed Valuation
Puerto Rico's Real Estate Tax Rates are based on two (2) separate factors, one is the rate fixed by the Legislature of Puerto Rico, standard for all parts of the Commonwealth, and the other, is the rate set by the municipality wherein a given property is located.

The law in Puerto Rico provides for a 10% discount on the property taxes, which are collected in two (2) yearly payments, if these are paid within 30 days following the mailing of the tax invoice. In addition, the law also grants property tax exemption for the first $15,000 of assessed valuation on one (1) residence, if owner occupied. The current property tax rate for San Juan is 10.33%.

However, the subject project enjoys a tax exemption, as granted by the Department of the Treasury, which results from the subject project's nature to operate under the Section 8 of the Internal Revenue Code (IRC), with such benefit acknowledged for as long as continuous compliance is kept with relevant provision of the law, and with all administrative rules and regulations now in force, subsequently issued or promulgated.

Nevertheless, the value opinions reported for the subject property, disregards any existing tax liability that might be pending and no liability and/or responsibility is assumed by the appraisers in this respect.

DESCRIPTION OF THE IMPROVEMENTS

The subject project consists of 25 residential apartment units of 1BR, 2BR and 3BR types, distributed among 10 buildings ranging from two to five stories. The subject buildings are identified as Buildings 1 through 10. The 10 subject buildings are located along San Sebastian, Sol, Tanca and Barbosa Streets in the Old San Juan Sector of the San Juan Municipality.

The subject buildings were built in approximately in 1940 and were originally used as private residential apartment units. Then, around 1980, the buildings were remodeled and converted to an affordable rental housing project under Section 8 of HUD. The last major rehabilitation of this project was performed in 2005. The subject buildings have been adequately maintained and the exterior and interior are considered to be in average physical condition. Please note, that like most of the buildings within the Old San Juan Sector, the subject project does not have parking facilities.

There are no elevators in the subject buildings and access to the upper level units are provided by way of interior staircases. It should be mentioned, that some units include balconies. The following table lists the gross living areas of each of the 25 units comprising the subject project, as submitted to us by the client.

Unit No.	Unit Type	Area in Sq. Ft.
1-A	1BR-1BA	550
1-B	1BR-1BA	670
2-A	2BR-1BA	900
2-B	3BR-1BA	870
3-A	1BR-1BA	830
3-B	1BR-1BA	900
4-A	2BR-1BA	1,400
5-A	2BR-1BA	600
5-B	3BR-1BA	710
5-C	3BR-1BA	710
5-D	3BR-1BA	710
5-E	1BR-1BA	360
6-A	1BR-1BA	600
6-B	1BR-1BA	610
6-C	2BR-1BA	630
7-A	2BR-1BA	720
7-B	2BR-1BA	800
8-A	2BR-1BA	850
8-B	2BR-1BA	850
9-A	3BR-1BA	1,070
9-B	2BR-1BA	1,070
9-C	2BR-1BA	1,130
10-A	3BR-1BA	1,460
10-B	3BR-1BA	1,130
10-C	1BR-1BA	580

The following the table lists the unit distribution of each subject unit type.

Unit Type	No. of Units	Size in Sq. Ft.	Average
1BR-1BA	8	360 - 900	638 Sq. Ft.
2BR-1BA	10	630 – 1,400	895 Sq. Ft.
3BR-1BA	7	710 – 1,460	951 Sq. Ft.
Total	**25**		

As evidenced by the previous tables, each of the subject units has different sizes, which is typical in these types of buildings. Thus, for purposes of this analysis, an average figure for each unit type was used as the basis for valuation purposes. Please note, that each subject unit includes a refrigerator, a stove, a smoke alarm, a fire extinguisher and a water heater.

The following tables summarizes the total square footage of the 10 subject buildings.

Building No.	No. of Units per Bld.	Area in Sq. Ft.
1	2	1,220
2	2	1,770
3	2	1,730
4	1	1,120
5	5	3,070
6	3	1,820
7	2	1,516
8	2	1,700
9	3	3,250
10	3	3,164
Total	**25**	**20,360**

Physical Depreciation

The subject property was built in 1940, or 80 years ago, and it has been kept in average physical condition throughout continuous and/or periodic rehabilitation and renovations performed since its original construction. Typical refurbishing is usually performed when a unit was vacated, including general painting, plastering, replacement of damaged doors and bathroom and kitchen fixtures. These replacements/renovations cure were part of its chronological age, and extend its economic life.

Functional Obsolescence

Functional obsolescence is a reduction in the utility of the structure or of one of its components, due to the decreased capacity of the structure or its components to perform the function for which it was intended.

The subject improvements were originally built as private residential apartment buildings which were later converted to affordable low income rental units of 1BR, 2BR and 3BR's, meeting the HUD specific requirements to provide housing for the use and occupancy by families of low and moderate income. Although the property adequately fulfills the function for which it was developed, its old age and current average physical condition requires a significant amount of rehabilitation and modernization. Thus, the subject improvements are considered to have functional obsolescence, more specifically, it is considered a curable deficiency requiring substitution or modernization.

External Obsolescence

The subject project enjoys good urban location within the Old San Juan Sector of the San Juan Municipality with good access to main thoroughfares. Although the overall private housing market activity in the general San Juan and the entire Island has been affected by on-going fourteen (14) plus year old recession currently affecting the Island, the Old San Juan Sector has been experiencing a high demand from all types of buyers and due to the limited supply, which has resulted in increased property values.

In addition, since the subject project refers to a low income/affordable housing rental project which is fully subsidized by Section 8 vouchers and has historically enjoyed full occupancy, no external obsolescence was identified.

Subject Photos

Building 3

Building 4

Building 5

Building 7

Building 8

Building 1

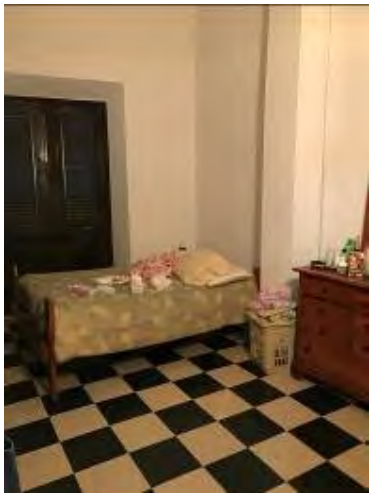
Building 2

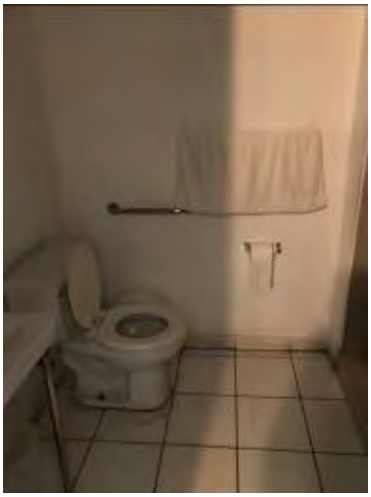
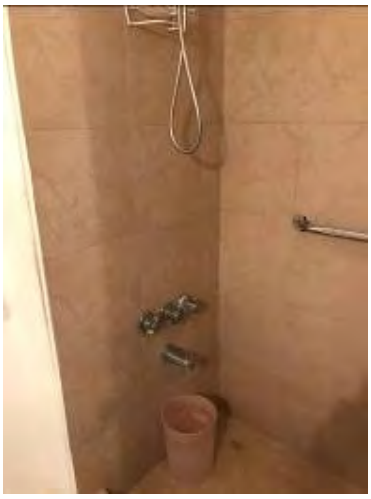
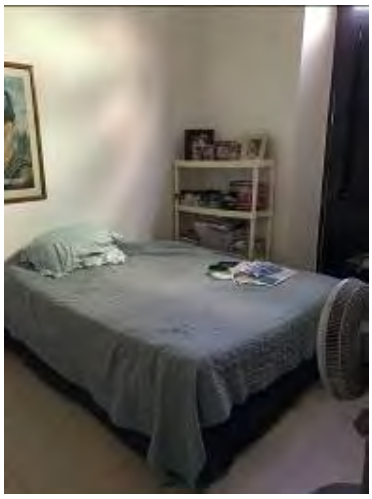
Building 6

Building 9

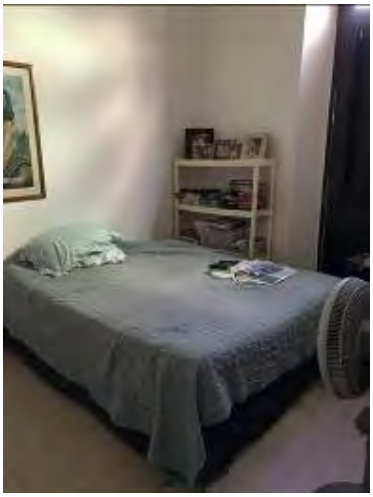
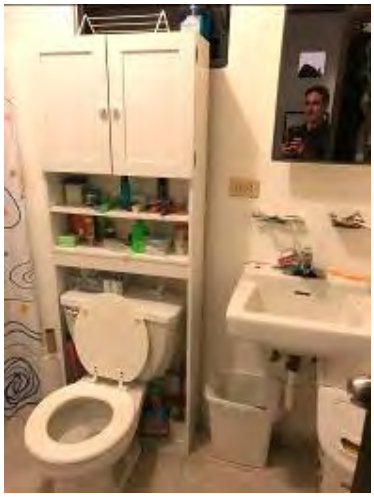
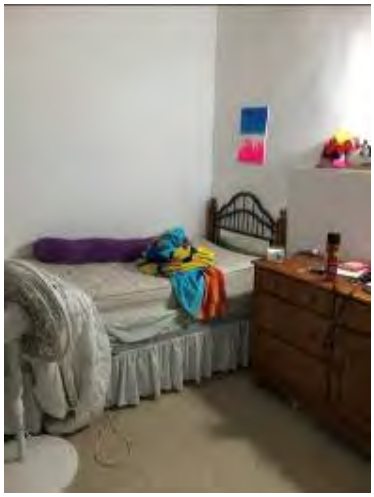
Building 10

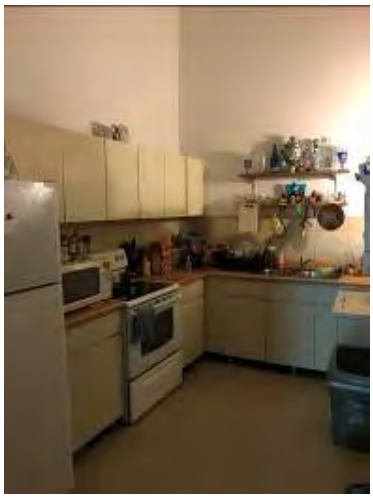
Unit 6A (1BR-1BA)



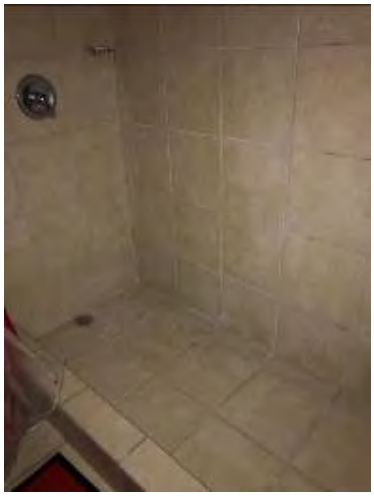




Unit 9A (3BR-1BA)

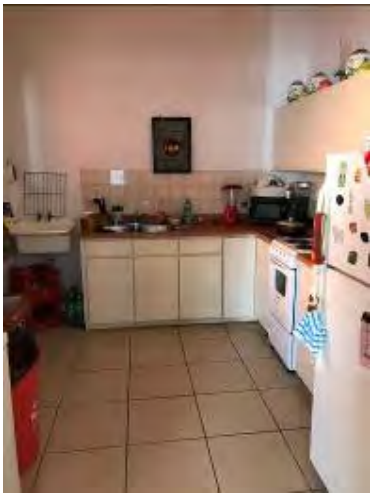
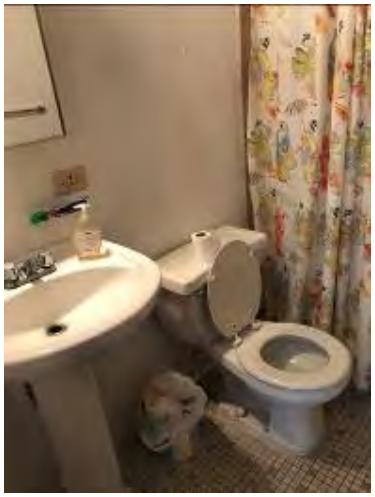
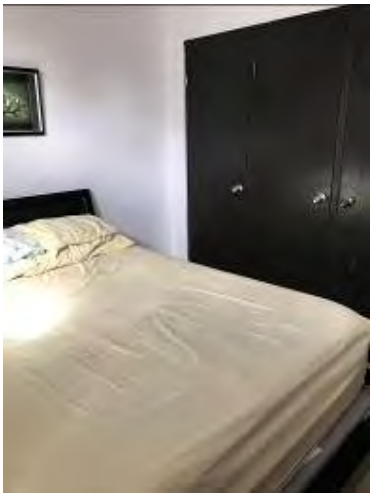
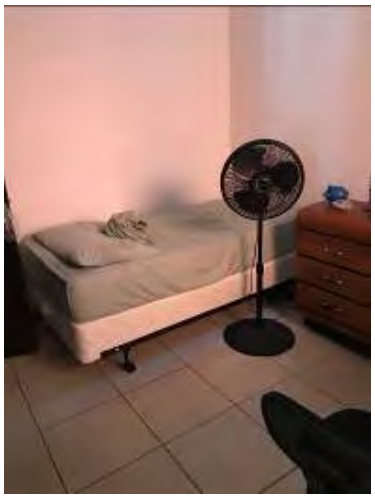
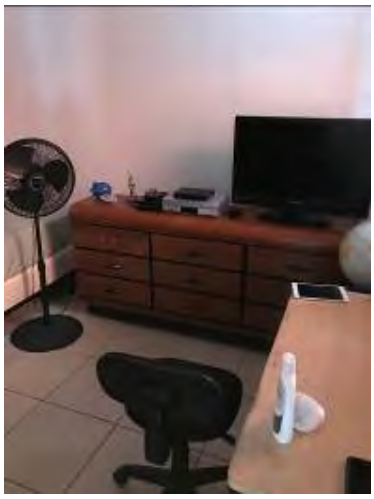






Unit 4A (2BR-1BA 3 levels)



Unit 8B (2BR-1BA)

HIGHEST AND BEST USE ANALYSIS

Introduction

Highest and best use is defined in the sixth edition of *The Dictionary of Real Estate Appraisal* (Appraisal Institute, Chicago, 2015), as follows:

> *"The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."*

The highest and best use analysis requires the appraiser to distinguish from among all possible uses, that use which would represent the highest value as of the effective date of appraisal.

Highest and Best Use of land or a site as though vacant

Legal permissibility test	The subject project site is zoned D (Public), which adequately basically allows for a public and/or institutional type uses.
Physical possibility test	The subject project site's physical and locational characteristics, along with its access capabilities described in detail in the previous Property Productivity Analysis section of the report, supports a public and/or institutional type use.
Financial feasibility test	Based on the fact that public and/or institutional uses are built to serve the needs of the community and have no monetary benefit consideration, a financial feasibility test for this type of use seems academic.
Maximum productivity test and conclusion	Again, and following the line as the Financial Feasibility Test and considering the limited amount of possible uses based its legal zoning restriction, the maximum productivity of subject project site will be confined to whatever public and/or institutional use that is proposed at the subject project site.

Highest and Best Use As Though Vacant - Conclusion	
Physical Use	Public and/or institutional use
Timing of the Use Interim Use	Not Applicable Not Applicable
Most Likely Buyer	Government agency, Non profit organization.
Most Likely User	Government agency, Non profit organization

Highest and Best Use of Property as Improved (Restricted)

The subject project refers to the San Sebastian Apartments project located in the Old Juan Sector consisting of 25 residential apartment units of 1BR, 2BR and 3BR types, distributed among 10 buildings ranging from two to five stories. Since 1980, the subject project has been operating as a low income affordable rental housing project which is currently under a housing assistance payments (HAP) contract of the US Department of Housing and Urban Development Office of Housing (HUD).

The subject property is currently under an option to purchase agreement by related entities and the new future owner plans on rehabilitating the subject improvements at a reported cost of $12,461,532, excluding the purchase of the building and land.

The subject's proposed rehabilitation project is scheduled to be built with funds to be provided by two federal program sources and a local bank having the following preliminarily projected financial structure:

Permanent Loan	$700,000
Tax Credits	$3,606,649
CDBG-DR Loan	$11,039,083
Total	**$15,345,732**

Thus, if the new future owner obtains the previously mentioned preliminary projected funds, the subject's highest and best use "as improved" would be its proposed rehabilitation project, and its continue as an affordable low income rental operation under the Section 8 and LIHTC programs.

In summary, the proposed rehabilitation of the subject units suggest for a continuity of the subject project's restricted affordable residential use. Still, with restricted rent levels, as approved by HUD.

Highest and Best Use As Though Vacant – Conclusion	
Physical Use	Continue its operation as an affordable rental housing project as stipulated by its 20 year HUD agreement contract.
Timing of the Use Interim Use	Now. Not Applicable.
Most Likely Buyer	Owner User (Someone who has an established company with good management dedicated to the subsidized rental housing market).
Most Likely User	Owner User (Someone who has an established company with good management dedicated to the subsidized rental housing market).

THE APPRAISAL PROCESS

Typically there are three (3) basic approaches that may be used by appraisers in the estimation of market value. These three approaches provide data from the market from three different areas when all are available. These three approaches are the **Cost Approach,** the **Sales Comparison Approach** and the **Income Capitalization Approach.**

The **Cost Approach** has as its premise, the valuation of the site of the property being appraised by comparison with other sites in the area that have sold in the recent past, making adjustments for differences to indicate a site value estimate. To this site value is added the estimated cost to reproduce or replace the improvements under appraisal, less any loss of value (depreciation) that might have transpired or taken place. This approach to value is based on the economic principle of substitution.

The **Sales Comparison Approach** has as its premise, a comparison of the property being appraised with others of a similar design, utility and use that have sold in the recent past. To indicate a value for the property under appraisal, adjustments are made to the comparables for differences with the subject of appraisal. This approach to value is also based on the economic principle of substitution.

The **Income Capitalization Approach,** as used for investment properties, has as its premise, the estimation of the amount of the net income the property under appraisal is generating, or could potentially generate, which when capitalized in a manner that is commensurate with the risk and the life expectancy of the improvements, will indicate the present value of the income stream. This approach to value is based on the economic principle of anticipation.

Normally, these three approaches will each indicate a different value. After all the factors in each of the approaches have been carefully weighed, the indications of value derived from each of the approaches are correlated to arrive at a final value opinion.

For this appraisal assignment, relative to the proposed rehabilitation of the subject project, the sales comparison approach was not developed due to the fact, that no sales of similar subsidized rental type projects within the Island have taken place during the past several years. On the other hand, it was developed to obtain the value of the "as is" subject project site.

The cost approach and the income capitalization (assuming LIHTC and CDBG-DR preliminary projected funds) approaches to value were developed, with the resulting figures reconciled into a final value conclusion. Please note, that the subject's "as is" subject project site market value was reported in the Cost Approach Section.

COST APPROACH

Valuation of the "As Is" Subject Project Site

Typically, there are six valuation procedures and/or techniques that may be used by appraisers to delineate land market value. These six procedures and/or techniques are sales comparison, allocation, extraction, subdivision development, land residual and ground rent capitalization. All these procedures and/or techniques are derived from the three basic approaches to value, which are the previously covered cost approach, sales comparison approach and income capitalization approach.

In the valuation of vacant sites, such as the "as is" subject project site, the most applicable approach and the one that typically tends to give the most reliable indication of value is the sales comparison approach, considering that a number of comparable and competitive transactions are available. Therefore, this is the approach that will be used to arrive at indications of value for the "as is" subject project site.

Consequently, for the purpose of arriving at an indication of the fee simple market value of the subject project site by the sales comparison approach, and considering its highest and best use, the most recent transactions of vacant sites purchased for social interest elderly and/or Section 8 apartment/condominium/house projects within competitive locations of the Island were gathered.

The different areas were visited and a visual inspection of the properties involved in the transactions was made. The data pertaining to the listed transactions was verified with at least one of the parties involved and the public records at the respective Property Registry offices and/or the CRIM office in San Juan. The transactions gathered are summarized in the following table and their detailed descriptions have been kept in our office files.

SUMMARY OF COMPARABLE LAND SALES

Sale	Project Name / Location	Date of Sale	Area In Sq. Mts.	No. of Units	Sales Price	Price per Sq. Mt.	Price per Unit
1	Galeria Urbana/Caguas	10/14	4,426	107	$1,050,000	$237	$9,813
2	Valle Dorado/ Utuado	11/14	4,237	32	$230,000	$54	$7,188
4	Ciudad Lumen / Guaynabo	9/15	4,129	140	$1,782,500	$431	$12,732
N/A	**Subject Project Site**	**N/A**	**985**	**25**	**N/A**	**N/A**	**N/A**

The appraisers have listed three closed/deeded sales of vacant parcels of land purchased for the development of social interest elderly and/or Section 8 apartment/condominium/house projects lying within competitive locations of the Island. These transactions took place from 10/14 to the 9/15 and will be used to derive the market value in fee simple of the subject project site by the sales comparison approach. The transactions gathered vary in size from 4,129 to 4,426 square meters and the properties sold within a $54 to $431 per square meter range and/or $7,188 to $12,732 per unit range.

In addition, the appraisers have also listed the sale of shell (in ruins) property located within the subject Old San Juan Sector which is summarized in the following table.

SALE	PROJECT NAME / LOCATION	DATE OF SALE	AREA IN SQ. MTS.	NO. OF UNITS	SALES PRICE	PRICE PER SQ. MT.	PRICE PER UNIT
4	260-262-264 Luna St., Old San Juan	8/14	826	N/A	$460,0000	$557	N/A

This sale refers to Lots 260, 262 & 264 located on Luna Street within the subject Old San Juan Sector, whose improvements were ruins and sold for $460,000 and/or $557 per square meter in August of 2004.

Conventional appraisal methodology within the development of the sales comparison approach for the valuation of vacant parcels of land typically requires appraisers to fully describe each of the comparable sales in order to weigh their characteristics (superior, similar or inferior) against those of the property under appraisal, making adjustments to quantify for any differences.

However, the "as is" subject project site has a few unique characteristics, such as its specific location, its topography, its size, its shape, its current zoning restriction and its highest and best use. Consideration of all these factors makes subject project site different in specific terms to all the land transactions gathered, which in theory means, that the market data available is not truly, ideally comparable. By the same token, each of the listed transactions has its own unique characteristics. As a matter of fact, after pairing the transactions to one another, no specific and/or clear trends can be extracted for differences in passage of time, locations, sizes, topographies and number of units.

This situation reflects the typical imperfect nature of real estate markets, meaning that the market data available is not perfect enough, or sufficient enough, to derive specific adjustments between the specific characteristics of the transactions gathered and those of the subject of appraisal and consequently, requires the appraisers to interpret the available market data in a broad logical manner. In viewing the market data from a general standpoint, the reader can visualize, that the unitary prices per square meter of the listed transactions range from a low of $54 to a high of $557, while the prices per unit on a density basis, range from a low of $7,188 to a high of $12,732.

It is obvious from the foregoing, that the price per unit indications provide for a tighter, more consistent and therefore, more reliable trend. However, in this particular case, and considering that properties within the Old San Juan Sector usually don't follow the typical sales trend and/or pattern given the uniqueness and historical characteristics of the subject area, this analysis is best performed by way of a price per square meter analysis, which will provide a more credible and reliable result.

Based on the foregoing, and considering the subject's small size, a figure near the upper end of the price per square meter range is suggested. Thus, considering that the Sale 4 took place under superior market conditions and has a superior zoning restriction, a slightly lower figure than its $557 per square meter is suggested. As such, a rounded unitary $500 per square meter figure is comfortably concluded, which provides for a rounded market value figure of $500,000 (985.7236 sq. mts. x $500 per sq. mt. = $492,862).

Thus, in view of the preceding information and analysis, and with no evidence to the contrary, the market value in fee simple of the 985.7236 square meter "as is" subject project site, as of October 15, 2020, was concluded to be of:

$500,000
(FIVE HUNDRED THOUSAND DOLLARS)

Estimation of the Reproduction Cost New of the Proposed Subject Improvements

After the value of the "as is" subject project site has been estimated, the next step in the cost approach is the estimation of the reproduction cost new of the proposed rehabilitation of the subject project.

For the estimated RCN of the proposed rehabilitation of the subject project, the appraisers will use the cost estimate submitted by the project's new future owner, inclusive of LIHTC and other federal funds related items, which will be compared to other similar type projects. Total soft costs include: professional fees, interim costs, syndication costs, developers fee and project reserves, which are typical for said type of projects. The submitted cost estimate by the sponsor/developer is summarized in the following table:

San Sebastian Apartments	25 units	
	$ Amount	%
Total Hard Costs (Blds & Site)	**$7,459,146**	**60.0%**
Total Soft Costs including Financing	**$5,002,386**	**40.0%**
Total Project Costs (excluding land & Bld value)	**$12,461,532**	**100.0%**
Total Project Costs (rounded to)	**$12,460,000**	
Price per Unit = $500,000 (Rd)	**Price per SF = $612**	

The foregoing figure estimate indicates a rounded $12,460,000 total construction cost figure for the proposed rehabilitation at the subject project, resulting in rounded $612 per square feet and/or $500,000 per unit figures, excluding land & building cost, if divided by the reported project's total gross (roofed) construction area of approximately 20,360 square feet. These $612 per sq. ft. and $500,000 per unit figures both lie above the general $211 to $259 per square foot and the $216,800 to $359,700 per unit unitary ranges evidenced by the table below, which refers to proposed new type private subsidized projects built from the ground up. Please note, that the names of these listed competitive projects were not disclosed for confidentiality purposes.

Competitive Projects Costs						
Location	**Project Program Target**	**Type**	**No. of Units**	**CGA in SF**	**$ P Cost* per SF**	**$ P Cost* per Unit**
Dorado	Low Income Affordable Rental	Mid Rise CND	84	90,765	$232	$251,190
Humacao	Low Income Affordable Rental	Mid Rise CND	115	117,274	$213	$216,783
Trujillo Alto	Low Income Affordable Rental	High Rise CND	156	180,053	$211	$243,910
Cataño	Low Income Affordable Rental	High Rise CND	104	137,985	$230	$305,162
Caguas	Low Income Affordable Rental	Mid Rise CND	238	N/A	N/A	$345,971
RP/San Juan	Low Income Affordable Rental	Mid Rise CND	94	N/A	N/A	$359,692
Toa Alta	Low Income Affordable Rental	Single Fam & RH	116	144,041	$259	$321,985

*$ amount of project cost

However, these projects are basically large scale developments which don't provide for a true reliable cost indication for the subject. In addition, it should be mentioned, that rehabilitation work within the Old San Juan Sector are costly due to the complexity of constructing within an historic city (500 plus years old) having narrow streets and limited on/off loading capacities. Thus, for purposes of this appraisal report, the appraisers will assume that the cost estimates provided by the project's new future owner are true and correct, and no liability and/or responsibility will be assumed in case of any future changes.

Be aware, that the concluded cost figure already includes an entrepreneurial incentive of approximately 15.8%, which lies slightly above the upper end of the 10% to 15% range for these types of projects. In summary,

Summary of the Cost Approach (Including LIHTC and other Federal Funds Costs)	
Reproduction Cost New	$12,460,000
Add: Land Value & Building*	$2,884,000
Total Cost Approach Value	**$15,344,000**
Rounded to	**$15,350,000**

*$500,000 Land Value + $2,350,000 Building Value (as provided by the Client based on the Option Price) + $34,200 in closing fees.

As such, the market value of the fee simple interest in the proposed rehabilitation of the subject project by the Cost Approach, as of the prospective date of September 15, 2022, was concluded to be of:

$15,350,000
(FIFTEEN MILLION THREE HUNDRED AND FIFTY THOUSAND DOLLARS)

The global outbreak of a "novel coronavirus" known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). It is currently unknown what direct, or indirect, effect, if any, this event may have on the national economy, the local economy or the market in which the subject property is located. The reader is cautioned and reminded that the conclusions presented in this appraisal report apply only as of the effective date indicated. The appraiser makes no representation as to the effect on the subject property of this event, or any event, subsequent to the effective date of the appraisal.

Furthermore, it is important for the client and intended users to understand, that any prospective values rendered herein reflect the analysis of market data current as of the earliest effective date of value. Prospective value opinions are intended to reflect the expectations and perceptions of market participants as of that time frame; therefore, this appraisal assignment cannot account for – and the appraisers cannot be held responsible for – unforeseen events that may occur and that may alter market conditions prior to the prospective date of value.

THE INCOME CAPITALIZATION APPROACH

Introduction

The income capitalization approach considers the property under an income producing (rental) scenario, with its market value equal to the present worth of all future benefits produced by the real estate. In this case, a direct capitalization analysis will be performed. This model states that value is a function of income capitalized at an overall capitalization rate: V = I/R.

The San Sebastian Apartments Project, comprised by 25 1BR, 2BR & 3BR units, has been historically operated as a low-income rental multi-family type project, under a Section 8 housing assistance payments (HAP) contract sponsored by HUD. Under the HAP contract of the Section 8 program, HUD provides housing assistance payments on behalf of qualified low-income tenants.

Now, the new future owner is proposing the rehabilitation of the subject project under the Low Income Housing Tax Credit (LIHTC) program.

As previously mentioned, this analysis will be performed on a direct capitalization method. Under the direct capitalization method, a single year's income expectancy is capitalized into an indication of value by an appropriate capitalization rate.

Analysis of Tenancy

The subject project consists of 25 residential apartment units of 1BR, 2BR and 3BR types, distributed among 10 buildings ranging from two to five stories. The subject buildings are identified as Buildings 1 through 10. These 10 subject buildings are located along San Sebastian, Sol, Tanca and Barbosa Streets of the Old San Juan Sector of the San Juan Municipality.

The subject buildings were built approximately in 1940 and were originally used as private residential apartment units. Then, around 1980, the buildings were remodeled and converted to an affordable rental housing project under Section 8 of HUD. The last major rehabilitation of this project was performed in 2005. The subject buildings have been adequately maintained and the exterior and interior are considered to be in average to good physical condition. Please note, that like most of the buildings within the Old San Juan Sector, the subject project does not have parking facilities.

There are no elevators in the subject buildings and access to the upper level units are provided by way of interior staircases. It should be mentioned, that some units include balconies.

The subject project is under a housing assistance payments (HAP) contract of the US Department of Housing and Urban Development Office of Housing (HUD), with the Puerto Rico Housing Finance Corporation as the contract administrator, and Old City, LP as the current owner. It should be mentioned, that on May 1, 2011, the subject property owner signed a new 20 year contract with HUD, which runs up to April 30, 2031.

The new future owner intends to rehabilitate the subject project, including asbestos and lead removal, replacement of electrical primary and service lines, new roof treatment, exterior and interior painting and plastering, reconstruction of stairs up to current code standards with floor tiles, installment of an intercom and security camera system, replacement of existing lamps with LED lamps, installment of missing mailboxes, replacement of all doors and windows, renovation of all bathrooms, replacement of all electrical outlets, switches and panel boards, installment of new closets, replacement of appliances to more energy efficient equipment's, replacement of all kitchen cabinets, replacement of all wood and metal balcony railings and balusters, and other miscellaneous works.

POTENTIAL GROSS INCOME (PGI)

Potential gross income is the total income attributable to a real property at 100% occupancy before operating expenses are deducted.

Apartments Base Rent

The following table lists the applicable contract rents for the three subject model type units for the for the past 6 year period. Please note, that these units exclude the individual unit water and electricity utilities, which are paid separately by each tenant.

	Contract Rent		
Year	**1BR**	**2BR**	**3BR**
2020	$795	$881	$944
2019	$782	$867	$929
2018	$768	$852	$913
2017	$758	$841	$901
2016	$748	$830	$889
2015	$735	$815	$873

There are three methods to request a contract rent increase adjustment:

a. OCAF – an operating cost adjustment factor established by HUD.
b. Rent comparability study analysis – the contract rent for each unit size is set at comparable market rent.
c. Budget for the project prepared by the owner and approved by the contract administrator in accordance with HUD requirements.

During the term of the renewal contract, the Contract Administrator shall annually, on the anniversary of the renewal contract, adjust the monthly contract rents in accordance with HUD requirements by using the OCAF and/or the budget methods. However, the comparability analysis adjustment could be applied each fifth year anniversary of the renewal contract by the contract administrator. This method is only applicable if the term of the renewal contract is longer than five years.

Since 2015, the subject's contract rents have been increasing annually at a rate of 1.3%.

These increases fall towards the lower range of the annual base rent increase evidenced in the most recent PwC Real Estate Investor Survey report (4th Qtr. 2019), which shows rental growth rates for the apartment market ranging from 0% to 5%, with an average figure of 2.48%, while the recent RERC (2nd Qtr. 2020) rental growth rates range from 1.0% to 2.29%, with an average of 2.1%. In summary,

Source	Property	Period	Rental Growth (%)
PwC Real Estate Investor Survey	Apartment	4th Qtr. 2019	Range: 0% - 5% Average: 2.48%
RERC	Apartment	2nd Qtr. 2020	Range: 1% - 2.29% Average: 2.1%

Based on the foregoing, our forecast will consider a 1.3% increment through the projection period, which is more representative for the subject trend evidenced over the last several years and towards the lower end of the range of the national surveys indications. The next increment is effective on May 1, 2021.

It is important to note, that the appraisers will assume that these contract rents as established by HUD for all 25 units will continue in effect after the rehabilitation of the subject project is completed. Any change, would render the values reported in this analysis null and void.

In summary, the subject's yearly income rental as per the most recent established rents is calculated as follows:

Unit Type	No. of Units	Rent per month 2020	Estimated Rent per month 2021Assuming 1.3% increase	Rent Potential for 7 months up to 5/1/21	Rent Potential for 5 months after 5/1/21	One Year Rent Potential (7 months actual rents 5 months revised rents)
1BR	8	$795	$805	$44,520	$32,200	$76,720
2BR	10	$881	$892	$61,670	$44,600	$106,270
3BR	7	$944	$956	+ $46,256	+ $33,460	+ $79,716
Total	**25**			**$152,446**	**$110,260**	**$262,706**

ADDITIONAL INCOME

Laundry, Late Charges & Miscellaneous

This item refers to laundry coin operated machines, late charges billed to tenants and miscellaneous revenue. The following table summarizes the subject historical late charge and miscellaneous income covering the last 4 calendar years from 2016 to 2019.

Calendar Year	2016 (audited)	2017 (audited)	2018 (audited)	2019 (audited)
Additional Income	$16	$30	$73	$30

From 2016 to 2019, late charges and miscellaneous revenue has ranged from $16 to $73 per unit. If we discard the $73 figure provided by year 2018, a tighter and more consistent $16 to $30 figure is evidenced. Thus, a rounded mean figure of $25 is concluded for the 2020-2021 period.

Therefore, the potential gross income for the subject can be summarized as follows:

Unit Type	Yr. 1
Apartments Base Rental	$262,706
Additional Income	$30
Potential Gross Income	**$262,736**
PGI per Unit	**$10,509**

VACANCY AND COLLECTION LOSS

This is an allowance for reductions in potential income attributable to vacancies, tenant turnover, and non-payment of effective rent.

Vacancy in subsidized rental projects is typically non-existent, as a significant number of families in Puerto Rico depend on government assistance to meet their housing needs. This translates into a considerable demand for subsidized residential units, as evidenced by mostly 100% occupancy levels and substantial waiting lists.

In the case of subsidized rents, most of the contracted rent is paid by HUD in the form of tenants housing assistance payments (HAP), with the residual paid by the tenants as unit members carrying charges. In fact, the subject property has enjoyed almost 100% occupancies for the last five years. However, in order to consider those few short periods were units are vacant and being prepared for the next move in tenant, a vacancy of 2.0% will be considered which is at par with other vacancy rates of similar type section 8 rental projects located throughout the Island. As such, the effective gross income for the subject is summarized as follows:

Year	Yr. - 1
Potential Gross Income	$262,736
Less: Vacancy & Collect. Loss	($5,255)
Effective Gross Income	**$257,481**

OPERATING EXPENSES

The following table presents a summary of the historical income and expense statements of the San Sebastian Apartments project for the last 4 years from 2016 thru 2019. However, the statements were adjusted to reflect only those expenses relevant to the income generating capacity of the real estate and eliminated the depreciation expense, the interest (debt) expense of the building, amortization and other related corporation expenses.

	2016 (Audited)		2017 (Audited)		2018 (Audited)		2019 (Audited)	
Expenses	**Total**	**Per Unit**	**Total**	**Per Unit**	**Total**	**Per Unit**	**Total**	**Per Unit**
Administrative	($11,156)	($446)	($14,382)	($575)	($11,500)	($460)	($13,261)	($530)
Utilities	($402)	($16)	($425)	($17)	($820)	($33)	($1,362)	($55)
Operating & Maint.	($19,967)	($799)	($16,660)	($666)	($23,226)	($929)	($23,820)	($953)
Payroll/ Mis Taxes	($4,386)	($175)	($7,887)	($315)	($4,143)	($166)	($11,233)	($449)
Insurance	($6,925)	($277)	($6,293)	($252)	($19,407)	($776)	($24,995)	($1,000)
Management Fee	($11,619)	($465)	($11,793)	($472)	($11,845)	($474)	($17,162)	($687)
Salaries	($8,956)	($358)	($9,742)	($390)	($10,605)	($424)	($7.967)	($319)
Advertising	($214)	($9)	($0)	($0)	($0)	($0)	($0)	($0)
Total Expenses	**($63,625)**	**($2,545)**	**($67,182)**	**($2,687)**	**($81,546)**	**($3,262)**	**($99,800)**	**($3,992)**

The operating expenses (OE) at the subject project include administrative, utilities (electricity, water & gas), operating & maintenance, payroll taxes, insurance, management fee, salaries and advertising. During 2016, the OE were of $63,625 slightly increasing to $67,182 in 2017. Then in 2018, OE drastically increased 21.38% to $81,546 mainly due to increases in the insurance and operating & maintenance categories. In 2019, OE again increased to 22.38% to $99,800 also due to increases in insurance and taxes. Thus, considering that OE have increased over 40% for the past two audited years, a figure near the $99,800 indication provided in 2019 is considered adequately supportive. Thus, a rounded figure of $100,000, or $4,000 per unit will be considered as basis.

RESERVES FOR REPLACEMENTS

As per the current owner/manager, the subject project does not carry a reserve for replacement budget. However, it is customary of projects such as the subject to carry a budget of at least $200 per unit per annum. Thus, an allowance consistent with the market will be assumed at a rounded $5,000.

NET OPERATING INCOME

The actual or anticipated net income that remains after all operating expenses are deducted from effective gross income, but before mortgage debt service and book depreciation are deducted.[6]

The reconstructed operating statement for the property, which is based on the estimated, house base rent and other income less vacancy & rent loss allowance, operating expenses and reserves for replacements, is summarized on the following table:

Year	**Yr. - 1**
Effective Gross Income	$257,481
Less: Oper. Expenses	($100,000)
Less: Reserves for Repl.	($5,000)
I_O	**$152,481**

[6]The I_O definition as well as the other income definitions, were extracted from The Dictionary of Real Estate Appraisal - fifth edition, of the Appraisal Institute.

CAPITALIZATION RATE ANALYSIS

In order to extract a capitalization rate from the market for the subject project, several methods were performed.

The first method analyzes the lone sale of a recent affordable rental housing project sold within the Santurce Sector of the San Juan Municipality in Puerto Rico. The following table summarizes the most important details regarding this sale.

Project Name	Location	No. of Units	Sales Price	Sales Date	NOI	Cap Rate
Mirador Las Casas Apts.	Santurce, PR	294	$9,000,000	March 2016	$619,000	6.9%

This recent sale evidences a capitalization rate of 6.9%.

Another method for extracting a capitalization rate is the "Underwriter's Method", which takes into account current market information on financing parameters of local lending institutions. The formula for this method is as follows:

$$R_o = DCR \times R_m \times M$$

DCR stands for debt coverage ratio, R_m stands for the mortgage constant and M stands for the loan to value ratio. The following table lists the local financing loan terms for similar properties to the subject type.

LOAN TERMS (Local Market)	
Interest Rate	7.5%
Maturity	5 years (balloon)
Amortization Period	30 years
Loan-to-Value Ratio	75%
Debt Coverage Ratio (DCR)	Minimum of 1.20 with an average of 1.25.

Thus, assuming a mid-point DCR of 1.225, the capitalization rate via this method is as follows:

$$R_o = 1.225 \times .083906 \times .75 = 0.77089, \text{ or } 7.7\%$$

Another method of calculating capitalization rates is by way of a Band of Investment Method, that is a technique in which the capitalization rates attributable to components of a capital investment are weighted and combined to derive a weighted-average rate attributable to the total investment. The formula for this technique is as follows:

$$R_o = (M \times R_M) + (E \times R_E)$$

Using the same lending parameters previously mentioned, and considering an Equity Capitalization Rate of 6.20%, as extracted from the Realty Rates Investor Survey (2nd Quarter 2020), the capitalization rate via this method is as follows:

$$R_o = (.75 \times .083906) + (.25 \times .0620) =$$
$$R_o = .062930 + .01550 = 0.078430, \text{ or } 7.8\%$$

In addition, cap rates for similar type properties were also obtained from the two investor survey publications. In summary,

Publication	Cap Rate
PWC 4th Qtr. 2019 (Apartments)	3.50% to 7.00%, **5.15% Ave.**
Realty Rates 2nd Qtr. 2020 (Apartments)	3.96% to 12.31%, **7.84% Ave.**

In summary, the three methods performed to extract a capitalization rate from the market evidenced figures ranging from 6.9% to 7.8%. Based on the foregoing, and considering that the subject is a small project located within the historic Old San Juan Sector, having a significant lower risk factor than a typical larger sized apartment complex, a capitalization rate of 6.5% is comfortably concluded, which is slightly below the 6.9% cap rate evidenced by the sale of the 294 unit Mirador las Casas Apartments Project.

Income divided by the overall capitalization rate is said to be equal to value. So, if the net operating income estimate for the subject project is divided by the overall capitalization rate of 6.50%, the indication of value by the income capitalization approach is obtained. Consequently,

$$\text{Value} = \frac{\text{Net Operating Income}}{\text{Overall Capitalization Rate}}$$

$$\text{Value} = \frac{\$152{,}481}{0.0650}$$

Value = $2,350,000 (Rd)

Intangible Value Estimate

As previously mentioned, the proposed rehabilitation of the subject project will partially be funded with tax credits under the LIHTC program. The maximum annual credit requested for the subject project was of $5,548,691.18 to be allocated annually for up to 10 years providing for a $554,869 yearly figure. These tax credits will be sold to a private investor at $0.65 to the dollar, providing for a tax credit proceed of $3,606,649.

Thus, in order to estimate the present value figure of this $3,606,649 in tax credits, the appraisers will perform a yield capitalization method. The reported yield rates for tax credits of this nature typically range from 5% to 15%, depending on the overall perceived risks. As such, considering the low risk factor involved in projects under the LIHTC program, a figure in the lower end of the range, say 5%, is comfortably concluded. In summary,

Year	Tax Credits	Present Worth Factor (5%)	Present Worth (Rd)
1	$360,665	.952381	$343,490
2	$360,665	.907029	$327,134
3	$360,665	.863838	$311,556
4	$360,665	.822702	$296,720
5	$360,665	.783526	$282,590
6	$360,665	.746215	$269,134
7	$360,665	.710681	$256,318
8	$360,665	.676839	$244,112
9	$360,665	.644609	$232,488
10	$360,665	.613913	$221,417
Total			$2,784,959
Rounded to			**$2,800,000**

Final Value Conclusion

Tangible Value	$2,350,000
Intangible Value	+ $2,800,000
Total Value via Income Approach	**$5,150,000**

As such, the market value of the fee simple interest of the proposed rehabilitation of the subject project by the Income Capitalization Approach, as of the prospective September 15, 2022, was concluded to be of:-

$5,150,000

(FIVE MILLION ONE HUNDRED AND FIFTY THOUSAND DOLLARS)

RECONCILIATION AND FINAL VALUE CONCLUSION

In this appraisal assignment, the two (2) basic approaches to market value were developed. The results of the analysis were as follows:

Cost Approach	**:**	**$15,350,000**
Income Capitalization Approach	**:**	**$5,150,000**

In the cost approach, the appraisers first gathered and analyzed several sales of vacant parcels of land which were purchased for the development of low-cost social interest type projects in addition to a shell (ruins) sale within the subject OSJ Sector in order to estimate the market value of the "as is" subject project site. Then, the project's overall costs were compared with other competitive type projects built and/or being built in competitive Island locations. The Cost Approach resulted in a rounded value of $15,350,000 for the proposed rehabilitation of the subject project, inclusive of the federal agencies development requirements and also including an entrepreneurial profit of approximately 15.8%, which is close to the range for these types of projects.

The income capitalization approach (ICA) was developed, considering existing and forecasted rents and additional incomes projected for the subject, based on the Section 8 and LIHTC program limits and/or other similar type subsidized rental projects located throughout the Island. After estimating the appropriate rent levels, adjusting for vacancy and collection loss, estimating for typical expenses and reserves for replacements for the subject type project and capitalizing the NOI at a market derived rate, the value via this approach was concluded at $2,350,000. To this amount, the intangible value component (tax credits) was then added, which resulted in a discounted rounded value figure of $2,800,000. Thus, adding both the tangible and intangible components resulted in a market value figure of $5,150,000.

The vast difference in values between cost approach and the ICA results, is due to the fact, that the subject will be partly funded with $11,039,083 in Community Development Block Grant – Disaster Recovery Programs (CDBG-DR) preliminary projected funds. As a test of reasonableness, if this amount was added to the $5,150,000 ICA value concluded figure, it would result in a rounded value figure of $16,200,000, which is slightly above the rounded $15,350,000 figure provided by the cost approach, suggesting that the proposed rehabilitation of the subject project is financially feasible.

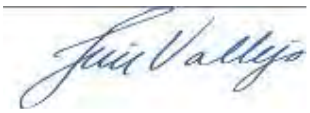
Based on the foregoing, the market value of the fee simple interest in the proposed subject project, as of the prospective date of September 15, 2022, assumed completed and stabilized, was concluded to be of:

$5,150,000
(FIVE MILLION ONE HUNDRED AND FIFTY THOUSAND DOLLARS)

CERTIFICATION

I certify, that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions and conclusions were developed, and in this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989, as amended (12U.S.C 3331 et seg.) and any implementing regulations.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have made a personal exterior inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- As of the date of this report, I have completed the requirements of the continuing education program for Designated Members of the Appraisal Institute.



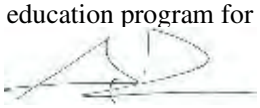
LUIS E. VALLEJO, MAI
Real Estate Appraiser
General Certification No. 19
License No. 525

PO Box 11922, San Juan, PR 00922-1922
E-Mail: levallejo@vallejopr.com

CERTIFICATION

I certify, that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions and conclusions were developed, and in this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989, as amended (12U.S.C 3331 et seg.) and any implementing regulations.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have made a personal interior and exterior inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- As of the date of this report, I have completed the requirements of the continuing education program for Designated Members of the Appraisal Institute.



ANTONIO J. PURAS, MAI
Real Estate Appraiser
General Certification No. 233
License No. 798

GENERAL LIMITING CONDITIONS

The appraisers will not be required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been previously made thereof.

Any cause of action resulting between the appraisers and the client in conjunction with this appraisal, either directly or indirectly, will be limited in damages to the amount of the appraisal fee received for the assignment. Furthermore, it is agreed that you will indemnify Vallejo & Vallejo for any damages, costs, expense, and attorney's fees resulting from any cause of action by any interested party, other than the client, concerning the appraisal report.

Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with the proper written qualification and only in its entirety.

In the case where an improvement is considered, the distribution of the total valuation between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.

Disclosure of the contents of this report is governed by the By-Laws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales or any other media, without written consent and approval of the appraiser. Nor shall the appraisers, firm or professional organization of which the appraisers are members, be identified without prior written consent of the appraisers.

The physical condition of the improvements described herein is based on visual inspection only. No liability is assumed for the soundness of structural members, including roof “wear and leakage”, foundation “settling or leakage”, footings, exterior and interior walls, partitions, floors, or any other part of the structure, since no engineering tests were made of same and no termite inspection was conducted. Furthermore, we accept no legal responsibility for the efficiency of the plumbing and electrical systems, air conditioning equipment, or any major appliances. Unless otherwise noted, all of these items appeared adequate and operational.

In this appraisal assignment, the existence of potentially hazardous material used in the construction or maintenance of the building, such as the presence of urea formaldehyde foam insulation or asbestos, and/or existence or toxic waste, which may be or may not be present on the property, has not been considered. The appraisers are not qualified to detect such substances. We urge the client to retain an expert in this field if desired.

GENERAL ASSUMPTIONS

This appraisal report has been made with the following general assumptions:

1) No responsibility is assumed for the legal description or matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

2) The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated. All taxes are assumed to be current. In specific cases, at the request of the client, the appraisers may present data on past due ad valorem taxes. However, this data is not certified and is only a verbal confirmation by the tax authority. This data should not be relied upon by the client and has no effect on the final value estimate.

3) The property is appraised as though under responsible, adequately capitalized ownership and competent property management.

4) The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

5) All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

6) It is assumed, that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

7) It is assumed, that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined and considered in the appraisal report.

8) It is assumed, that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined, and considered in the appraisal report.

9) It is assumed, that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

10) It is assumed, that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

11) The availability of capacity and/or connection rights to any or all public utilities had not been determined by the appraiser. The value estimates reported herein are contingent upon and limited to said capacity and right of connection.

Addendum

- Qualification Data – Luis E. Vallejo
- Qualification Data – Antonio J. Puras

PO Box 11922, San Juan, PR 00922-1922
E-Mail: levallejo@vallejopr.com

QUALIFICATION DATA – LUIS E. VALLEJO

Office Address

1610 Ponce De León Avenue
Santa Ana Building
Santurce, Puerto Rico 00909
Tel. (787) 723-2121
Fax. (787) 724-3949
E-Mail: levallejo@vallejopr.com

Mailing Address

Vallejo & Vallejo
P.O. Box 11922
San Juan, P.R. 00922-1922

Designations

MAI
SRA
SRPA
SREA

Education

Bachelor of Science Degree
Major in Business Administration
Babson College, Babson Park, Wellesley, MA 02457-0310

Currently certified under the Continuing Education Program of the Appraisal Institute for the period through 12/31/2021.

Licenses

Authorized Professional Real Estate Appraiser - Certificate No. 525, Commonwealth of Puerto Rico.

Certified General Real Estate Appraiser for Federally Related Transactions - Certificate No. 19, Commonwealth of P.R.

Offices Held

Commonwealth of Puerto Rico

Appointed by the Governor of P.R. to the Puerto Rico Real Estate Appraisers Board of Examiners (1994 thru 2000)
President of the Board of Examiners (1999-2000)

Appraisal Institute - National

Appraisers Liability Insurance Program President (2014)
Appraisers Liability Insurance Program Vice-President (2013)
Appraisers Liability Insurance Program Board of Directors Member (2011-16)
Appraisers Liability Insurance Program Audit Committee Member (2013)
Appraisal Institute Ambassador to South America (2011)
Board of Directors Member (1997 thru 1999)
Ex-Officio Member of Board of Directors (2000)
Audit Committee Member (1999-2000)
International Relations Committee Chair (2004 thru 2007)
International Relations Committee Member (1991 thru 2007)
Strategic Planning Committee Member (2005 thru 2007)
Representative to Pan American Union of Appraisal Associations (UPAV) (1993)
Representative to SOITAVE (1994 thru 2009)
International Instructors Advisory Group Member (2004)
Educational Programs and Publications Committee Member (2004)
Public Affairs Committee Member (2004)
Minority Relations Committee Member (1994 thru 1996)
Puerto Rico State Legislation and Regulation
Subcommittee Member (1991-1992)
Puerto Rico Government Relations Subcommittee
Chair (1993 thru 1997)

Appraisal Institute - Region X

Region Director (1997 thru 1999)
Region Vice Chair (1998)
Region Chair (1999)
Ethics and Counseling Panel Member (1995)
Speakers Panel Member (1995)
Nominating Committee Chair (2000)

Puerto Rico Chapter of the Appraisal Institute

Board of Directors Member (1991 thru 1994)
Professional Practice Committee Chair (1991 thru 1993)
Admissions Committee Chair (1993)
Representative to Region X (1993)

Society of Real Estate Appraisers - P.R. Chapter no. 171

Chapter President (1986-1987)
Board of Directors Member (1982 thru 1985 / 1987 thru 1990)
Board of Directors Secretary (1978-1979 / 1985-1986)
Admissions Committee Chair (1983 thru 1989)
Professional Practice Committee Chair (1983 thru 1990)

Pan American Union of Appraisal Associations (UPAV)

Secretary of Board of Directors (1996 thru1998)
Board of Directors Member (1996 thru 2000)

Instructor Approved Instructor for Courses and Seminars by the Society of Real Estate Appraisers and the Appraisal Institute from 1982 thru 1992.

Professional Recognition Chosen by the Puerto Rico Association of Realtors as the 1994 Distinguished Professional in the Real Estate Appraisal field.

Member National Association of Realtors - San Juan Board of Realtors.

Appraisal Courses, Seminars and/or Examinations

Institution/Organization	Course / Seminar Name	Year
Appraisal Institute	National USPAP Update Course	2019
	Uniform Appraisal Standard for Federal Land Acquisitions	2018
	National USPAP Update Course	2018
	Real Estate Finance, Statistics & Valuation Modeling	2017
	Business Practices & Ethics	2017
	General Appraiser Market Analysis and Highest and Best Use	2017
	National USPAP Update Course	2016
	Supervisory Appraiser/ Trainee Appraiser Course	2015
	National USPAP Update Course	2014
	Business Practices and Ethics	2013
	Uniform Appraisal Standards for Federal Land Acquisitions	2013
	Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets	2013
	Real Estate Finance, Statistics, and Valuation Modeling	2012
	Appraising the Appraisal: Appraisal Review-Residential	2012
	National USPAP Update Course	2012
	Analyzing Tenant Credit Risk and Commercial Lease Analysis	2011
	Residential Applications: Using technology To Measure and Support Agreement Results	2011
	The Uniform Appraisal Dataset From Fannie Mae & Freddie Mac	2011
	Case Studies Appraising Green Residential Buildings	2011
	Introduction to Green Buildings: Principles and Concepts	2011
	The Lending World in Crisis-What Clients need their appraisers to know today	2011
	Laws and Regulations of the Appraisal Profession in PR	2011
	Business Practices and Ethics	2010

Institution/Organization	Course /Seminar Name	Year
Appraisal Institute, Cont.	Appraisal Curriculum Overview	2010
	Appraising Distressed Commercial Real Estate	2010
	National USPAP Update Course	2010
	FHA Appraisal Training	2010
	Effective Appraisal Writing	2010
	Commercial Appraisal Engagement and Review Seminar for Bankers and Appraisers	2009
	National Uniform Standards of Professional Appraisal Practice (USPAP) Course	2009
	Business Practices and Ethics	2009
	Appraisal Curriculum Overview	2009
	Quality Assurance in Res. Appraisals	2008
	Laws and Regulations of the Appraisal Profession in PR	2008
	National Uniform Standards of Professional Appraisal Practice Course	2007
	Advance Applications	2007
	The Professional's Guide to the Uniform Residential Appraisal Report	2005
	National Uniform Standards of Professional Appraisal Practice - Course 400	2005
	Business Practices and Ethics - Course 420	2005
	National Uniform Standards of Professional Appraisal Practice - Course 410	2003
	Apartment Appraisal	2002
	Condemnation Appraising: Advanced Topics And Applications	2002
	Condemnation Appraising: Basic Principles And Applications	2002
	Standards of Professional Appraisal Practice -Part C	2002
	Litigation Appraising: Specialized Topics and Application	2002
	The Appraiser as an Expert Witness	2002
	Standards of Professional Appraisal Practice-Part C	2000
	The FHA and the Appraisal Process	1999
	Valuation of Detrimental Conditions in Real Estate	1998
	The Internet and Appraising	1998
	Understanding and Using DCF Software	1998
	Accrued Depreciation	1997
	New Industrial Valuation	1997
	International Appraisal Methods, Standards and Opportunities	1996
	Large Scope Appraisal Projects	1996
	The Appraiser's Complete Review	1996
	How to Appraise FHA Properties	1995
	Faculty Workshop	1995

Institution/Organization	Course /Seminar Name	Year
Appraisal Institute, Cont.	EDI and The Appraisal Profession	1995
	Standards of Prof. Appraisal Practice-Part A	1995
	Standards of Prof. Appraisal Practice-Part B	1995
	Technology Trends for the New Appraisal Office: EDI, GIS and Digital Imaging	1995
	Loss Prevention for Real Estate Appraisers	1995
	Subdivision Analysis	1994
	Appraisal Review - Residential Properties	1994
	Appraisal Review - Residential Properties	1994
	Appraisal Review - Commercial Properties	1994
	Understanding Limited Appraisals and Appraisal Reported Options: General	1994
	Evaluation Guidelines	1994
	Analyst Symposium	1994
	Feasibility Analysis and Highest & Best Use / Non-Residential Properties	1993
	Discounted Cash Flow Analysis	1993
	Real Estate Risk Analysis	1993
	The New Uniform Residential Appraisal Report Form	1993
	Analyst Symposium	1993
	Residential Case Study	1993
	Capitalization Theory and Techniques - Part B	1992
	Comprehensive Examination	1992

Institution/Organization	Course / Seminar Name	Year
Society of Real Estate Appraisers	Appraisal Regulations of the Federal Banking Agencies	1992
	Appraisal Theory Review	1991
	Capitalization Theory and Techniques - Part A	1991
	Applied Residential Property Valuation	1991
	Principles of Income Property Appraising	1990
	Appraiser Certification / State Certified General Appraiser	1990
	Analyst Symposium	1990
	Condemnation: Legal Rules and Appraisal Practice	1990
	Writing Skills for Appraisers	1990
	Income Property Valuation for the 1990's	1989
	Appraising Condominium Properties	1989
	Applied Residential Property Valuation	1988
	Professional Practice	1988
	Appraiser's Guide to URAR Update on R41-C	1987
	Recent Development in Income Property Valuation	1986
	Instructor's Clinic: Course 101-An Introduction to Appraising Real Property	1986
	Introduction to Income Capitalization	1986
	Principles of Income Property Appraising	1985
	R-41 B and the Appraiser	1985
	Depreciation Analysis	1985

Institution/Organization	Course / Seminar Name	Year
Society of Real Estate Appraisers	Real Estate Investments: Introduction to Cash Flow and Risk Analysis	1984
	Financing Adjustments: Creative Financing and Cash Equivalence	1981
	Basic Money Market and Economic Analysis	1981
	Narrative Report Writing	1980
	R-2 Examination	1980
	Evaluation and Impact of Financial Data on Appraisal Problems	1980
	Condominium Appraising	1979
	Marketability and Market Analysis	1979
	Investment Feasibility Analysis	1977
	The Valuation of Leases and Leasehold Interest	1976
	Math-Stat-Finance Review for Appraisers	1975
	Principles of Income Property Appraising	1973
	An Introduction to Appraising Property	1973

Institution/Organization	Course /Seminar Name	Year
American Institute of Real Estate Appraisers	Practical Application of Discounted Cash Flow Analysis	1988
	Highest and Best Use Analysis	1986
	Evaluating Residential Construction	1986
	Valuation of Leased Fee & Leasehold Estates	1986
	Hotel and Motel Valuation	1986
	Fundamentals of Real Estate Appraisal Review	1986
	Real Estate Risk Analysis	1986
	Residential Valuation - Course VIII	1985
	Business Valuation	1984
	Standards of Professional Practice	1983
	Valuation Analysis and Report Writing	1983
	Rates: Discount and Capitalization "Their Components and How to Find Them"	1981
	Income Capitalization Workshop	1978
The Appraisal Foundation	Uniform Standards of Professional Appraisal Practice Update for Regulators	2000
	Uniform Standards of Professional Appraisal Practice	1999
	Uniform Standards of Professional Appraisal Practice Instructors Training	1999
PR Institute of Realtors	Sustainable Green Communities	2009
	Housing in Puerto Rico	2009
	Economics & Development Quadrennial – The Code of Ethics	2009

Pan American Union of Appraisal Associations	UPAV Congress	2000
	UPAV Congress	1998
	UPAV Congress	1996
	UPAV Congress	1994
	UPAV Congress	1992
Benémerita Universidad Autónoma de Puebla (Mexico)	International Appraisal Colloquium	1997
Instituto de Tasaciones Dominicanos, Inc.	Specialized Analysis of Investment Properties	1996
Sociedad de Ingeniería de Tasación de Venezuela	SOITAVE Congress	1996
	SOITAVE Congress	2000
	SOITAVE Congress	2005

Institution/Organization	**Course / Seminar Name**	**Year**
Caribbean/Latin American Action	Business and Investment in a Free & Democratic Cuba	1995
Puerto Rico Housing Finance Corporation	Financing Affordable Housing Today	1995
Housing and Urban Development	Appraisal Seminar	2007
HUD & MBA of PR	FHA Appraisal Reform Training	2006
Whitmer Seminars, Inc.	Comprehensive Appraisal Workshop	1992
Federal Emergency Management Agency	National Flood Insurance Program Workshop	1988
Puerto Rico Institute of Evaluators	Condemnation Symposium	1983
Marshall & Swift Publication Company	Cost Valuation Method	1981

Types of Appraisals Performed

Single family residential	Residential subdivisions
Condominium units	Condominium projects
Apartment houses	Income producing properties
Shopping centers	Office buildings
Bank branches	Special purpose properties
Hotels	Vacant parcels of land
Industrial properties	(residential, commercial,
Hospitals	industrial, mixed-uses), etc.

Major Clients Served

Banco Popular de Puerto Rico
Banco Santander-Puerto Rico
Citibank, N.A.
Doral Bank
First Bank
JP Morgan – Chase Bank
Key Bank, N.A.
Oriental Bank and Trust
Royal Bank of Canada
Scotiabank de Puerto Rico
Doral Mortgage
First Mortgage
Popular Mortgage
Santander Mortgage
Scotia Mortgage

ACHA Trading Corporation
A. H. Development Corp.
ADI, Inc.
Advisors Investment Group
AIREKO Construction
Albors Housing
Alcon Laboratories
Allied Management Group, Inc.
Artickar
Associates Relocation
Atlantic Pipe Corp.
AT&T of PR
Autoridad para el Financiamiento de la Vivienda (Proyecto Rehabilitación de Santurce)
Autoridad de Acueductos y Alcantarillados
Auxilio Mutuo Hospital
B. Fernández & Hnos., Inc.
Bacardí Corporation
Banco De Desarrollo Para PR
Bayamón Municipality
Bayview Financial, LLC
Beauty Concepts, Inc.
BeeWee Properties
BioPharma
BL Investments
Blackstone
Block Drug Company
BlokBuilders, Inc.
Caguas Commercial, Inc.
Calvary Evangelistic Mission, Inc.
Canóvanas Urban Development, Inc.
Caparra Country Club
Carhil Developers, Inc.
Caribbean Associates, SE
Caribbean Cinemas
Caribbean Project Management
Caribe Physicians Plaza, Corp.
Carlos M. Benitez Insurance
Carolina Building Materials, Inc.
Cartus Relocation
Casa Suarez
CB Richard Ellis
Cendant Mobility – Stars
Centro Clínico Del Este
Centro Internacional de Mercadeo
Century Parking Corp.
C.S.W. Associates, Inc.
Cervantes Hotel
Cervecería India, Inc.
Charlie Car Rental
Chesterton Blumenauer Binswanger
Christiansen & Portela
Cinemas Management of PR, Inc.
Ciudad Centro, Inc.
Clínica Las Américas
Coamo Municipality
Cobian's Plaza
Coca - Cola
Coco Beach Resort
Comisionado de Seguros de P.R.
Condado Royal Palm
Convention Center District Authority
CooPACA Mortgage
Corval, SE
Cutler-Hammer De P.R. (Eaton Corp.)
D & D Creative Solutions, Inc.
D Group Equities
Damas Hospital
Davis & Geck, Limited
Desarrolladora Capital Center, Inc.
Desarrolladora Parklane, SE
Desarrolladora Piloto, SE
Desarrollos Insulares, Inc.
Desarrollos Isleños, Inc.
Designers Unlimited
DH Distributors
Eastdil Secured
Economic Development Bank for PR
EJE Sociedad Publicitaria
El Nuevo Día
Empresas Díaz
Empresas Fonalledas

Empresas Lebrón
Empresas Sadurní/Loyola
Empresas Rojo
ERTEC
Fairmont Hotels and Resorts
Fannie Mae
Federal Deposit Insurance Corp.
Federal Express
Fidelity Valuation Services
Fiedler & Frías
Finanxial Business Center
First Pennsylvania Bank
Flexitank
Fontaineblue Plaza, SE
Fuller Brush-PR
Gasolinas Caribe
General Electric Capital
Glaxo Smith Kline
GM Group
Golden Mile Development, SE
Government Development Bank for PR.
Goya de PR
Gramas Lindas, SE
Grupo Carmelo
Grupo Ferré – Rangel
Hampton-Inn (Edenton)
HERA Development, SE
Hewlett – Packard
High Tech Auto Care
Hospital de la Concepción
Hotel & Club Associates, Inc.
Hotel & Leisure Consultants, Inc.
Hunter Del Caribe
IDI Holdings PR, Inc.
Iguina-Oharriz, PSC
Integra Realty Resources
Intel Corp.
Interlink Group, Inc.
International Hospitality Enterprises, Inc.
Interservice Group, Inc.
Interstate General Co., L.P.
J. M. Blanco, Inc.
John Hancock Insurance Co
J. Pica & Cía.
Katz Development Corp.
Kodak Caribbean, LTD.
KTR, Inc.
La Rosa Development, Inc.
Lema Developers & Assoc.
Lincoln Appraisal and Settlement Services
Los Cidrines
Lender's Service, Inc. (LSI)
LXR Luxury Resorts
MAC Development
Madeco, Inc.
Marina Puerto Chico, Inc.
Matcor, Inc.
Maxxam Properties, Inc.
McCann-Erickson Corp.
McConnel-Valdés Consulting, Inc.
MCO Industries, Inc.
Mega Development, Inc.
Merrill Lynch Credit Corp.
Millenium Properties
Mora Development Corp.
Moyba Reality, Inc.
National Church Residences
Nations Bank
Nefrólogos Asociados de Santurce
Nestor Reyes, Inc.
NEVA Development Group, Inc.
Northwest Security Management, Inc.
Ocean Drive Development, Inc.
OFW, Inc.
P.R. Employee Retirement System
P.R. Industrial Development Co.
P.R. Ports Authority
P.R. Telephone Company
Packers Provisions, Inc.
Palmas Del Mar Properties, Inc.
Palmas Del Mar Realty
Paramount Construction Management Corp.
Paseo Portuario, SE
Pérez Hermanos, Inc.
Pfizer Pharmaceuticals
Philip Morris USA, Inc.
Picerne Real Estate Group
PKF, LLP
Plaza 100, Corp.
Plaza Metropolitana, Inc.
Ponce de León Inn Corp.
Pontezuela Development
PR Convention Center
PR Prime Restaurants
Prescient Asset Management
Price Waterhouse Coopers
Primacy Relocation
Procter & Gamble
Promo Export
Prudential Relocation Services
Pueblo International, Inc.
Puerto Rican Cement Co., Inc.

Puerto Rico Housing Finance Corp.
Quality Engineers and Contractors
R.J. Reynolds Tobacco Co.
Reading Company (Cinevista)
Real Estate Recovery, Inc.
Redondo Construction
Republic Holding Group, LLC
Resort Development Consultants
Rocca Development Corp.
Rodriguez & Del Valle, Inc.
Royal Motors
Sajo, García & Partners
San Gerónimo Caribe Project, Inc.
San José Development, Inc.
Sign Engineering, Inc.
SIRVA Relocation Services
Spanish Broadcasting Systems
Spanish Virgin Islands Development, Inc.
SunBay Company, Inc.
Systema (Knoll)
Texaco Puerto Rico, Inc.
The New Ponce Shopping Center
Tito Auto Parts, Inc.
Toyota Motors Corporation
United States Postal Services
Universal Insurance
Universidad Interamericana de P.R.
University Pathologists
Univisión Radio – PR., Inc.
Valuation Administrators, LTD
Valuation Partners
Villa Marina, Inc.
Villa Nevarez Speech and Hearing Center
Weichert Relocation Resources
Westerkirk Capital, Inc.
Williams Hospitality Group, Inc.
World Net Telecommunications, Inc.
Wyndham International

QUALIFICATION DATA
ANTONIO J. PURAS MONSERRATE, MAI

Office Address	250 Robles Street, Santurce, San Juan, Puerto Rico, 00907 Tel. (787) 918-1102 E-Mail: antoniopuras@gmail.com
Education	Bachelor of Arts in Finance Interamerican University Río Piedras Campus, San Juan, P.R. Masters of Science in Real Estate (Real Estate Valuation) New York University (NYU) NY, NY
Licenses	Authorized Professional Real Estate Appraiser - Certificate No. 798, Commonwealth of Puerto Rico Certified General Real Estate Appraiser for Federally Related Transactions – Certificate No. 233, Commonwealth of Puerto Rico
Designations	MAI – Appraisal Institute
Professional Appraisal Experience	Assistant Appraiser Ramón Cancio & Assoc. (1997-2001) Authorized Professional Real Estate Appraiser Vallejo & Vallejo Real Estate Appraisers and Counselors (2001-Present)

Appraisal Courses, Seminars and/or Conferences

Institution/Organization	Course/Seminar/Conference Name	Year
Appraisal Institute	Practical Highest and Best Use	2018
	Insurance and Appraisal & 50% Fema Rule	2018
	Appraisal Techniques in a Declining Economy	2018
	Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications	2018
	Appraisal Techniques in a Declining Economy	2018
	Practical Highest and Best Use	2018
	Business Practices and Ethics	2016
	Appraisal Practice (USPAP) Update Course 7-Hour	2016
	Introduction to Green Buildings: Principles & Concepts	2015
	Residential & Commercial Valuation of Solar	2015
	Case Studies in Appraising Green Residential Buildings	2015
	Case Studies in Appraising Green Commercial Buildings	2015
	Business Practices and Ethics	2013
	General Demonstration Report Writing	2012
	Analyzing Tenant Credit Risk and Commercial Lease Analysis	2011
	The Lending World in Crisis – What Clients Need Their Appraisers to Know Today	2011
	Laws and Regulations of the Appraisal Profession in Puerto Rico.	2011
	Appraisal Practice (USPAP) Update Course 7-Hour	2010
	Commercial Appraisal Engagement and Review Seminar for Bankers and Appraises	2009
	General Appraiser Market Analysis and Highest and Best Use	2009
	Appraisal Practice (USPAP) Update Course 7-Hour	2008
	Advanced Income and Capitalization	2007
	National Uniform Standards of Professional Appraisal Practice (USPAP) Update Course 7-Hour	2007
	Laws and Regulations of the Appraisal Profession in Puerto Rico.	2007

	Advanced Residential Applications and Case Studies, Part 1	2007
	Advanced Residential Report Writing, Part 2	2007
	Business Practices and Ethics	2006
	The Professional's Guide to the Uniform Residential Appraisal Report (URAR) Seminar	2005
	Valuation of Hotels in Puerto Rico Seminar	2004
	Second Real Estate Market Trends Symposium	2003
	Subdivision Analysis	2002
	Basic Income Capitalization	2001
	Appraising From Blueprints & Specifications	1999
	Appraisal Principles	1994
American Society of Appraisers	Machinery and Equipment – Course 201	2008
	Machinery and Equipment – Course 202	2008
	Machinery and Equipment – Course 203	2010
Bortech Institute	Construction Cost Estimates	2003
Instituto de Evaluadores de P.R.	Laws and Regulations of the Appraisal Profession In Puerto Rico	2019
	National USPAP Update Course	2018
	Valuing Conservation Easements Seminar	2014
	Appraisal Practice (USPAP) Update Course 7-Hour	2014
	Change in the Appraisal Qualification Criteria for 2015 & Change to the Appraisal Profession Seminar	2014
	Appraisal Practice (USPAP) Update Course 7-Hour	2012
	Land Conservation Easements Seminar	2005
	National Uniform Standards of Professional Appraisal Practice (USPAP)	2004
	Ethics and Standards of Uniform Standards of Professional Appraisal Practice (USPAP)	1997
	Eminent Domain	1997
San Juan Board of Realtors	Tecnologia de la Junta de Planificacion al Alcance de tus Manos Seminar	2014
Urban Land Institute	Land Use Planning for PR's Econcomic Future Seminar	2006

Whitmer Seminars, Inc.	Comprehensive Appraisal Workshop	2007
Asociación de Bancos de P.R.	13th Housing Congress Seminar	2005
A la Mode, Inc.	Developing Complaint Reports Using Total	2015
	Mobile Appraisal Workflow	2015
	Accurate Sketching Made Easy	2015

Type of Appraisals Performed

Single family residences
Condominium apartment units
Multi-family units
Single family residential subdivisions
Residential apartment projects in condominium
Vacant parcels (residential, commercial, industrial, mixed-uses)
Rent Studies for Section 8 Projects
Commercial locales
Gas Stations
HUD Sponsored Subsidized Rental Housing Projects
Elderly Projects
Hotels
Luxury Villas in St. Barths

GOBIERNO DE PUERTO RICO
Departamento de Desarrollo Económico y Comercio
Oficina de Gerencia de Permisos

9

Número de Caso:
2020-302279-DEC-083057

Certificación de Cumplimiento Ambiental por Exclusión Categórica

Rehabilitación San Sebastián Apts. I

Fecha de Expedición:

24/FEB/2020

Datos de Localización

De conformidad con las disposiciones contenidas en las leyes y los reglamentos vigentes, se expide la presente Certificación de Exclusión Categórica para la acción(es) antes descrita(s):

Dirección Física:

Dirección: CALLE SAN SEBASTIAN, CALLE SOL, CALLE TANCA Y CALLE BARBOSA
Municipio: San Juan
Estado: Puerto Rico
Código Postal: 00901

Calificación

Distrito(s) de Calificación: D
Distrito en el Mapa de Inundabilidad: X
Tipo de Suelo: SNS

Dueño:

OLD CITY LP

Sometido por:

Noel Velez

Número(s) de Catastro:

022-092-021-06

Datos de determinación

Exclusión Categórica

Números de exclusión categórica aplicables de acuerdo a la R-11-17 de la JCA*:

59

Fecha de Expedición:

24/FEB/2020

Condiciones Generales

De acuerdo con la solicitud de esta Determinación, se certificó cumplimiento con los siguientes requisitos, cuyo incumplimiento podrá repercutir en la revocación de esta Determinación:

1. Las actividades de uso o de construcciones livianas de nuevas estructuras no están ubicadas o desarrolladas en:

a. Areas especiales de riesgo de inundaciones, derrumbes o marejadas.

b. Areas en las que la Junta de Calidad Ambiental (JCA) u otras agencias gubernamentales estatales o federales hayan determinado que existe un grado de contaminación que excede el permitido por los reglamentos vigentes.

c. Areas ecológicamente sensitivas o protegidas, según establecido por el Departamento de Recursos Naturales y Ambientales (DRNA), en las que existan especies únicas de fauna o flora o que estén en peligro de extinción o en las que puedan afectarse ecológicamente sistemas naturales o artificiales, ya sea en forma directa o indirecta.

d. Areas en las que existan problemas de infraestructura o de deficiencias en los sistemas de servicios de suministro de agua potable, disposición de las aguas sanitarias, suministro de energía eléctrica o capacidad vial para el manejo adecuado del tránsito de vehículos de motor.

e. Areas que constituyan yacimientos minerales, conocidos o potenciales.

f. Areas en las que existen yacimientos arqueológicos o de valor cultural, según determinado por el Instituto de Cultura Puertorriqueña (ICP).

PO Box 41179 San Juan, Puerto Rico 00940-1179 • 787-721-8282

Certificación de Cumplimiento Ambiental por Exclusión Categórica

g. Areas de topografía escarpada, en cuencas hidrográficas donde se puedan afectar fuentes de abasto de agua potable.

h. Cualquier otra acción que la JCA haya establecido mediante Resolución.

2. No descargarán contaminantes a cuerpos de agua, ni generará desperdicios peligrosos o emisiones al aire que excedan dos (2) toneladas al año de contaminantes de aire criterio, o cinco (5) toneladas de cualquier combinación de contaminantes criterios, ni emitirá al aire contaminantes peligrosos o tóxicos u olores objetables.

3. La disposición o descarga de las aguas usadas se realizará mediante acometidas a un sistema sanitario existente, lo cual requerirá la obtención del endoso de la AAA previo a la solicitud de permisos de construcción.

4. Que existe la infraestructura necesaria (agua potable y alcantarillado sanitario suministrado por la AAA, energía eléctrica, alcantarillado pluvial, vías de acceso) para servir a la operación del proyecto o actividad propuesta, con excepción de los proyectos agrícolas que se ubican por regla general en las áreas rurales, así como las residencias unifamiliares asociadas en las que las instalaciones de esa naturaleza son limitadas.

5. La operación de la actividad no afectará áreas residenciales o zonas de tranquilidad por contaminación sónica según establecido por el Reglamento para el Control de la Contaminación por Ruido.

6. Que el desarrollo de la instalación comercial, industrial, de servicio, institucional y de desarrollo de terrenos para uso turístico y proyectos recreativos no excede de cinco mil (5,000) pies cuadrados de conStrucción en área total de ocupación y área bruta de piso y que cumple con las condiciones de ubicación y operación establecidas por la OGPe u otra agencia con jurisdicción, según sean aplicables.

7. El uso de edificios o estructuras existentes para facilidades comerciales, almacenes y usos industriales o de servicios no excederán de cien mil (100,000) pies cuadrados en área total de ocupación y área bruta de piso. Dicha operación deberá cumplir con las condiciones de ubicación y operación establecidas por la OGPe u otra agencia con jurisdicción, según sean aplicables, y las establecidas para las exclusiones categóricas en este Reglamento.

8. Para la ejecución o desarrollo de las acciones aprobadas como exclusiones categóricas, se requerirá la obtención de los permisos aplicables de las agencias gubernamentales para las etapas de construcción y operación.

9. La acción no ha sido fragmentada o segmentada para fines de la evaluación y será determinación de la agencia proponente si la misma satisface o no los requisitos para ser considerada y ejecutada bajo una exclusión categórica.

10. Que ha cumplido con el requisito de publicación de un Aviso Público de conformidad con la Regla 122 del Reglamento de Evaluación y Trámite de Documentos Ambientales de la JCA, en el caso que la acción propuesta esté relacionada al uso u otorgamiento de fondos federales que requieran un proceso de evaluación parecido al de NEPA (NEPA-Like Process).

Aviso

Si luego de haberse aquí dado cumplimiento con el Artículo 4(B) de la Ley Núm. 416 surgieran variaciones sustanciales en la acción propuesta que requieran la evaluación a los impactos ambientales, habrá que presentar el correspondiente documento ambiental, de conformidad con la Ley sobre Política Pública Ambiental.

Condiciones Especiales

NINGUNA

Firma / Sellos

Fecha de Expedición:

PO Box 41179 San Juan, Puerto Rico 00940-1179 • 787-721-8282

Certificación de Cumplimiento Ambiental por Exclusión Categórica

24/FEB/2020

Ing. Gabriel Hernández
Secretario Auxiliar
Departamento de Desarrollo Económico y Comercio de Puerto Rico
Oficina de Gerencia de Permisos

Ing. Gabriel Hernández Rodríguez

Secretario Auxiliar

PO Box 41179 San Juan, Puerto Rico 00940-1179 • 787-721-8282

GOBIERNO DE PUERTO RICO
Departamento de Desarrollo Económico y Comercio
Oficina de Gerencia de Permisos

Número de Caso:
2020-302740-DEC-083121

Certificación de Cumplimiento Ambiental por Exclusión Categórica

Rehabilitación San Sebastián Apts. II

Fecha de Expedición:

24/FEB/2020

Datos de Localización

De conformidad con las disposiciones contenidas en las leyes y los reglamentos vigentes, se expide la presente Certificación de Exclusión Categórica para la acción(es) antes descrita(s):

Dirección Física:

Dirección: CALLE SAN SEBASTIAN, CALLE TANCA Y CALLE SOL
Municipio: San Juan
Estado: Puerto Rico
Código Postal: 00901

Calificación

Distrito(s) de Calificación: D
Distrito en el Mapa de Inundabilidad: X
Tipo de Suelo: SNS

Dueño:

OLD CITY LP

Sometido por:

Noel Velez

Número(s) de Catastro:

022-092-020-13

Datos de determinación

Exclusión Categórica

Números de exclusión categórica aplicables de acuerdo a la R-11-17 de la JCA*:

59

Fecha de Expedición:

24/FEB/2020

Condiciones Generales

De acuerdo con la solicitud de esta Determinación, se certificó cumplimiento con los siguientes requisitos, cuyo incumplimiento podrá repercutir en la revocación de esta Determinación:

1. Las actividades de uso o de construcciones livianas de nuevas estructuras no están ubicadas o desarrolladas en:

a. Areas especiales de riesgo de inundaciones, derrumbes o marejadas.

b. Areas en las que la Junta de Calidad Ambiental (JCA) u otras agencias gubernamentales estatales o federales hayan determinado que existe un grado de contaminación que excede el permitido por los reglamentos vigentes.

c. Areas ecológicamente sensitivas o protegidas, según establecido por el Departamento de Recursos Naturales y Ambientales (DRNA), en las que existan especies únicas de fauna o flora o que estén en peligro de extinción o en las que puedan afectarse ecológicamente sistemas naturales o artificiales, ya sea en forma directa o indirecta.

d. Areas en las que existan problemas de infraestructura o de deficiencias en los sistemas de servicios de suministro de agua potable, disposición de las aguas sanitarias, suministro de energía eléctrica o capacidad vial para el manejo adecuado del tránsito de vehículos de motor.

e. Areas que constituyan yacimientos minerales, conocidos o potenciales.

f. Areas en las que existen yacimientos arqueológicos o de valor cultural, según determinado por el Instituto de Cultura Puertorriqueña (ICP).

PO Box 41179 San Juan, Puerto Rico 00940-1179 • 787-721-8282

Certificación de Cumplimiento Ambiental por Exclusión Categórica

g. Areas de topografía escarpada, en cuencas hidrográficas donde se puedan afectar fuentes de abasto de agua potable.

h. Cualquier otra acción que la JCA haya establecido mediante Resolución.

2. No descargarán contaminantes a cuerpos de agua, ni generará desperdicios peligrosos o emisiones al aire que excedan dos (2) toneladas al año de contaminantes de aire criterio, o cinco (5) toneladas de cualquier combinación de contaminantes criterios, ni emitirá al aire contaminantes peligrosos o tóxicos u olores objetables.

3. La disposición o descarga de las aguas usadas se realizará mediante acometidas a un sistema sanitario existente, lo cual requerirá la obtención del endoso de la AAA previo a la solicitud de permisos de construcción.

4. Que existe la infraestructura necesaria (agua potable y alcantarillado sanitario suministrado por la AAA, energía eléctrica, alcantarillado pluvial, vías de acceso) para servir a la operación del proyecto o actividad propuesta, con excepción de los proyectos agrícolas que se ubican por regla general en las áreas rurales, así como las residencias unifamiliares asociadas en las que las instalaciones de esa naturaleza son limitadas.

5. La operación de la actividad no afectará áreas residenciales o zonas de tranquilidad por contaminación sónica según establecido por el Reglamento para el Control de la Contaminación por Ruido.

6. Que el desarrollo de la instalación comercial, industrial, de servicio, institucional y de desarrollo de terrenos para uso turístico y proyectos recreativos no excede de cinco mil (5,000) pies cuadrados de conStrucción en área total de ocupación y área bruta de piso y que cumple con las condiciones de ubicación y operación establecidas por la OGPe u otra agencia con jurisdicción, según sean aplicables.

7. El uso de edificios o estructuras existentes para facilidades comerciales, almacenes y usos industriales o de servicios no excederán de cien mil (100,000) pies cuadrados en área total de ocupación y área bruta de piso. Dicha operación deberá cumplir con las condiciones de ubicación y operación establecidas por la OGPe u otra agencia con jurisdicción, según sean aplicables, y las establecidas para las exclusiones categóricas en este Reglamento.

8. Para la ejecución o desarrollo de las acciones aprobadas como exclusiones categóricas, se requerirá la obtención de los permisos aplicables de las agencias gubernamentales para las etapas de construcción y operación.

9. La acción no ha sido fragmentada o segmentada para fines de la evaluación y será determinación de la agencia proponente si la misma satisface o no los requisitos para ser considerada y ejecutada bajo una exclusión categórica.

10. Que ha cumplido con el requisito de publicación de un Aviso Público de conformidad con la Regla 122 del Reglamento de Evaluación y Trámite de Documentos Ambientales de la JCA, en el caso que la acción propuesta esté relacionada al uso u otorgamiento de fondos federales que requieran un proceso de evaluación parecido al de NEPA (NEPA-Like Process).

Aviso

Si luego de haberse aquí dado cumplimiento con el Artículo 4(B) de la Ley Núm. 416 surgieran variaciones sustanciales en la acción propuesta que requieran la evaluación a los impactos ambientales, habrá que presentar el correspondiente documento ambiental, de conformidad con la Ley sobre Política Pública Ambiental.

Condiciones Especiales

NINGUNA

Firma / Sellos

Fecha de Expedición:

PO Box 41179 San Juan, Puerto Rico 00940-1179 • 787-721-8282

Certificación de Cumplimiento Ambiental por Exclusión Categórica

24/FEB/2020

Ing. Gabriel Hernández
Secretario Auxiliar
Departamento de Desarrollo Económico y Comercio de Puerto Rico
Oficina de Gerencia de Permisos

Ing. Gabriel Hernández Rodríguez

Secretario Auxiliar

PO Box 41179 San Juan, Puerto Rico 00940-1179 • 787-721-8282

ROSSILUGO
ARCHITECTURE

CERTIFICATION : HUD CPD Green Building Retrofit Checklist

I, FERNANDO LUGO, AIA 30016217 / CAAPPR 8495, certify that the San Sebastian Apartments Project: LOT A and LOT B, complies with the HUD Community Planning and Development Green Building Retrofit Checklist.

I am attaching herewith copy of the "HUD CPD Checklist" for reference. The reason for showing N/A (not applicable) on certain items of the HUD CPD Green Building Retrofit Checklist is because the referenced project does not have and will not have Heating, Air Conditioning or a Combustion system. The project has no attic and the location of the development is not in an EPA Radon Zone 1 nor 2.

San Juan , October 22, 2021

FERNANDO LUGO AGUDO
ARQUITECTO
LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

FERNANDO LUGO, AIA

PO BOX 13819, San Juan, Puerto Rico, 00908 / **Phone:** 787-724-8412, **Fax:** 787-724-8416, **Email:** info@rossilugo.com

HUD CPD Green Building Retrofit Checklist

The CPD Green Retrofit Checklist promotes energy efficiency and green building practices for residential retrofit projects. Grantees must follow the checklist in its entirety and apply all measures within the Checklist to the extent applicable to the particular building type being retrofitted. The phrase "when replacing" in the Checklist refers to the mandatory replacement with specified green improvements, products, and fixtures only when replacing those systems during the normal course of the retrofit.

WATER AND ENERGY CONSERVATION MEASURES

☑ **Water-Conserving Fixtures**
Install or retrofit water conserving fixtures in any unit and common facility, use the following specifications: Toilets-- 1.28 gpf; Urinals-- 0.5 gpf; Showerheads-- 2.0 gpm; Kitchen faucets-- 2.0 gpm; and Bathroom faucets-- 1.5gpm. [gpf = gallons per flush; gpm = gallons per minute]

☑ **ENERGY STAR Appliances**
Install ENERGY STAR-labeled clothes washers, dishwashers, and refrigerators, if these appliance categories are provided in units or common areas.

N/A ☐ **Air Sealing: Building Envelope**
Seal all accessible gaps and penetrations in the building envelope. If applicable, use low VOC caulk or foam.

N/A ☐ **Insulation: Attic** (if applicable to building type)

For attics with closed floor cavities directly above the conditioned space, blow in insulation per manufacturer's specifications to a minimum density of 3.5 Lbs. per cubic foot (CF). For attics with open floor cavities directly above the conditioned space, install insulation to meet or exceed IECC levels.

N/A ☐ **Insulation: Flooring** (if applicable to building type)
Install ≥ R-19 insulation in contact with the subfloor in buildings with floor systems over vented crawl spaces. Install a 6-mil vapor barrier in contact with 100% of the floor of the crawl space (the ground), overlapping seams and piers at least 6 inches.

N/A ☐ **Duct Sealing** (if applicable to building type)

In buildings with ducted forced-air heating and cooling systems, seal all penetrations of the air distribution system to reduce leakage in order to meet or exceed ENERGY STAR for Homes' duct leakage standard.

N/A ☐ **Air Barrier System**
Ensure continuous unbroken air barrier surrounding all conditioned space and dwelling units. Align insulation completely and continuously with the air barrier.

☑ **Radiant Barriers: Roofing**
When replacing or making a substantial repair to the roof, use radiant barrier sheathing or other radiant barrier material; if economically feasible,also use cool roofing materials.

☑ **Windows**
When replacing windows, install geographically appropriate ENERGY STAR rated windows.

N/A ☐ **Sizing of Heating and Cooling Equipment**

When replacing, size heating and cooling equipment in accordance with the Air Conditioning Contractors of America (ACCA) Manuals, Parts J and S, or 2012 ASHRAE Handbook--HVAC Systems and Equipment or most recent edition.

Domestic Hot Water Systems
When replacing domestic water heating system(s), ensure the system(s) meet or exceed the efficiency requirements of ENERGY STAR for Homes' Reference Design. Insulate pipes by at least R-4.

Efficient Lighting: Interior Units
Follow the guidance appropriate for the project type: install the ENERGY STAR Advanced Lighting Package (ALP); ***OR*** follow the ENERGY STAR MFHR program guidelines, which require that 80% of installed lighting fixtures within units must be ENERGY STAR-qualified or have ENERGY STAR-qualified lamps installed; ***OR*** when replacing, new fixtures and ceiling fans must meet or exceed ENERGY STAR efficiency levels.

Efficient Lighting: Common Areas and Emergency Lighting (if applicable to building type)
Follow the guidance appropriate for the project type: use ENERGY STAR-labeled fixtures or any equivalent high-performance lighting fixtures and bulbs in all common areas; ***OR*** when replacing, new common space and emergency lighting fixtures must meet or exceed ENERGY STAR efficiency levels. For emergency lighting, if installing new or replacing, all exist signs shall meet or exceed LED efficiency levels and conform to local building codes.

Efficient Lighting: Exterior
Follow the guidance appropriate for the project type: install ENERGY STAR-qualified fixtures or LEDs with a minimum efficacy of 45 lumens/watt; ***OR*** follow the ENERGY STAR MFHR program guidelines, which require that 80% of outdoor lighting fixtures must be ENERGY STAR-qualified or have ENERGY STAR-qualified lamps installed; ***OR*** when replacing, install ENERGY STAR compact fluorescents or LEDs with a minimum efficacy of 45 lumens/watt.

INDOOR AIR QUALITY

Air Ventilation: Single Family and Multifamily (three stories or fewer)
Install an in-unit ventilation system capable of providing adequate fresh air per ASHRAE 62.2 requirements.

Air Ventilation: Multifamily (four stories or more) only building #5 (5 Stories)
Install apartment ventilation systems that satisfy ASHRAE 62.2 for all dwelling units and common area ventilation systems that satisfy ASHRAE 62.1 requirements. If economically feasible, consider heat/energy recovery for 100% of corridor air supply.

Composite Wood Products that Emit Low/No Formaldehyde
Composite wood products must be certified compliant with California 93120. If using a composite wood product that does not comply with California 93120, all exposed edges and sides must be sealed with low-VOC sealants.

Environmentally Preferable Flooring
When replacing flooring, use environmentally preferable flooring, including the FloorScore certification. Any carpet products used must meet the Carpet and Rug Institute's Green Label or Green Label Plus certification for carpet, pad, and carpet adhesives.

Low/No VOC Paints and Primers

All interior paints and primers must be less than or equal to the following VOC levels: Flats--50 g/L; Non-flats--50 g/L; Floor--100 g/L. [g/L = grams per liter; levels are based on a combination of the Master Painters Institute (MPI) and GreenSeal standards.]

☑ **Low/No VOC Adhesives and Sealants**
All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. All caulks and sealants must comply with regulation 8, rule 51, of the Bay Area Air Quality Management District.

☑ **Clothes Dryer Exhaust**
Vent clothes dryers directly to the outdoors using rigid-type duct work.

☑ **Mold Inspection and Remediation**
Inspect the interior and exterior of the building for evidence of moisture problems. Document the extent and location of the problems, and implement the proposed repairs according to the Moisture section of the EPA Healthy Indoor Environment Protocols for Home Energy Upgrades.

N/A ☐ **Combustion Equipment**
When installing new space and water-heating equipment, specify power-vented or direct vent combustion equipment.

☑ **Mold Prevention: Water Heaters**
Provide adequate drainage for water heaters that includes drains or catch pans with drains piped to the exterior of the dwelling.

☑ **Mold Prevention: Surfaces**
When replacing or repairing bathrooms, kitchens, and laundry rooms, use materials that have durable, cleanable surfaces.

☑ **Mold Prevention: Tub and Shower Enclosures**
When replacing or repairing tub and/or shower enclosures, use non-paper-faced backing materials such as cement board, fiber cement board, or equivalent in bathrooms.

☑ **Integrated Pest Management**
Seal all wall, floor, and joint penetrations with low-VOC caulking or other appropriate sealing methods to prevent pest entry. [If applicable, provide training to multifamily buildings staff.]

☑ **Lead-Safe Work Practices**
For properties built before 1978, if the project will involve disturbing painted surfaces or cleaning up lead contaminated dust or soil, use certified renovation or lead abatement contractors and workers using lead-safe work practices and clearance examinations consistent with the more stringent of EPA's Renovation, Repair, and Painting Rule and HUD's Lead Safe Housing Rule.

N/A ☐ **Radon Testing and Mitigation** (if applicable based on building location)

For buildings in EPA Radon Zone 1 or 2, test for radon using the current edition of American Association of Radon Scientists and Technologists (AARST)'s Protocols for Radon Measurement in Homes Standard for Single-Family Housing or Duplexes, or AARST's Protocol for Conducting Radon and Radon Decay Product Measurements in Multifamily Buildings. To install radon mitigation systems in buildings with radon level of 4 pCi/L or more, use ASTM E 2121 for single-family housing or duplexes, or AARST's Radon Mitigation Standards for Multifamily Buildings. For new construction, use AARST's Reducing Radon in New Construction of 1 & 2 Family Dwellings and Townhouses, or ASTM E 1465.

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023

SAN SEBASTIÁN APARTMENTS
FULL REHABILITATION
LOT-B
S A N J U A N , P R

ARCHITECTURE

1	T1	TITLE SHEET
2	A-0.0	GENERAL NOTES, REMOVALS LEGEND
3	A-0.1	EXISTING SITE FLOOR PLAN
4	A-0.2.0	LOT B-EXISTING & REMOVALS 1st & 2nd FLOOR PLANS
5	A-0.2.1	LOT B-EXISTING & REMOVALS 3rd & 4th FLOOR PLANS
6	A-0.2.2	LOT B-EXISTING & REMOVALS 5th & 6th FLOOR PLANS
7	A-0.3.0	LOT B-EXISTING & REMOVALS ELEVATIONS
8	A-0.3.1	LOT B-EXISTING & REMOVALS SECTIONS
9	A-1.0	PROPOSED SITE FLOOR PLAN
10	A-2.0	LOT B-PROPOSED 1st & 2nd FLOOR PLANS
11	A-2.1	LOT B-PROPOSED 3rd & 4th FLOOR PLANS
12	A-2.2	LOT B-PROPOSED 5th & 6th FLOOR PLANS
13	A-3.0	LOT B-PROPOSED ELEVATIONS
14	A-3.1	LOT B-PROPOSED SECTIONS
15	A-4.0	LOT B-EXTERIOR DOORS & WINDOWS DETAILS, BLDNGS 1 & 2
16	A-4.1	LOT B-EXTERIOR DOORS & WINDOWS DETAILS, BLDNGS 3 & 4
17	A-4.2	LOT B-EXTERIOR DOORS & WINDOWS DETAILS, BLDNG 5
18	A-4.3	LOT B-INTERIOR DOORS & WINDOWS DETAILS
19	A-5.0	LOT B-APARTMENT 2-A ADA COMPLIANCE PLAN
20	A-5.0.1	LOT B-APARTMENT 2-A REFLECTED CEILING PLAN
21	A-5.1.0	LOT B-KITCHEN ELEVATIONS BLDNG 1
22	A-5.2.0	LOT B-APARTMENT 2-A ADA KITCHEN ELEVATIONS
23	A-5.2.1	LOT B-APARTMENT 2-A ADA BATHROOM ELEVATIONS
24	A-5.2.2	LOT B-KITCHEN ELEVATIONS BLDNG 2
25	A-5.3.0	LOT B-KITCHEN ELEVATIONS BLDNG 3
26	A-5.3.1	LOT B-KITCHEN ELEVATIONS BLDNG 3
27	A-5.4.0	LOT B-KITCHEN ELEVATIONS BLDNG 4
28	A-5.5.0	LOT B-KITCHEN ELEVATIONS BLDNG 5
29	A-5.5.1	LOT B-KITCHEN ELEVATIONS BLDNG 5
30	A-5.5.2	LOT B-KITCHEN ELEVATIONS BLDNG 5
31	A-5.5.3	LOT B-KITCHEN ELEVATIONS BLDNG 5
32	A6.0	LOT B-TYPICAL DETAILS

PLUMBING

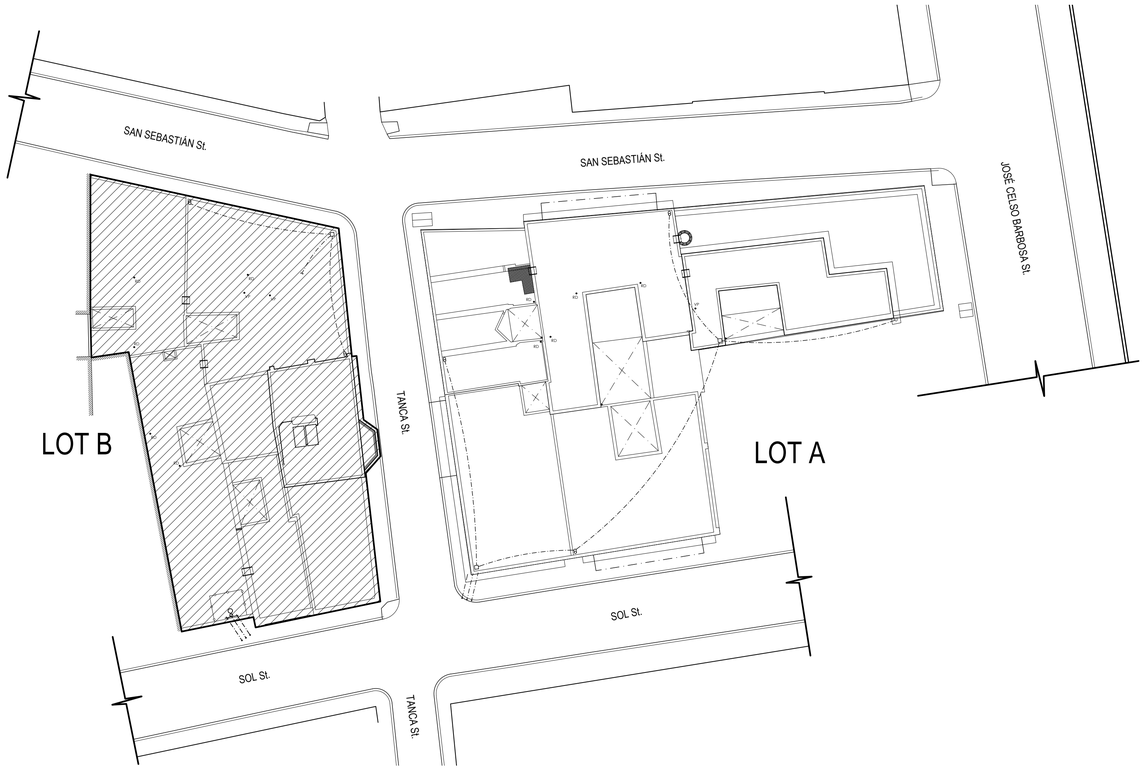
33	P1.1	LOT B-PROPOSED 1st & 2nd FLOOR PLAN-PLUMBING & VENTILATION
34	P1.2	LOT B-PROPOSED 3rd & 4th FLOOR PLAN-PLUMBING & VENTILATION
35	P1.3	LOT B-PROPOSED 5th & 6th FLOOR PLAN-PLUMBING & VENTILATION
36	P3.1	LOT A-GENERAL PLUMBING NOTES & DETAILS

ELECTRICAL

37	E-0.0	LOT B-LEGEND, NOTES & DIAGRAMS
38	E-1.0	LOT B-PROPOSED 1st & 2nd FLOOR PLANS
39	E-1.1	LOT B-PROPOSED 3rd & 4th FLOOR PLANS
40	E-1.2	LOT B-PROPOSED 5th & 6th FLOOR PLANS
41	E-2.0	LOT B-PANEL SCHEDULES

STRUCTURAL

42	S-0.1	LOT B-STRUCTURAL NOTES & TYPICAL
43	S-0.2	LOT B-EXISTING WALLS REPAIR & RETROFIT DETAILS
44	S-0.3	LOT B-BRICKS WALL SHEAR STRENGTHENING DETAILS
45	S-0.4	LOT B-ALTERNATE "A" BRICKS WALL SHEAR STRENGTHENING DETAILS
46	S-0.5	LOT B-ALTERNATE "B" BRICKS WALL SHEAR STRENGTHENING DETAILS
47	S-2.0	LOT B-FIRST & SECOND FLOORS RETROFIT PLAN
48	S-2.1	LOT B-THIRD & FOURTH FLOORS RETROFIT PLANS
49	S-2.2	LOT B-FITH FLOOR & ROOF RETROFIT PLANS



SYMBOLS

- DOOR TAG
- WINDOW TAG
- FINISHES
- WALL TYPE
- FURNITURE TAG
- STRUCTURAL AXIS
- DETAIL CALLOUT
- FLOOR OR CEILING FINISH ELEVATION
- NORTH
- FLOOR OR CEILING ELEVATION CHANGE
- INTERIOR ELEVATION CALLOUT
- SECTION / ELEVATION CALLOUT
- ROOF SLOPE DOWNWARD DIRECTION

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONES

NUM.	DESCRIPCION	FECHA

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. 8495
EXP 21/MAYO/2023
PUERTO RICO

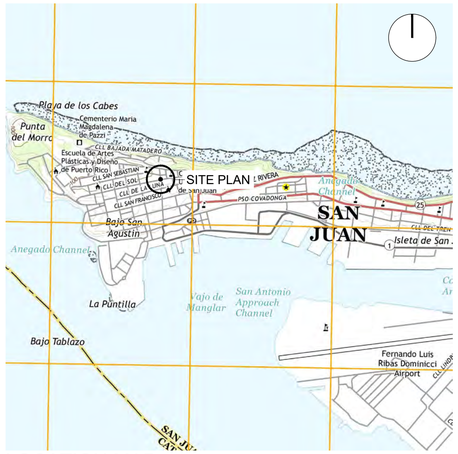
CONSULTORES:

ELECTRICAL: Eng. CARLOS REQUENA

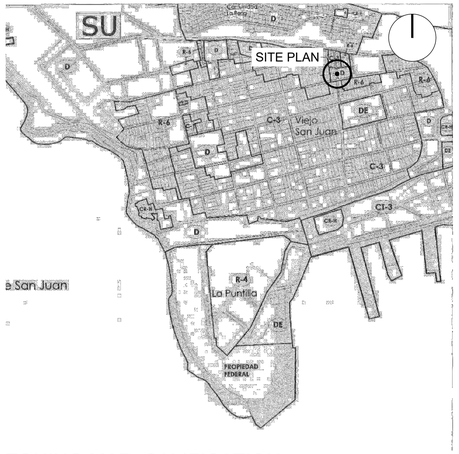
STRUCTURAL: Eng. JOAQUÍN de MARI

PLUMBING: Eng. JORGE A. TORRES

SEP 2021

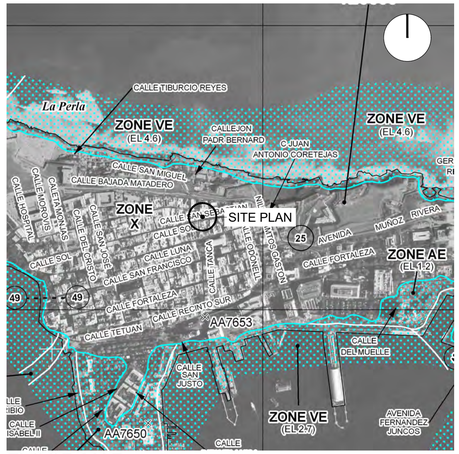


LOCATION MAP
SCALE: 1:20000
0' 100' 250' 500' 1000'
N = 270,205.2865
E = 233,675.4165



ZONING MAP, CALIFICATION
R6 / RU
SCALE: 1:7500

ZONING MAP, CLASSIFICATION
ZONA HISTÓRICA
SCALE: 1:7500



FLOOD MAP
PANEL 72000C-0355-J DATE NOV 18, 2009
SCALE: 1:10000

ROSSILUGO ARCHITECTURE
PO Box 13819, SAN JUAN PR 00908-3819, email: info@rossilugo.com

OWNER: San Se, LLC
DATE: SEP 2021
SCALE: AS SHOWN
PROJECT N°: 20 09
SHEET N°: T1

GENERAL NOTES:

1. CONTRACTOR SHALL ONLY REFER TO CONSTRUCTION DOCUMENTS SEALED AS "ONLY FOR CONSTRUCTION", SIGNED AND SEALED BY ARCHITECT BIDDING DOCUMENTS ARE NOT PART OF THE CONSTRUCTIONS DOCUMENTS.

2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING EVERY CONSULTANT AND SUBCONTRACTOR WITH ALL OF THE RELEVANT DATA AND DOCUMENTS, WITH DUE REGARD TO THE FACT, THAT THE PLANS AND SPECIFICATIONS ARE AN INTEGRATED SET OF DOCUMENTS AND THAT THE COMPONENT PARTS CANNOT BE PROPERLY UNDERSTOOD IF THEY ARE EXAMINED SEPARATELY.

3. THE GENERAL CONTRACTOR SHALL REQUIRE THAT EVERY CONSULTANT OR SUBCONTRACTOR EXAMINE AND BE FAMILIAR WITH THE REFERENCE CONSTRUCTION DOCUMENTS AS A CONDITION OR REQUIREMENT TO ACCEPT ANY BID OR PROPOSAL FROM ANY SUBCONTRACTOR OR CONSULTANT. THE CONTRACTOR SHOULD OBTAIN FROM EACH SUBCONTRACTOR OR CONSULTANT A WRITTEN CONFIRMATION THAT THE SUBCONTRACTOR OR CONSULTANT HAS EXAMINED AND IS FAMILIAR WITH THE REFERENCE SET OF PLANS AND AGREES TO BE GUIDED BY THE ARCHITECTURAL DRAWINGS IN ALL REGARDS.

4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR EXAMINING THE PLANS AND SPECIFICATIONS AND MAKING A SEPARATE WRITTEN REQUEST FOR CLARIFICATION OR CORRECTION FOR EACH DISCREPANCY THE CONTRACTOR, SUBCONTRACTOR OR CONSULTANT IDENTIFIES IN THE PLANS. SUCH WRITTEN REQUEST SHALL BE MADE BEFORE THE CONTRACTOR TENDERS A BID OR PROPOSAL FOR THE PROJECT.

5. CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ARCHITECT, FOR ANY DISCREPANCY, ERROR OR OMISSIONS IN PLANS. ARCHITECT IS RESPONSIBLE TO CLARIFY SUCH DISCREPANCIES, ERRORS OR OMISSIONS BEFORE CONSTRUCTION START-UP. IF CONTRACTOR FAILS TO NOTIFY SUCH DISCREPANCIES, ERRORS OR OMISSIONS AND PERFORMS THE WORK WITHOUT PRIOR ARCHITECT'S APPROVAL , HE SHALL REVISE THE WORK WITHOUT COMPENSATION IF THE WORK PERFORMED IS NO APPROVED BY THE ARCHITECT.

6. PRIOR TO INSTALLATION GENERAL CONTRACTOR SHALL SUBMIT FOR APPROVAL, COORDINATION DRAWINGS OF PLUMBING, HVAC AND ELECTRICAL SYSTEM.

7. CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE TO VERIFY FIELD DIMENSIONS, FLOOR LEVELS, EXISTING CONDITIONS AND BE FULLY FAMILIARIZED WITH THE BUILDING CONDITIONS BEFORE CONSTRUCTION START-UP.

8. THE CONTRACTOR IS RESPONSIBLE FOR THE SECURITY OF THE BUILDING THROUGH OUT THE DEMOLITION AND CONSTRUCTION PHASE. ALL EXTERIOR OPENINGS SHALL REMAIN TEMPORARY COVERED UNTIL FINAL DOOR & WINDOWS INSTALLATION.

9. ALL DAMAGES TO THE SURROUNDINGS WALKWAYS AND STREET DUE TO CONSTRUCTION WORK SHALL BE REPAIR AND BROUGHT UP TO ITS ORIGINAL CONDITION OR BETTER.

10. PAINT JOB INCLUDES ALL OF THE BUILDING SURFACES AND ORNAMENTAL ELEMENTS INCLUDING BUT NOT LIMITED TO:

EXTERIOR SURFACES
- ALL WALL SURFACES AND WALL ORNAMENTS
- ALL DOOR AND WINDOWS
- ALL IRON RAILING AND GATES

INTERIOR SURFACES AND ELEMENTS
- ALL WALL SURFACES
- ALL CEILING ELEMENTS: WOOD BEAM AND JOIST, BRICK, BRICK, PLASTER, STEEL BEAMS
- ALL EXPOSED ELECTRICAL CONDUITS
- ALL WOOD DOORS AND WINDOWS
- ALL ALUMINUM DOORS (POWDER COATED)
- ALL FLOOR BASE

DAMAGED PAINT ON INTERIOR SURFACES SHOULD BE REMOVED AND SURFACE SHALL BE PREPARED FOR REPAINTING. MASONRY WALLS AND OTHER MASONRY FEATURES SHOULD BE REPAIRED WHENEVER IS EVIDENCE OF DETERIORATION, INCLUDING DISINTEGRATINY MORTAR, LOOSE BRICKS, LAMP WALLS OR DAMAGED PLASTERWORK.
IN PREPARATION FOR REPAINTING, DETERIORATED MORTAR SHOULD BE REMOVED BY CAREFULLY HAND-RAKING THE JOINTS TO AVOID DAMAGING THE MASONRY. ELECTRIC SAW ARE NOT ALLOWABLE.

13. ALL EXPOSED BRICK, ON WALL OR CEILING, WHERE PLASTER IS MISSING SHALL BE PLASTERED WITH STANDARD PORTLAND CEMENT PROCEDURE AS SPECIFIED.

14. EXISTING WHOLES AND PERFORATIONS ON WALLS NOT IDENTIFIED AS DETAIL SHALL BE CLOSE UP WITH MASONRY AND PORTLAND CEMENT PLASTER-SMOOTH FINISH AND LEVELED WITH EXISTING WALL SURFACES.

15. WALL AND FLOOR TILE IN EXISTING BATHROOMS SHALL BE REMOVED ENTIRELY AND SURFACE SHALL BE PREPARED FOR NEW TILE INSTALLATION.

16. ALL ALUMINUM MATERIAL SHALL BE POWDER COATED. FINAL COLOR TO BE SELECTED BY ARCHITECT FROM THE RAL CHART.

17. THIS PROJECT HAS BEEN DESIGN TO ACHIEVE HUD REQUIREMENTS. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE RELEVANT REQUIREMENTS AND PROVIDE THE NECESSARY INFORMATION AND INSTRUCTION TO ALL SUBCONTRACTOR AND INSTALLERS.

BUILDING IMPROVEMENTS NOTES

I. INFRASTRUCTURE

A. Asbestos and lead removal
The asbestos and lead in the vinyl tile shall be removed in 24 units according to the study performed by Norton Environmental.

II. APARTMENT BUILDINGS EXTERIOR IMPROVEMENTS

A. Electrical Primary lines connections
The existing electrical primary lines connections located on the roof of each building shall be replaced and security barriers shall be installed. Design/Builder will coordinate with Power Authority to request the best upgrade possible to the primary infrastructure.

B. Service lines
All service feeders from Transformers to Meter Base to Main Breaker to Panelboards, to all units, shall be reconstructed with new conduit, wire and materials.

C. Roof
All Building's roofing system shall be removed and replaced with a new built up and roof membrane system in accordance with the project's specifications. A minimum 10 year guarantee product preferred Danosa or a higher quality product.

1. Antenna bases shall be built on all roof tops, with conduit feeding the apartments.
2. Access ladders between building's roof ceilings shall be provided.
3. Pigeons repelling systems shall be installed in eaves and/or where applicable. An expertly designed solution by a company dedicated to these services shall be included on the design/build proposal.

D. Exterior painting
All building exterior shall be primed and painted and weather/area conditions shall be considered in accordance with manufacturer's specifications. Siding must be dry prior to applying paint, and work must cease in time to allow paint to dry. All dirt and mud from exterior siding shall be removed prior to painting. Top and bottom of all doors and windows edges shall be painted and all joints in exterior trim must be caulked.

D. Exterior plastering
All exterior plaster shall be inspected and replaced or rehabilitated where needed. Any lose or affected area according to structural engineer recommendations shall be repaired. If steel reinforcement is exposed, anti-corrosion treatment shall be applied or if need to shall be replaced before plastering. Every window sill and lintel must be plastered (exterior and interior). A qualified study shall be commissioned to determine the status of the exterior concrete surfaces, and the expected area to be reconstructed. A margin of 20% over the amount determined by the consultant, shall be included in the estimate as an allowance for unforeseen damage.

number, etc. should be included in the plans and its relationship with the doors or others
6. Final specification for the quality, material, grade, completion of door and window sealer will be provided.
7. Final specification for the degree of safety, resistance, color options and finishes etc. will be provided.
8. Acceptable Locks: Yale, Toledo, QuickSet, Slage or others of similar quality.
9. For the doors, contractor shall submit samples and Shop drawing of each type.

Windows:
1. All Miami windows shall be replaced with the same model as not to affect the facade. All wood windows will be replaced with the same model to not affect the façade. Bedroom windows shall be emergency escape and rescue type as possible according to window type per façade style. Portable AC unit will only be allowed by the building administration and an exhaust vent will be provided in each bedroom. Implementation from this point on, that A/C units aren't allowed in the windows area. Portable A/Cs are allowed.
2. Exterior windows and doors should be sound, vandal and hurricane resistant.
3. Final specifications will be provided for
   a. The quality, material, grade, finish, hardware, etc. for all types of windows: exterior, interior, warehouses and accessory uses
   b. The degree of safety and resistance, both for the window unit and for glass, etc.
   c. Color options and finishes
4. Final construction documents will provide Window Schedule.
5. The windows and doors anchor system must be according to comply with hurricane resistance and appropriate to each existing each wall types at buildings; preferable Tapcon screws anchor type system.
6. Caulking's warranty of 10 years and paintable. Wooden doors and windows are recommended because of the extensive corrosion factor, however the Miami window model might be retained for the purposes of maintaining the façade if and as conditioned by the "Instituto de Cultura Puertorriqueña".
7. All units will be provided with hurricane resistant storm windows and / or shutters.

C. Bathrooms
All apartments bathrooms shall be completely renovated. The works shall include the replacement of existing bathroom tub (4 units) for showers, equipment and accessories (including toilet, sink, towel bar, shower curtain rod, medicine cabinet, faucets, etc.), and tiles (floor and wall in shower area). Also, all bathroom extractors shall be replaced with carbon extractors.
1. Sink, toilets and tile color must be white.
2. Sink with pedestal base.
3. Faucets shall be Delta or better quality, water sense labeled.
4. Medicine cabinet must be plastic material.
5. Paper holder, brush holder, tower trail; and soap dish in the shower area and sink shall be in stainless steel.
6. Ceramic floor for shower.

8. Complete structure in solid cedar/ PVC 1.5" x 1.5" front and back of the furniture. NO panel. All hinges and drawer tracks anchoring must be directly to the solid wood structure.
9. Interiors must be painted with "Sand & Sealer" and natural varnish on wood materials.
10. Pionite or Formica laminated plastic lined furniture.
11. The entire cabinet should be left with an excellent finish.
12. The entire interior of the cabinet should be well sanded on wood. Pieces of wood without sanding are not allowed.
13. Open "Handle" 4" length, "C" type.
14. The cabinets will comply with ANSI A 161.1
15. The bumpers must be continuously laminated with a 4-inch high back splash. The lateral sides can be laminated separately but at the junction with the stop it must be sealed with "caulking" of the same color as the stop.
16. The cabinet must be completely fixed, at a level elevation and the entire back completely attached to the wall. The sink edges must be sealed at the top with "silicone", in addition to being fixed with at least 3 "clips" on the sides and 4 "clips" on the front and back side.
17. The sink must be durable in "stainless steel" USA material. Submit to the owner for approval prior installation.
18. If the cabinet is built with legs, they have to be mounted on vertical supports. The supports must be of 1" x 1" square section in aluminum, anchored to the floor of the cabinet, with a maximum height of 9".
19. If the cabinet rests on the floor, it must be based on a 2" x 4" wood/pvc treated and laminated on all exposed faces.
20. The rear panel must be ¼" thick.
21. The doors of ¾" side, front and base panels.
22. Shop drawings will be submitted for approval before building.

K. Balconies
All wood and metal balcony railings and balusters shall be replaced in units where applicable. Stainless steel shall be used for the metal railings at balconies where existing metal railings. High grade wood material will be used to replace existing wood railings balconies to comply with existing architecture façade of buildings and historic zone.
All small balconies roof shall be replaced, including those toward the interior patio.

L. Stairs
Floor tile shall be installed in all stairs within the units including nosing, safety anti-slip adhesive stair treads and handrails.

IV. SPECIAL CONDITIONS

A. Structural Engineer
The contractor shall take consulting with a Structural Engineer for some atypical cases or works required such as:
- In approximately 3 units, the master guilders must be replaced. Some need to be plastered and some have the iron rods exposed.

B. Electrical
Some of the emergency lamps are connected to a unit electrical system. These must be reconnected to the projects power source.

F. Stairs
All buildings stairs shall be inspected and reconstructed to bring then as close to code compliance as possible. Stairs tile will be anti-slip, and of the best heavy duty rating available. Wooden handrails of communal areas shall be replaced in buildings 5, 6, 9 and 10.

G. Common Areas
1. Building 6 interior patio requires treatment for the following conditions:
   a. Heavy rain occurs, the first floors unit get flood.
   b. The amount of water is more that the drainage system can handle.
   c. Tenants form second and third floors receive water into theirs units through the patio windows and cracked walls that connect with the interior patios while raining.
2. The interior wood corridor on building 10 shall be rehabilitated.
3. Entry gates on communal stairs shall be replaced with wooden gates and/or doors in buildings 5, 6, 9 and 10.
   a. Flooding on first floor units when heavy rain occurs, the existing drainage system shall be revised and replace as possible.
   b. Second and third floor units receive water through windows and cracks on patio walls.
4. An intercom system for entry shall be installed near communal stairs.
5. A camera system shall be provided all around the communal areas.

H. Lighting
Emergency lamps and every other lamp within common areas and exterior of every building shall be replaced with LED lamps (energy save quality) with a non-corrosive material base.

I. Mailboxes
Missing mailboxes on buildings shall be installed; buildings 5, 6, 9 and 10 shall be replaced. Contractor shall be coordinated with Postmaster to establish all the possible areas and configurations for each building condition.

III. APARTMENT UNITS IMPROVEMENTS

A. Interior painting
All units will be primed and painted.

B. Doors and Windows
All apartment unit doors and windows shall be replaced.

Doors:
1. Exterior doors shall be replaced with solid wood and needs to match the façade. Interior doors shall be replaced with semisolid wood doors. Closet doors shall be replaced with semisolid wood sliding doors.
2. All Locks (Interior and Exterior) shall be of the highest available grade, and of the material that best handles excessive corrosion (Stainless steel or bronze).
3. The hinges shall all as a minimum be in stainless steel type 308 or better material, as shown on final door schedule.
4. A schedule of doors, windows etc. will be included in the final construction documents (plans and specifications). This schedule shall include dimensions, finishes, identification number, models, etc.
5. A table of fittings including models, grade, finishes, identification

D. Electrical
1. All unit's electrical outlets, switches and panel board interior components must be replaced. Electrical wiring, conduits and boxes shall be replaced where needed. The alternative of an aesthetically approved wire mold system shall be considered, since, the building will not withstand cutting and patching to install the new infrastructure.
2. All bedrooms and living areas will be provided with ceiling fans.

E. Lighting
All lamps shall be replaced with LED lamps (energy save quality) with a non-corrosive material base. The amount of lumens will be taken into consideration for an appropriate area illumination.

F. Closets
1. Wooden or PVC slats shall be installed in all closets.
2. Closet roof shall be inspected and fix if needed.
3. Replacement and support installation for the hanging tube shall be installed.

G. Apartment walls
All unit's division walls in gypsum board shall be replaced with concrete blocks, including closets.

H. Interior plastering
All interior plaster will be inspected and replaced or rehabilitated and any lose or affected area according to structural engineer recommendations. Also inspection will be performed by a qualified structural firm to rehabilitate or replace master girders roof-floor beams and interior beams elements according to structural engineer recommendations. If iron rods are exposed, anti-corrosion treatment shall be applied or these shall be replaced before plastering.

I. Appliances and other appurtenances
Appliances shall be replaced with energy efficient units, stainless steel material in accordance with the project specifications and the regulatory standards, as identified by the administration. The appliances required for each unit are:

1. Refrigerator minimum 14".
2. Electrical Stove 30" with oven.
3. New 5 pounds fire extinguishers shall also be provided for all residential units (25 units) and common areas.
4. Smoke (electrical) detectors shall be replaced in every room and added where missing according to electrical plans.
5. Laundry sinks shall be replaced and relocated.
6. Roof fans shall be installed in every room and living room, with medium or superior quality and a best available warranty.

J. Kitchen cabinets

All apartment unit kitchen cabinets shall be replaced. The kitchen cabinets shall be installed in accordance with the project specifications.. These cabinets must be of PVC material with laminated exteriors.
1. Mahogany / solid cedar wood or PVC. NO compressed wood
2. Laminated slats on both sides.
3. Faucets: Delta or better quality, water sense labeled.
4. Laminated doors on both sides. On its outer side, from all sides.
5. The drawer's bottom and the cabinet's interior floor must be laminated.
6. USA metal side slides.
7. Hidden hinges Danco or Ferrari, stainless steel.

C. Laundry Space
All units shall provide an available space for washer and dryer unit.

D. Unit 3-A
This unit has a privacy issue in regards of the doors and door's louvers, as suitable solution shall be provided in final construction documents.
The drainage system must be verified in interior patio building 3.

E. Building 10
A suitable solution shall be provided for building 10, it has a wooden wall that it is shared with every unit and it has deteriorated over the years.

F. Bird deterrent systems
All building's ledges, window sills, gutters & beams will have either one of these bird deterrent systems:
- Bird-X transparent gel bird repellent.
- Ezoon plastic bird spikes strips, 17" x 1.57" x 1.38" bird deterrent.

DEMOLITION LEGEND & NOTES

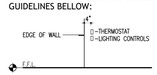
1. REPLACE OR REPAIR EXTERIOR DOOR
2. REPLACE OR REPAIR INTERIOR DOOR
3. REPLACE CLOSET DOOR
4. REPLACE OR REPAIR GUARD RAIL
5. REPLACE OR REPAIR WINDOW
6. REPAIR INTERIOR CEMENT PLASTER
7. REPAIR OR REPLACE DRYWALL
8. REPAIR OR REPLACE VINYL TILE
9. REPLACE ALL KITCHEN CABINETS, SINK & FAUCETS
10. REPLACE BATHTUB
11. REPLACE LOCK SET AND HARDWARE
12. REPLACE TOILET, SINK, TOWEL BAR, SHOWER CURTAIN ROD, MEDICINE CABINET & FAUCETS
13. REPLACE FLOOR AND WALL TILES
14. DEMOLISH EXISTING WALLS

NOTES:

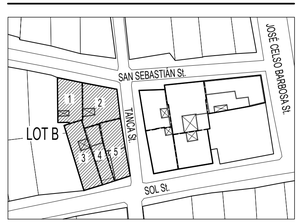
1. ALL EXISTING WATER HEATER ENCLOSING AT INTERIOR PATIOS SHALL BE DEMOLISHED
2. ALL METER BANKS SHALL BE REPLACED IN ALL BUILDINGS
3. ALL METAL AND WOOD BALCONY RAILINGS SHALL BE REPLACED AS NEEDED
4. ALL HUNG GYPSUM BOARD CEILINGS SHALL BE REMOVED AND REPLACED ACCORDING TO PROPOSED PLANS.
5. ALL CEILING FANS SHALL BE REMOVED AND REPLACED ACCORDING TO PROPOSED PLANS.
6. ALL INTERIOR AND EXTERIOR LAMPS SHALL BE REMOVED AND REPLACED BY SPECIFIED ONES.

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO
LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

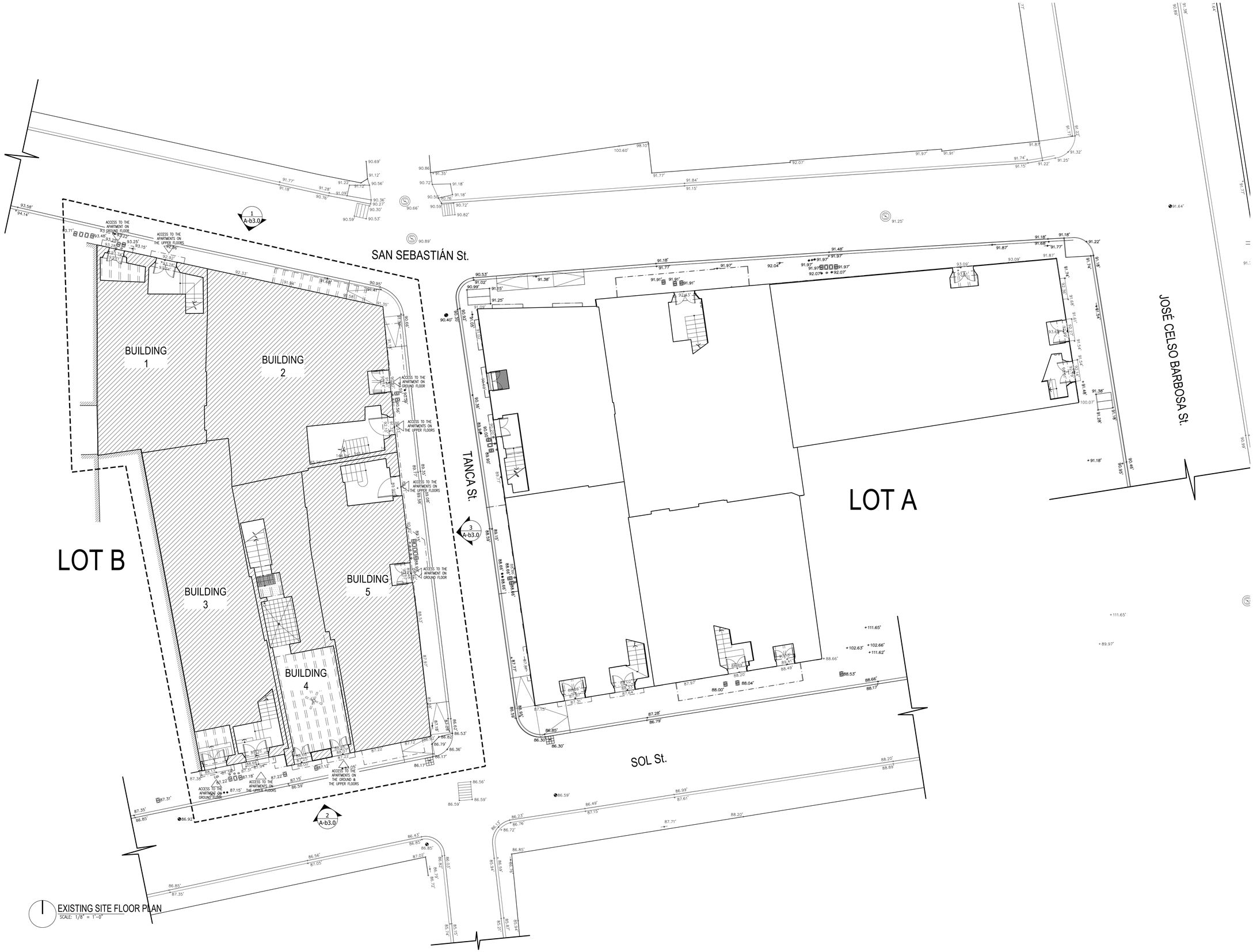
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
GENERAL NOTES, REMOVALS LEGEND

OWNER:
SAN SE, LLC
DRAWN BY:
CHECKED BY:
FERNANDO LUGO
SCALE:
AS SHOWN
DATE:
SEP 2021
PROJECT: 20 09
SHEET: A-0.0

ROSSILUGO
ARCHITECTURE

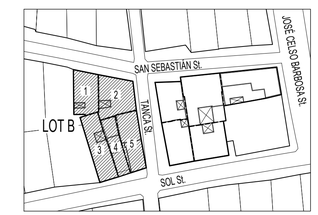


EXISTING SITE FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 31/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

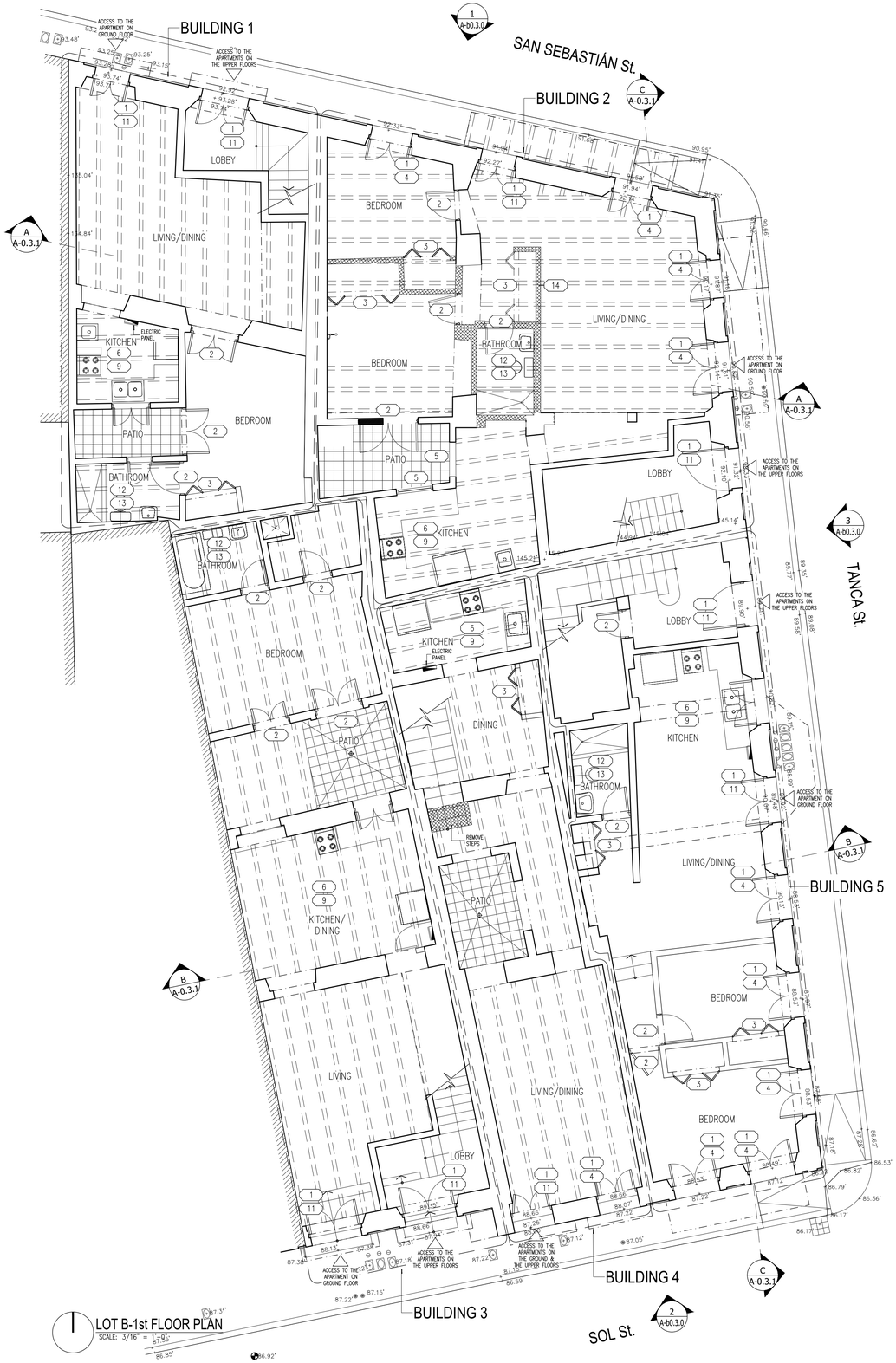
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

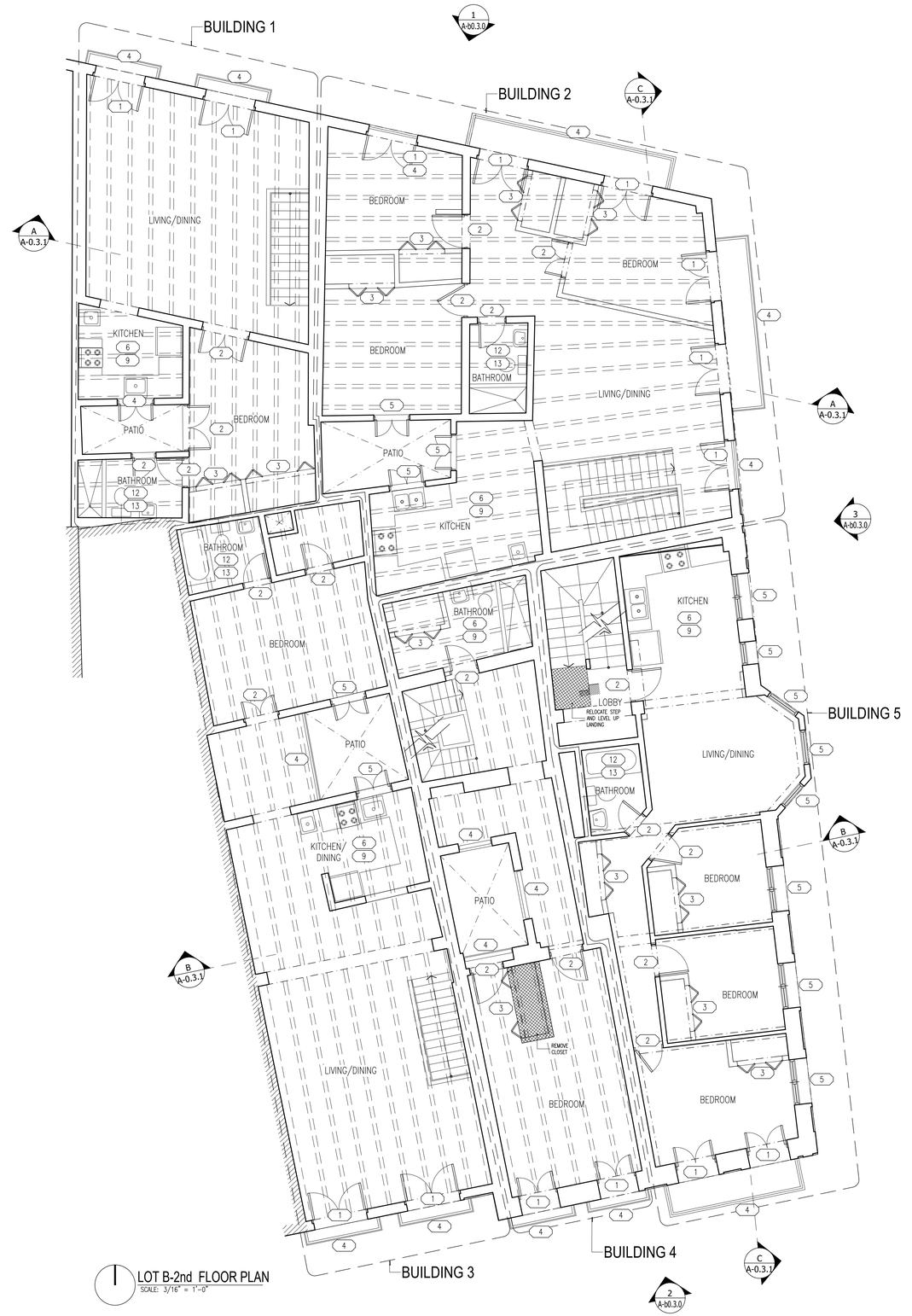
TITLE:
EXISTING SITE FLOOR PLAN

OWNER: SAN SE, LLC		PROJECT	SHEET
DRAWN BY:	SCALE: AS SHOWN	20 09	A-0.1
CHECKED BY: FERNANDO LUGO	DATE: SEP 2021		

ROSSILUGO
ARCHITECTURE



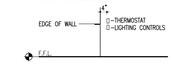
LOT B-1st FLOOR PLAN
SCALE: 3/16" = 1'-0"



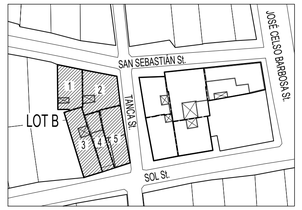
LOT B-2nd FLOOR PLAN
SCALE: 3/16" = 1'-0"

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

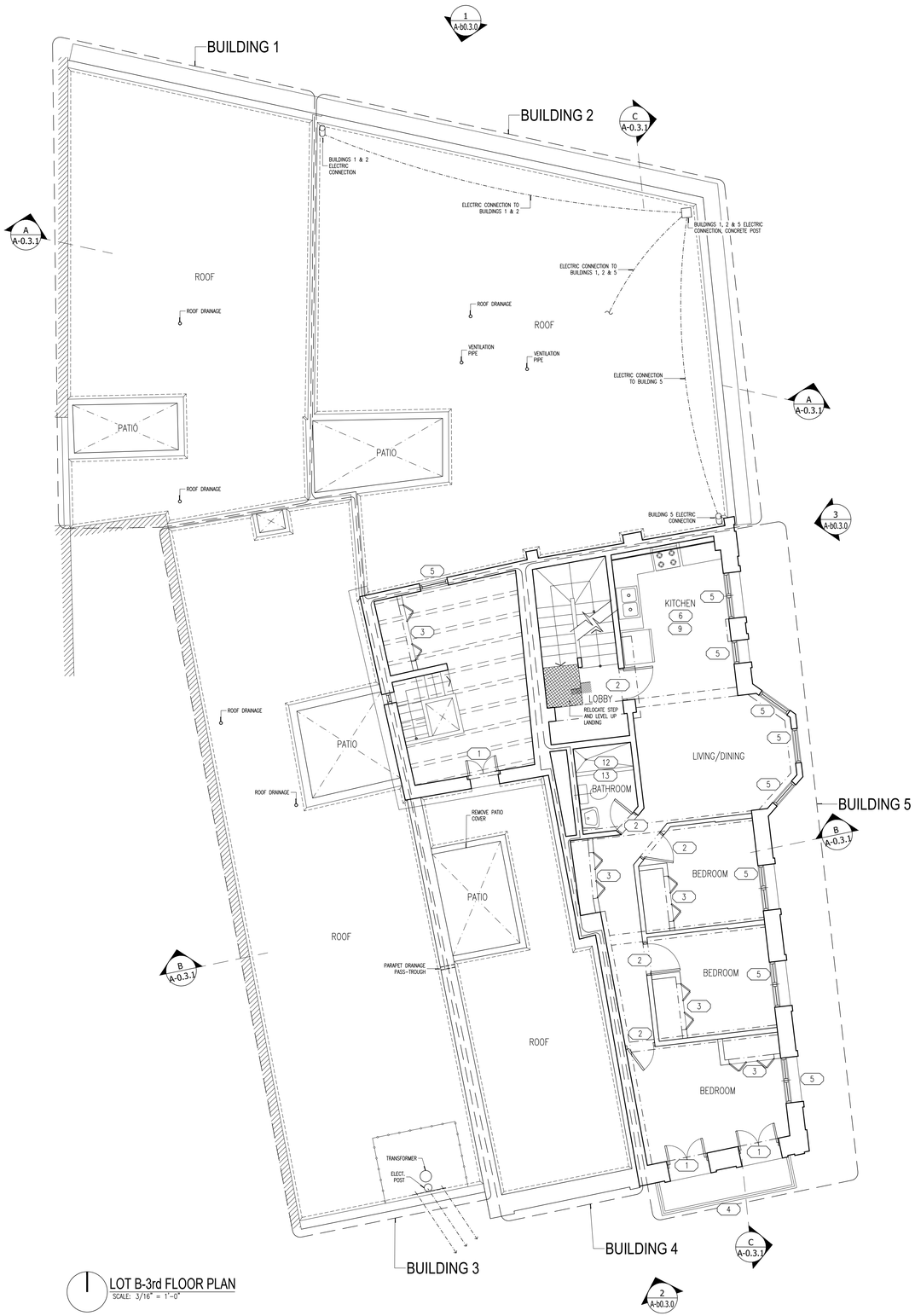
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT B-EXISTING & REMOVALS 1st & 2nd FLOOR PLANS

OWNER: SAN SEI, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-0.2.0

ROSSILUGO ARCHITECTURE

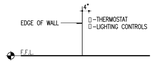


LOT B-3rd FLOOR PLAN
SCALE: 3/16" = 1'-0"

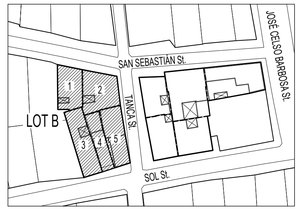
LOT B-4th FLOOR PLAN
SCALE: 3/16" = 1'-0"

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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. Reconozca 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.

REVISIONS

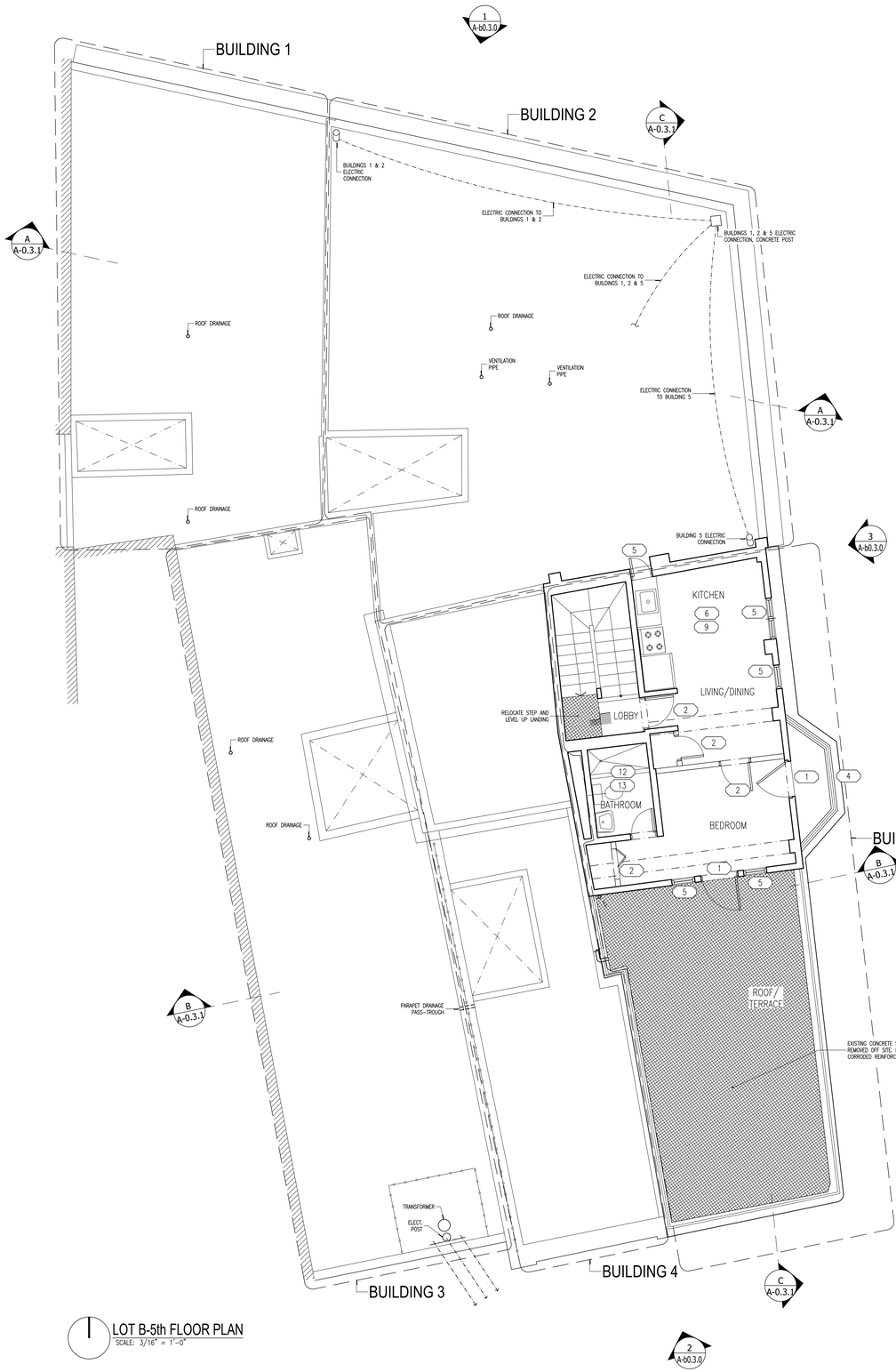
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

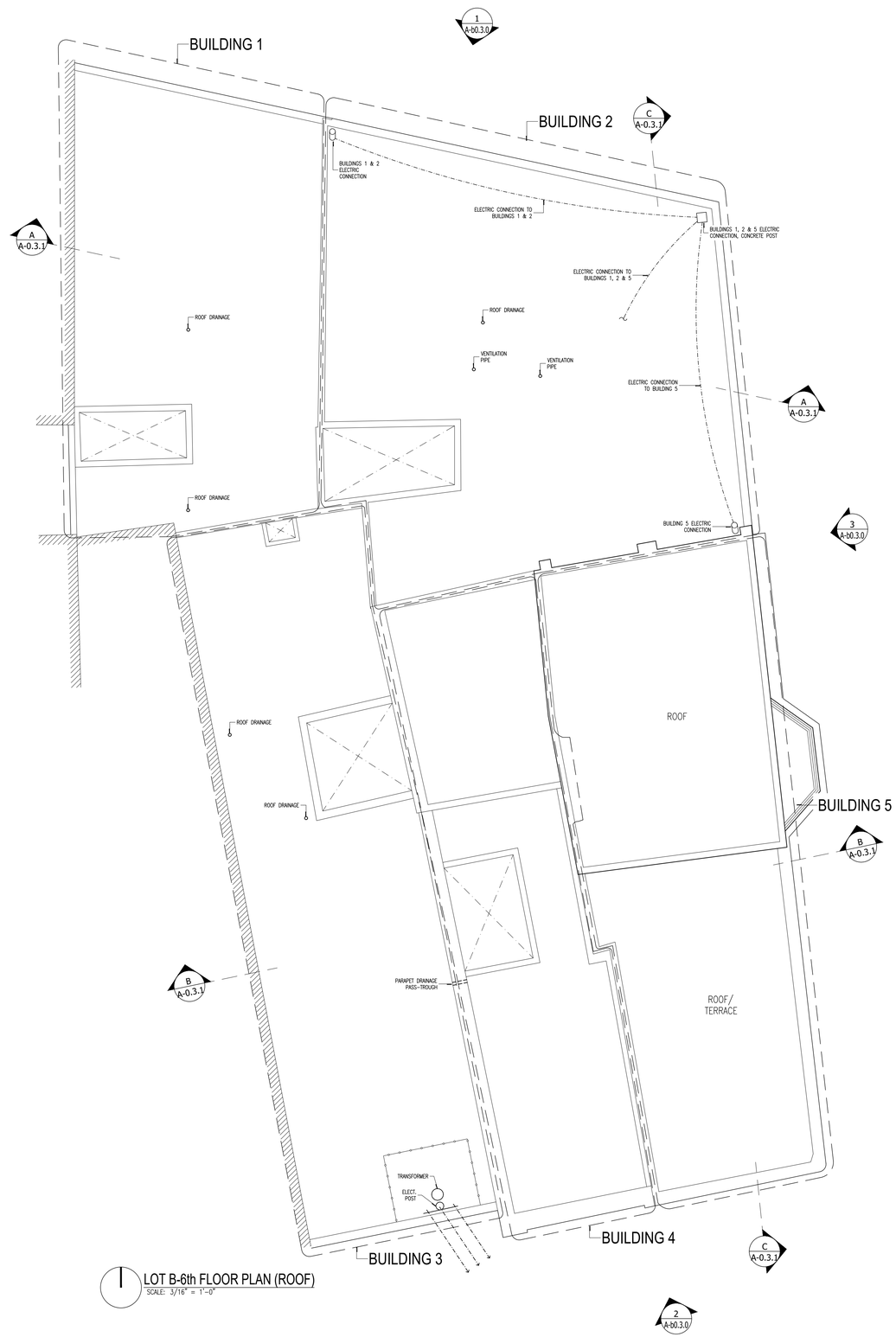
TITLE:
LOT B-EXISTING & REMOVALS 3rd & 4th FLOOR PLANS

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 / 09
SHEET: A-0.2.1

ROSSILUGO ARCHITECTURE



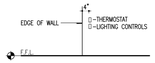
LOT B-5th FLOOR PLAN
SCALE: 3/16" = 1'-0"



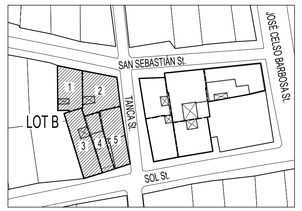
LOT B-6th FLOOR PLAN (ROOF)
SCALE: 3/16" = 1'-0"

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

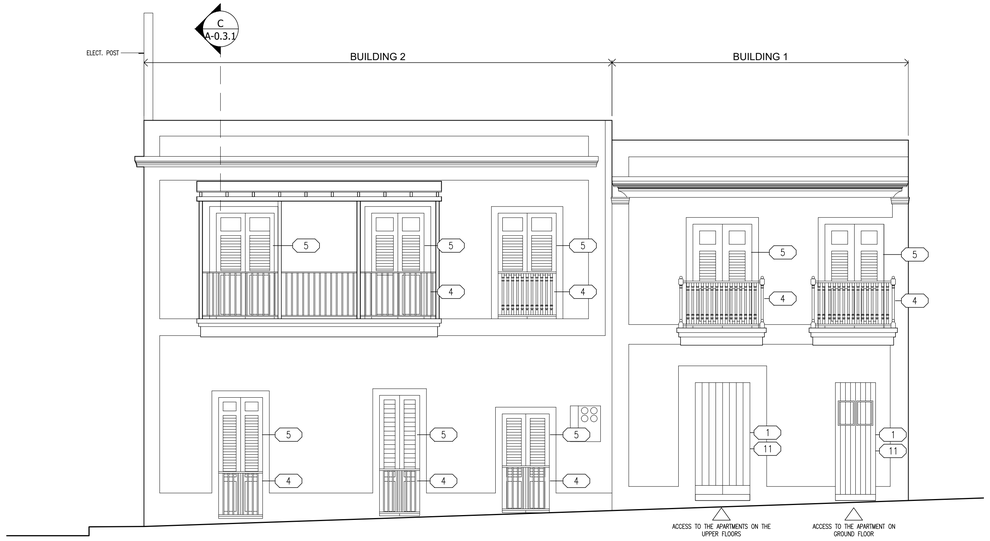
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

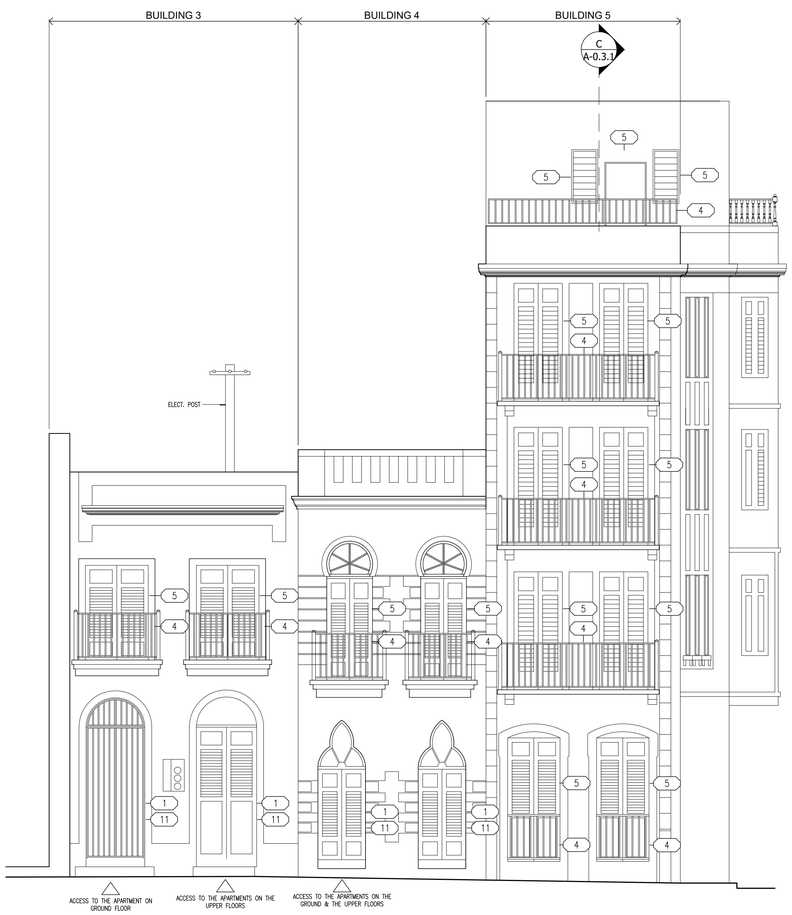
TITLE:
LOT B-EXISTING & REMOVALS 5th & 6th FLOOR PLANS

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-0.2.2

ROSSILUGO
ARCHITECTURE



1 A-0.3.0 NORTH ELEVATION, SAN SEBASTIAN St.
SCALE: 3/16" = 1'-0"



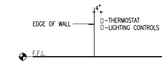
2 A-0.3.0 SOUTH ELEVATION, SOL St.
SCALE: 3/16" = 1'-0"

3 A-0.3.0 EAST ELEVATION, TANCA St.
SCALE: 3/16" = 1'-0"

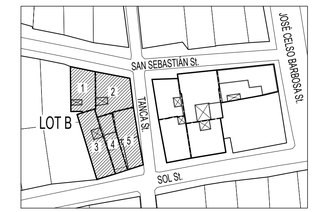
NOTE:
ALL WINDOWS, DOORS AND GUARDRAILS WILL BE REMOVED.

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. 8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

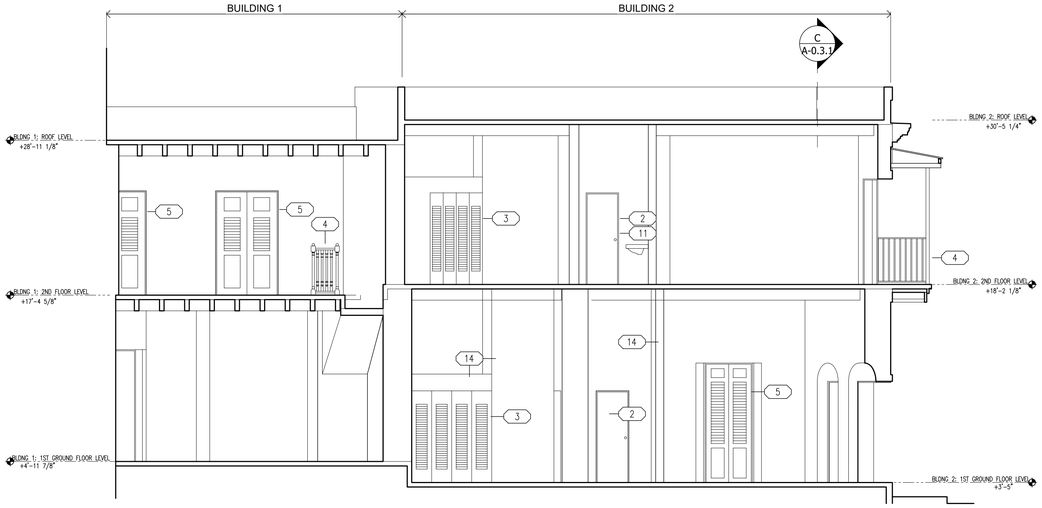
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

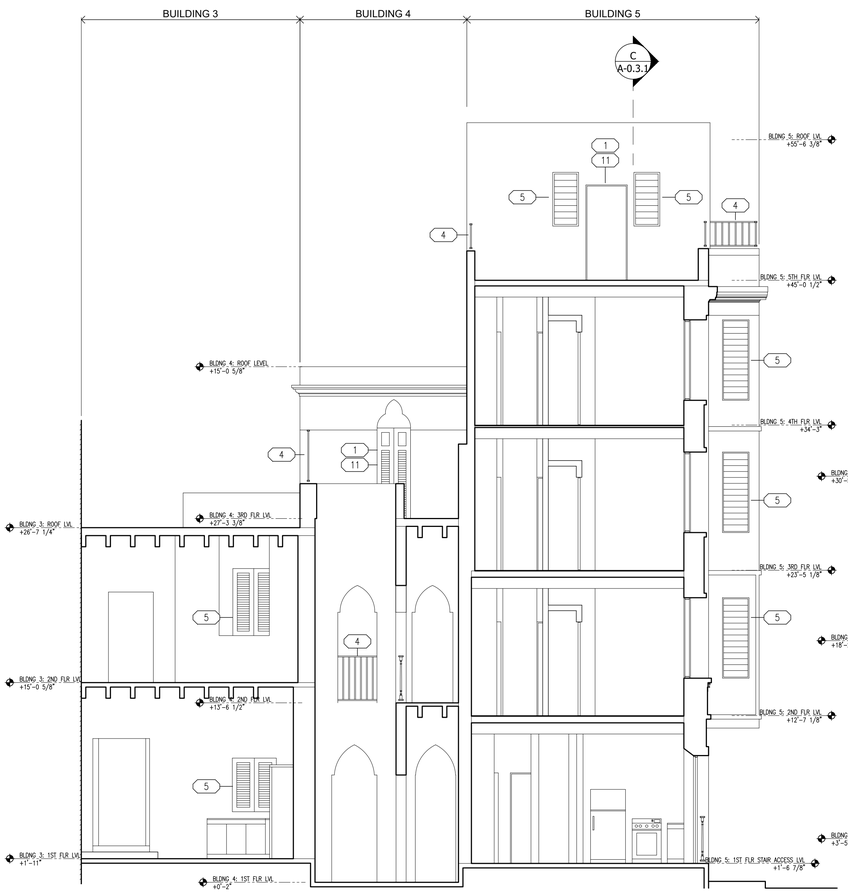
TITLE:
LOT B-EXISTING & REMOVALS ELEVATIONS

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-0.3.0

ROSSILUGO ARCHITECTURE



A A-0.3.1 SECTION A - A
SCALE: 3/16" = 1'-0"



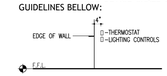
B A-0.3.1 SECTION B - B
SCALE: 3/16" = 1'-0"

C A-0.3.1 SECTION C - C
SCALE: 3/16" = 1'-0"

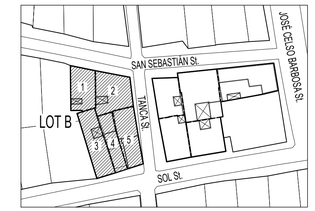
NOTE:
ALL INTERIOR AND EXTERIOR WINDOWS, DOORS AND GUARDRAILS WILL BE REMOVED.

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. 8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

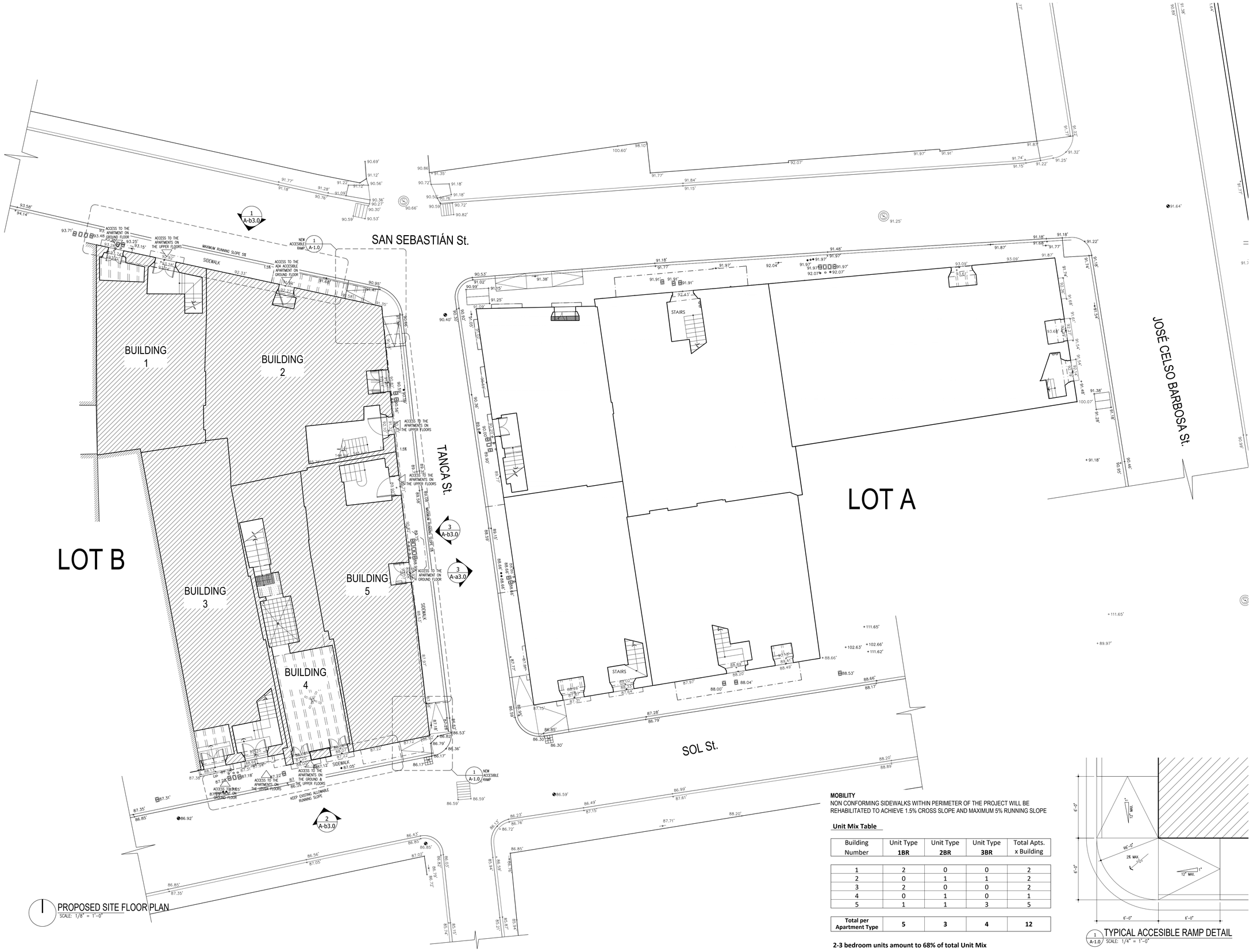
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT B-EXISTING & REMOVALS SECTIONS

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-0.3.1

ROSSILUGO ARCHITECTURE



PROPOSED SITE FLOOR PLAN
SCALE: 1/8" = 1'-0"

MOBILITY
NON CONFORMING SIDEWALKS WITHIN PERIMETER OF THE PROJECT WILL BE REHABILITATED TO ACHIEVE 1.5% CROSS SLOPE AND MAXIMUM 5% RUNNING SLOPE

Unit Mix Table

Building Number	Unit Type 1BR	Unit Type 2BR	Unit Type 3BR	Total Apts. x Building
1	2	0	0	2
2	0	1	1	2
3	2	0	0	2
4	0	1	0	1
5	1	1	3	5
Total per Apartment Type	**5**	**3**	**4**	**12**

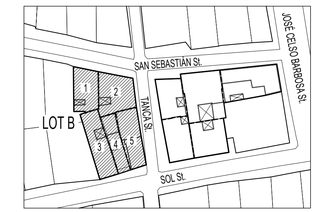
2-3 bedroom units amount to 68% of total Unit Mix

TYPICAL ACCESIBLE RAMP DETAIL
SCALE: 1/4" = 1'-0"

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

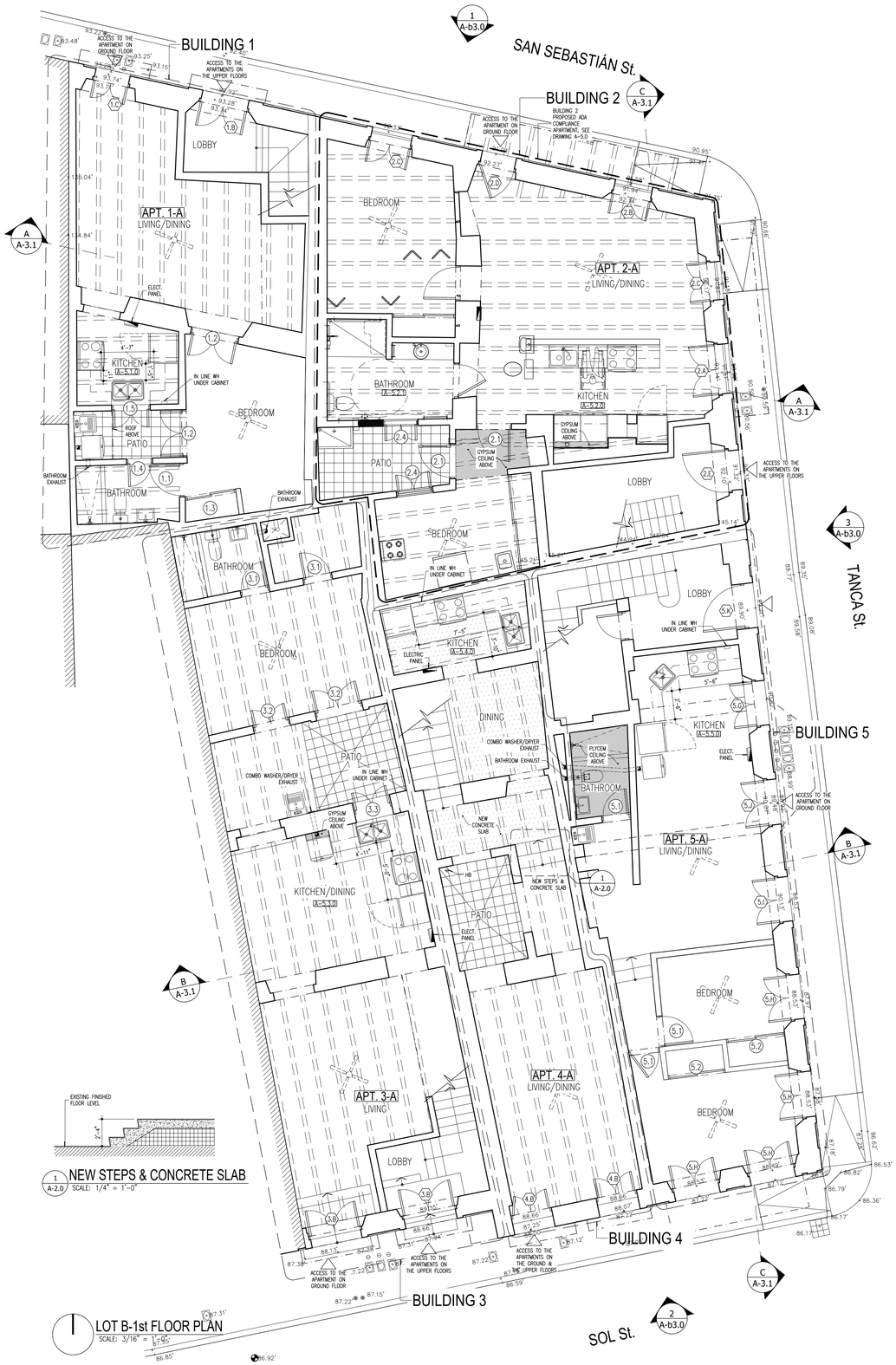
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

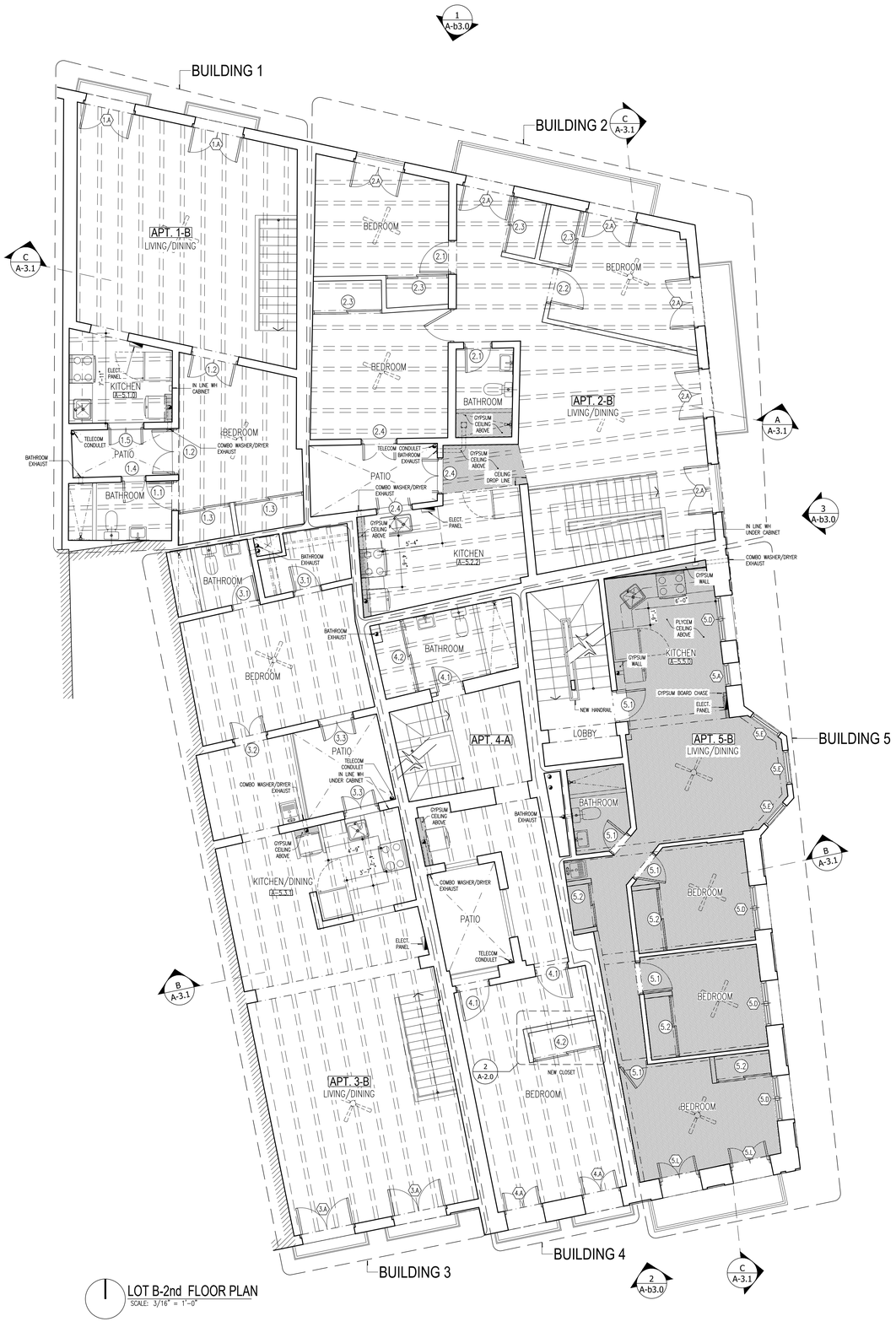
TITLE:
PROPOSED SITE FLOOR PLAN

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-1.0

ROSSILUGO ARCHITECTURE



LOT B-1st FLOOR PLAN
SCALE: 3/16" = 1'-0"

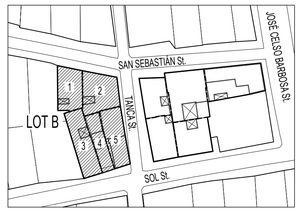


LOT B-2nd FLOOR PLAN
SCALE: 3/16" = 1'-0"

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION' AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14–2004, 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.

REVISIONS

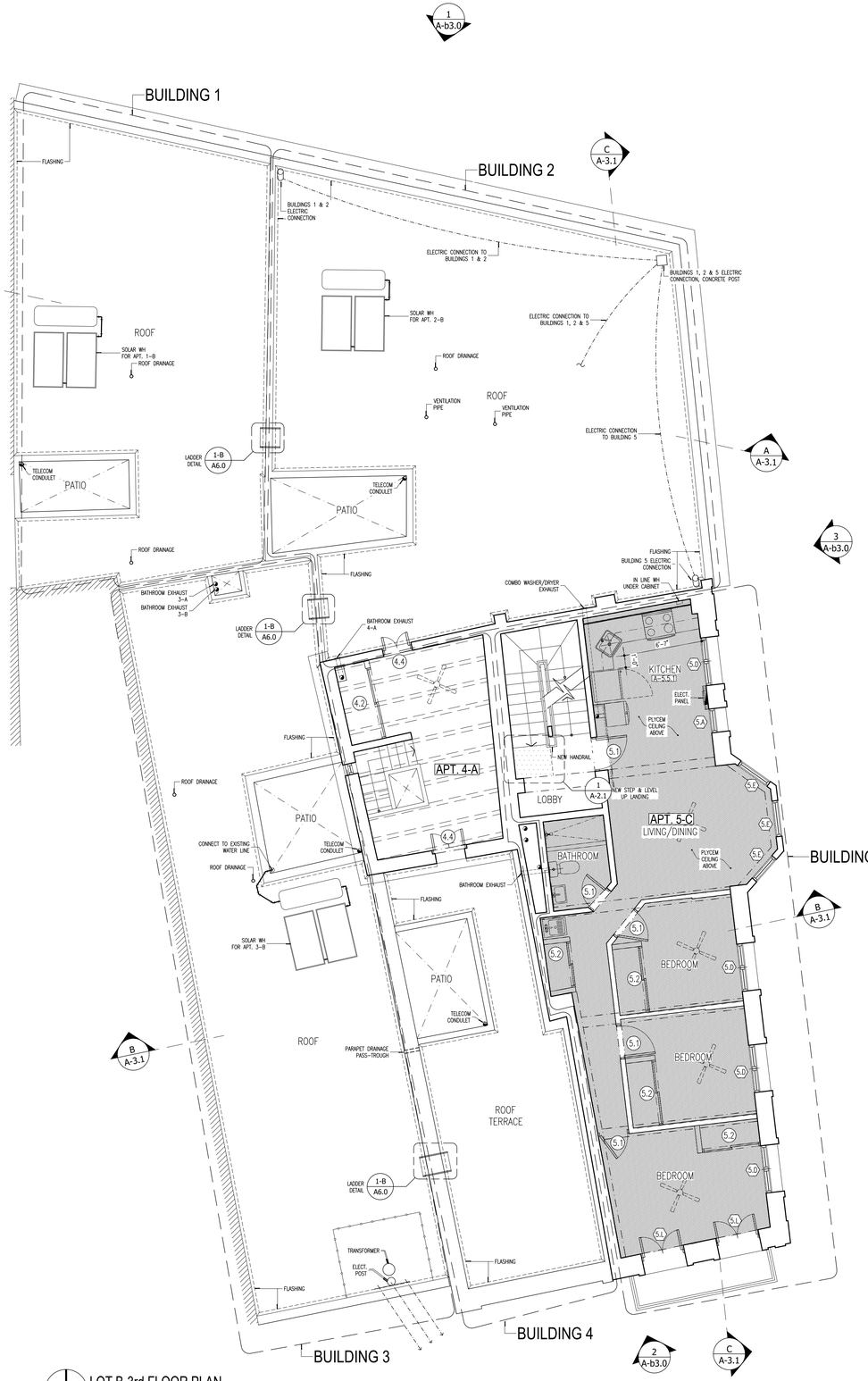
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

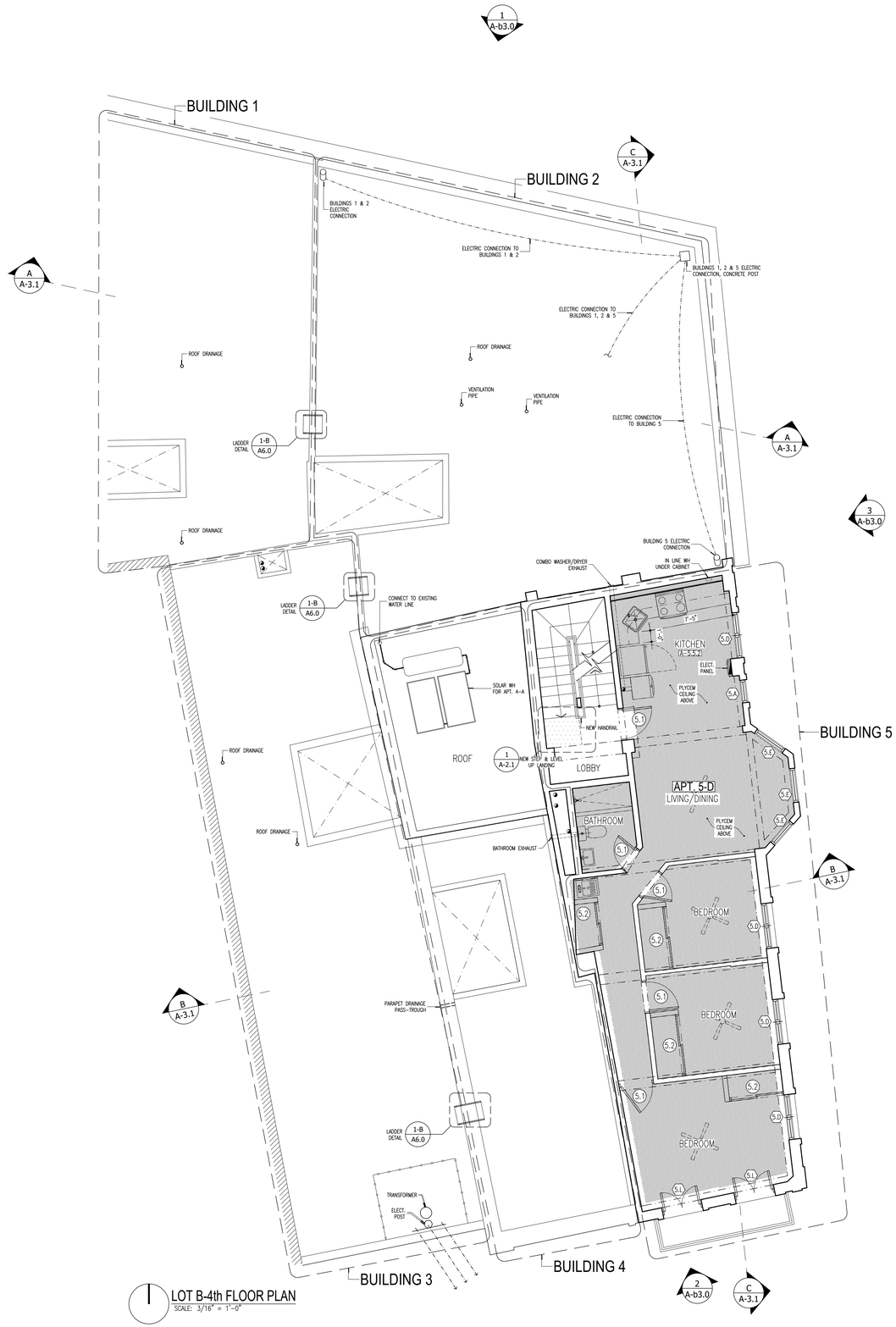
TITLE:
LOT B-PROPOSED 1st & 2nd FLOOR PLANS

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 2009
SHEET: A-2.0

ROSSILUGO ARCHITECTURE



LOT B-3rd FLOOR PLAN
SCALE: 3/16" = 1'-0"

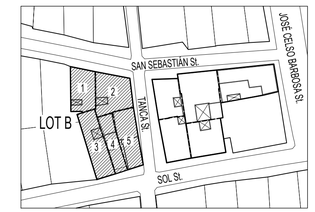


LOT B-4th FLOOR PLAN
SCALE: 3/16" = 1'-0"

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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 OCPe.

REVISIONS

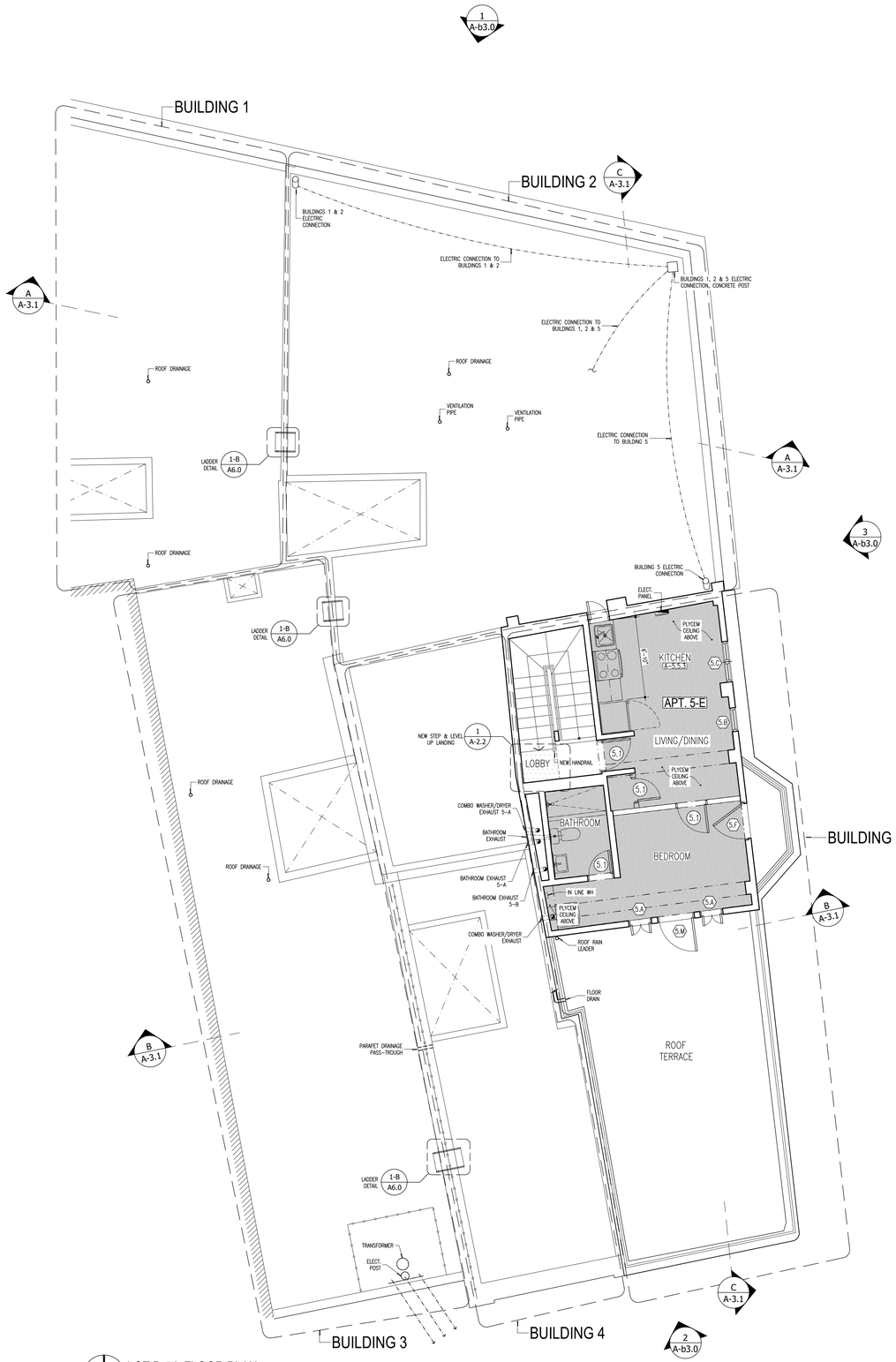
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT B-PROPOSED 3rd & 4th FLOOR PLANS

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-2.1

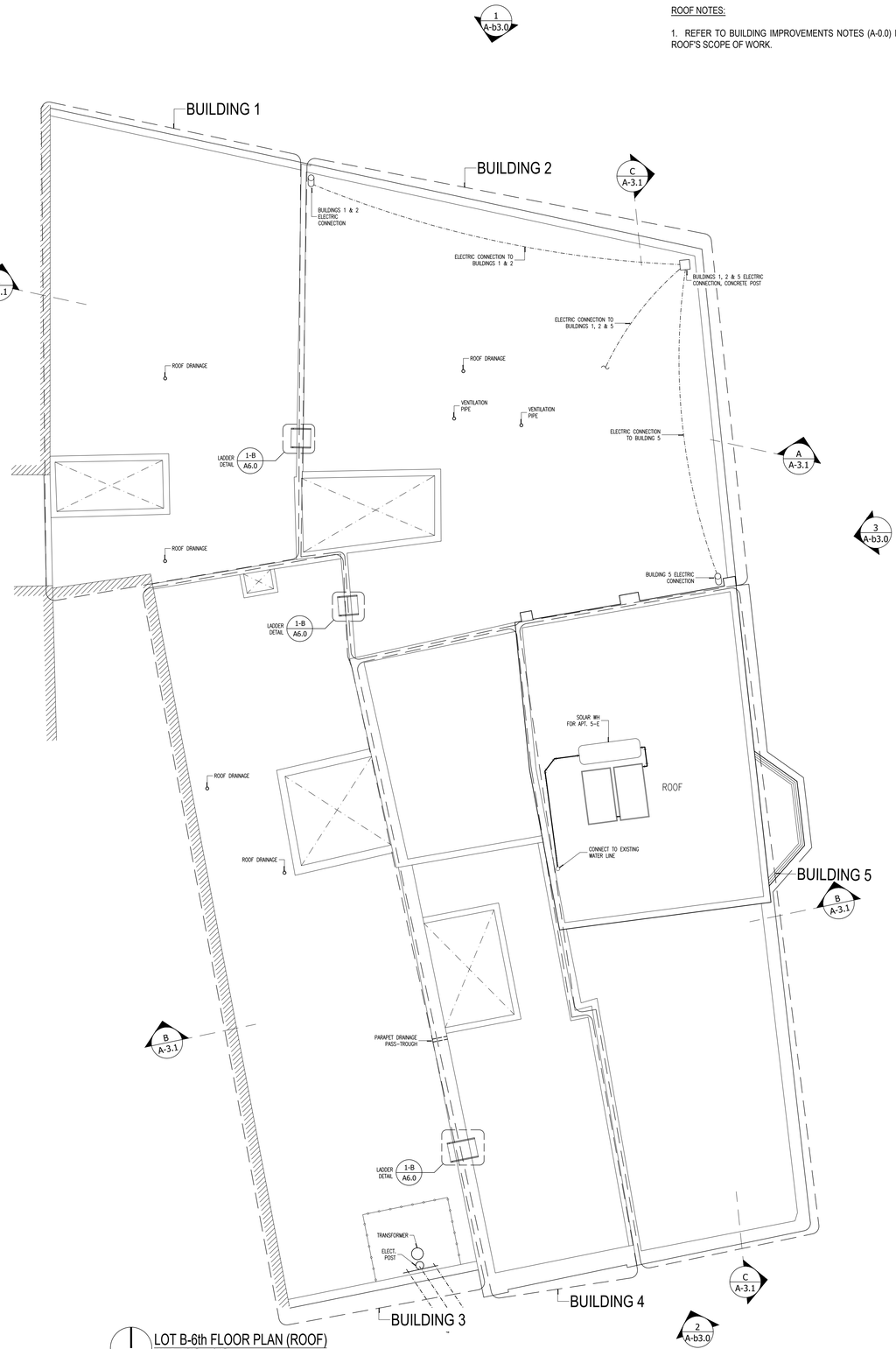
ROSSILUGO ARCHITECTURE



LOT B-5th FLOOR PLAN
SCALE: 3/16" = 1'-0"

ROOF NOTES:

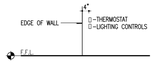
1. REFER TO BUILDING IMPROVEMENTS NOTES (A-0.0) FOR ROOF'S SCOPE OF WORK.



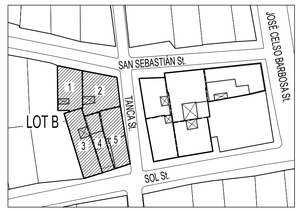
LOT B-6th FLOOR PLAN (ROOF)
SCALE: 3/16" = 1'-0"

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. 8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, según enmendada, conocida como la Ley para la Inversión para 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. Reconozca 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.

REVISIONS

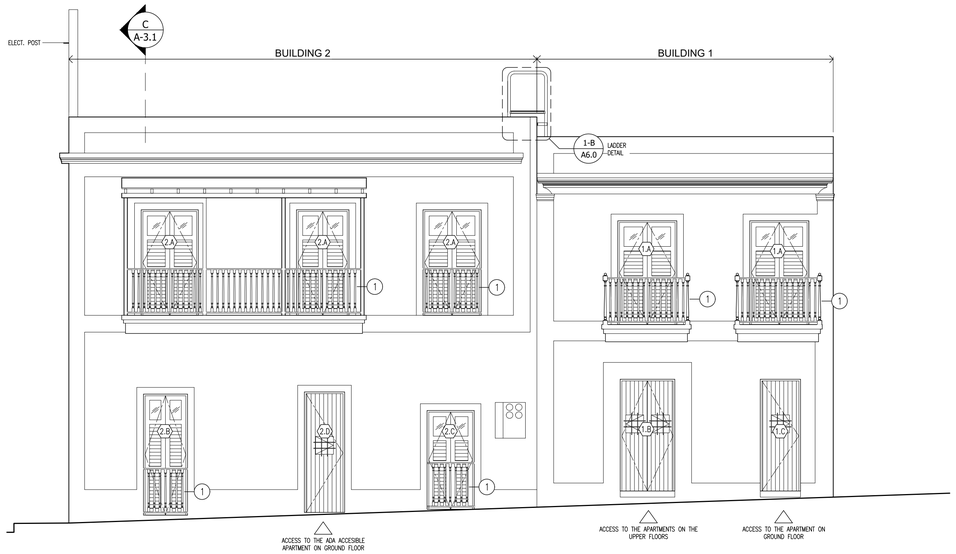
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

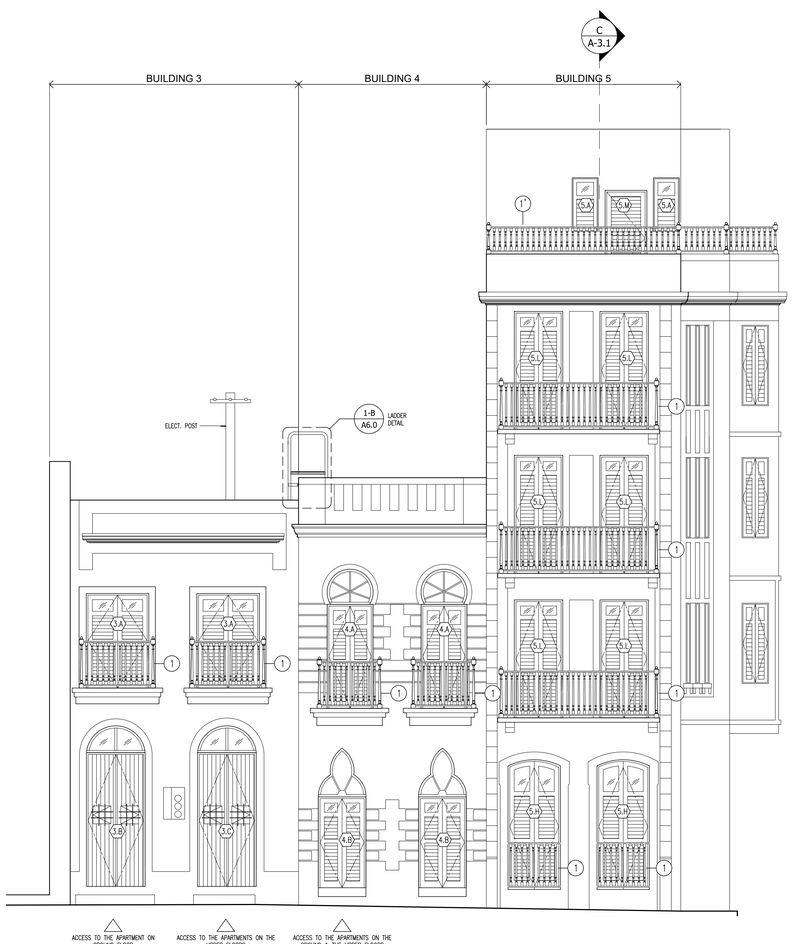
TITLE:
LOT B-PROPOSED 5th & 6th FLOOR PLANS

OWNER: SAN SE. LLC DRAWN BY: CHECKED BY: FERNANDO LUGO	SCALE: AS SHOWN DATE: SEP 2021	PROJECT 20 09	SHEET A-2.2

ROSSILUGO
ARCHITECTURE



1 A-3.0 NORTH ELEVATION, SAN SEBASTIAN St.
SCALE: 3/16" = 1'-0"



2 A-3.0 SOUTH ELEVATION, SOL St.
SCALE: 3/16" = 1'-0"

3 A-3.0 EAST ELEVATION, TANCA St.
SCALE: 3/16" = 1'-0"

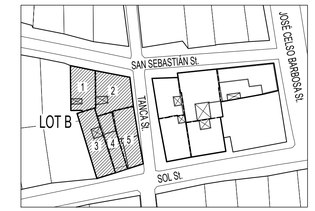
ELEVATIONS NOTES:

1. REFER TO GENERAL NOTES AND BUILDING IMPROVEMENTS NOTES (A-0.0) FOR BUILDING ELEVATIONS SCOPE OF WORK.

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, según enmendada, conocida como la Ley para la Inversión por la Industria Puertorriqueñ ̃a 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.

REVISIONS

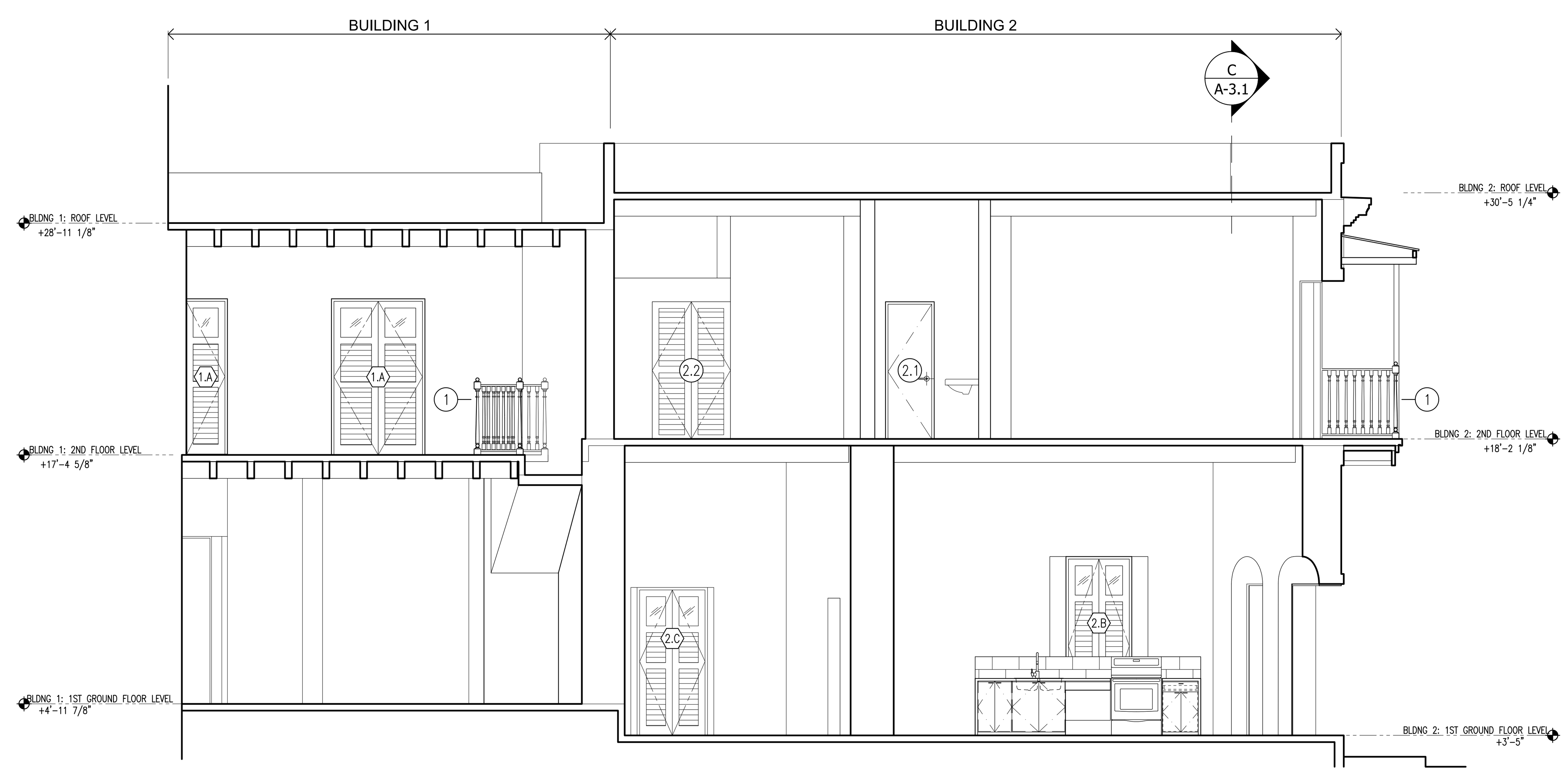
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

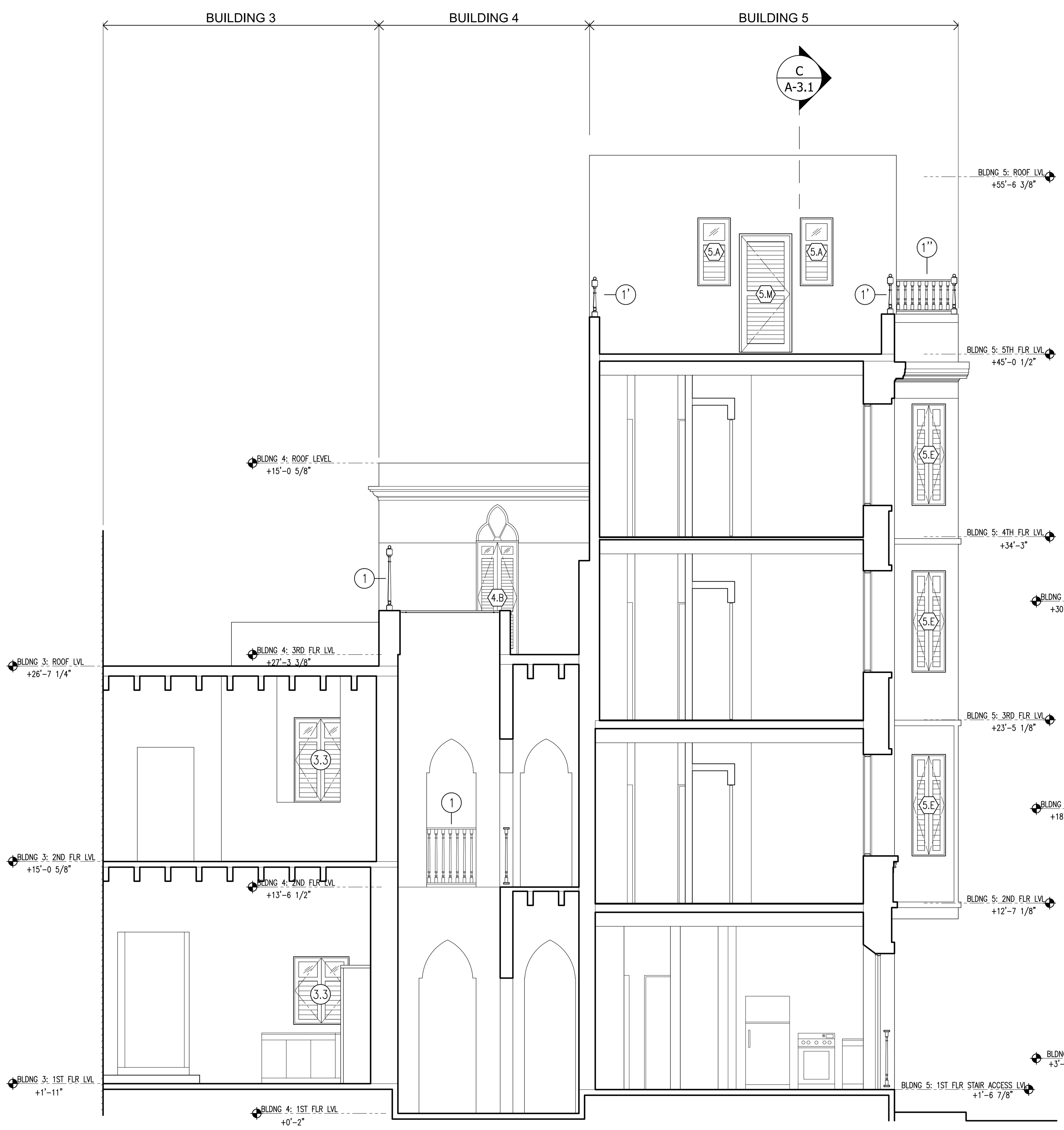
TITLE:
LOT B-PROPOSED ELEVATIONS

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-3.0

ROSSILUGO ARCHITECTURE



A A-3.1 SECTION A - A
SCALE: 3/16" = 1'-0"



B A-3.1 SECTION B - B
SCALE: 3/16" = 1'-0"

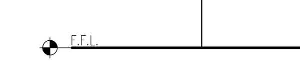
C A-3.1 SECTION C - C
SCALE: 3/16" = 1'-0"

INTERIOR SURFACES NOTES:

1. REFER TO GENERAL NOTES AND BUILDING IMPROVEMENTS NOTES (A-0.0) FOR BUILDING'S INTERIOR SURFACES SCOPE OF WORK.

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.

KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14—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.

REVISIONS

NUM.	DESCRIPTION	DATE

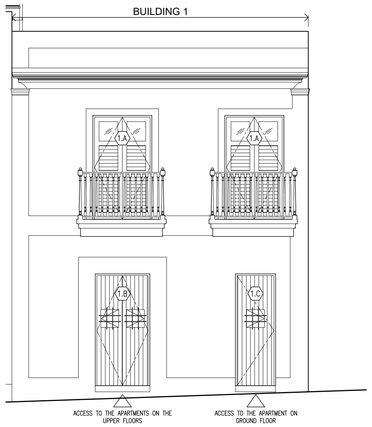
NOTE:
ALL WINDOWS, DOORS AND GUARDRAILS WILL BE REMOVED.

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

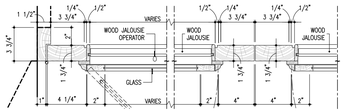
TITLE:
LOT B-PROPOSED SECTIONS

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-3.1

ROSSILUGO
ARCHITECTURE

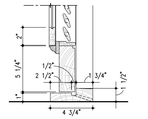


BUILDING 1 NORTH ELEVATION, SAN SEBASTIAN ST.
SCALE: 3/16" = 1'-0"

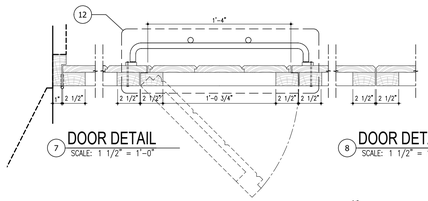


1 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"

2 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"

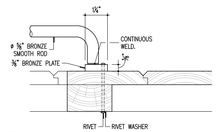


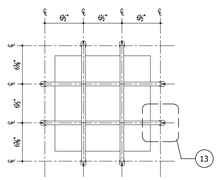
6' WINDOW DETAIL
SCALE: 1 1/2" = 1'-0"



7 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"

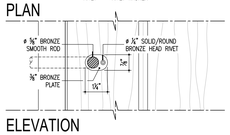
8 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"





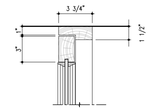
12 GRILLE ELEVATION
SCALE: 1" = 1'-0"

PLAN

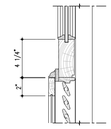


ELEVATION

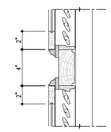
13 GRILLE DETAIL
SCALE: 3" = 1'-0"



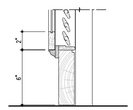
3 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



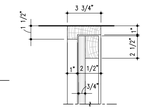
4 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



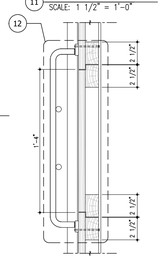
5 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



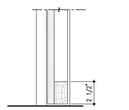
6 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



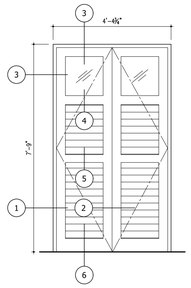
11 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



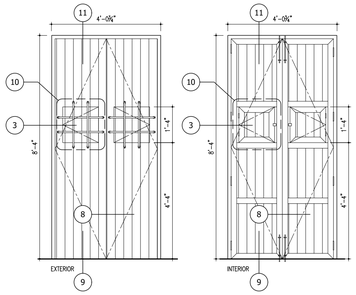
10 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



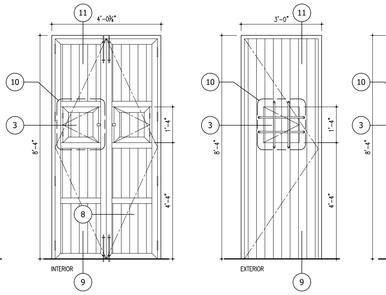
9 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"

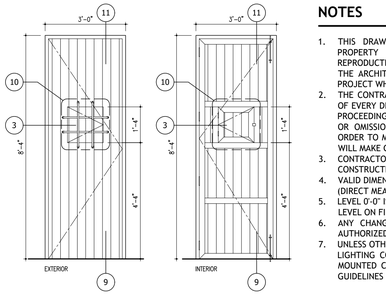


1.A SCALE: 3/8" = 1'-0"

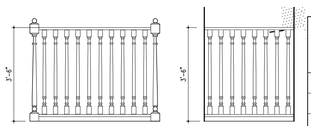


1.B SCALE: 3/8" = 1'-0"





1.C SCALE: 3/8" = 1'-0"



1 A-4.0 WOOD GUARDRAIL DETAIL
SCALE: 3/8" = 1'-0"

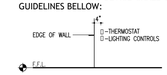
BUILDING 6 WINDOW & DOORS SCHEDULE

TAG	OPENING DIMENSIONS		MATERIAL		TYPE
	WIDTH	HEIGHT	FRAME	DOOR/WINDOW	
1.A	4'-4 ¾"	7'-9"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
1.B	4'-0 ¾"	8'-4"	WOOD	WOOD PLANKS	CASEMENT SOLID WOOD PLANKS W/SOLID WOOD WINDOW & IRON GRILL
1.C	3'-0"	8'-4"	WOOD	WOOD PLANKS	CASEMENT SOLID WOOD PLANKS W/SOLID WOOD WINDOW & IRON GRILL

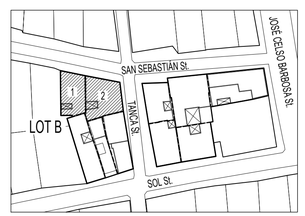
NOTES:
1 CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS OF EACH ITEM WITH EXISTING OR NEW DIMENSIONS ON SITE.
2 BUTT JOINTS SEALED WITH CLEAR SILICON.
3 ALL GLASS SHALL BE SECURITY GLASS-LOW E
4 INNER AND OUTER PERIMETER SEALANT ON ALL WINDOWS-SIKAFLEX (SEE SPEC DIV 8, 08520 3.3, SEALANTS #1 THROUGH #5)
5 ALL WOOD SHALL BE TREATED, SEALED AND PAINTED

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



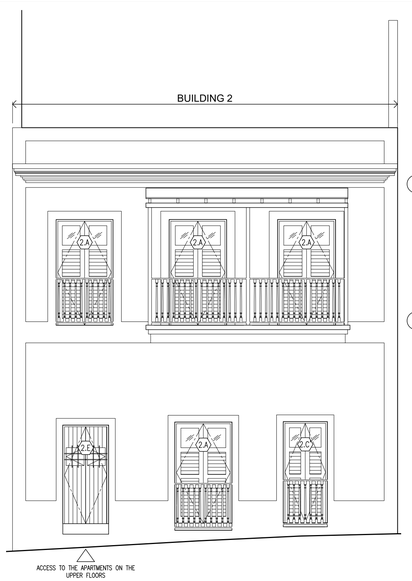
8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



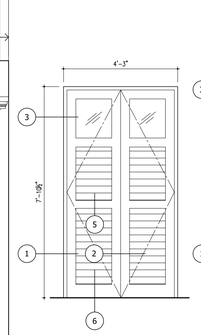
KEY PLAN

BUILDING 1

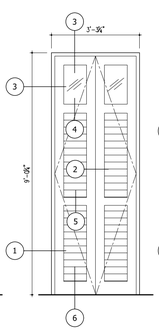
BUILDING 2 NORTH ELEVATION, SAN SEBASTIAN ST.
SCALE: 3/16" = 1'-0"



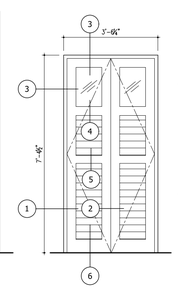
BUILDING 2 EAST ELEVATION, TANCA ST.
SCALE: 3/16" = 1'-0"



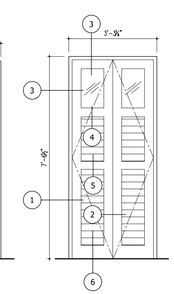
2.A SCALE: 3/8" = 1'-0"



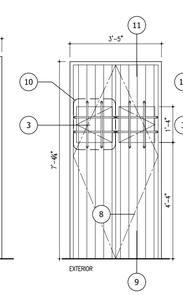
2.B SCALE: 3/8" = 1'-0"



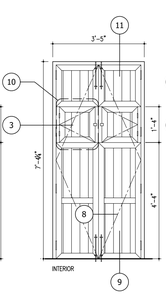
2.C SCALE: 3/8" = 1'-0"

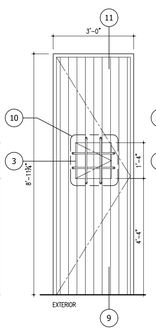


2.C SCALE: 3/8" = 1'-0"

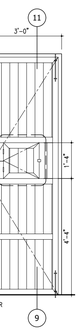


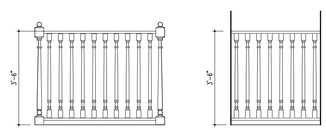
2.D SCALE: 3/8" = 1'-0"





2.E SCALE: 3/8" = 1'-0"





1 A-4.0 WOOD GUARDRAIL DETAIL
SCALE: 3/8" = 1'-0"

BUILDING 6 WINDOW & DOORS SCHEDULE

TAG	OPENING DIMENSIONS		MATERIAL		TYPE
	WIDTH	HEIGHT	FRAME	DOOR/WINDOW	
2.A	4'-3"	7'-10 ½"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
2.B	3'-3 ¼"	9'-0 ¼"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
2.C	3'-6 ¼"	7'-4 ½"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
2.C	3'-3 ¼"	7'-6 ½"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
2.D	3'-5"	7'-4 ¼"	WOOD	WOOD PLANKS	CASEMENT SOLID WOOD PLANKS W/SOLID WOOD WINDOW & IRON GRILL
2.E	3'-0"	8'-11 ¾"	WOOD	WOOD PLANKS	CASEMENT SOLID WOOD PLANKS W/SOLID WOOD WINDOW & IRON GRILL

NOTES:
1 CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS OF EACH ITEM WITH EXISTING OR NEW DIMENSIONS ON SITE.
2 BUTT JOINTS SEALED WITH CLEAR SILICON.
3 ALL GLASS SHALL BE SECURITY GLASS-LOW E
4 INNER AND OUTER PERIMETER SEALANT ON ALL WINDOWS-SIKAFLEX (SEE SPEC DIV 8, 08520 3.3, SEALANTS #1 THROUGH #5)
5 ALL WOOD SHALL BE TREATED, SEALED AND PAINTED

BUILDING 2

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

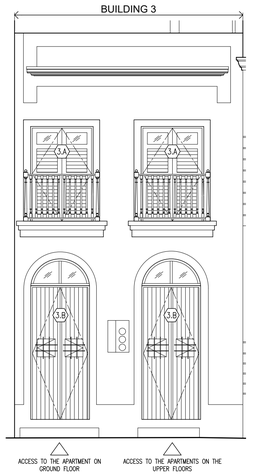
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

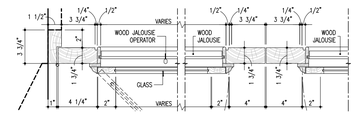
TITLE:
LOT B-EXTERIOR DOORS & WINDOWS DETAILS, BLDNGS 1 & 2

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-4.0

ROSSILUGO ARCHITECTURE

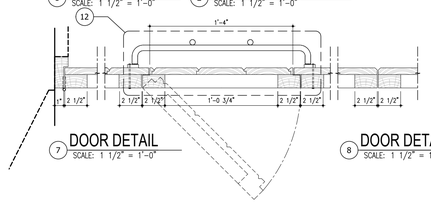


BUILDING 3 SOUTH ELEVATION, SOL ST.
SCALE: 3/16" = 1'-0"



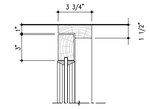
1 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"

2 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"

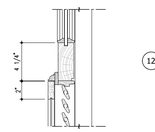


7 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"

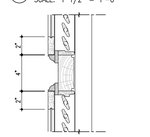
8 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



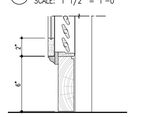
3 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



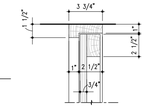
4 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



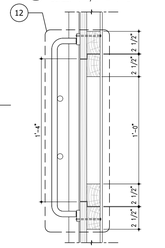
5 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



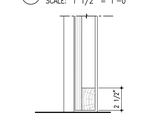
6 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



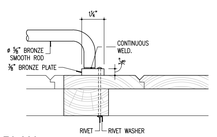
11 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



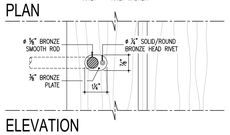
10 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



9 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"

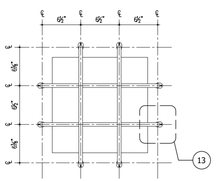


PLAN

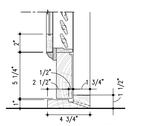


ELEVATION

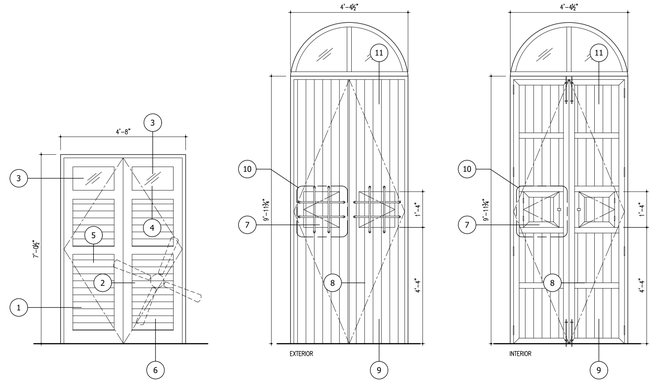
13 GRILLE DETAIL
SCALE: 3" = 1'-0"



12 GRILLE ELEVATION
SCALE: 1" = 1'-0"

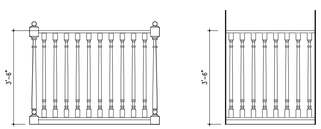


6' WINDOW DETAIL
SCALE: 1 1/2" = 1'-0"



3.A SCALE: 3/8" = 1'-0"

3.B SCALE: 3/8" = 1'-0"



1 A-4.1 WOOD GUARDRAIL DETAIL
SCALE: 3/8" = 1'-0"

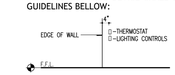
BUILDING 6 WINDOW & DOORS SCHEDULE

TAG	OPENING DIMENSIONS		MATERIAL		TYPE
	WIDTH	HEIGHT	FRAME	DOOR/WINDOW	
3.A	4'-8"	7'-0 ½"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
3.B	4'-4 ¼"	9'-11 ¾"	WOOD	WOOD PLANKS	CASEMENT SOLID WOOD PLANKS W/SOLID WOOD WINDOW & IRON GRILL

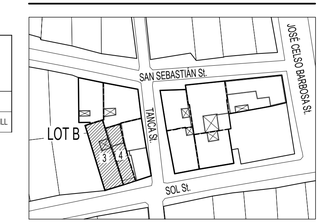
NOTES:
1 CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS OF EACH ITEM WITH EXISTING OR NEW DIMENSIONS ON SITE.
2 BUTT JOINTS SEALED WITH CLEAR SILICON.
3 ALL GLASS SHALL BE SECURITY GLASS-LOW E
4 INNER AND OUTER PERIMETER SEALANT ON ALL WINDOWS-SIKAFLEX (SEE SPEC DIV 8, 08520 3.3, SEALANTS #1 THROUGH #5)
5 ALL WOOD SHALL BE TREATED, SEALED AND PAINTED

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

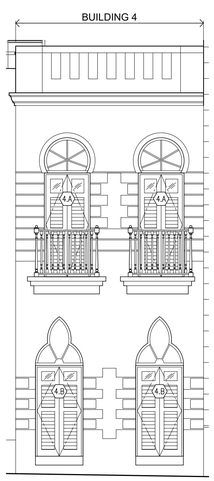


8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.

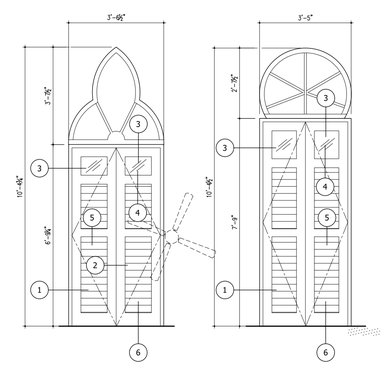


KEY PLAN

BUILDING 3

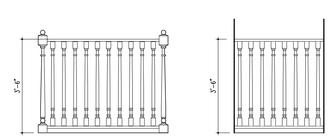


BUILDING 4 SOUTH ELEVATION, SOL ST.
SCALE: 3/16" = 1'-0"



4.A SCALE: 3/8" = 1'-0"

4.B SCALE: 3/8" = 1'-0"



1 A-4.1 WOOD GUARDRAIL DETAIL
SCALE: 3/8" = 1'-0"

BUILDING 6 WINDOW & DOORS SCHEDULE

TAG	OPENING DIMENSIONS		MATERIAL		TYPE
	WIDTH	HEIGHT	FRAME	DOOR/WINDOW	
4.A	3'-6 ½"	10'-4 ¾"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
4.B	3'-5"	10'-4 ½"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS

NOTES:
1 CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS OF EACH ITEM WITH EXISTING OR NEW DIMENSIONS ON SITE.
2 BUTT JOINTS SEALED WITH CLEAR SILICON.
3 ALL GLASS SHALL BE SECURITY GLASS-LOW E
4 INNER AND OUTER PERIMETER SEALANT ON ALL WINDOWS-SIKAFLEX (SEE SPEC DIV 8, 08520 3.3, SEALANTS #1 THROUGH #5)
5 ALL WOOD SHALL BE TREATED, SEALED AND PAINTED

BUILDING 4

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, según enmendada, conocida como la Ley para la Inversión por la Industria Puertorriqueñ0 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.

REVISIONS

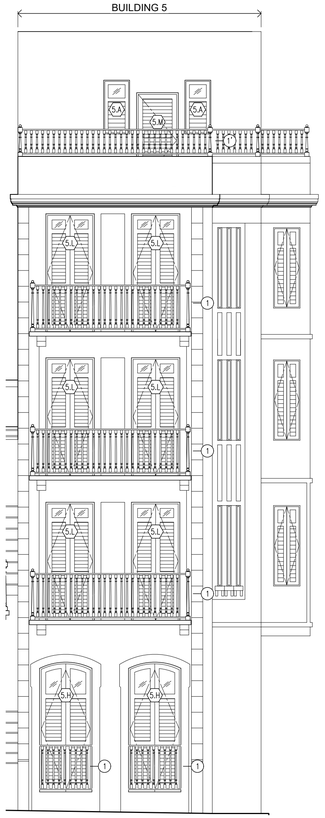
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT B-EXTERIOR DOORS & WINDOWS DETAILS, BLDNGS 3 & 4

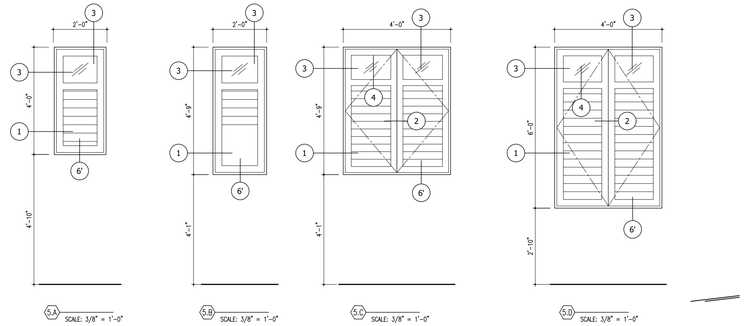
OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-4.1

ROSSILUGO ARCHITECTURE

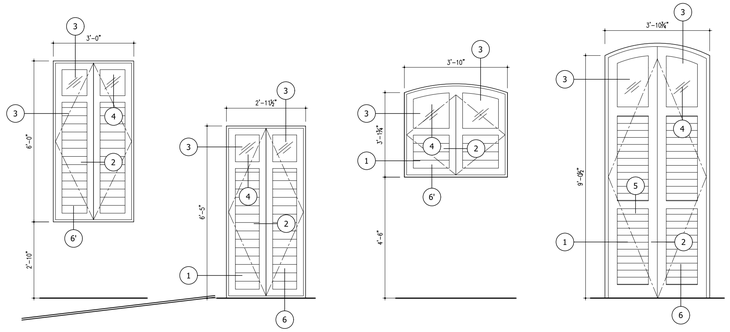


BUILDING 5 SOUTH ELEVATION, DEL SOL ST.
SCALE: 3/16" = 1'-0"

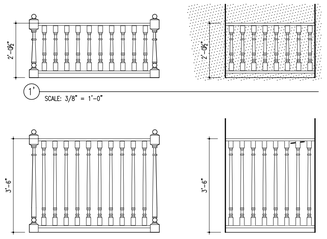
BUILDING 5 EAST ELEVATION, TANCA ST.
SCALE: 3/16" = 1'-0"



5.A SCALE: 3/8" = 1'-0" | 5.B SCALE: 3/8" = 1'-0" | 5.C SCALE: 3/8" = 1'-0" | 5.D SCALE: 3/8" = 1'-0"

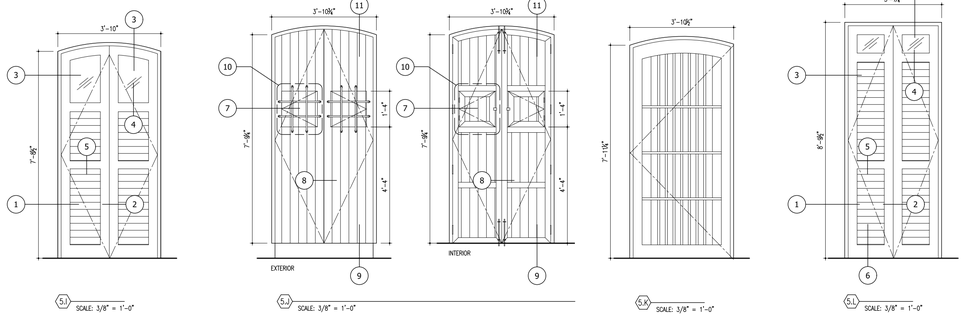


5.E SCALE: 3/8" = 1'-0" | 5.F SCALE: 3/8" = 1'-0" | 5.G SCALE: 3/8" = 1'-0" | 5.H SCALE: 3/8" = 1'-0"

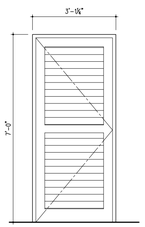


1 SCALE: 3/8" = 1'-0"

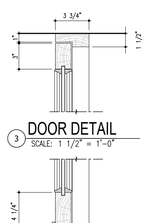
1 A-4.2 WOOD GUARDRAIL DETAIL
SCALE: 3/8" = 1'-0"



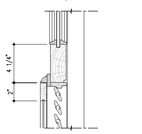
5.I SCALE: 3/8" = 1'-0" | 5.J SCALE: 3/8" = 1'-0" | 5.K SCALE: 3/8" = 1'-0" | 5.L SCALE: 3/8" = 1'-0"



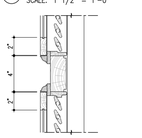
5.M SCALE: 3/8" = 1'-0"



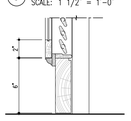
3 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



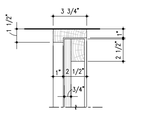
4 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



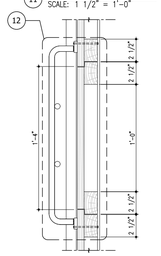
5 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



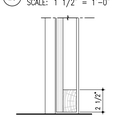
6 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



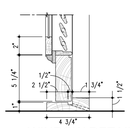
11 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



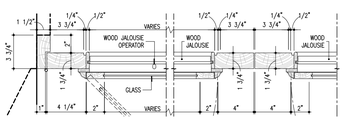
10 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



9 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"

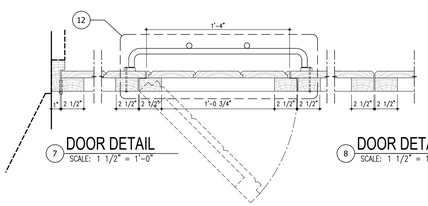


6 WINDOW DETAIL
SCALE: 1 1/2" = 1'-0"



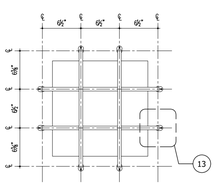
1 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"

2 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"

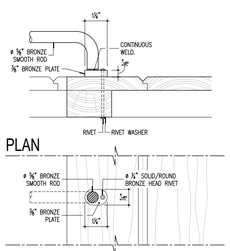


7 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"

8 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



12 GRILLE ELEVATION
SCALE: 1" = 1'-0"



13 GRILLE DETAIL
SCALE: 3" = 1'-0"

BUILDING 5

BUILDING 6 WINDOW & DOORS SCHEDULE

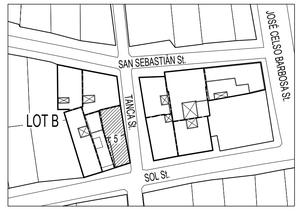
TAG	OPENING DIMENSIONS		MATERIAL		TYPE
	WIDTH	HEIGHT	FRAME	DOOR/WINDOW	
5.A	2'-0"	4'-0"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
5.B	2'-0"	4'-9"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
5.C	4'-0"	4'-9"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
5.D	4'-0"	6'-0"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
5.E	3'-0"	6'-0"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
5.F	2'-11 ½"	6'-5"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
5.G	3'-10"	3'-1 ¾"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
5.H	3'-10⅜"	9'-0 ½"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
5.I	3'-10"	7'-8 ⅝"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
5.J	3'-10⅜"	7'-9 ¾"	WOOD	WOOD PLANKS	CASEMENT SOLID WOOD PLANKS W/SOLID WOOD WINDOW & IRON GRILL
5.K	3'-10 ½"	7'-11 ¾"	WOOD	WOOD PLANKS	CASEMENT SOLID WOOD PLANKS W/SOLID WOOD WINDOW & IRON GRILL
5.L	3'-7 ¾"	8'-9 ½"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
5.M	3'-1 ¾"	7'-0"	WOOD	WOOD PLANKS	CASEMENT SOLID WOOD PLANKS W/SOLID WOOD WINDOW & IRON GRILL

NOTES:
1 CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS OF EACH ITEM WITH EXISTING OR NEW DIMENSIONS ON SITE.
2 BUTT JOINTS SEALED WITH CLEAR SILICON.
3 ALL GLASS SHALL BE SECURITY GLASS-LOW E
4 INNER AND OUTER PERIMETER SEALANT ON ALL WINDOWS-SIKAFLEX (SEE SPEC DIV 8, 08520 3.3, SEALANTS #1 THROUGH #5)
5 ALL WOOD SHALL BE TREATED, SEALED AND PAINTED

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, según enmendada, conocida como la Ley para la Inversión por la Industria Puertorriqueñ@ 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.

REVISIONS

NUM.	DESCRIPTION	DATE

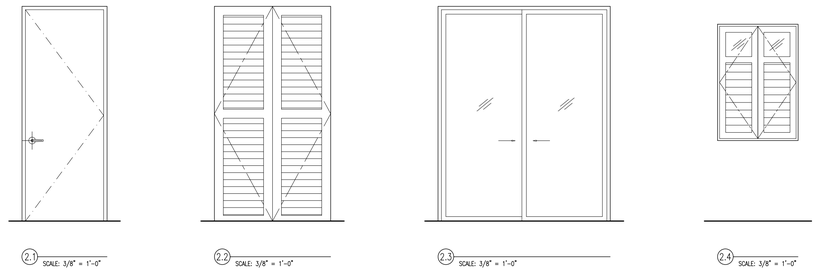
SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT B-EXTERIOR DOORS & WINDOWS DETAILS, BLDNG 5

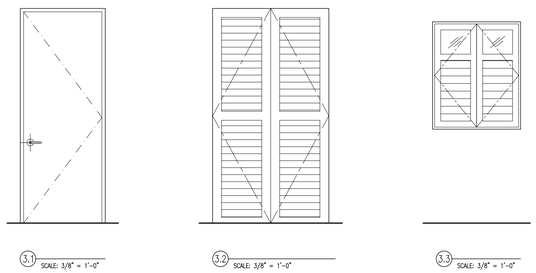
OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-4.2

ROSSILUGO ARCHITECTURE

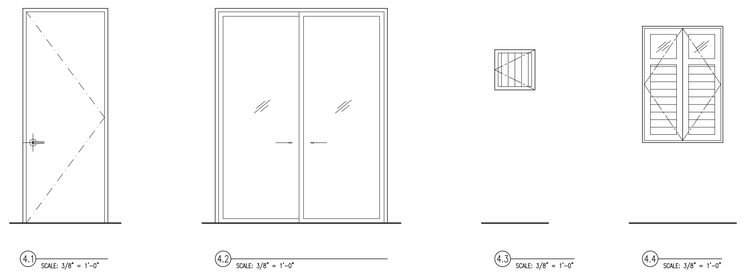
BUILDING 1 INTERIOR DOORS & WINDOWS



BUILDING 2 INTERIOR DOORS & WINDOWS



BUILDING 3 INTERIOR DOORS & WINDOWS



BUILDING 4 INTERIOR DOORS & WINDOWS

BUILDING 5 INTERIOR DOORS & WINDOWS

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.

KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

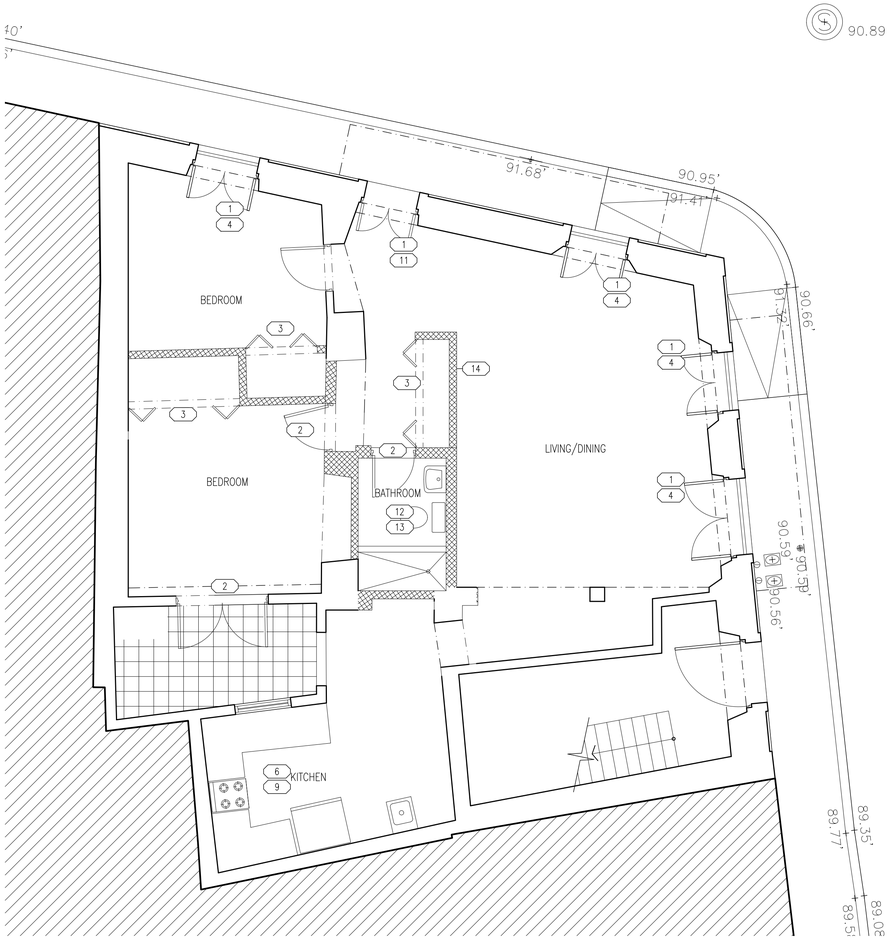
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT B-INTERIOR DOORS & WINDOWS DETAILS

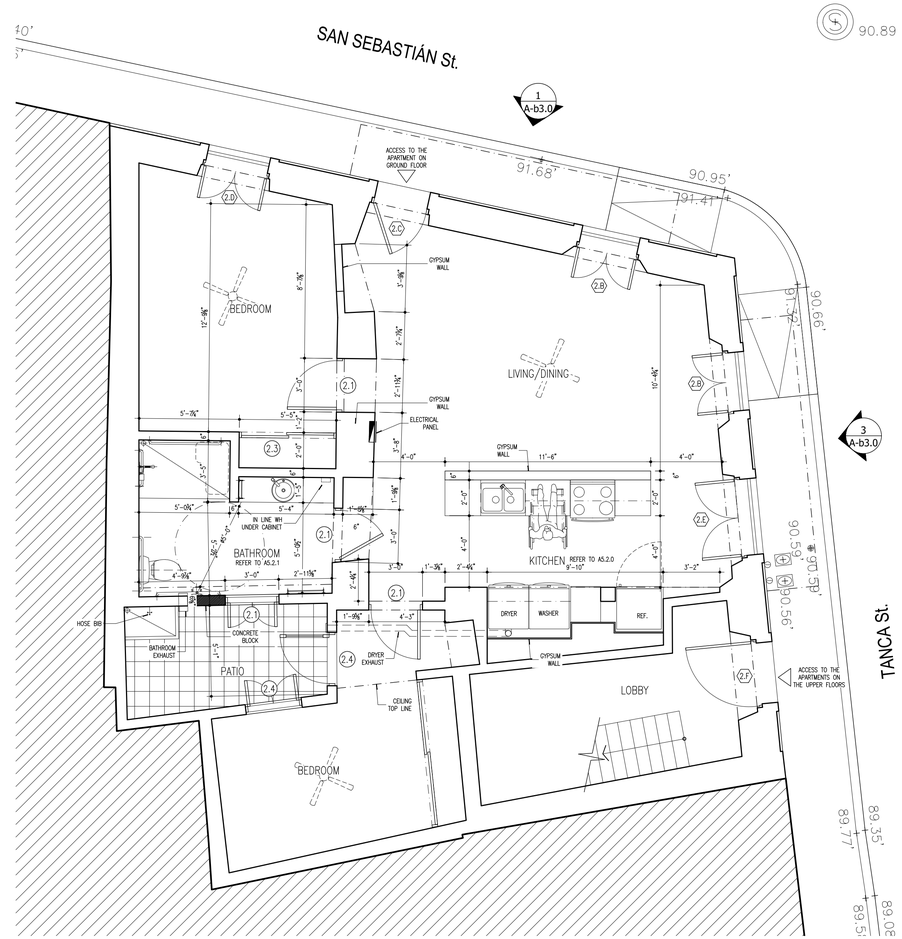
OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 2009
SHEET: A-4.3

ROSSILUGO
ARCHITECTURE



LOT B, BUILDING 2, APARTEMNT 2-A DEMOLITION

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



LOT B, BUILDING 2, APARTEMNT 2-A ADA COMPLIANCE

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

DEMOLITION LEGEND & NOTES

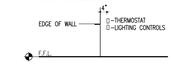
1. REPLACE OR REPAIR EXTERIOR DOOR
2. REPLACE OR REPAIR INTERIOR DOOR
3. REPLACE CLOSET DOOR
4. REPLACE OR REPAIR GUARD RAIL
5. REPLACE OR REPAIR WINDOW
6. REPAIR INTERIOR CEMENT PLASTER
7. REPAIR OR REPLACE DRYWALL
8. REPAIR OR REPLACE VINYL TILE
9. REPLACE ALL KITCHEN CABINETS, SINK & FAUCETS
10. REPLACE BATHTUB
11. REPLACE LOCK SET AND HARDWARE
12. REPLACE TOILET, SINK, TOWEL BAR, SHOWER CURTAIN ROD, MEDICINE CABINET & FAUCETS
13. REPLACE FLOOR AND WALL TILES
14. DEMOLISH EXISTING WALLS

NOTES:

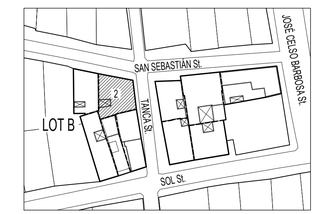
1. ALL EXISTING WATER HEATER ENCLOSING AT INTERIOR PATIOS SHALL BE DEMOLISHED
2. ALL METER BANKS SHALL BE REPLACED IN ALL BUILDINGS
3. ALL METAL AND WOOD BALCONY RAILINGS SHALL BE REPLACED AS NEEDED
4. ALL HUNG GYPSUM BOARD CEILINGS SHALL BE REMOVED AND REPLACED ACCORDING TO PROPOSED PLANS.
5. ALL CEILING FANS SHALL BE REMOVED AND REPLACED ACCORDING TO PROPOSED PLANS.
6. ALL INTERIOR AND EXTERIOR LAMPS SHALL BE REMOVED AND REPLACED BY SPECIFIED ONES.

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

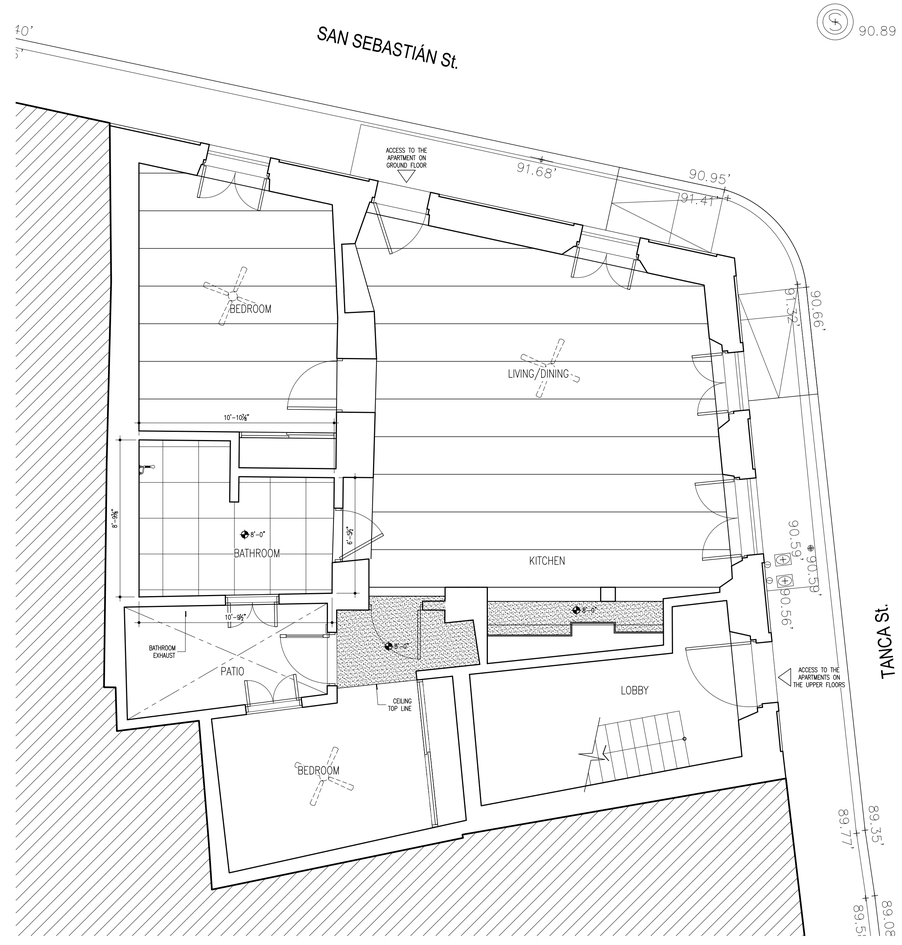
NUM	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT B-APARTMENT 2-A ADA COMPLIANCE PLAN

		PROJECT	SHEET
OWNER: SAN SE, LLC DRAWN BY: CHECKED BY: FERNANDO LUGO	SCALE: AS SHOWN DATE: SEP 2021	20 09	A-5.0

ROSSILUGO
ARCHITECTURE

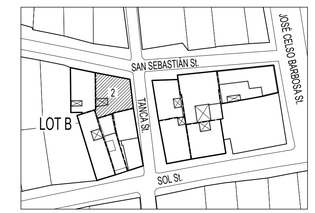


LOT B, BUILDING 2, APARTEMNT 2-A RCP
SCALE: 1/4" = 1'-0"

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. 8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14–2004, 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.

REVISIONS

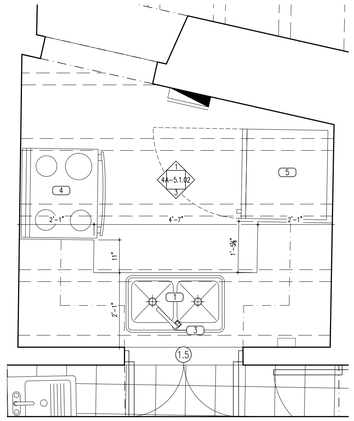
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

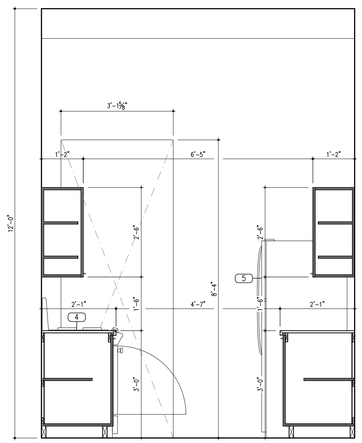
TITLE:
LOT B-APARTMENT 2-A REFLECTED CEILING PLAN

OWNER: SAN SE, LLC		PROJECT	SHEET
DRAWN BY:	SCALE: AS SHOWN	20 / 09	A-5.0.1
CHECKED BY: FERNANDO LUGO	DATE: SEP 2021		

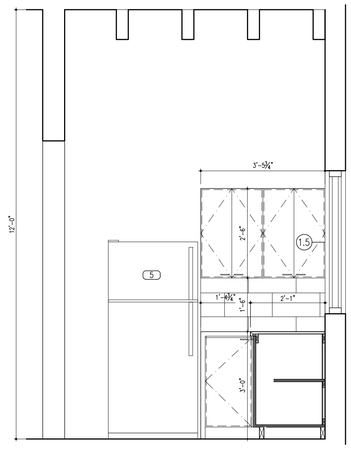
ROSSILUGO
ARCHITECTURE



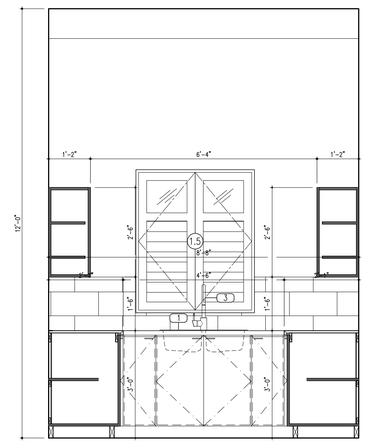
1 A-5.1.0 BUILDING 1, 1ST LEVEL KITCHEN FLOOR PLAN
SCALE: 1/2" = 1'-0"



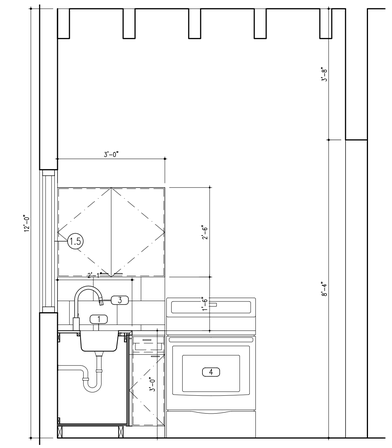
1 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



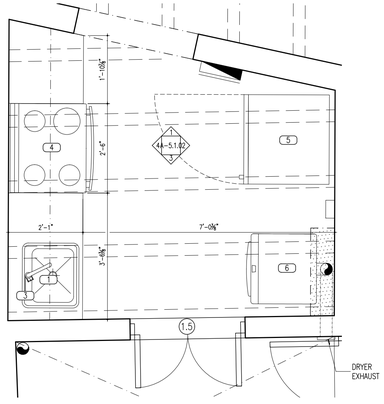
2 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



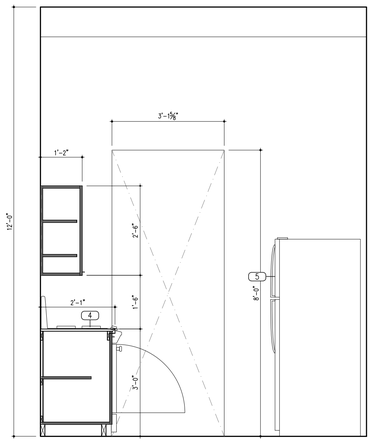
3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



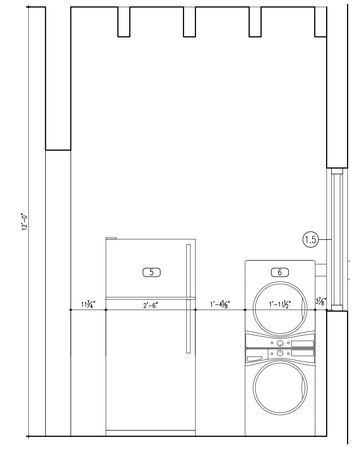
4 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



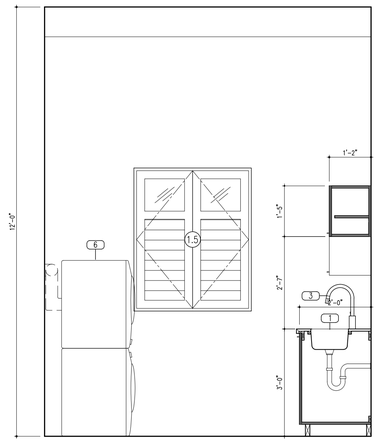
1 A-5.1.0 BUILDING 1, 2ND LEVEL KITCHEN FLOOR PLAN
SCALE: 1/2" = 1'-0"



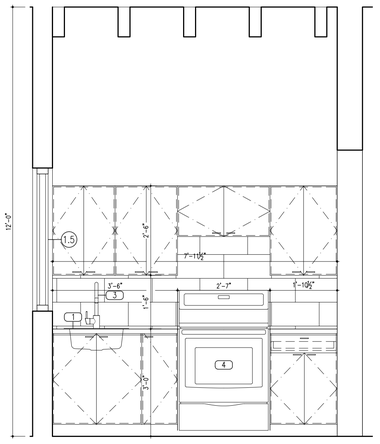
1 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



2 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



4 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

KITCHEN CABINETS:

1. REFER TO BUILDING IMPROVEMENTS NOTES (A-0.0) FOR KITCHEN CABINETS SCOPE OF WORK.

KITCHEN/LAUNDRY EQUIPMENT & ACCESSORIES SCHEDULE (Equal or similar to)

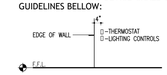
PLUMBING ID	MKD	EQUIPMENT	MANUFACTURER	MODEL	FINISH	NOTES
P-4A	1	KITCHEN SINK - DOUBLE BOWL	ELKAY	K23322	SATIN	DAYTON STAINLESS STEEL 33" X 22" X 6-1/16", EQUAL DOUBLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
P-4	2	KITCHEN SINK - SINGLE BOWL	ELKAY	K12522	SATIN	DAYTON STAINLESS STEEL 25" X 22" X 6-1/16", SINGLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
	3	SINK FAUCET & VALVE	MOEN	CA47511	CHROME PLATED	FLAGSTONE ONE HANDLE KITCHEN - CHROME PLATED FINISH - ADA FOR LEVEL HANDLE WITH 45312 PRESSURE BALANCING CYCLING VALVE
	4	RANGE	FRIGIDAIRE	FFEF3010T W	WHITE	ENERGY STAR/ ADA COMPLIANT SEE LOCATION OS ELECTRICAL OUTLET THAT ALLOWS FOR FLUSH-TO-WALL INSTALLATION
	5	REFRIGERATOR	GE	GTE18ETHWW		
P-5	6	WASHER/DRYER COMBO				
P-5H	7	WASHER (FRONT LOADING)				
P-5H	8	DRYER				

GRAPHIC SCALE

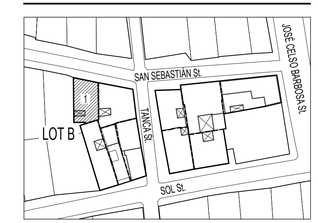
0 1' 2' 3' 4' 5' 10' 20'

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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. Reconozca 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.

REVISIONS

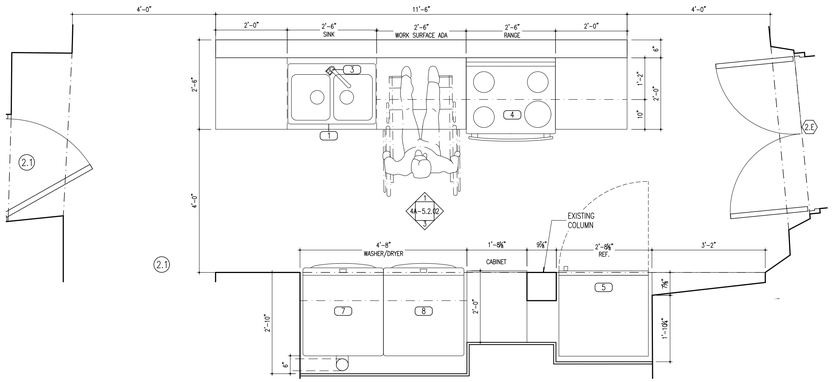
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

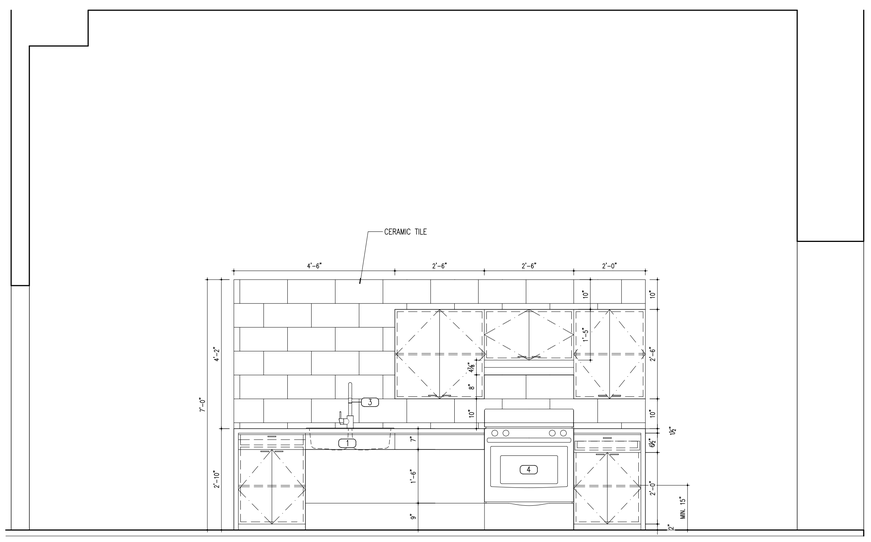
TITLE:
LOT B-KITCHEN ELEVATIONS BLDNG 1

OWNER: SAN SE. LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-5.1.0

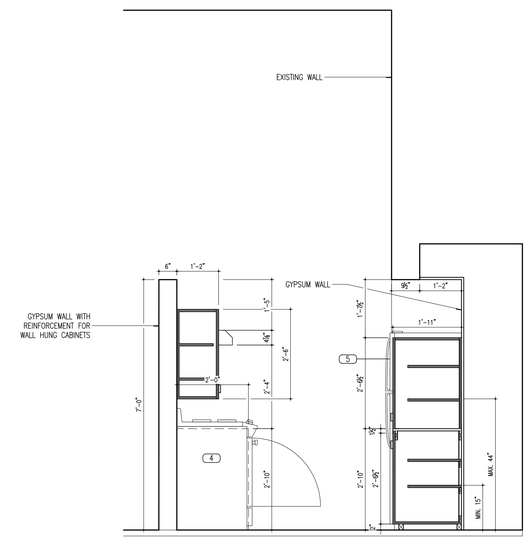
ROSSILUGO ARCHITECTURE



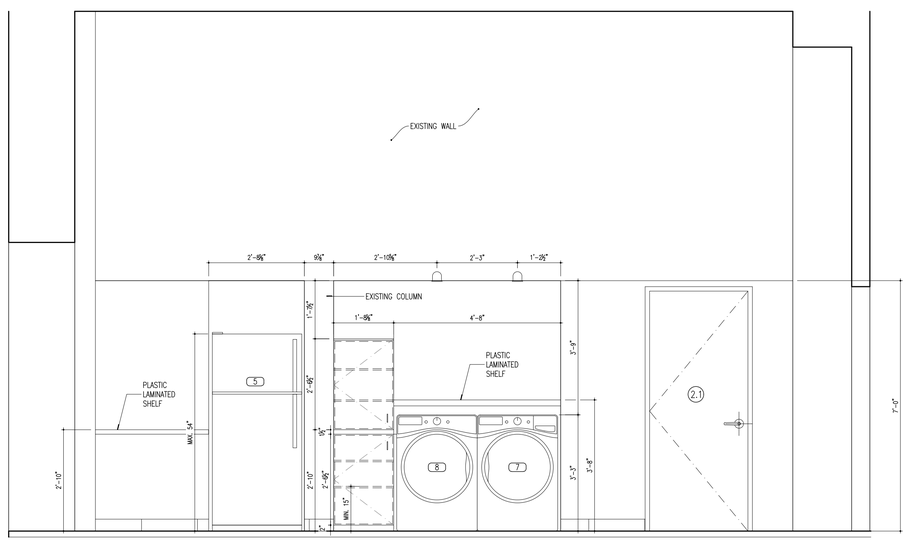
1 LOT B, BUILDING 2, ADA KITCHEN PLAN
A-5.2.0 SCALE: 1/2" = 1'-0"



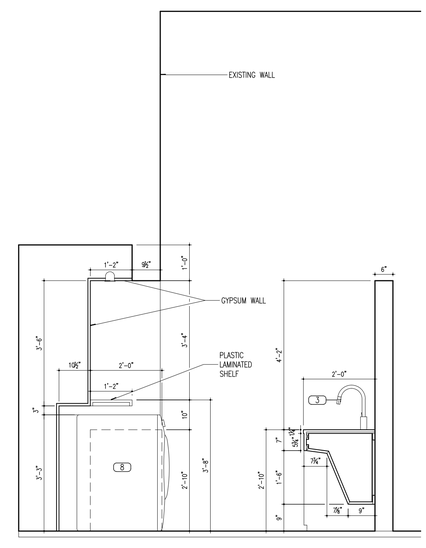
1 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



2 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



4 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

KITCHEN/LAUNDRY EQUIPMENT & ACCESSORIES SCHEDULE (Equal or similar to)

PLUMBING ID	MKD	EQUIPMENT	MANUFACTURER	MODEL	FINISH	NOTES
P-4A	1	KITCHEN SINK - DOUBLE BOWL	ELKAY	K23322	SATIN	DAYTON STAINLESS STEEL 33" X 22" X 6-1/16", EQUAL DOUBLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
P-4	2	KITCHEN SINK - SINGLE BOWL	ELKAY	K12522	SATIN	DAYTON STAINLESS STEEL 25" X 22" X 6-1/16", SINGLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
	3	SINK FAUCET & VALVE	MOEN	CA47511	CHROME PLATED	FLAGSTONE ONE HANDLE KITCHEN - CHROME PLATED FINISH - ADA FOR LEVEL HANDLE WITH 45312 PRESSURE BALANCING CYCLING VALVE
	4	RANGE	FRIGIDAIRE	FFEF3010T W	WHITE	ENERGY STAR/ ADA COMPLAINT SEE LOCATION OS ELECTRICAL OUTLET THAT ALLOWS FOR FLUSH-TO-WALL INSTALLATION
	5	REFRIGERATOR	GE	GTE18ETHWW		
P-5	6	WASHER/DRYER COMBO				
P-5H	7	WASHER (FRONT LOADING)				
P-5H	8	DRYER				

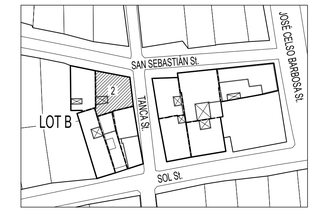
KITCHEN CABINETS:

1. REFER TO BUILDING IMPROVEMENTS NOTES (A-0.0) FOR KITCHEN CABINETS SCOPE OF WORK.

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 31/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

NUM.	DESCRIPTION	DATE

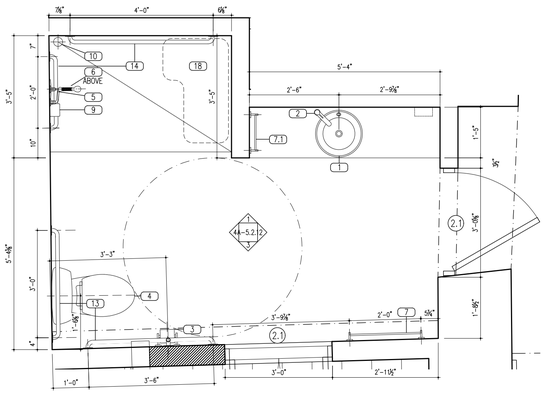
SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT B-APARTMENT 2-A ADA KITCHEN ELEVATIONS

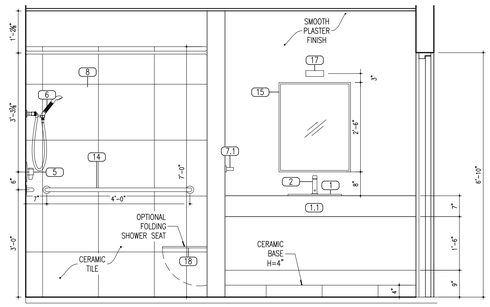
OWNER: SAN SE. LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-5.2.0

GRAPHIC SCALE
0 1' 2' 3' 4' 5' 10' 20'

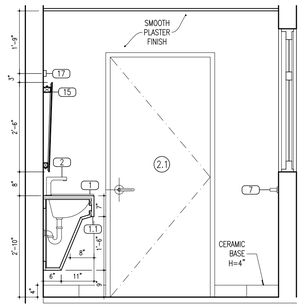
ROSSILUGO ARCHITECTURE



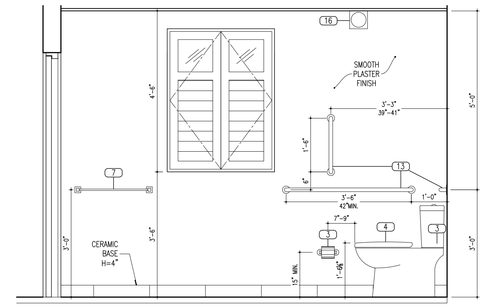
1 A-5.2.1 LOT B, BUILDING 2, ADA BATHROOM PLAN
SCALE: 1/2" = 1'-0"



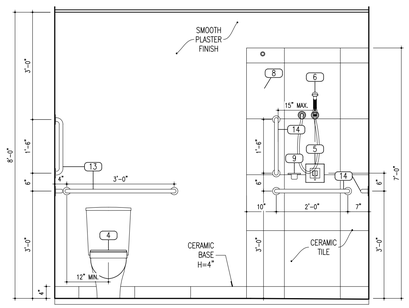
1 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



2 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

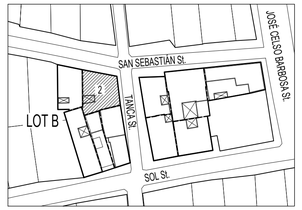


4 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. 8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT B-APARTMENT 2-A ADA BATHROOM ELEVATIONS

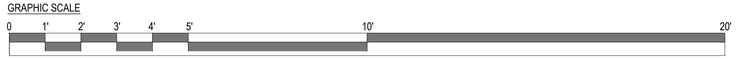
OWNER: SAN SE. LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-5.2.1

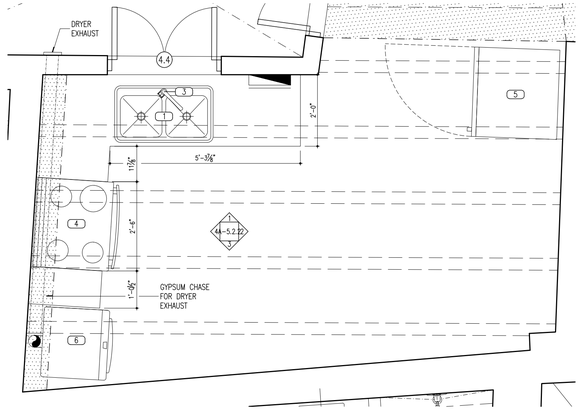
ROSSILUGO ARCHITECTURE

BATHROOM]EQUIPMENT & ACCESSORIES SCHEDULE
(equal or similar to)

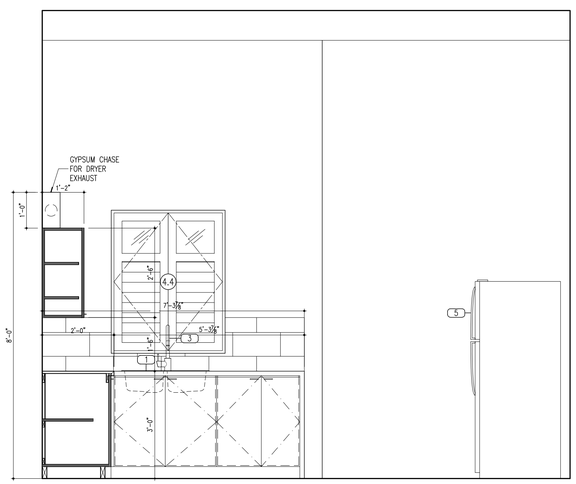
PLUMBING ID	MKD	EQUIPMENT	MANUFACTURER	MODEL
P-2 & P-2H	1	LAVATORY	Kohler	K-1728 – Chesapeake Wall-Mount Bathroom Sink – White – ADA Standard
	1.1	VANITY	Glacier Bay	NEVADA 24 IN. W X 35 IN. H X 17 IN. D BATH VANITY IN WHITE WITH VANITY TOP IN WHITE 1000012729
	2	LAVATORY FAUCET	Moen	CA40211 2H Lav with 59/64 waste – Cornerstone Two Handle Lavatory with Metal Waste – ADA for lever handle
	3	TOILET PAPER HOLDER	Bradley Corp	BradEX 508-32 – Single Roll – 7½" W x 11 15/16" H x 3¾" D – ADA Compliant
P-1 & P-1H	4	TOILET	Kohler	Windham 404705 – All-in-one HET-High Efficency Toilet – ADA Elongated Toilet – White
P-3 & P3-H	5	SHOWER FAUCET	Moen	40315CGR shower only trim –Cornerstone Trims for Pressure Balancing Cycling In-Wall Valve w/Water-Saving Showerhead with Pressure Balancing Cycling In-Wall Valve USE Cornerstone model 45312
P-3, P-3H	6	SHOWERHEAD	Moen	~~FOR STANDARD USE: 40315CGR shower only trim Cornerstone Trims for Pressure Balancing Cycling In-Wall Valve w/Water-Saving Showerhead~~ FOR ADA USE: 401248N – Capstone 3F Handheld Shower with Grab Bar/Slide Bar – Brushed Nickel finish
	7	TOWEL BAR	Bradley Corp	Model 926 – ¾" Round Towel Bar, Projects 3 ¼". 24" W. Surface-Mounted. Concealed Wall Plates. Polished Chrome Finish.
	7.1	TOWEL BAR	Freire	Towel Ring – Moen P1786 – Freire
	8	SHOWER ROD & CURTAIN	Bradley Corp	BradEX. Model 9538 Shower Curtain Rod 60" Long. Bradley Corp 9533-727200 Antimicrobial Vinyl Shower Curtain
	9	SOAP HOLDER & TUMBLER TOOTHBRUSH HOLDER	Bradley Corp	Model 921-60 Soap Dish with Drain Holes & Model 924 Tumbler and Toothbrush Holder. Surface-Mounted. Concealed Wall Plates. Polished Chrome Finish.
	10	FLOOR DRAIN	Bradley Corp	M212012 – China Rey PVC Shower Drain Square – Freire
P-6	11	MOP SINK	ELM Mustee	12 UTILATUB Floor Mount Laundry/Utility Tubs-Economy-Extra Narrow, ~~FOR STANDARD VERSION-24"x20"~~ FOR ADA VERSION 18"x23"
	12	MOP SINK FAUCET	Delta	Wall mounted faucet, 28P4 902LF
	13	TOILET GRAB BARS	Bradley Corp	Grab Bar – BradEX 812 Series 001-36 & 42" length – Safety Grip Finish – Freire
	14	SHOWER GRAB BARS	Bradley Corp	Grab Bar – BradEX 812 Series 001-24 & 001-48 – Safety Grip Finish – Freire
	15	MIRROR	Bradley Corp	Bradley Model 782 – Adjustable Tilt Mirror – 18" W x 24" H
	16	EXHAUST FAN	Nutone	Nutone 50CFM Exhaust Fan 696N
	17	WALL LAMP	Leviton/Sylvania	9875-2 Lamp Holder + Ultra-LED 12w A19 3000k
	18	FOLDING SHOWER BENCH	Bradley Corp	Reversible Phenolic Shower Seat – Bradley Corp 9569 – 34 ½" W x 22" D x ½" thick – color white BradEX

GRAPHIC SCALE

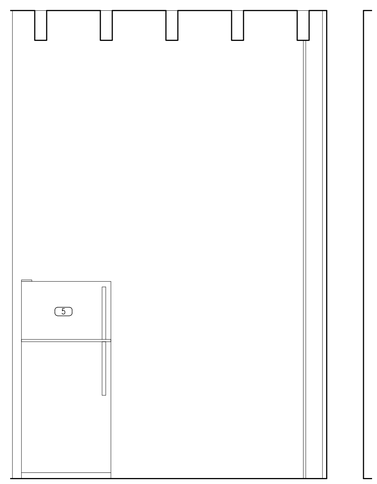




1 A-5.2.2 BUILDING 2, 2ND LEVEL KITCHEN FLOOR PLAN
SCALE: 1/2" = 1'-0"

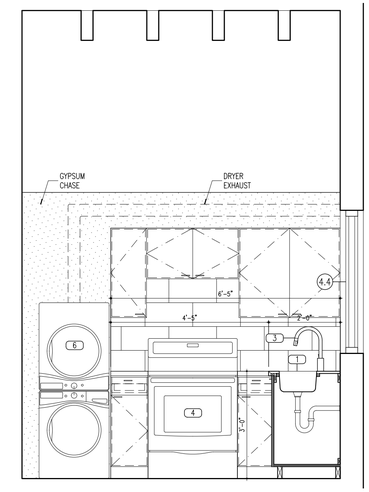


1 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



2 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



4 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

KITCHEN CABINETS:

1. REFER TO BUILDING IMPROVEMENTS NOTES (A-0.0) FOR KITCHEN CABINETS SCOPE OF WORK.

KITCHEN/LAUNDRY EQUIPMENT & ACCESSORIES SCHEDULE (Equal or similar to)

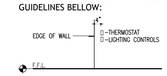
PLUMBING ID	MKD	EQUIPMENT	MANUFACTURER	MODEL	FINISH	NOTES
P-4A	1	KITCHEN SINK – DOUBLE BOWL	ELKAY	K23322	SATIN	DAYTON STAINLESS STEEL 33" X 22" X 6-1/16", EQUAL DOUBLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
P-4	2	KITCHEN SINK – SINGLE BOWL	ELKAY	K12522	SATIN	DAYTON STAINLESS STEEL 25" X 22" X 6-1/16", SINGLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
	3	SINK FAUCET & VALVE	MOEN	CA47511	CHROME PLATED	FLAGSTONE ONE HANDLE KITCHEN – CHROME PLATED FINISH – ADA FOR LEVEL HANDLE WITH 45312 PRESSURE BALANCING CYCLING VALVE
	4	RANGE	FRIGIDAIRE	FFEF3010T W	WHITE	ENERGY STAR/ ADA COMPLIANT SEE LOCATION OS ELECTRICAL OUTLET THAT ALLOWS FOR FLUSH-TO-WALL INSTALLATION
	5	REFRIGERATOR	GE	GTE18ETHWW		
P-5	6	WASHER/DRYER COMBO				
P-5H	7	WASHER (FRONT LOADING)				
P-5H	8	DRYER				

GRAPHIC SCALE

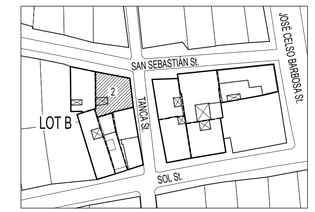
0 1' 2' 3' 4' 5' 10' 20'

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. 8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

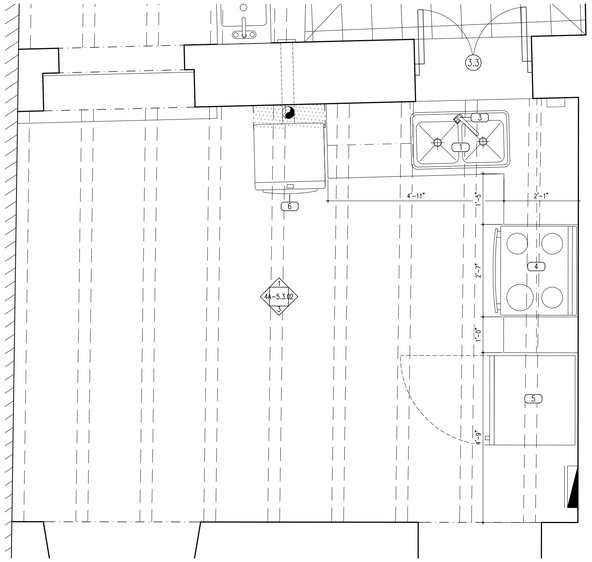
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

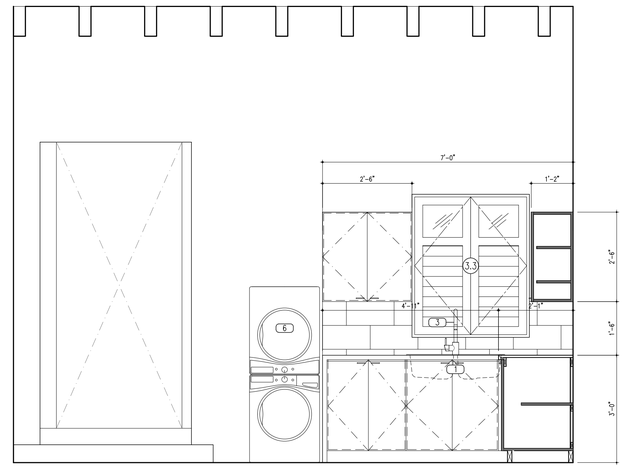
TITLE:
LOT B-KITCHEN ELEVATIONS BLDNG 2

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-5.2.2

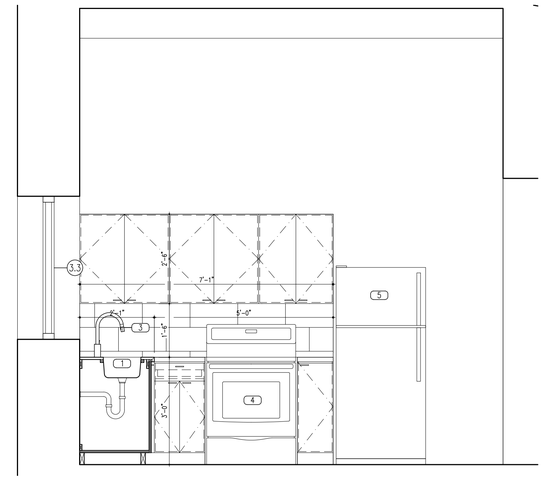
ROSSILUGO ARCHITECTURE



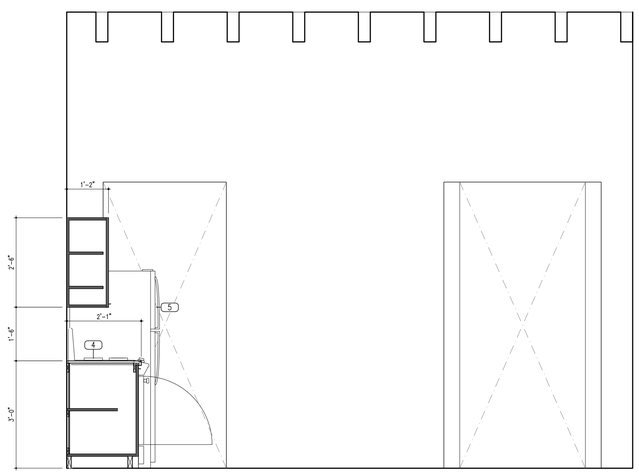
1 A-5.3.0 BUILDING 3, 1ST LEVEL KITCHEN FLOOR PLAN
SCALE: 1/2" = 1'-0"



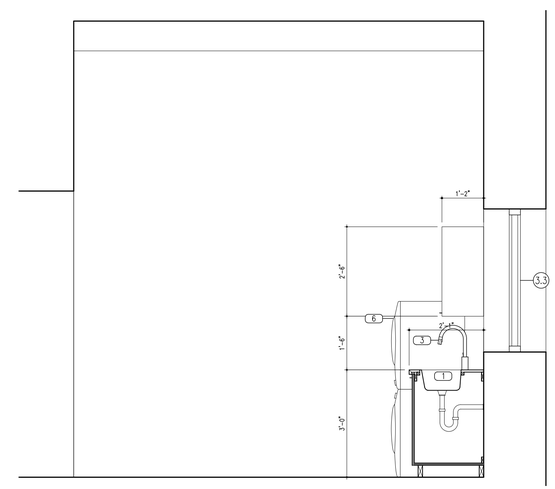
1 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



2 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



4 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

KITCHEN CABINETS:

1. REFER TO BUILDING IMPROVEMENTS NOTES (A-0.0) FOR KITCHEN CABINETS SCOPE OF WORK.

KITCHEN/LAUNDRY EQUIPMENT & ACCESSORIES SCHEDULE (Equal or similar to)

PLUMBING ID	MKD	EQUIPMENT	MANUFACTURER	MODEL	FINISH	NOTES
P-4A	1	KITCHEN SINK – DOUBLE BOWL	ELKAY	K23322	SATIN	DAYTON STAINLESS STEEL 33" X 22" X 6-1/16", EQUAL DOUBLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
P-4	2	KITCHEN SINK – SINGLE BOWL	ELKAY	K12522	SATIN	DAYTON STAINLESS STEEL 25" X 22" X 6-1/16", SINGLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
	3	SINK FAUCET & VALVE	MOEN	CA47511	CHROME PLATED	FLAGSTONE ONE HANDLE KITCHEN – CHROME PLATED FINISH – ADA FOR LEVEL HANDLE WITH 45312 PRESSURE BALANCING CYCLING VALVE
	4	RANGE	FRIGIDAIRE	FFEF3010T W	WHITE	ENERGY STAR/ ADA COMPLIANT SEE LOCATION OS ELECTRICAL OUTLET THAT ALLOWS FOR FLUSH-TO-WALL INSTALLATION
	5	REFRIGERATOR	GE	GTE18ETHWW		
P-5	6	WASHER/DRYER COMBO				
P-5H	7	WASHER (FRONT LOADING)				
P-5H	8	DRYER				

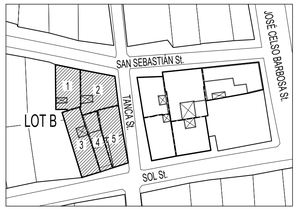
GRAPHIC SCALE

0 1' 2' 3' 4' 5' 10' 20'

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. 8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

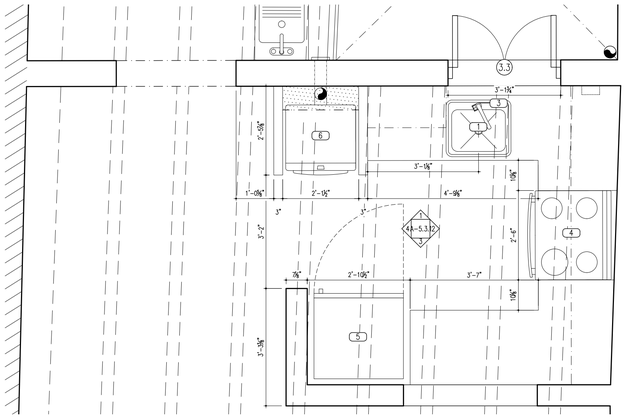
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

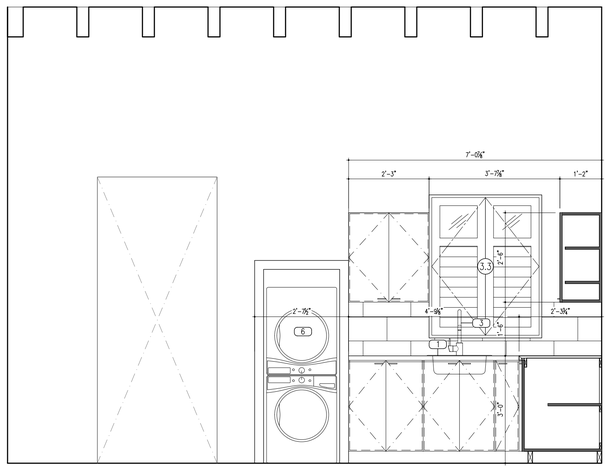
TITLE:
LOT B-KITCHEN ELEVATIONS BLDNG 3

OWNER: SAN SE. LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-5.3.0

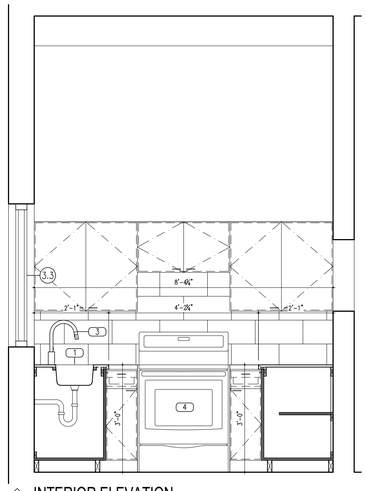
ROSSILUGO ARCHITECTURE



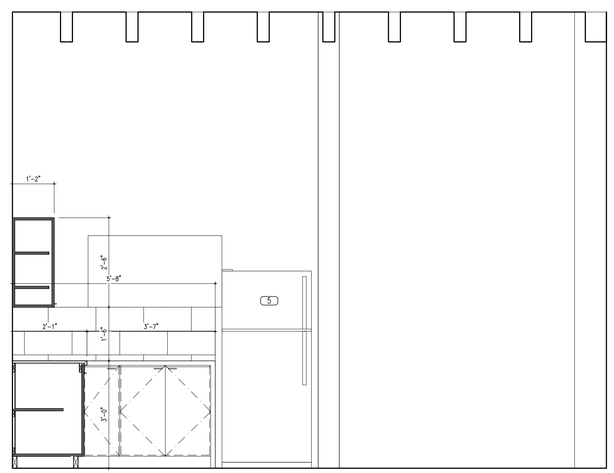
1 / A-5.3.1 BUILDING 3, 2ND LEVEL KITCHEN FLOOR PLAN
SCALE: 1/2" = 1'-0"



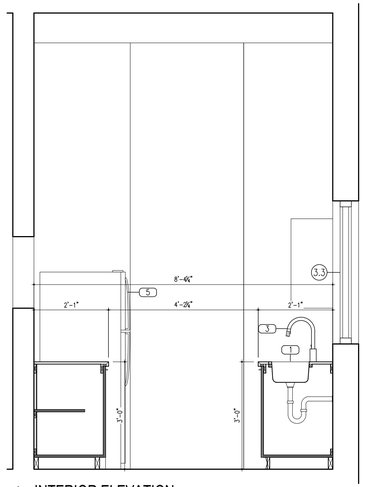
1 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



2 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



4 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

GRAPHIC SCALE

0 1' 2' 3' 4' 5' 10' 20'

KITCHEN CABINETS:

1. REFER TO BUILDING IMPROVEMENTS NOTES (A-0.0) FOR KITCHEN CABINETS SCOPE OF WORK.

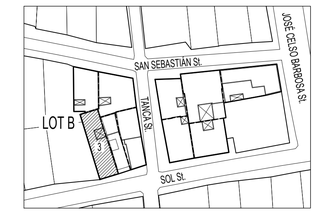
KITCHEN/LAUNDRY EQUIPMENT & ACCESSORIES SCHEDULE (Equal or similar to)

PLUMBING ID	MKD	EQUIPMENT	MANUFACTURER	MODEL	FINISH	NOTES
P-4A	1	KITCHEN SINK - DOUBLE BOWL	ELKAY	K23322	SATIN	DAYTON STAINLESS STEEL 33" X 22" X 6-1/16", EQUAL DOUBLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
P-4	2	KITCHEN SINK - SINGLE BOWL	ELKAY	K12522	SATIN	DAYTON STAINLESS STEEL 25" X 22" X 6-1/16", SINGLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
	3	SINK FAUCET & VALVE	MOEN	CA47511	CHROME PLATED	FLAGSTONE ONE HANDLE KITCHEN - CHROME PLATED FINISH - ADA FOR LEVEL HANDLE WITH 45312 PRESSURE BALANCING CYCLING VALVE
	4	RANGE	FRIGIDAIRE	FFEF3010T W	WHITE	ENERGY STAR/ ADA COMPLAINT SEE LOCATION OS ELECTRICAL OUTLET THAT ALLOWS FOR FLUSH-TO-WALL INSTALLATION
	5	REFRIGERATOR	GE	GTE18ETHWW		
P-5	6	WASHER/DRYER COMBO				
P-5H	7	WASHER (FRONT LOADING)				
P-5H	8	DRYER				

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 31/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

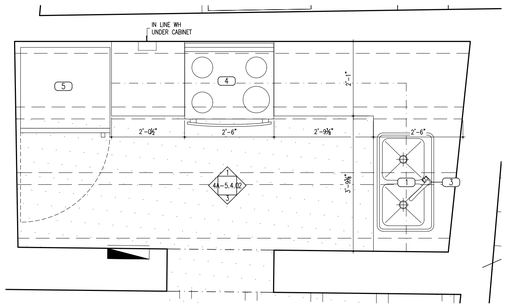
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

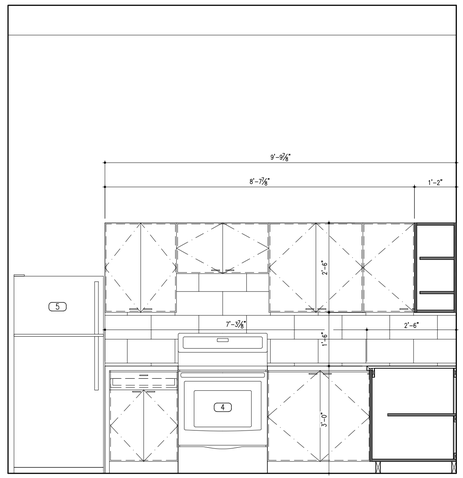
TITLE:
LOT B-KITCHEN ELEVATIONS BLDNG 3

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-5.3.1

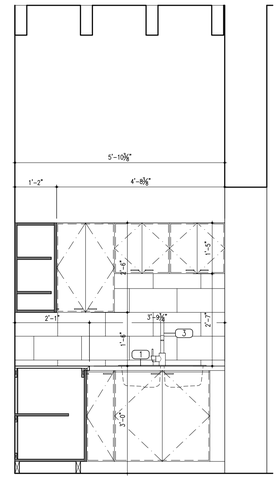
ROSSILUGO ARCHITECTURE



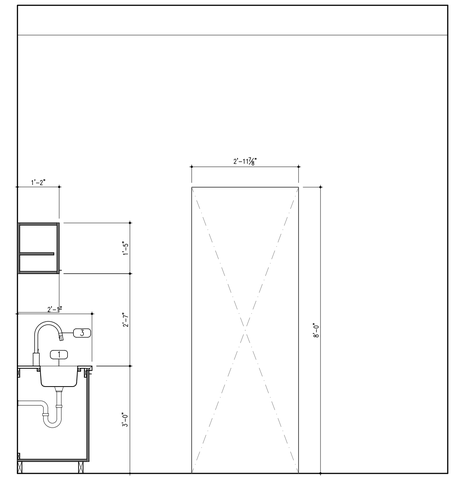
1 A-5.4.0 BUILDING 4, 1ST LEVEL KITCHEN FLOOR PLAN
SCALE: 1/2" = 1'-0"



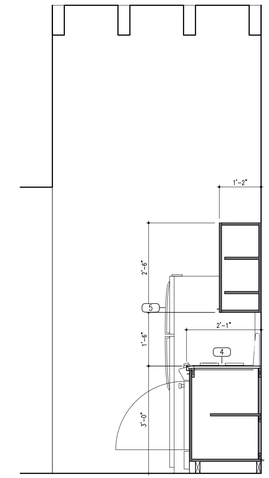
1 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



2 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



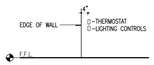
3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



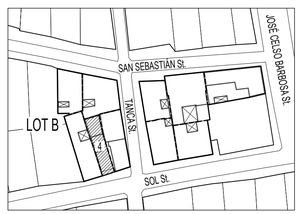
4 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

KITCHEN CABINETS:

1. REFER TO BUILDING IMPROVEMENTS NOTES (A-0.0) FOR KITCHEN CABINETS SCOPE OF WORK.

KITCHEN/LAUNDRY EQUIPMENT & ACCESSORIES SCHEDULE (Equal or similar to)

PLUMBING ID	MKD	EQUIPMENT	MANUFACTURER	MODEL	FINISH	NOTES
P-4A	1	KITCHEN SINK - DOUBLE BOWL	ELKAY	K23322	SATIN	DAYTON STAINLESS STEEL 33" X 22" X 6-1/16", EQUAL DOUBLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
P-4	2	KITCHEN SINK - SINGLE BOWL	ELKAY	K12522	SATIN	DAYTON STAINLESS STEEL 25" X 22" X 6-1/16", SINGLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
	3	SINK FAUCET & VALVE	MOEN	CA47511	CHROME PLATED	FLAGSTONE ONE HANDLE KITCHEN - CHROME PLATED FINISH - ADA FOR LEVEL HANDLE WITH 45312 PRESSURE BALANCING CYCLING VALVE
	4	RANGE	FRIGIDAIRE	FFEF3010T W	WHITE	ENERGY STAR/ ADA COMPLAINT SEE LOCATION OS ELECTRICAL OUTLET THAT ALLOWS FOR FLUSH-TO-WALL INSTALLATION
	5	REFRIGERATOR	GE	GTE18ETHWW		
P-5	6	WASHER/DRYER COMBO				
P-5H	7	WASHER (FRONT LOADING)				
P-5H	8	DRYER				

GRAPHIC SCALE
0 1' 2' 3' 4' 5' 10' 20'

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

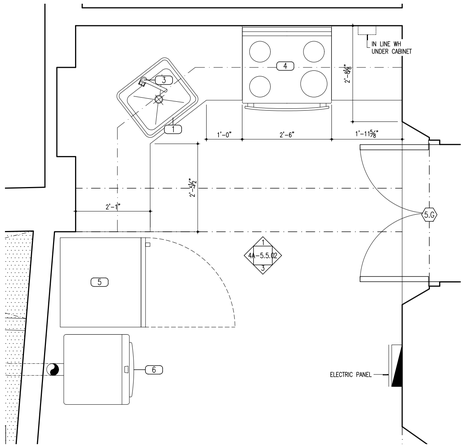
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

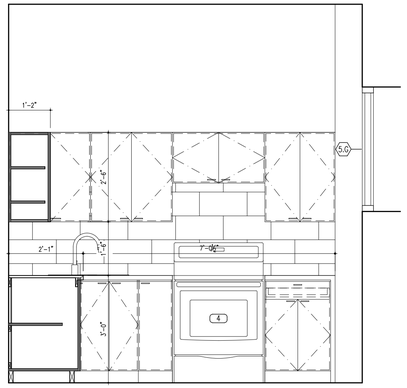
TITLE:
LOT B-KITCHEN ELEVATIONS BLDNG 4

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-5.4.0

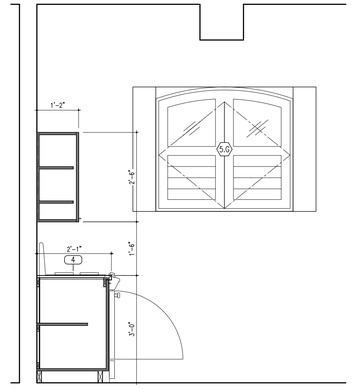
ROSSILUGO ARCHITECTURE



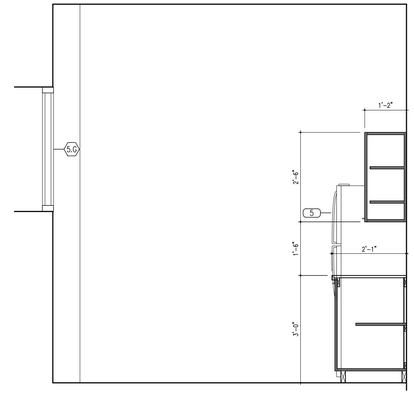
1 A-5.5.0 BUILDING 5, 1ST LEVEL KITCHEN FLOOR PLAN
SCALE: 1/2" = 1'-0"



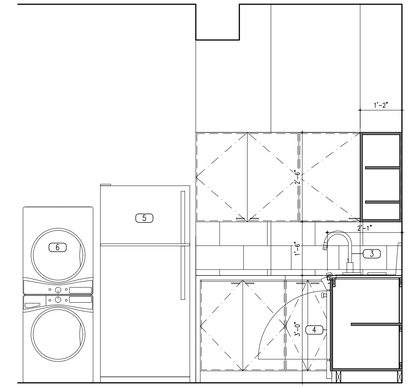
1 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



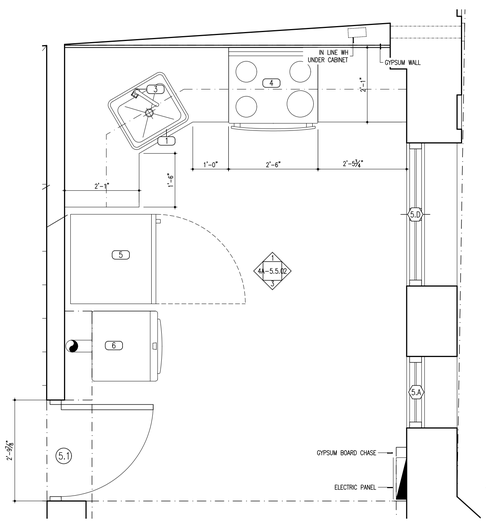
2 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



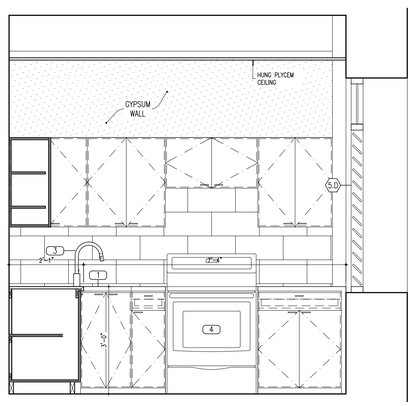
3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



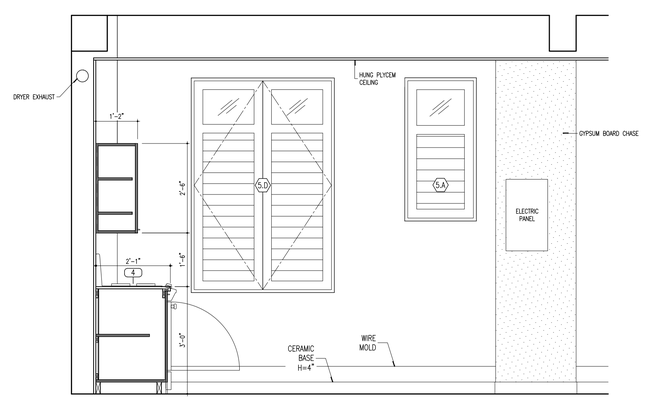
4 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



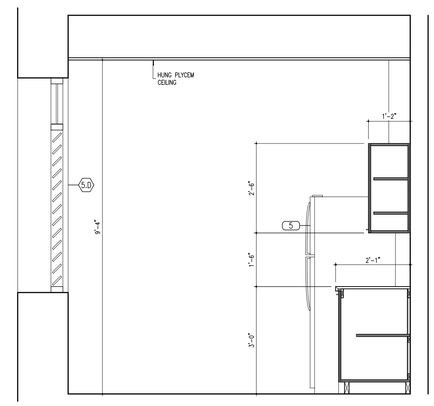
1 A-5.5.0 BUILDING 5, 2ND LEVEL KITCHEN FLOOR PLAN
SCALE: 1/2" = 1'-0"



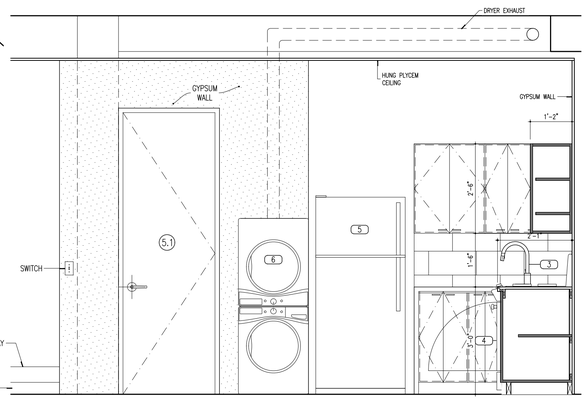
1 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



2 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



4 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

GRAPHIC SCALE

0 1' 2' 3' 4' 5' 10' 20'

KITCHEN CABINETS:

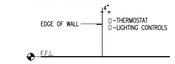
1. REFER TO BUILDING IMPROVEMENTS NOTES (A-0.0) FOR KITCHEN CABINETS SCOPE OF WORK.

KITCHEN/LAUNDRY EQUIPMENT & ACCESSORIES SCHEDULE (Equal or similar to)

PLUMBING ID	MKD	EQUIPMENT	MANUFACTURER	MODEL	FINISH	NOTES
P-4A	1	KITCHEN SINK - DOUBLE BOWL	ELKAY	K23322	SATIN	DAYTON STAINLESS STEEL 33" X 22" X 6-1/16", EQUAL DOUBLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
P-4	2	KITCHEN SINK - SINGLE BOWL	ELKAY	K12522	SATIN	DAYTON STAINLESS STEEL 25" X 22" X 6-1/16", SINGLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
	3	SINK FAUCET & VALVE	MOEN	CA47511	CHROME PLATED	FLAGSTONE ONE HANDLE KITCHEN - CHROME PLATED FINISH - ADA FOR LEVEL HANDLE WITH 45312 PRESSURE BALANCING CYCLING VALVE
	4	RANGE	FRIGIDAIRE	FFEF3010T W	WHITE	ENERGY STAR/ ADA COMPLIANT SEE LOCATION OS ELECTRICAL OUTLET THAT ALLOWS FOR FLUSH-TO-WALL INSTALLATION
	5	REFRIGERATOR	GE	GTE18ETHWW		
P-5	6	WASHER/DRYER COMBO				
P-5H	7	WASHER (FRONT LOADING)				
P-5H	8	DRYER				

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.

KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. 8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

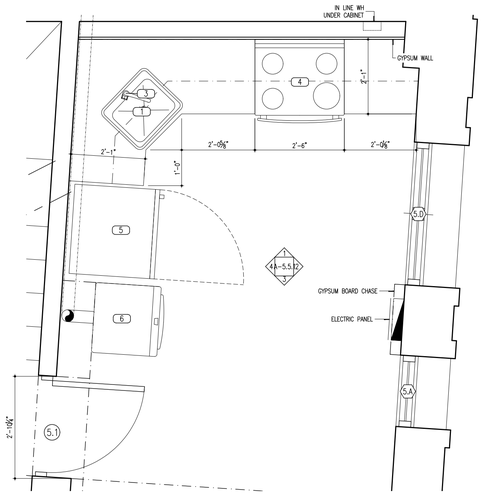
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

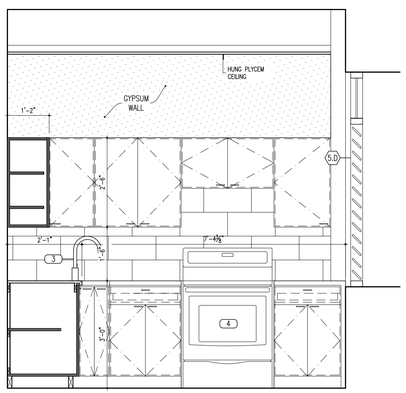
TITLE:
LOT B-KITCHEN ELEVATIONS BLDNG 5

OWNER: SAN SE LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-5.5.0

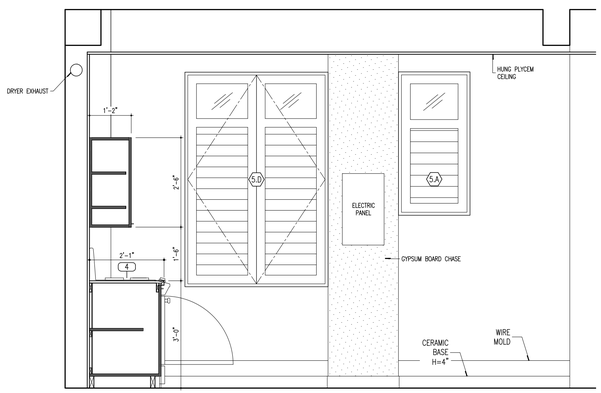
ROSSILUGO ARCHITECTURE



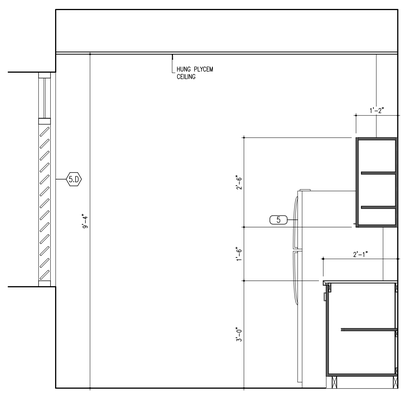
1 A-5.5.1 BUILDING 5, 3RD LEVEL KITCHEN FLOOR PLAN
SCALE: 1/2" = 1'-0"



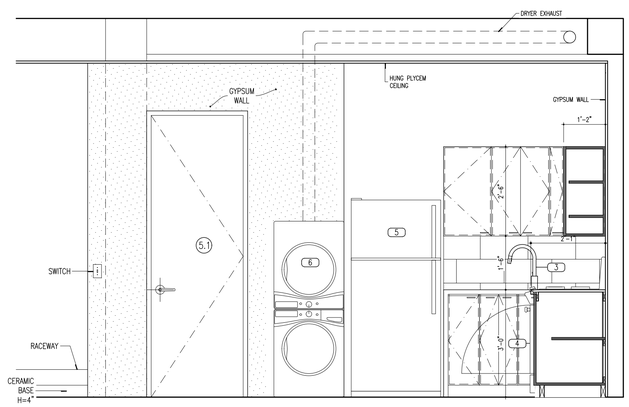
1 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



2 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



4 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

GRAPHIC SCALE

0 1' 2' 3' 4' 5' 10' 20'

KITCHEN CABINETS:

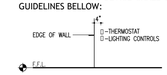
1. REFER TO BUILDING IMPROVEMENTS NOTES (A-0.0) FOR KITCHEN CABINETS SCOPE OF WORK.

KITCHEN/LAUNDRY EQUIPMENT & ACCESSORIES SCHEDULE (Equal or similar to)

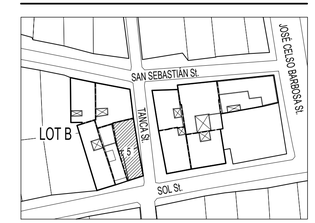
PLUMBING ID	MKD	EQUIPMENT	MANUFACTURER	MODEL	FINISH	NOTES
P-4A	1	KITCHEN SINK - DOUBLE BOWL	ELKAY	K23322	SATIN	DAYTON STAINLESS STEEL 33" X 22" X 6-1/16", EQUAL DOUBLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
P-4	2	KITCHEN SINK - SINGLE BOWL	ELKAY	K12522	SATIN	DAYTON STAINLESS STEEL 25" X 22" X 6-1/16", SINGLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
	3	SINK FAUCET & VALVE	MOEN	CA47511	CHROME PLATED	FLAGSTONE ONE HANDLE KITCHEN - CHROME PLATED FINISH - ADA FOR LEVEL HANDLE WITH 45312 PRESSURE BALANCING CYCLING VALVE
	4	RANGE	FRIGIDAIRE	FFEF3010T W	WHITE	ENERGY STAR/ ADA COMPLAINT SEE LOCATION OS ELECTRICAL OUTLET THAT ALLOWS FOR FLUSH-TO-WALL INSTALLATION
	5	REFRIGERATOR	GE	GTE18ETHWW		
P-5	6	WASHER/DRYER COMBO				
P-5H	7	WASHER (FRONT LOADING)				
P-5H	8	DRYER				

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. 8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

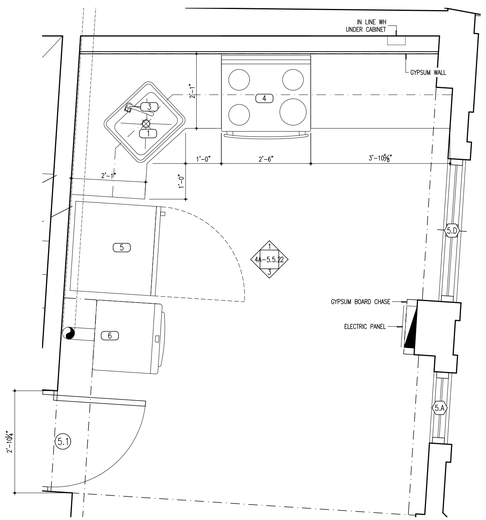
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

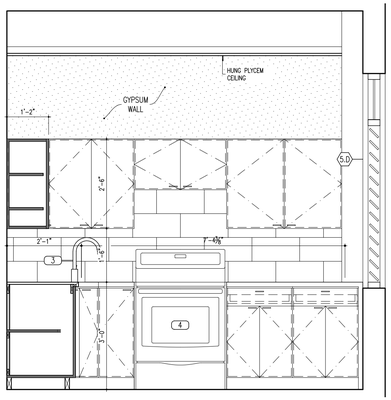
TITLE:
LOT B-KITCHEN ELEVATIONS BLDNG 5

OWNER: SAN SE. LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 / 09
SHEET: A-5.5.1

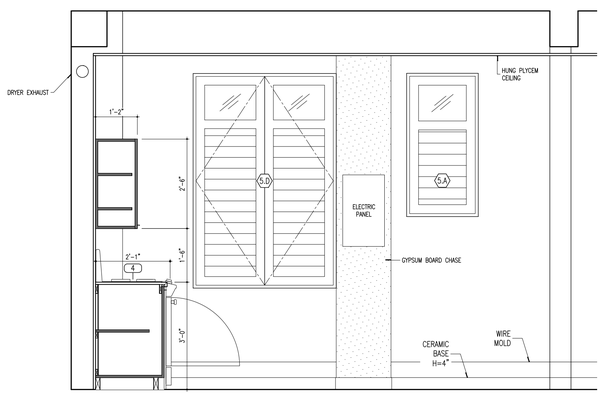
ROSSILUGO ARCHITECTURE



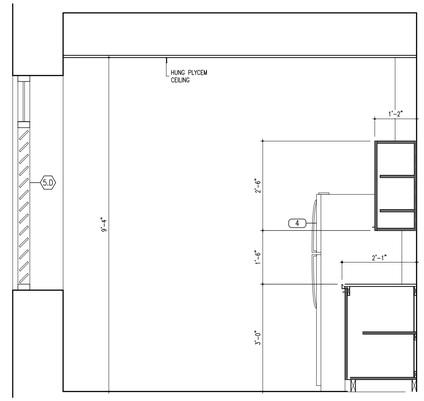
1 A-5.5.2 BUILDING 5, 4TH LEVEL KITCHEN FLOOR PLAN
SCALE: 1/2" = 1'-0"



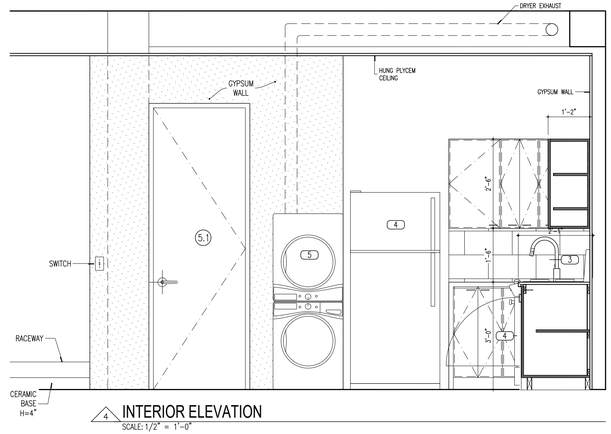
1 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



2 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



4 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

GRAPHIC SCALE

0 1' 2' 3' 4' 5' 10' 20'

KITCHEN CABINETS:

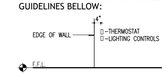
1. REFER TO BUILDING IMPROVEMENTS NOTES (A-0.0) FOR KITCHEN CABINETS SCOPE OF WORK.

KITCHEN/LAUNDRY EQUIPMENT & ACCESSORIES SCHEDULE (Equal or similar to)

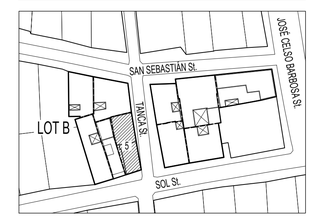
PLUMBING ID	MKD	EQUIPMENT	MANUFACTURER	MODEL	FINISH	NOTES
P-4A	1	KITCHEN SINK - DOUBLE BOWL	ELKAY	K23322	SATIN	DAYTON STAINLESS STEEL 33" X 22" X 6-1/16", EQUAL DOUBLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
P-4	2	KITCHEN SINK - SINGLE BOWL	ELKAY	K12522	SATIN	DAYTON STAINLESS STEEL 25" X 22" X 6-1/16", SINGLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
	3	SINK FAUCET & VALVE	MOEN	CA47511	CHROME PLATED	FLAGSTONE ONE HANDLE KITCHEN - CHROME PLATED FINISH - ADA FOR LEVEL HANDLE WITH 45312 PRESSURE BALANCING CYCLING VALVE
	4	RANGE	FRIGIDAIRE	FFEF3010T W	WHITE	ENERGY STAR/ ADA COMPLIANT SEE LOCATION OS ELECTRICAL OUTLET THAT ALLOWS FOR FLUSH-TO-WALL INSTALLATION
	5	REFRIGERATOR	GE	GTE18ETHWW		
P-5	6	WASHER/DRYER COMBO				
P-5H	7	WASHER (FRONT LOADING)				
P-5H	8	DRYER				

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

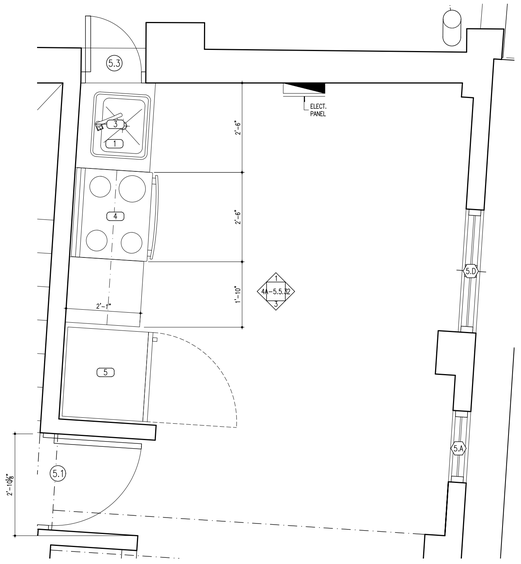
NUM	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

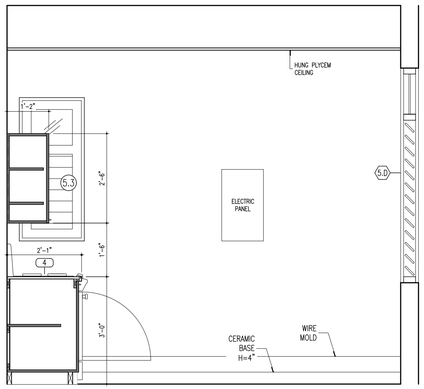
TITLE:
LOT B-KITCHEN ELEVATIONS BLDNG 5

OWNER: SAN SE. LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-5.5.2

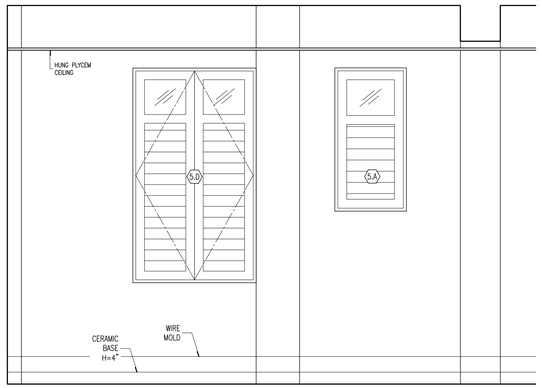
ROSSILUGO ARCHITECTURE



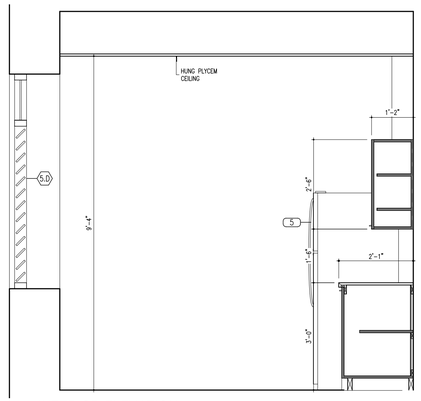
1 A-5.5.3 BUILDING 5, 5TH LEVEL KITCHEN FLOOR PLAN
SCALE: 1/2" = 1'-0"



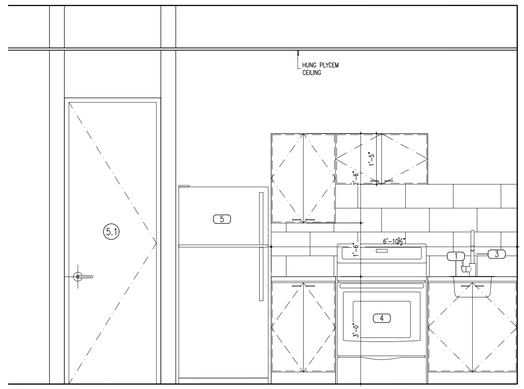
1 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



2 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



4 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

KITCHEN CABINETS:

1. REFER TO BUILDING IMPROVEMENTS NOTES (A-0.0) FOR KITCHEN CABINETS SCOPE OF WORK.

KITCHEN/LAUNDRY EQUIPMENT & ACCESSORIES SCHEDULE (Equal or similar to)

PLUMBING ID	MKD	EQUIPMENT	MANUFACTURER	MODEL	FINISH	NOTES
P-4A	1	KITCHEN SINK - DOUBLE BOWL	ELKAY	K23322	SATIN	DAYTON STAINLESS STEEL 33" X 22" X 6-1/16", EQUAL DOUBLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
P-4	2	KITCHEN SINK - SINGLE BOWL	ELKAY	K12522	SATIN	DAYTON STAINLESS STEEL 25" X 22" X 6-1/16", SINGLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
	3	SINK FAUCET & VALVE	MOEN	CA47511	CHROME PLATED	FLAGSTONE ONE HANDLE KITCHEN - CHROME PLATED FINISH - ADA FOR LEVEL HANDLE WITH 45312 PRESSURE BALANCING CYCLING VALVE
	4	RANGE	FRIGIDAIRE	FFEF3010T W	WHITE	ENERGY STAR/ ADA COMPLAINT SEE LOCATION OS ELECTRICAL OUTLET THAT ALLOWS FOR FLUSH-TO-WALL INSTALLATION
	5	REFRIGERATOR	GE	GTE18ETHWW		
P-5	6	WASHER/DRYER COMBO				
P-5H	7	WASHER (FRONT LOADING)				
P-5H	8	DRYER				

GRAPHIC SCALE

0 1' 2' 3' 4' 5' 10' 20'

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.

KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

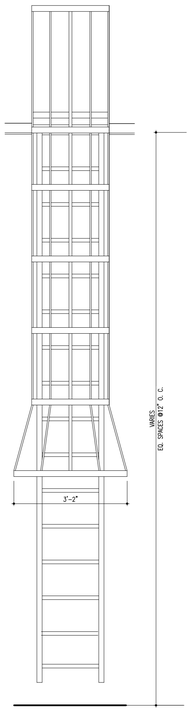
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

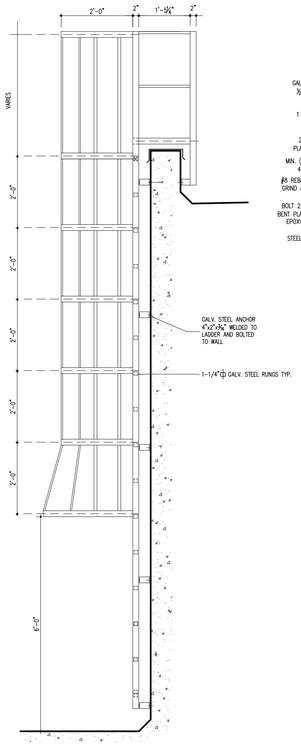
TITLE:
LOT B-KITCHEN ELEVATIONS BLDNG 5

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-5.5.3

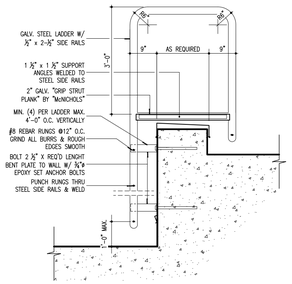
ROSSILUGO ARCHITECTURE



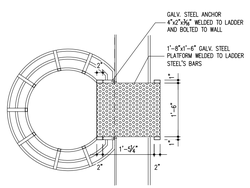
ELEVATION



SECTION



LADDER TYPE B



FLOOR PLAN

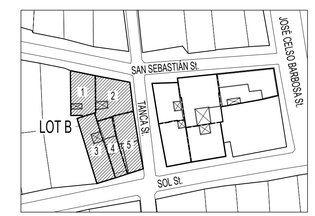
LADDER TYPE A

1 / A6.0 **TYPICAL LADDER DETAIL**
SCALE: 1/2" = 1'-0"

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT B-TYPICAL DETAILS

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A6.0

ROSSILUGO ARCHITECTURE

SAN SEBASTIÁN APARTMENTS
FULL REHABILITATION
LOT-A
S A N J U A N , P R

 # 11

ARCHITECTURE

1	T-1	TITLE SHEET
2	A-0.0	GENERAL NOTES, REMOVALS LEGEND
3	A-0.1	EXISTING SITE FLOOR PLAN
4	A-0.2.0	LOT A-EXISTING & REMOVALS 1st FLOOR PLAN
5	A-0.2.1	LOT A-EXISTING & REMOVALS 2nd FLOOR PLAN
6	A-0.2.2	LOT A-EXISTING & REMOVALS 3rd FLOOR PLAN
7	A-0.2.3	LOT A-EXISTING & REMOVALS 4th FLOOR PLAN (ROOF)
8	A-0.3.0	LOT A-EXISTING & REMOVALS ELEVATIONS
9	A-0.3.1	LOT A-EXISTING & REMOVALS SECTIONS
10	A-1.0	PROPOSED SITE FLOOR PLAN
11	A-2.0	LOT A-PROPOSED 1st FLOOR PLAN
12	A-2.1	LOT A-PROPOSED 2nd FLOOR PLAN
13	A-2.2	LOT A-PROPOSED 3rd FLOOR PLAN
14	A-2.3	LOT A-PROPOSED 4th FLOOR PLAN (ROOF)
15	A-3.0	LOT A-PROPOSED ELEVATIONS
16	A-3.1	LOT A-PROPOSED SECTIONS
17	A-4.0	LOT A-EXTERIOR DOORS & WINDOWS DETAILS, BLDNGS 6 & 7
18	A-4.1	LOT A-EXTERIOR DOORS & WINDOWS DETAILS, BLDNGS 8 & 9
19	A-4.2	LOT A-EXTERIOR DOORS & WINDOWS DETAILS, BLDNG 10
20	A-4.3	LOT A-INTERIOR DOORS & WINDOWS DETAILS
21	A-5.0	LOT A-APARTMENT 6-A ADA COMPLIANCE PLAN
22	A-5.0.1	LOT A-APARTMENT 6-A REFLECTED CEILING PLAN
23	A-5.2.0	LOT A, APARTMENT 6-A ADA KITCHEN ELEVATIONS
24	A-5.2.1	LOT A, APARTMENT 6-A ADA BATHROOM ELEVATIONS
25	A-5.6.0	LOT A-KITCHEN ELEVATIONS BLDNG 6
26	A-5.7.0	LOT A-KITCHEN ELEVATIONS BLDNG 7
27	A-5.7.1	LOT A-KITCHEN ELEVATIONS BLDNG 7
28	A-5.8.0	LOT A-KITCHEN ELEVATIONS BLDNG 8
29	A-5.9.0	LOT A-KITCHEN ELEVATIONS BLDNG 9
30	A-5.9.1	LOT A-KITCHEN ELEVATIONS BLDNG 9
31	A-5.10.0	LOT A-KITCHEN ELEVATIONS BLDNG 10
32	A-5.10.1	LOT A-KITCHEN ELEVATIONS BLDNG 10
33	A-5.10.2	LOT A-KITCHEN ELEVATIONS BLDNG 10
34	A-6.0	LOT A-TYPICAL DETAILS

PLUMBING

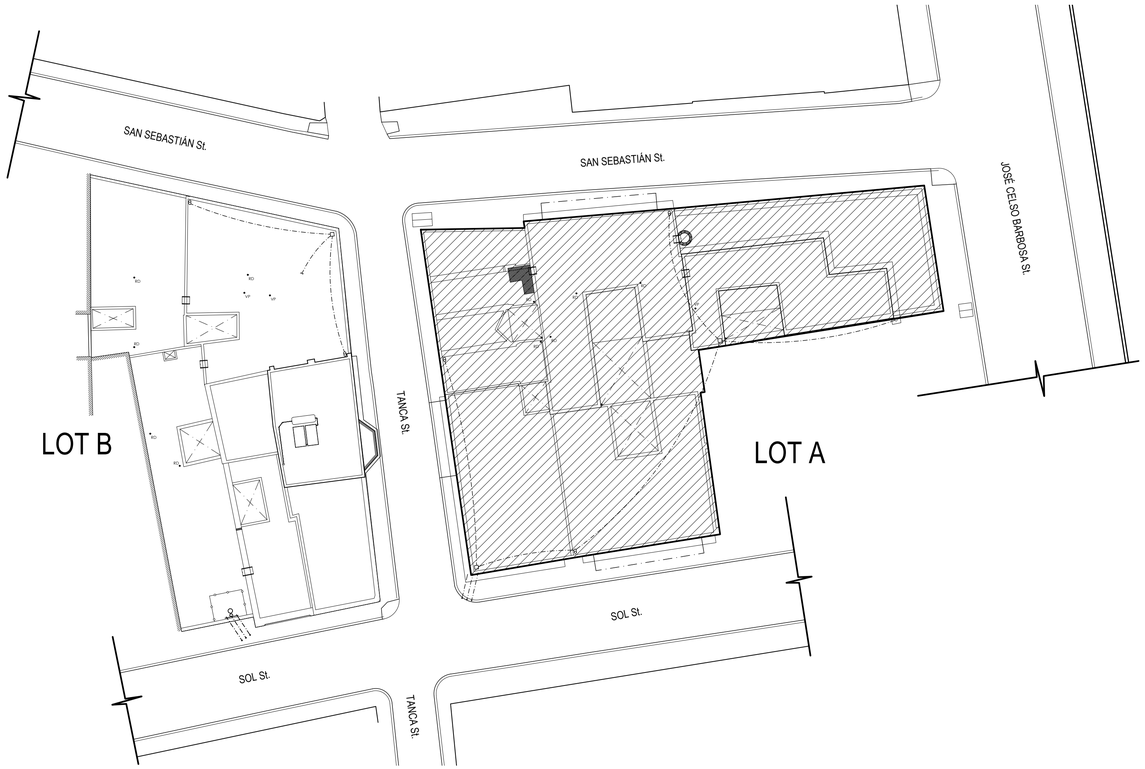
35	P1.1	LOT A-PROPOSED 1st FLOOR PLAN-PLUMBING & VENTILATION
36	P1.2	LOT A-PROPOSED 2nd FLOOR PLAN-PLUMBING & VENTILATION
37	P1.3	LOT A-PROPOSED 3rd FLOOR PLAN-PLUMBING & VENTILATION
38	P1.4	LOT A-PROPOSED 4th FLOOR PLAN (ROOF)
39	P3.1	LOT A-GENERAL PLUMBING NOTES & DETAILS

ELECTRICAL

40	E-0.0	LOT A-LEGEND, NOTES & DIAGRAMS
41	E-1.0	LOT A-PROPOSED 1st FLOOR PLAN
42	E-1.1	LOT A-PROPOSED 2nd FLOOR PLAN
43	E-1.2	LOT A-PROPOSED 3rd FLOOR PLAN
44	E-1.3	LOT A-PROPOSED 4th FLOOR PLAN (ROOF)
45	E-2.0	LOT A-PANEL SCHEDULES

STRUCTURAL

46	S-0.1	LOT A-STRUCTURAL NOTES & TYPICAL DETAILS
47	S-0.2	LOT A-EXISTING WALLS REPAIR & RETROFIT DETAILS
48	S-0.3	LOT A-BRICKS WALL SHEAR STRENGTHENING DETAILS
49	S-0.4	LOT A-ALTERNATE "A" BRICKS WALL SHEAR STRENGTHENING DETAILS
50	S-0.5	LOT A-ALTERNATE "B" BRICKS WALL SHEAR STRENGTHENING DETAILS
51	S-2.0	LOT A-FIRST FLOOR RETROFIT PLAN
52	S-2.1	LOT A-SECOND FLOOR RETROFIT PLAN
53	S-2.2	LOT A-THIRD FLOOR RETROFIT PLAN
54	S-2.3	LOT A-UPPER ROOF RETROFIT PLAN



SYMBOLS

- DOOR TAG
- WINDOW TAG
- FINISHES
- WALL TYPE
- FURNITURE TAG
- STRUCTURAL AXIS
- DETAIL CALLOUT
- FLOOR OR CEILING FINISH ELEVATION
- NORTH
- FLOOR OR CEILING ELEVATION CHANGE
- INTERIOR ELEVATION CALLOUT
- SECTION / ELEVATION CALLOUT
- ROOF SLOPE DOWNWARD DIRECTION

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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 consentimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

FERNANDO LUGO AGUDO
ARQUITECTO
LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

REVISIONES

NUM.	DESCRIPCION	FECHA

CONSULTORES:

ELECTRICAL: Eng. CARLOS REQUENA

STRUCTURAL: Eng. JOAQUÍN de MARI

PLUMBING: Eng. JORGE A. TORRES

SEP 2021

ROSSILUGO
ARCHITECTURE
PO Box 13819, SAN JUAN PR 00908-3819, email: info@rossilugo.com

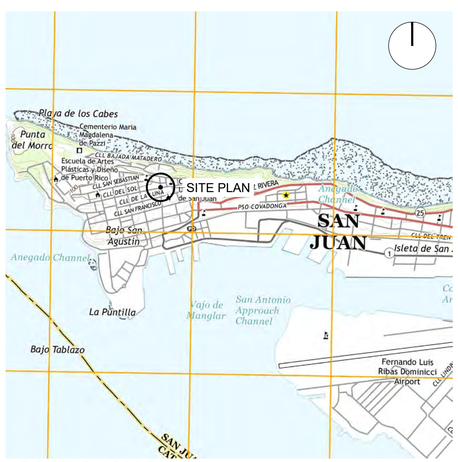
OWNER: San Se, LLC

DATE: SEP 2021

SCALE: AS SHOWN

PROJECT N°: 2009

SHEET N°: T-1

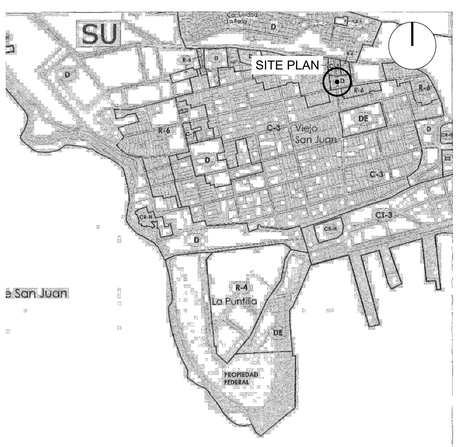


LOCATION MAP

SCALE: 1:20000

0' 100' 250' 500' 1000'

N = 270,205.2865
E = 233,675.4165



ZONING MAP, CALIFICATION

R6 / RU

SCALE: 1:7500

ZONING MAP, CLASSIFICATION

ZONA HISTÓRICA

SCALE: 1:7500

FLOOD MAP

PANEL 72000C-0355-J DATE NOV 18, 2009

SCALE: 1:10000

GENERAL NOTES:

1. CONTRACTOR SHALL ONLY REFER TO CONSTRUCTION DOCUMENTS SEALED AS "ONLY FOR CONSTRUCTION", SIGNED AND SEALED BY ARCHITECT BIDDING DOCUMENTS ARE NOT PART OF THE CONSTRUCTIONS DOCUMENTS.

2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING EVERY CONSULTANT AND SUBCONTRACTOR WITH ALL OF THE RELEVANT DATA AND DOCUMENTS, WITH DUE REGARD TO THE FACT, THAT THE PLANS AND SPECIFICATIONS ARE AN INTEGRATED SET OF DOCUMENTS AND THAT THE COMPONENT PARTS CANNOT BE PROPERLY UNDERSTOOD IF THEY ARE EXAMINED SEPARATELY.

3. THE GENERAL CONTRACTOR SHALL REQUIRE THAT EVERY CONSULTANT OR SUBCONTRACTOR EXAMINE AND BE FAMILIAR WITH THE REFERENCE CONSTRUCTION DOCUMENTS AS A CONDITION OR REQUIREMENT TO ACCEPT ANY BID OR PROPOSAL FROM ANY SUBCONTRACTOR OR CONSULTANT. THE CONTRACTOR SHOULD OBTAIN FROM EACH SUBCONTRACTOR OR CONSULTANT A WRITTEN CONFIRMATION THAT THE SUBCONTRACTOR OR CONSULTANT HAS EXAMINED AND IS FAMILIAR WITH THE REFERENCE SET OF PLANS AND AGREES TO BE GUIDED BY THE ARCHITECTURAL DRAWINGS IN ALL REGARDS.

4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR EXAMINING THE PLANS AND SPECIFICATIONS AND MAKING A SEPARATE WRITTEN REQUEST FOR CLARIFICATION OR CORRECTION FOR EACH DISCREPANCY THE CONTRACTOR, SUBCONTRACTOR OR CONSULTANT IDENTIFIES IN THE PLANS. SUCH WRITTEN REQUEST SHALL BE MADE BEFORE THE CONTRACTOR TENDERS A BID OR PROPOSAL FOR THE PROJECT.

5. CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ARCHITECT, FOR ANY DISCREPANCY, ERROR OR OMISSIONS IN PLANS. ARCHITECT IS RESPONSIBLE TO CLARIFY SUCH DISCREPANCIES, ERRORS OR OMISSIONS BEFORE CONSTRUCTION START-UP. IF CONTRACTOR FAILS TO NOTIFY SUCH DISCREPANCIES, ERRORS OR OMISSIONS AND PERFORMS THE WORK WITHOUT PRIOR ARCHITECT'S APPROVAL , HE SHALL REVISE THE WORK WITHOUT COMPENSATION IF THE WORK PERFORMED IS NO APPROVED BY THE ARCHITECT.

6. PRIOR TO INSTALLATION GENERAL CONTRACTOR SHALL SUBMIT FOR APPROVAL, COORDINATION DRAWINGS OF PLUMBING, HVAC AND ELECTRICAL SYSTEM.

7. CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE TO VERIFY FIELD DIMENSIONS, FLOOR LEVELS, EXISTING CONDITIONS AND BE FULLY FAMILIARIZED WITH THE BUILDING CONDITIONS BEFORE CONSTRUCTION START-UP.

8. THE CONTRACTOR IS RESPONSIBLE FOR THE SECURITY OF THE BUILDING THROUGH OUT THE DEMOLITION AND CONSTRUCTION PHASE. ALL EXTERIOR OPENINGS SHALL REMAIN TEMPORARY COVERED UNTIL FINAL DOOR & WINDOWS INSTALLATION.

9. ALL DAMAGES TO THE SURROUNDINGS WALKWAYS AND STREET DUE TO CONSTRUCTION WORK SHALL BE REPAIR AND BROUGHT UP TO ITS ORIGINAL CONDITION OR BETTER.

10. PAINT JOB INCLUDES ALL OF THE BUILDING SURFACES AND ORNAMENTAL ELEMENTS INCLUDING BUT NOT LIMITED TO:

EXTERIOR SURFACES
- ALL WALL SURFACES AND WALL ORNAMENTS
- ALL DOOR AND WINDOWS
- ALL IRON RAILING AND GATES

INTERIOR SURFACES AND ELEMENTS
- ALL WALL SURFACES
- ALL CEILING ELEMENTS: WOOD BEAM AND JOIST, BRICK, BRICK, PLASTER, STEEL BEAMS
- ALL EXPOSED ELECTRICAL CONDUITS
- ALL WOOD DOORS AND WINDOWS
- ALL ALUMINUM DOORS (POWDER COATED)
- ALL FLOOR BASE

DAMAGED PAINT ON INTERIOR SURFACES SHOULD BE REMOVED AND SURFACE SHALL BE PREPARED FOR REPAINTING. MASONRY WALLS AND OTHER MASONRY FEATURES SHOULD BE REPAIRED WHENEVER IS EVIDENCE OF DETERIORATION, INCLUDING DISINTEGRATINY MORTAR, LOOSE BRICKS, LAMP WALLS OR DAMAGED PLASTERWORK.
IN PREPARATION FOR REPAINTING, DETERIORATED MORTAR SHOULD BE REMOVED BY CAREFULLY HAND-RAKING THE JOINTS TO AVOID DAMAGING THE MASONRY. ELECTRIC SAW ARE NOT ALLOWABLE.

13. ALL EXPOSED BRICK, ON WALL OR CEILING, WHERE PLASTER IS MISSING SHALL BE PLASTERED WITH STANDARD PORTLAND CEMENT PROCEDURE AS SPECIFIED.

14. EXISTING WHOLES AND PERFORATIONS ON WALLS NOT IDENTIFIED AS DETAIL SHALL BE CLOSE UP WITH MASONRY AND PORTLAND CEMENT PLASTER-SMOOTH FINISH AND LEVELED WITH EXISTING WALL SURFACES.

15. WALL AND FLOOR TILE IN EXISTING BATHROOMS SHALL BE REMOVED ENTIRELY AND SURFACE SHALL BE PREPARED FOR NEW TILE INSTALLATION.

16. ALL ALUMINUM MATERIAL SHALL BE POWDER COATED. FINAL COLOR TO BE SELECTED BY ARCHITECT FROM THE RAL CHART.

17. THIS PROJECT HAS BEEN DESIGN TO ACHIEVE HUD REQUIREMENTS. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE RELEVANT REQUIREMENTS AND PROVIDE THE NECESSARY INFORMATION AND INSTRUCTION TO ALL SUBCONTRACTOR AND INSTALLERS.

BUILDING IMPROVEMENTS NOTES

I. INFRASTRUCTURE

A. Asbestos and lead removal
The asbestos and lead in the vinyl tile shall be removed in 24 units according to the study performed by Norton Environmental.

II. APARTMENT BUILDINGS EXTERIOR IMPROVEMENTS

A. Electrical Primary lines connections
The existing electrical primary lines connections located on the roof of each building shall be replaced and security barriers shall be installed. Design/Builder will coordinate with Power Authority to request the best upgrade possible to the primary infrastructure.

B. Service lines
All service feeders from Transformers to Meter Base to Main Breaker to Panelboards, to all units, shall be reconstructed with new conduit, wire and materials.

C. Roof
All Building's roofing system shall be removed and replaced with a new built up and roof membrane system in accordance with the project's specifications. A minimum 10 year guarantee product preferred Danosa or a higher quality product.

1. Antenna bases shall be built on all roof tops, with conduit feeding the apartments.
2. Access ladders between building's roof ceilings shall be provided.
3. Pigeons repelling systems shall be installed in eaves and/or where applicable. An expertly designed solution by a company dedicated to these services shall be included on the design/build proposal.

D. Exterior painting
All building exterior shall be primed and painted and weather/area conditions shall be considered in accordance with manufacturer's specifications. Siding must be dry prior to applying paint, and work must cease in time to allow paint to dry. All dirt and mud from exterior siding shall be removed prior to painting. Top and bottom of all doors and windows edges shall be painted and all joints in exterior trim must be caulked.

D. Exterior plastering
All exterior plaster shall be inspected and replaced or rehabilitated where needed. Any lose or affected area according to structural engineer recommendations shall be repaired. If steel reinforcement is exposed, anti-corrosion treatment shall be applied or if need to shall be replaced before plastering. Every window sill and lintel must be plastered (exterior and interior). A qualified study shall be commissioned to determine the status of the exterior concrete surfaces, and the expected area to be reconstructed. A margin of 20% over the amount determined by the consultant, shall be included in the estimate as an allowance for unforeseen damage.

F. Stairs
All buildings stairs shall be inspected and reconstructed to bring then as close to code compliance as possible. Stairs tile will be anti-slip, and of the best heavy duty rating available. Wooden handrails of communal areas shall be replaced in buildings 5, 6, 9 and 10.

G. Common Areas
1. Building 6 interior patio requires treatment for the following conditions:
   a. Heavy rain occurs, the first floors unit get flood.
   b. The amount of water is more that the drainage system can handle.
   c. Tenants form second and third floors receive water into theirs units through the patio windows and cracked walls that connect with the interior patios while raining.
2. The interior wood corridor on building 10 shall be rehabilitated.
3. Entry gates on communal stairs shall be replaced with wooden gates and/or doors in buildings 5, 6, 9 and 10.
   a. Flooding on first floor units when heavy rain occurs, the existing drainage system shall be revised and replace as possible.
   b. Second and third floor units receive water through windows and cracks on patio walls.
4. An intercom system for entry shall be installed near communal stairs.
5. A camera system shall be provided all around the communal areas.

H. Lighting
Emergency lamps and every other lamp within common areas and exterior of every building shall be replaced with LED lamps (energy save quality) with a non-corrosive material base.

I. Mailboxes
Missing mailboxes on buildings shall be installed; buildings 5, 6, 9 and 10 shall be replaced. Contractor shall be coordinated with Postmaster to establish all the possible areas and configurations for each building condition.

III. APARTMENT UNITS IMPROVEMENTS

A. Interior painting
All units will be primed and painted.

B. Doors and Windows
All apartment unit doors and windows shall be replaced.

Doors:
1. Exterior doors shall be replaced with solid wood and needs to match the façade. Interior doors shall be replaced with semisolid wood doors. Closet doors shall be replaced with semisolid wood sliding doors.
2. All Locks (Interior and Exterior) shall be of the highest available grade, and of the material that best handles excessive corrosion (Stainless steel or bronze).
3. The hinges shall all as a minimum be in stainless steel type 308 or better material, as shown on final door schedule.
4. A schedule of doors, windows etc. will be included in the final construction documents (plans and specifications). This schedule shall include dimensions, finishes, identification number, models, etc.
5. A table of fittings including models, grade, finishes, identification number, etc. should be included in the plans and its relationship with the doors or others
6. Final specification for the quality, material, grade, completion of door and window sealer will be provided.
7. Final specification for the degree of safety, resistance, color options and finishes etc. will be provided.
8. Acceptable Locks: Yale, Toledo, QuickSet, Slage or others of similar quality.
9. For the doors, contractor shall submit samples and Shop drawing of each type.

Windows:
1. All Miami windows shall be replaced with the same model as not to affect the facade. All wood windows will be replaced with the same model to not affect the façade. Bedroom windows shall be emergency escape and rescue type as possible according to window type per façade style. Portable AC unit will only be allowed by the building administration and an exhaust vent will be provided in each bedroom. Implementation from this point on, that A/C units aren't allowed in the windows area. Portable A/Cs are allowed.
2. Exterior windows and doors should be sound, vandal and hurricane resistant.
3. Final specifications will be provided for
   a. The quality, material, grade, finish, hardware, etc. for all types of windows: exterior, interior, warehouses and accessory uses
   b. The degree of safety and resistance, both for the window unit and for glass, etc.
   c. Color options and finishes
4. Final construction documents will provide Window Schedule.
5. The windows and doors anchor system must be according to comply with hurricane resistance and appropriate to each existing each wall types at buildings; preferable Tapcon screws anchor type system.
6. Caulking's warranty of 10 years and paintable. Wooden doors and windows are recommended because of the extensive corrosion factor, however the Miami window model might be retained for the purposes of maintaining the façade if and as conditioned by the "Instituto de Cultura Puertorriqueña".
7. All units will be provided with hurricane resistant storm windows and / or shutters.

C. Bathrooms
All apartments bathrooms shall be completely renovated. The works shall include the replacement of existing bathroom tub (4 units) for showers, equipment and accessories (including toilet, sink, towel bar, shower curtain rod, medicine cabinet, faucets, etc.), and tiles (floor and wall in shower area). Also, all bathroom extractors shall be replaced with carbon extractors.
1. Sink, toilets and tile color must be white.
2. Sink with pedestal base.
3. Faucets shall be Delta or better quality, water sense labeled.
4. Medicine cabinet must be plastic material.
5. Paper holder, brush holder, tower trail; and soap dish in the shower area and sink shall be in stainless steel.
6. Ceramic floor for shower.
7. Complete structure in solid cedar/ PVC 1.5" x 1.5" front and back of the furniture. NO panel. All hinges and drawer tracks anchoring must be directly to the solid wood structure.
8. Interiors must be painted with "Sand & Sealer" and natural varnish on wood materials.
9. Pionite or Formica laminated plastic lined furniture.
10. The entire cabinet should be left with an excellent finish.
11. The entire interior of the cabinet should be well sanded on wood. Pieces of wood without sanding are not allowed.
12. Open "Handle" 4" length, "C" type.
13. The cabinets will comply with ANSI A 161.1
14. The bumpers must be continuously laminated with a 4-inch high back splash. The lateral sides can be laminated separately but at the junction with the stop it must be sealed with "caulking" of the same color as the stop.
15. The cabinet must be completely fixed, at a level elevation and the entire back completely attached to the wall. The sink edges must be sealed at the top with "silicone", in addition to being fixed with at least 3 "clips" on the sides and 4 "clips" on the front and back side.
16. The sink must be durable in "stainless steel" USA material. Submit to the owner for approval prior installation.
17. If the cabinet is built with legs, they have to be mounted on vertical supports. The supports must be of 1" x 1" square section in aluminum, anchored to the floor of the cabinet, with a maximum height of 9".
18. If the cabinet rests on the floor, it must be based on a 2" x 4" wood/pvc treated and laminated on all exposed faces.
19. The rear panel must be ¼" thick.
20. The doors of ¾" side, front and base panels.
21. Shop drawings will be submitted for approval before building.

K. Balconies
All wood and metal balcony railings and balusters shall be replaced in units where applicable. Stainless steel shall be used for the metal railings at balconies where existing metal railings. High grade wood material will be used to replace existing wood railings balconies to comply with existing architecture façade of buildings and historic zone.
All small balconies roof shall be replaced, including those toward the interior patio.

L. Stairs
Floor tile shall be installed in all stairs within the units including nosing, safety anti-slip adhesive stair treads and handrails.

IV. SPECIAL CONDITIONS

A. Structural Engineer
The contractor shall take consulting with a Structural Engineer for some atypical cases or works required such as:
- In approximately 3 units, the master guilders must be replaced. Some need to be plastered and some have the iron rods exposed.

B. Electrical
Some of the emergency lamps are connected to a unit electrical system. These must be reconnected to the projects power source.

D. Electrical
1. All unit's electrical outlets, switches and panel board interior components must be replaced. Electrical wiring, conduits and boxes shall be replaced where needed. The alternative of an aesthetically approved wire mold system shall be considered, since, the building will not withstand cutting and patching to install the new infrastructure.
2. All bedrooms and living areas will be provided with ceiling fans.

E. Lighting
All lamps shall be replaced with LED lamps (energy save quality) with a non-corrosive material base. The amount of lumens will be taken into consideration for an appropriate area illumination.

F. Closets
1. Wooden or PVC slats shall be installed in all closets.
2. Closet roof shall be inspected and fix if needed.
3. Replacement and support installation for the hanging tube shall be installed.

G. Apartment walls
All unit's division walls in gypsum board shall be replaced with concrete blocks, including closets.

H. Interior plastering
All interior plaster will be inspected and replaced or rehabilitated and any lose or affected area according to structural engineer recommendations. Also inspection will be performed by a qualified structural firm to rehabilitate or replace master girders roof-floor beams and interior beams elements according to structural engineer recommendations. If iron rods are exposed, anti-corrosion treatment shall be applied or these shall be replaced before plastering.

I. Appliances and other appurtenances
Appliances shall be replaced with energy efficient units, stainless steel material in accordance with the project specifications and the regulatory standards, as identified by the administration. The appliances required for each unit are:

1. Refrigerator minimum 14".
2. Electrical Stove 30" with oven.
3. New 5 pounds fire extinguishers shall also be provided for all residential units (25 units) and common areas.
4. Smoke (electrical) detectors shall be replaced in every room and added where missing according to electrical plans.
5. Laundry sinks shall be replaced and relocated.
6. Roof fans shall be installed in every room and living room, with medium or superior quality and a best available warranty.

J. Kitchen cabinets

All apartment unit kitchen cabinets shall be replaced. The kitchen cabinets shall be installed in accordance with the project specifications.. These cabinets must be of PVC material with laminated exteriors.
1. Mahogany / solid cedar wood or PVC. NO compressed wood
2. Laminated slats on both sides.
3. Faucets: Delta or better quality, water sense labeled.
4. Laminated doors on both sides. On its outer side, from all sides.
5. The drawer's bottom and the cabinet's interior floor must be laminated.
6. USA metal side slides.
7. Hidden hinges Danco or Ferrari, stainless steel.

C. Laundry Space
All units shall provide an available space for washer and dryer unit.

D. Unit 3-A
This unit has a privacy issue in regards of the doors and door's louvers, as suitable solution shall be provided in final construction documents.
The drainage system must be verified in interior patio building 3.

E. Building 10
A suitable solution shall be provided for building 10, it has a wooden wall that it is shared with every unit and it has deteriorated over the years.

F. Bird deterrent systems
All building's ledges, window sills, gutters & beams will have either one of these bird deterrent systems:
- Bird-X transparent gel bird repellent.
- Ezoon plastic bird spikes strips, 17" x 1.57" x 1.38" bird deterrent.

DEMOLITION LEGEND & NOTES

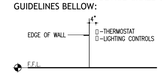
1. REPLACE OR REPAIR EXTERIOR DOOR
2. REPLACE OR REPAIR INTERIOR DOOR
3. REPLACE CLOSET DOOR
4. REPLACE OR REPAIR GUARD RAIL
5. REPLACE OR REPAIR WINDOW
6. REPAIR INTERIOR CEMENT PLASTER
7. REPAIR OR REPLACE DRYWALL
8. REPAIR OR REPLACE VINYL TILE
9. REPLACE ALL KITCHEN CABINETS, SINK & FAUCETS
10. REPLACE BATHTUB
11. REPLACE LOCK SET AND HARDWARE
12. REPLACE TOILET, SINK, TOWEL BAR, SHOWER CURTAIN ROD, MEDICINE CABINET & FAUCETS
13. REPLACE FLOOR AND WALL TILES
14. DEMOLISH EXISTING WALLS

NOTES:

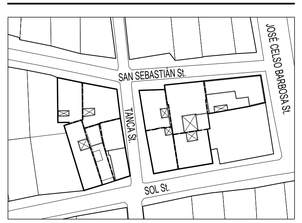
1. ALL EXISTING WATER HEATER ENCLOSING AT INTERIOR PATIOS SHALL BE DEMOLISHED
2. ALL METER BANKS SHALL BE REPLACED IN ALL BUILDINGS
3. ALL METAL AND WOOD BALCONY RAILINGS SHALL BE REPLACED AS NEEDED
4. ALL HUNG GYPSUM BOARD CEILINGS SHALL BE REMOVED AND REPLACED ACCORDING TO PROPOSED PLANS.
5. ALL CEILING FANS SHALL BE REMOVED AND REPLACED ACCORDING TO PROPOSED PLANS.
6. ALL INTERIOR AND EXTERIOR LAMPS SHALL BE REMOVED AND REPLACED BY SPECIFIED ONES.

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO
LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

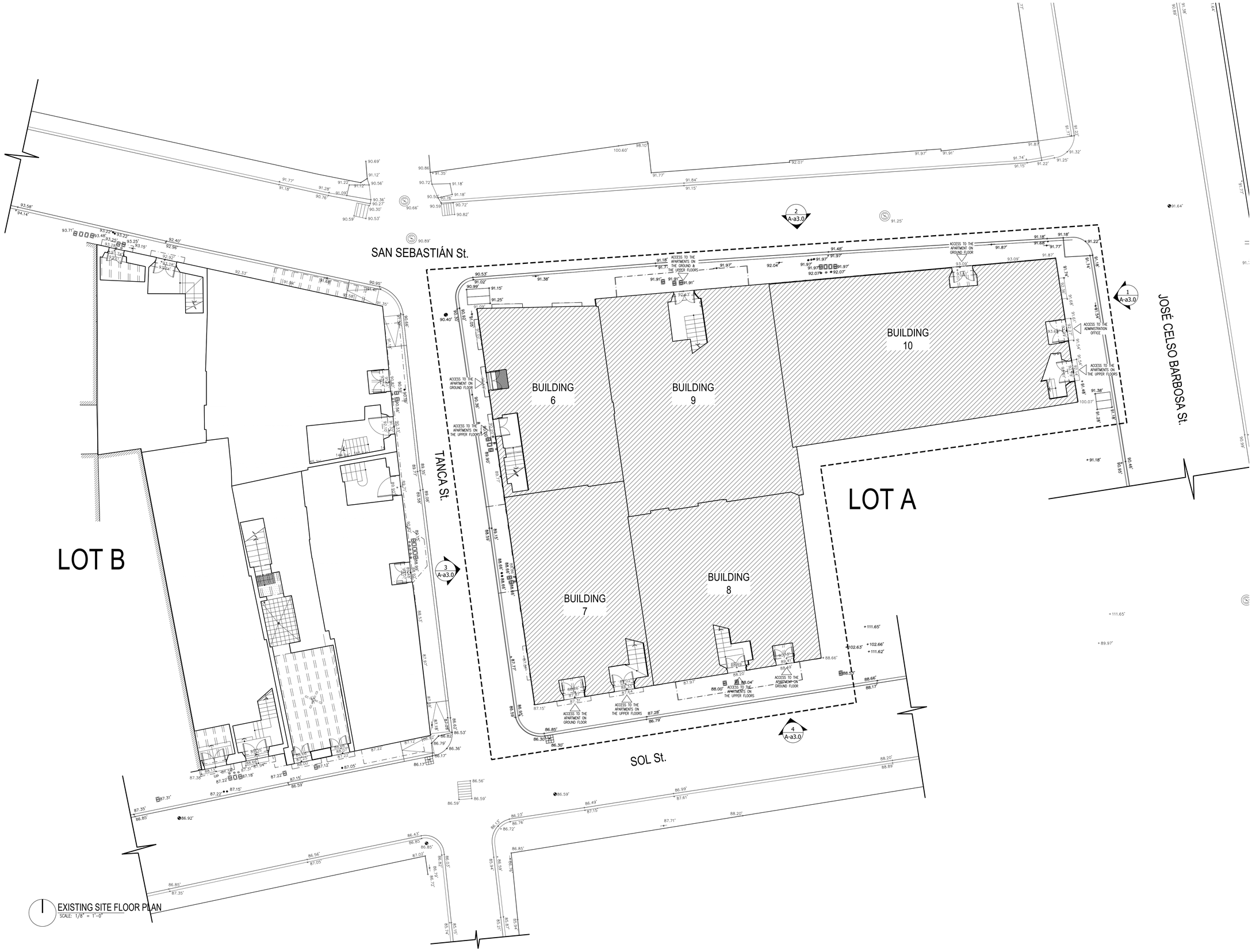
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
GENERAL NOTES, REMOVALS LEGEND

OWNER:
SAN SE, LLC
DRAWN BY:
CHECKED BY:
FERNANDO LUGO
SCALE:
AS SHOWN
DATE:
SEP 2021
PROJECT: 20 09
SHEET: A-0.0

ROSSILUGO
ARCHITECTURE

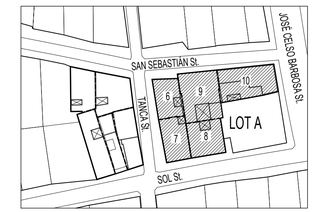


EXISTING SITE FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

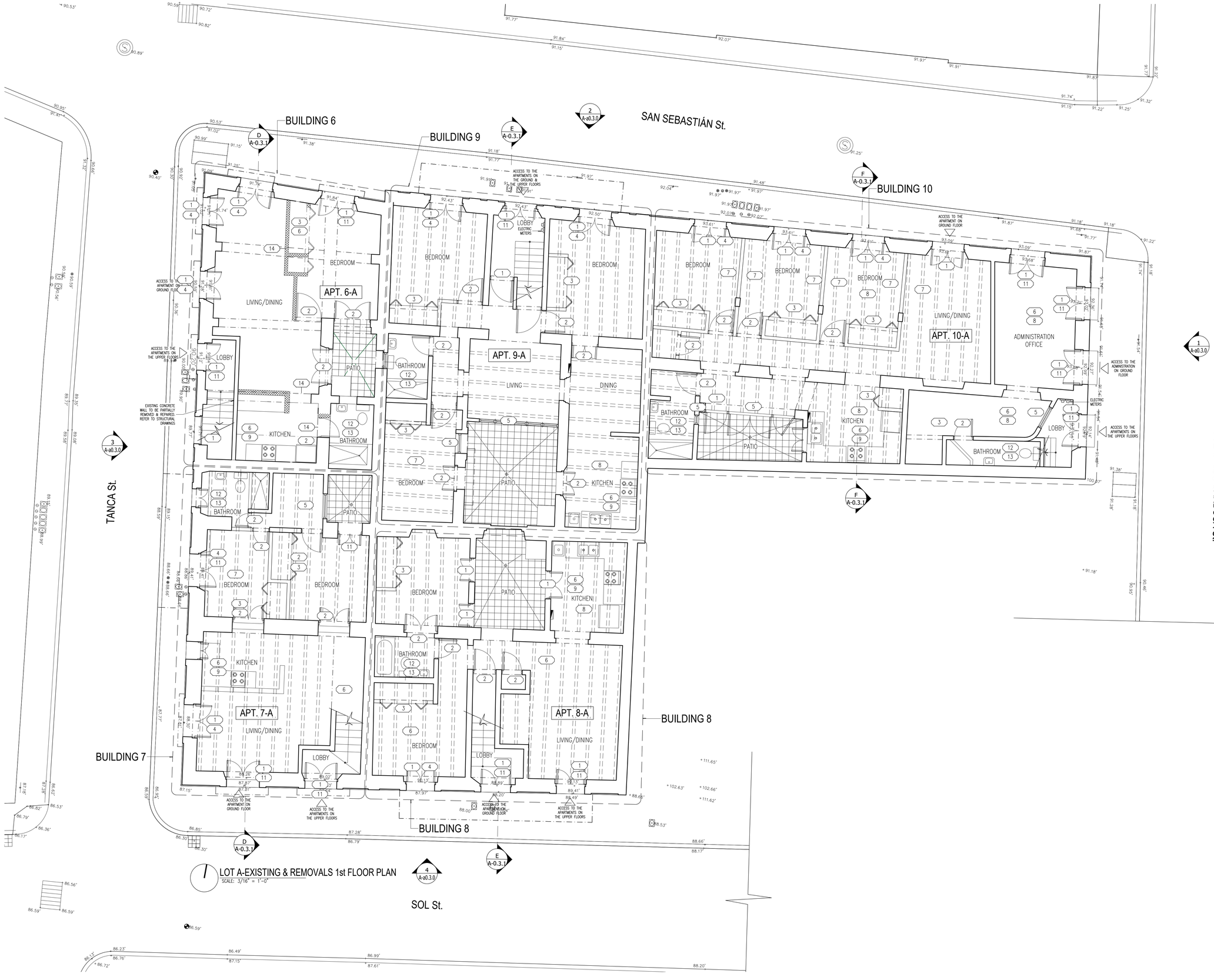
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
EXISTING SITE FLOOR PLAN

OWNER: SAN SE, LLC		PROJECT	SHEET
DRAWN BY:	SCALE: AS SHOWN	20 / 09	A-0.1
CHECKED BY: FERNANDO LUGO	DATE: SEP 2021		

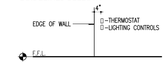
ROSSILUGO
ARCHITECTURE



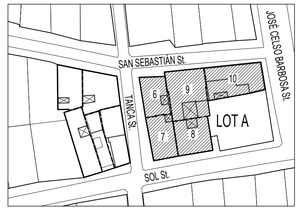
LOT A-EXISTING & REMOVALS 1st FLOOR PLAN
SCALE: 3/16" = 1'-0"

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

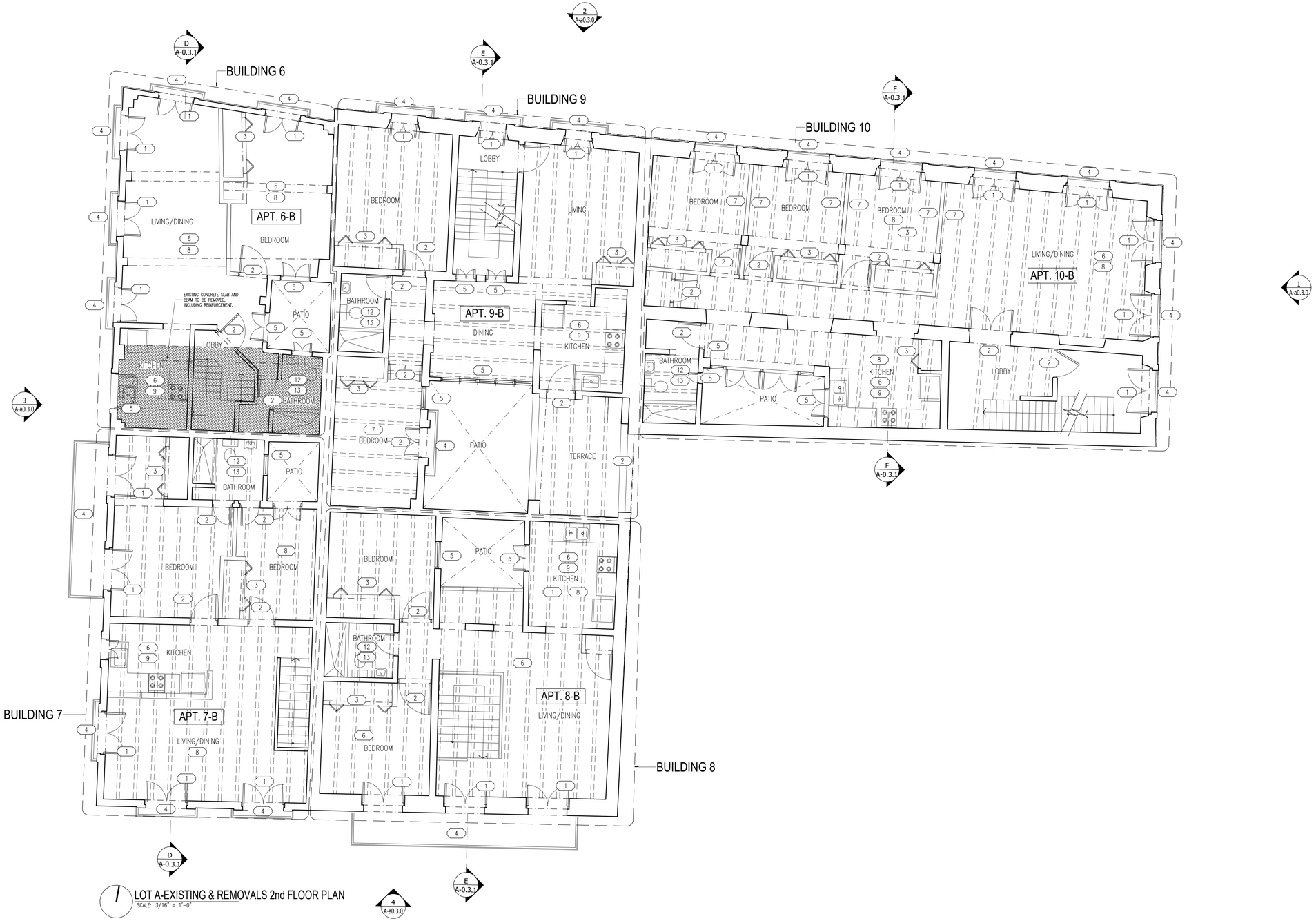
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT A-EXISTING & REMOVALS 1st FLOOR PLAN

OWNER: SAN SE, LLC		PROJECT	SHEET
DRAWN BY:	SCALE: AS SHOWN	20	A-0.2.0
CHECKED BY: FERNANDO LUGO	DATE: SEP 2021	09	

ROSSILUGO
ARCHITECTURE

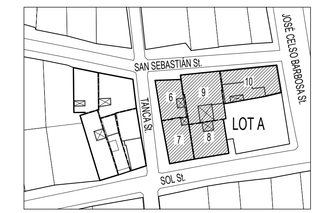


1 LOT A-EXISTING & REMOVALS 2nd FLOOR PLAN
SCALE: 3/16" = 1'-0"

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

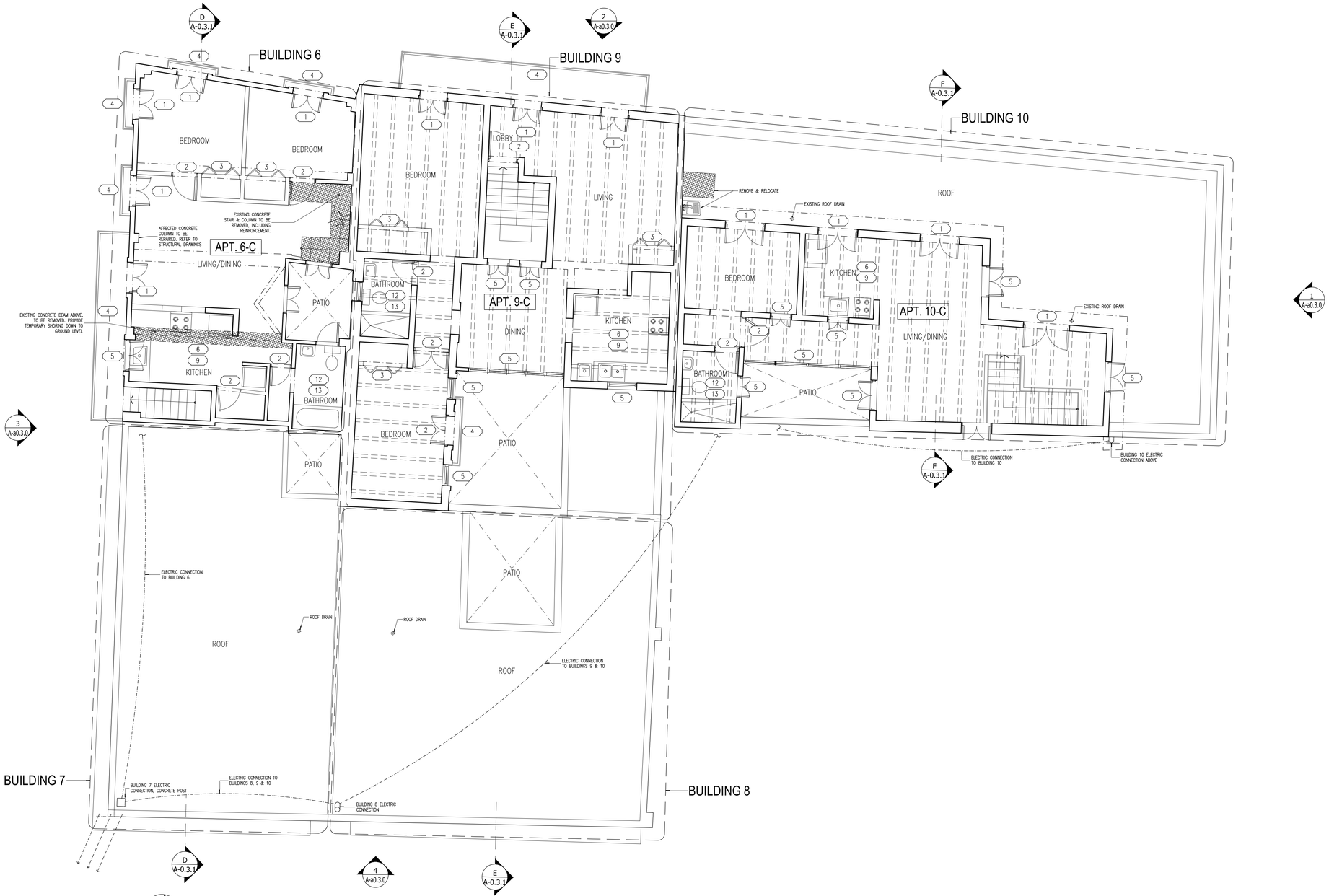
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT A-EXISTING & REMOVALS 2nd FLOOR PLAN

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-0.2.1

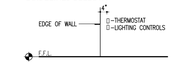
ROSSILUGO ARCHITECTURE



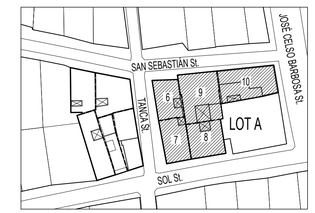
LOT A-EXISTING & REMOVALS 3rd FLOOR PLAN
SCALE: 3/16" = 1'-0"

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

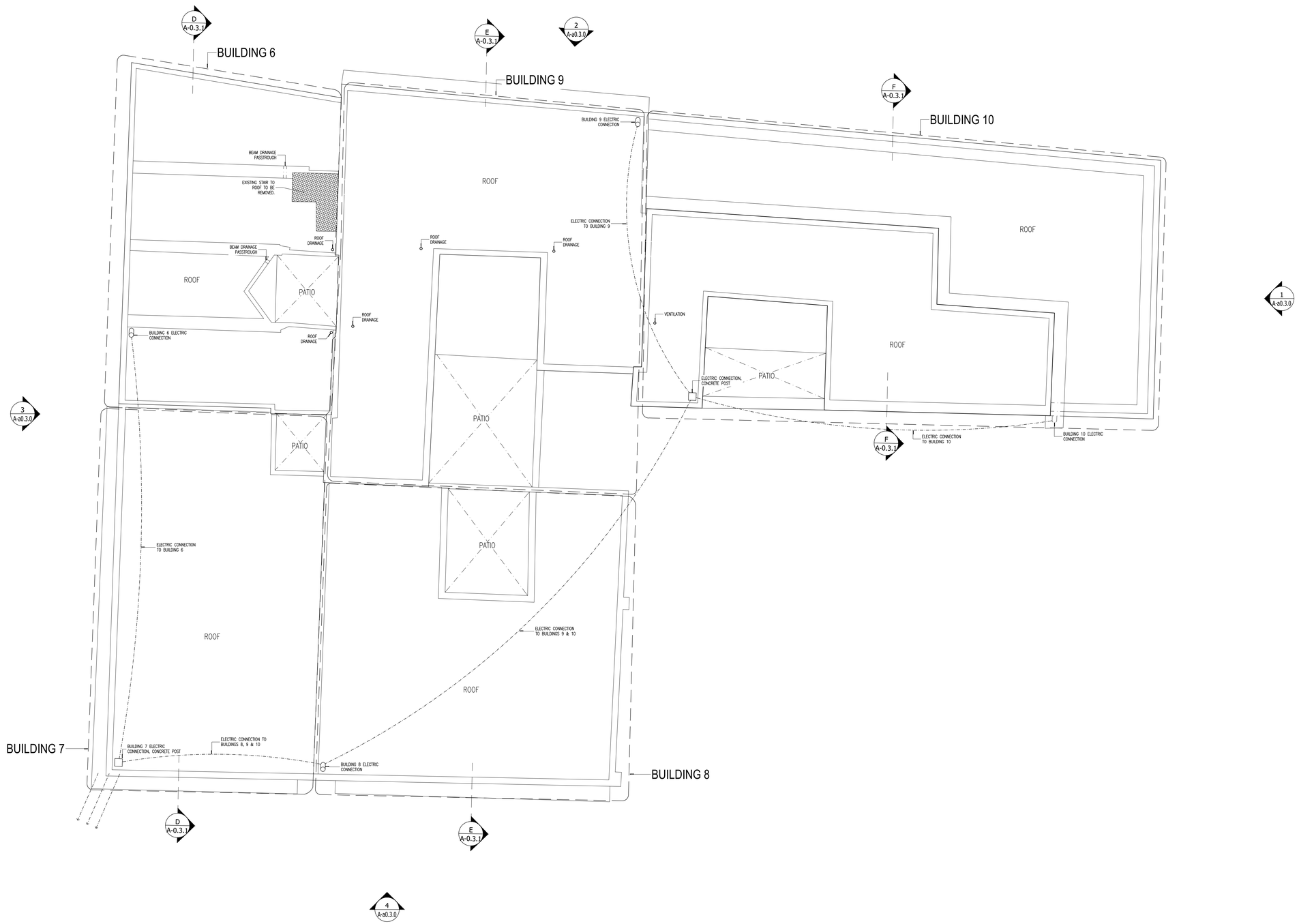
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT A-EXISTING & REMOVALS 3rd FLOOR PLAN

OWNER: SAN SE, LLC		PROJECT	SHEET
DRAWN BY:	SCALE: AS SHOWN	20 / 09	A-0.2.2
CHECKED BY: FERNANDO LUGO	DATE: SEP 2021		

ROSSILUGO
ARCHITECTURE

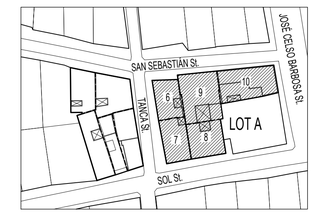


1 LOT A-EXISTING & REMOVALS 4th FLOOR PLAN (ROOF)
SCALE: 3/16" = 1'-0"

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. 8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

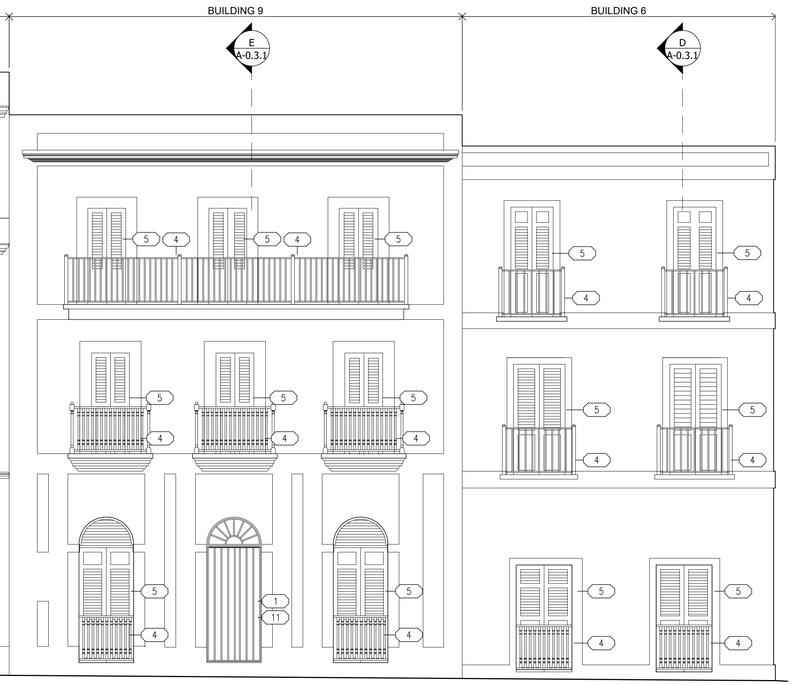
TITLE:
LOT A-EXISTING & REMOVALS 4th FLOOR PLAN (ROOF)

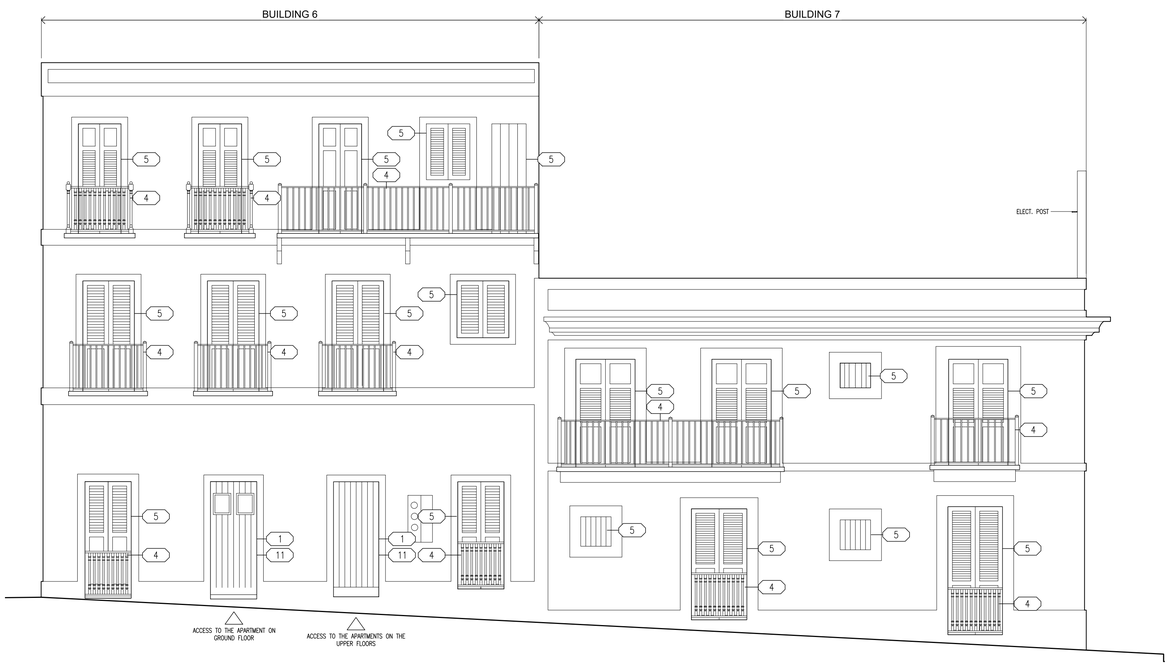
OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-0.2.3

ROSSILUGO ARCHITECTURE

1 A-0.3.0 EAST ELEVATION, JOSÉ CELSO BARBOSA St.
SCALE: 3/16" = 1'-0"

2 A-0.3.0 NORTH ELEVATION, SAN SEBASTIAN St.
SCALE: 3/16" = 1'-0"





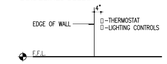
3 A-0.3.0 WEST ELEVATION, TANCA St.
SCALE: 3/16" = 1'-0"

4 A-0.3.0 SOUTH ELEVATION, SOL St.
SCALE: 3/16" = 1'-0"

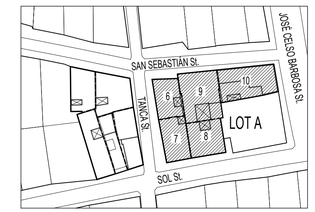
NOTE:
ALL WINDOWS, DOORS AND GUARDRAILS WILL BE REMOVED.

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. 8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

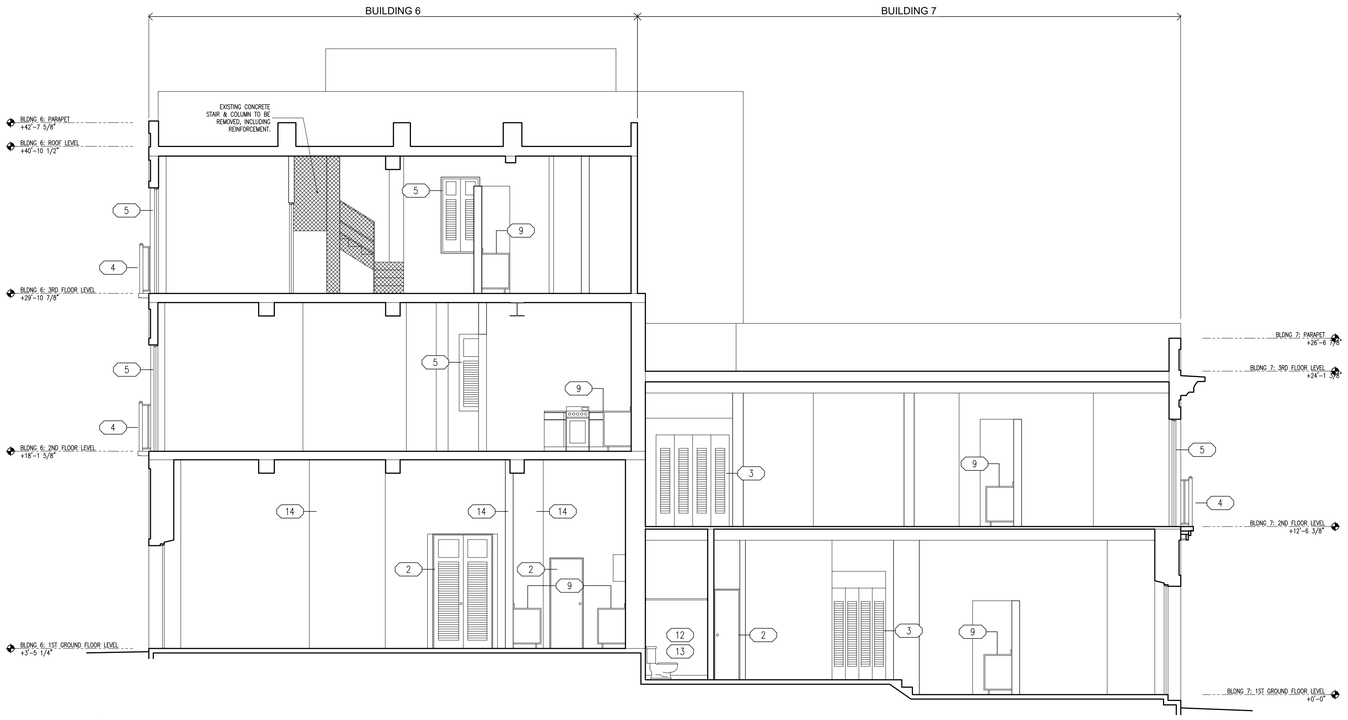
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

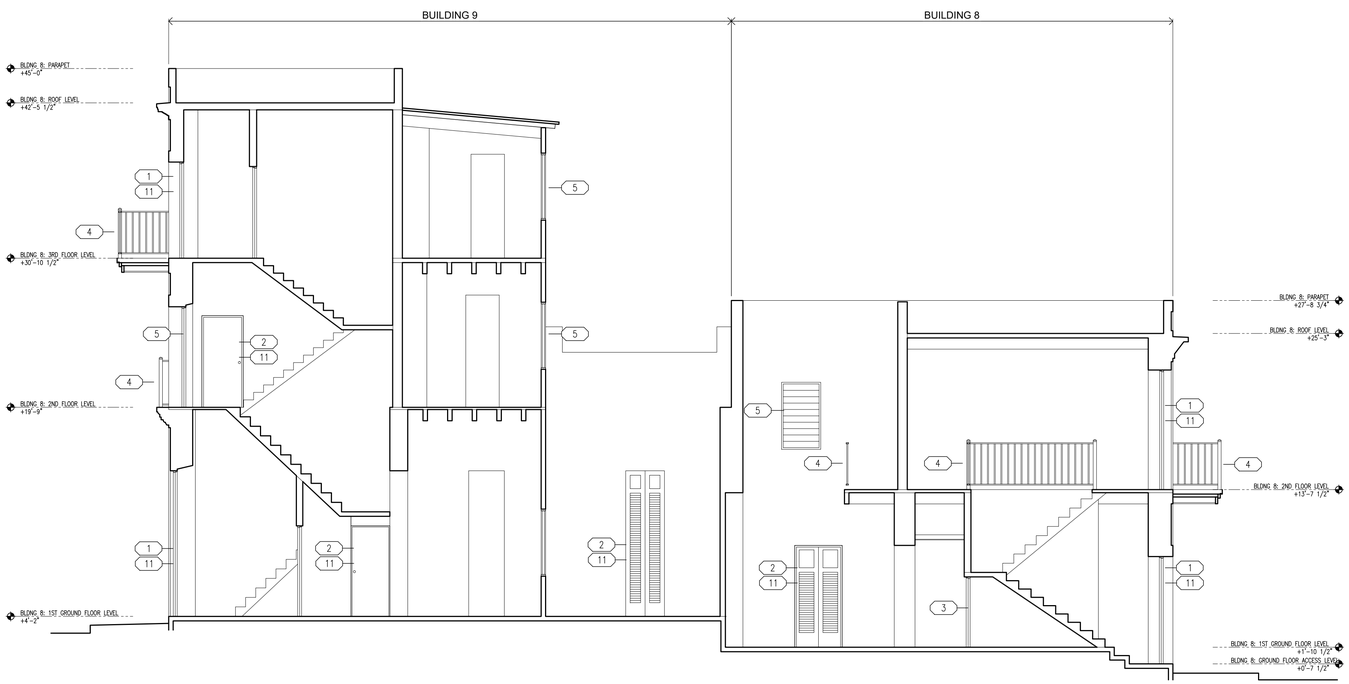
TITLE:
LOT A-EXISTING & REMOVALS ELEVATIONS

OWNER: SAN SEI, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-0.3.0

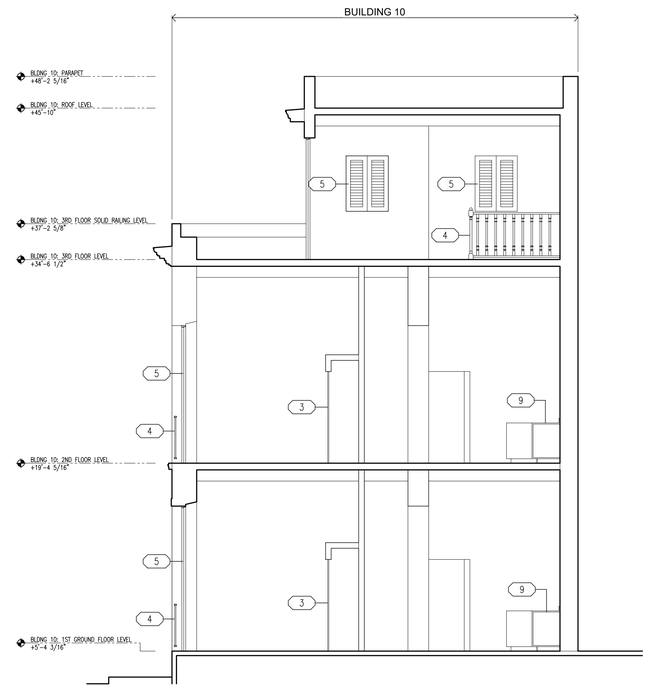
ROSSILUGO ARCHITECTURE



D A-0.3.1 SECTION D - D
SCALE: 3/16" = 1'-0"



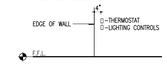
E A-0.3.1 SECTION E - E
SCALE: 3/16" = 1'-0"



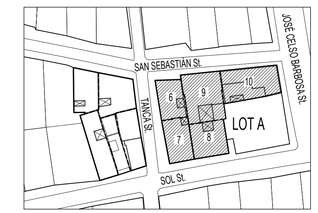
F A-0.3.1 SECTION F - F
SCALE: 3/16" = 1'-0"

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. 8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

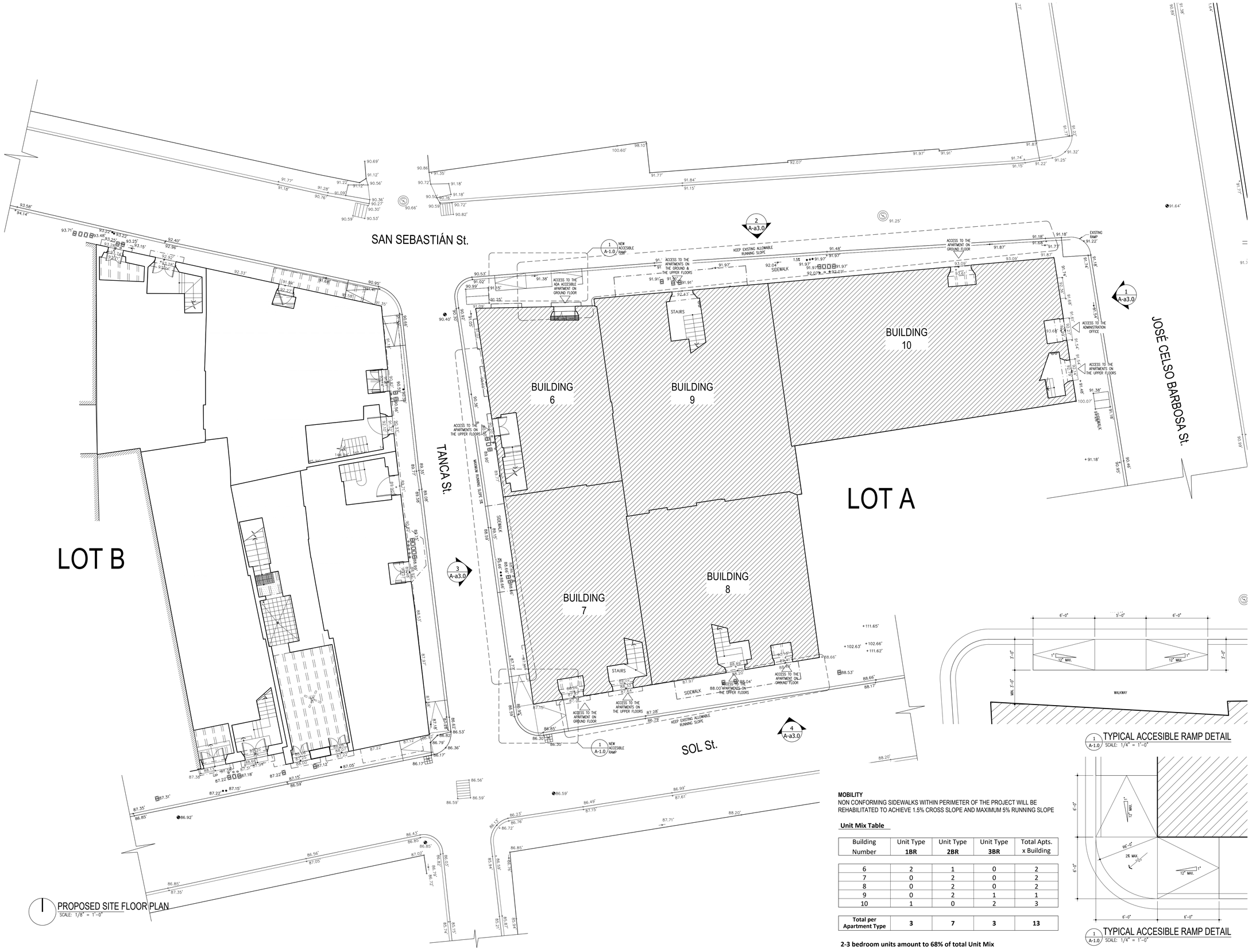
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT A-EXISTING & REMOVALS SECTIONS

OWNER: SAN SE. LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-0.3.1

ROSSILUGO ARCHITECTURE



PROPOSED SITE FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.

KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

1 A-1.0 TYPICAL ACCESIBLE RAMP DETAIL
SCALE: 1/4" = 1'-0"

MOBILITY
NON CONFORMING SIDEWALKS WITHIN PERIMETER OF THE PROJECT WILL BE REHABILITATED TO ACHIEVE 1.5% CROSS SLOPE AND MAXIMUM 5% RUNNING SLOPE

Unit Mix Table

Building Number	Unit Type 1BR	Unit Type 2BR	Unit Type 3BR	Total Apts. x Building
6	2	1	0	2
7	0	2	0	2
8	0	2	0	2
9	0	2	1	1
10	1	0	2	3
Total per Apartment Type	**3**	**7**	**3**	**13**

2-3 bedroom units amount to 68% of total Unit Mix

1 A-1.0 TYPICAL ACCESIBLE RAMP DETAIL
SCALE: 1/4" = 1'-0"

REVISIONS

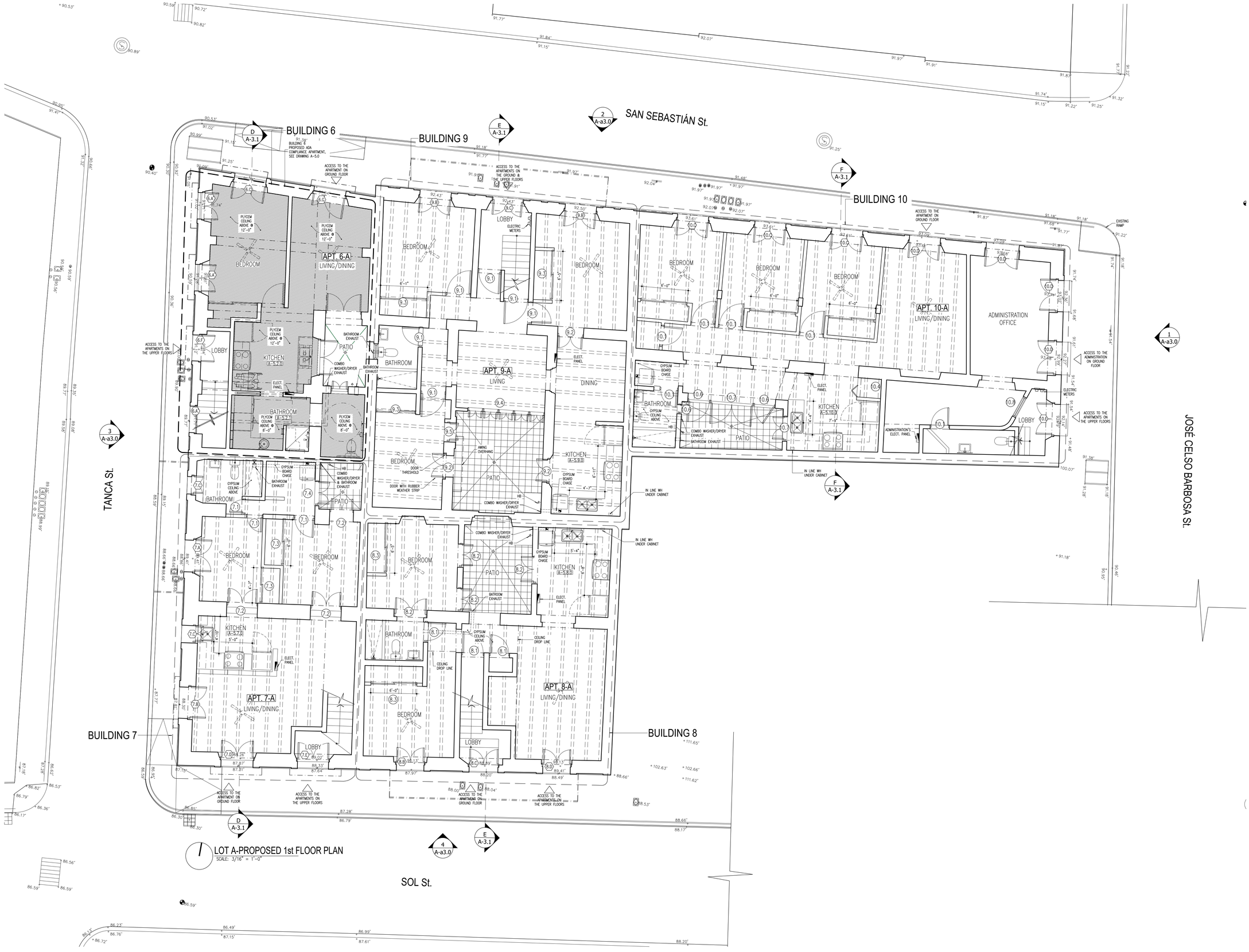
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
PROPOSED SITE FLOOR PLAN

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-1.0

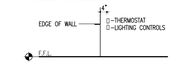
ROSSILUGO ARCHITECTURE



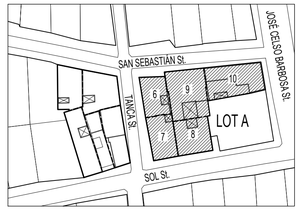
LOT A-PROPOSED 1st FLOOR PLAN
SCALE: 3/16" = 1'-0"

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

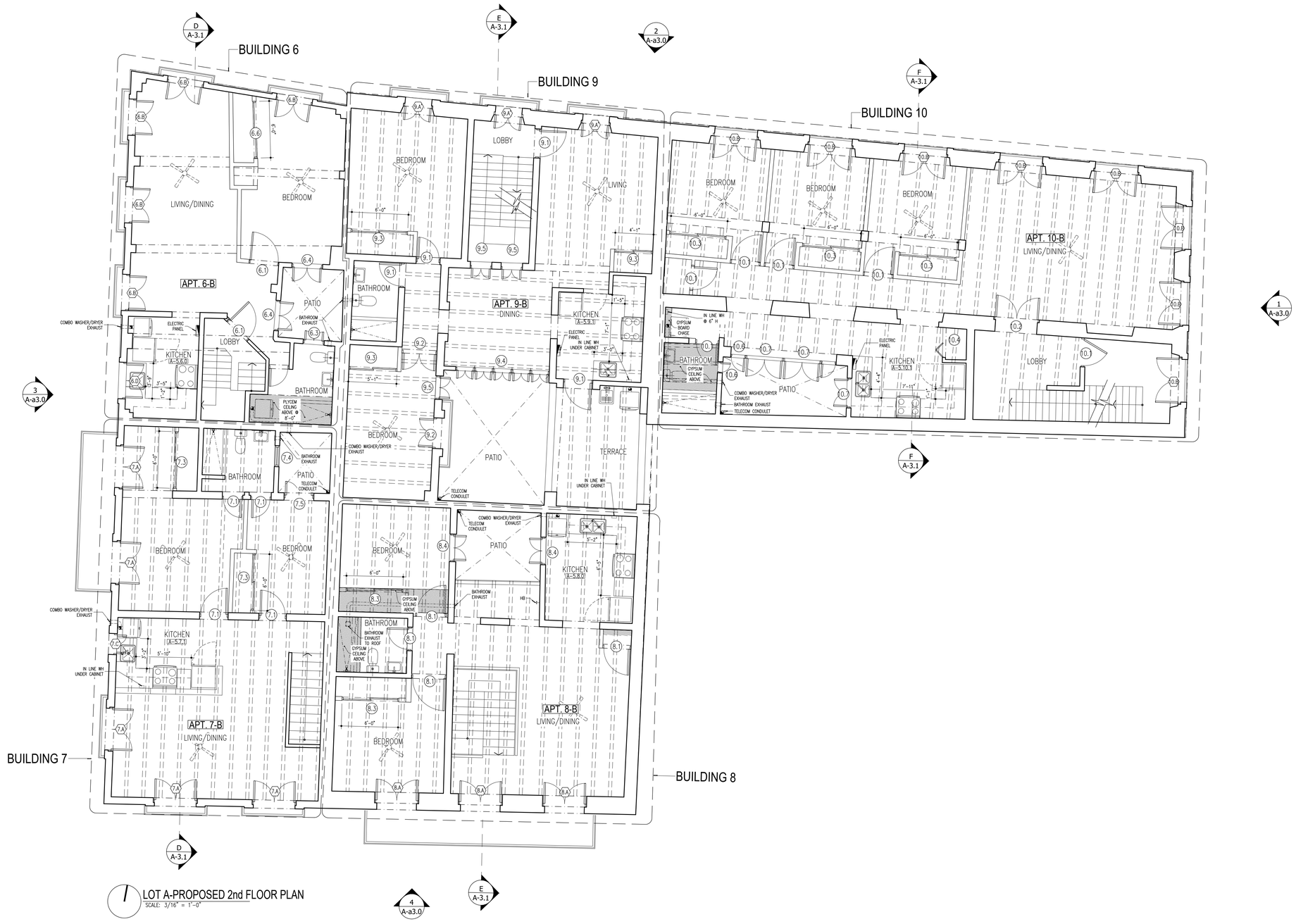
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT A-PROPOSED 1st FLOOR PLAN

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-2.0

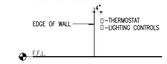
ROSSILUGO
ARCHITECTURE



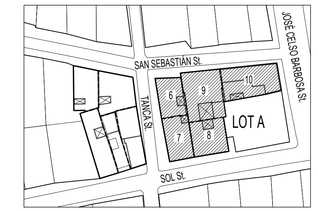
LOT A-PROPOSED 2nd FLOOR PLAN
SCALE: 3/16" = 1'-0"

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14–2004, 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.

REVISIONS

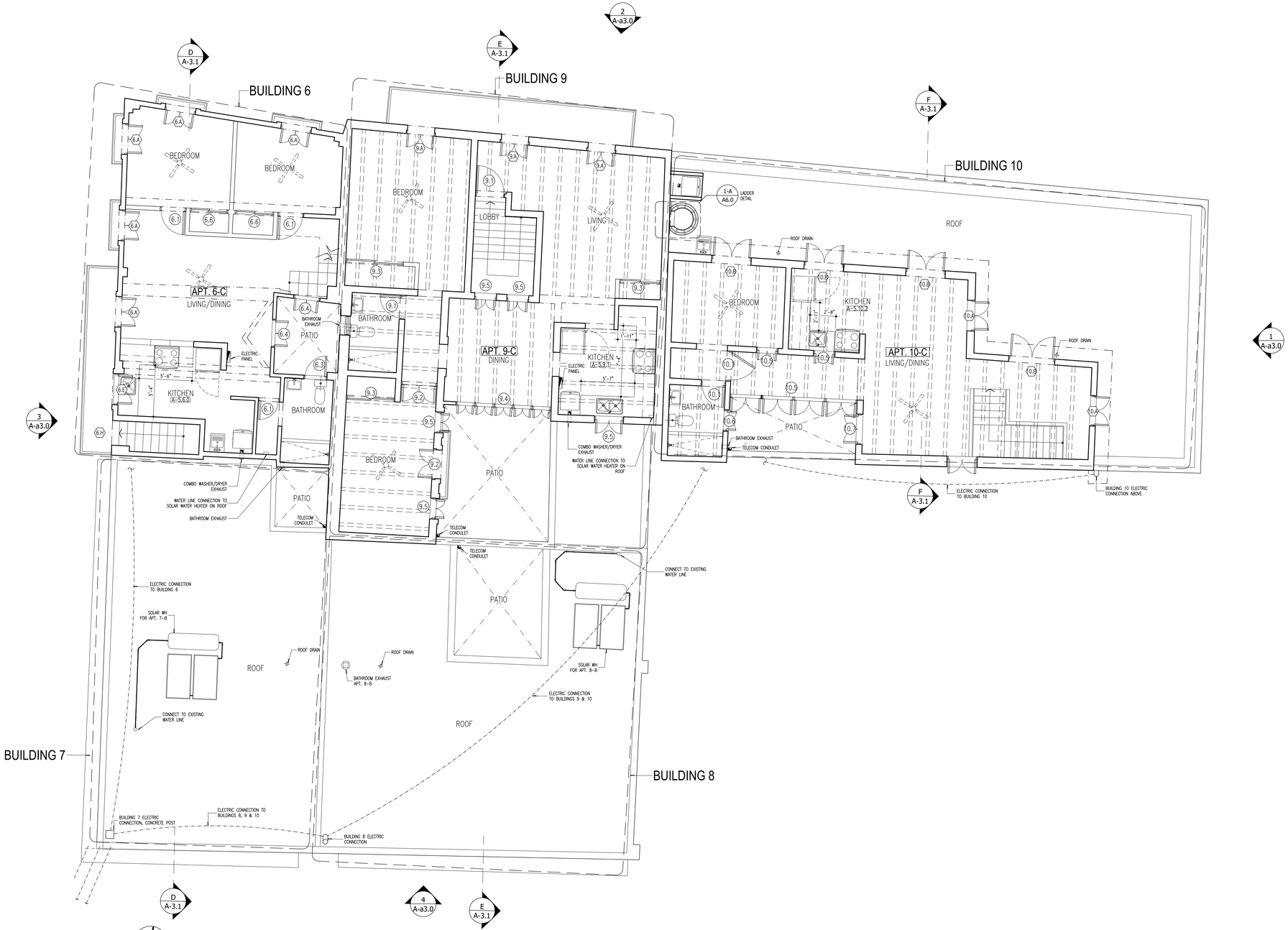
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT A-PROPOSED 2nd FLOOR PLAN

OWNER: SAN SEI, LLC		PROJECT	SHEET
DRAWN BY:	SCALE: AS SHOWN	20	A-2.1
CHECKED BY: FERNANDO LUGO	DATE: SEP 2021	09	

ROSSILUGO
ARCHITECTURE



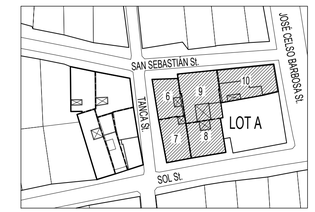
LOT A-PROPOSED 3rd FLOOR PLAN

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

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

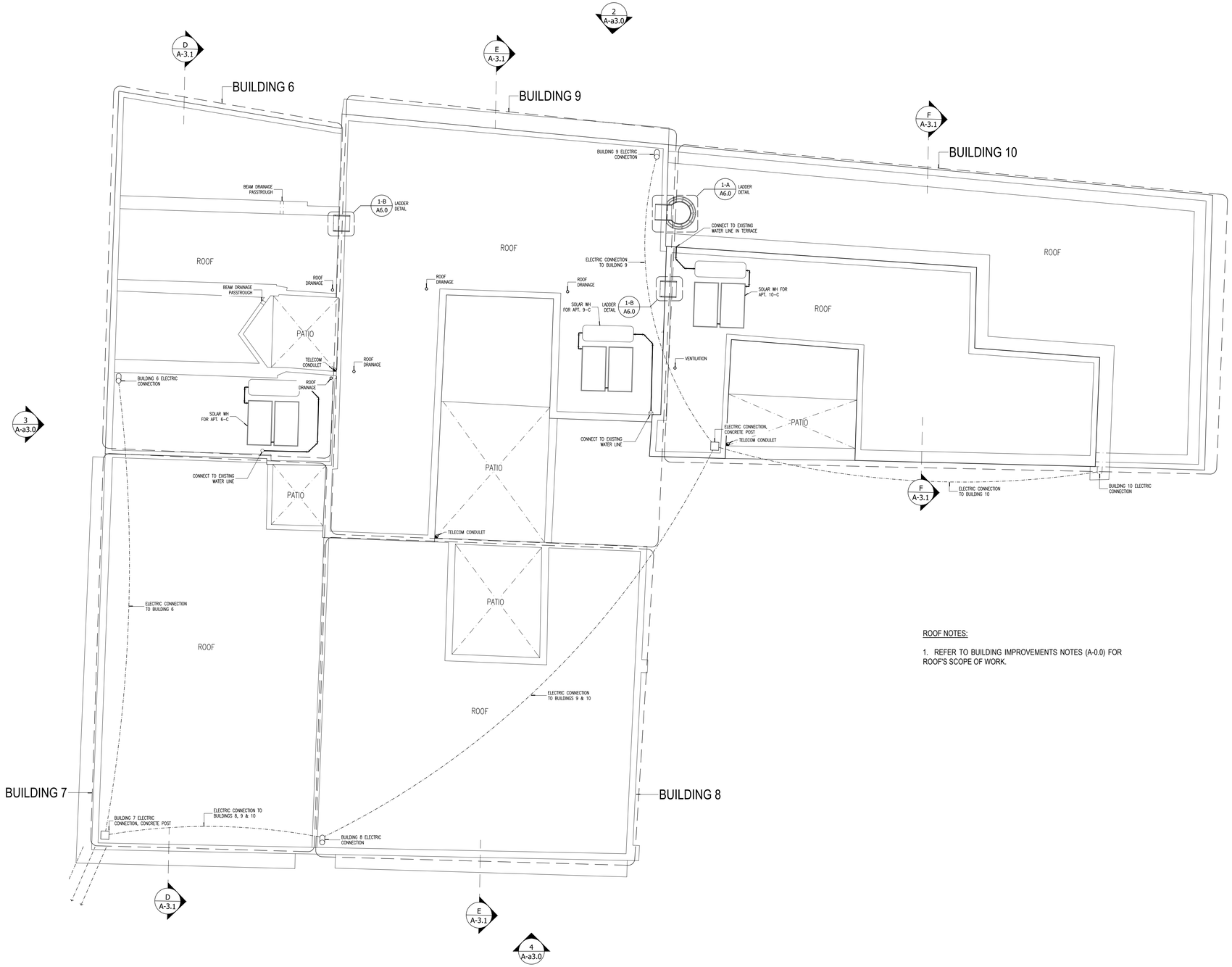
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT A-PROPOSED 3rd FLOOR PLAN

OWNER:
SAN SE, LLC
DRAWN BY:
CHECKED BY:
FERNANDO LUGO
SCALE:
AS SHOWN
DATE:
SEP 2021
PROJECT: 2009
SHEET: A-2.2

ROSSILUGO
ARCHITECTURE



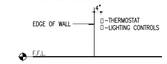
1 LOT A-PROPOSED 4th FLOOR PLAN (ROOF)
SCALE: 3/16" = 1'-0"

ROOF NOTES:

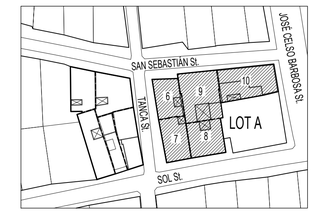
1. REFER TO BUILDING IMPROVEMENTS NOTES (A-0.0) FOR ROOF'S SCOPE OF WORK.

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

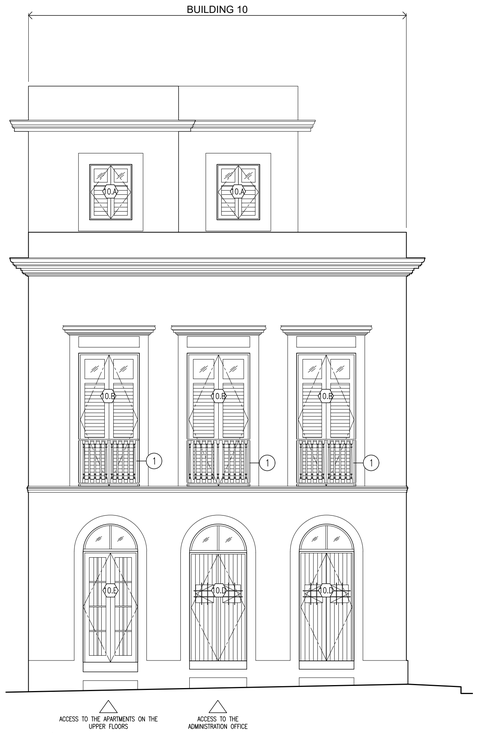
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT A-PROPOSED 4th FLOOR PLAN (ROOF)

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-2.3

ROSSILUGO ARCHITECTURE



1 A-3.0 EAST ELEVATION, JOSÉ CELSO BARBOSA St.
SCALE: 3/16" = 1'-0"

2 A-3.0 NORTH ELEVATION, SAN SEBASTIAN St.
SCALE: 3/16" = 1'-0"

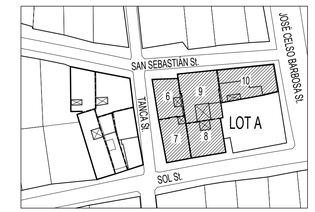
ELEVATIONS NOTES:

1. REFER TO GENERAL NOTES AND BUILDING IMPROVEMENTS NOTES (A-0.0) FOR BUILDING ELEVATIONS SCOPE OF WORK.

NOTES

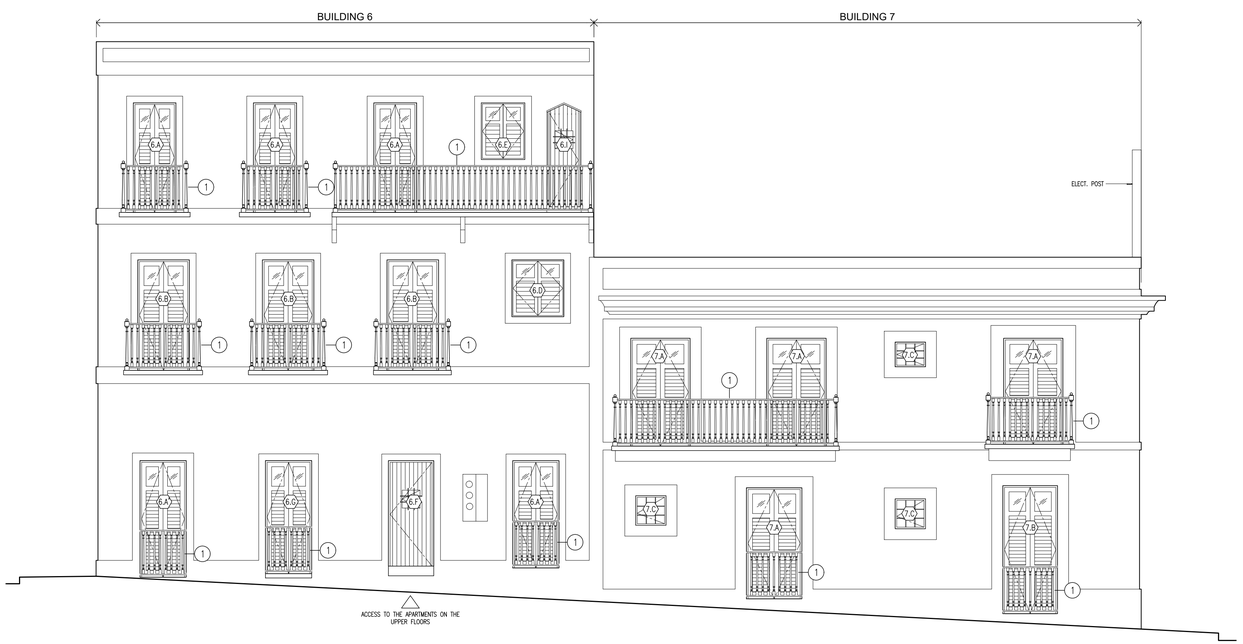
1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. 8495
EXP 21/MAYO/2023
PUERTO RICO



3 A-3.0 WEST ELEVATION, TANCA St.
SCALE: 3/16" = 1'-0"

4 A-3.0 SOUTH ELEVATION, SOL St.
SCALE: 3/16" = 1'-0"

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

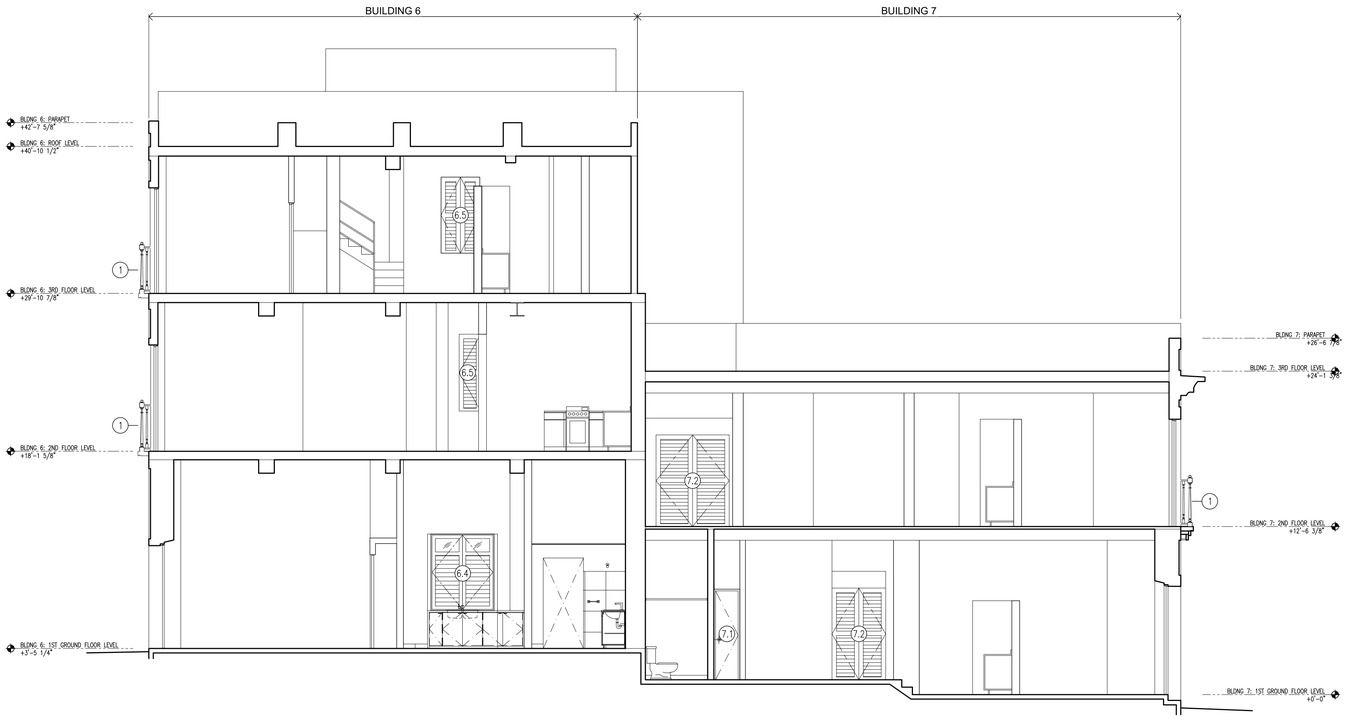
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

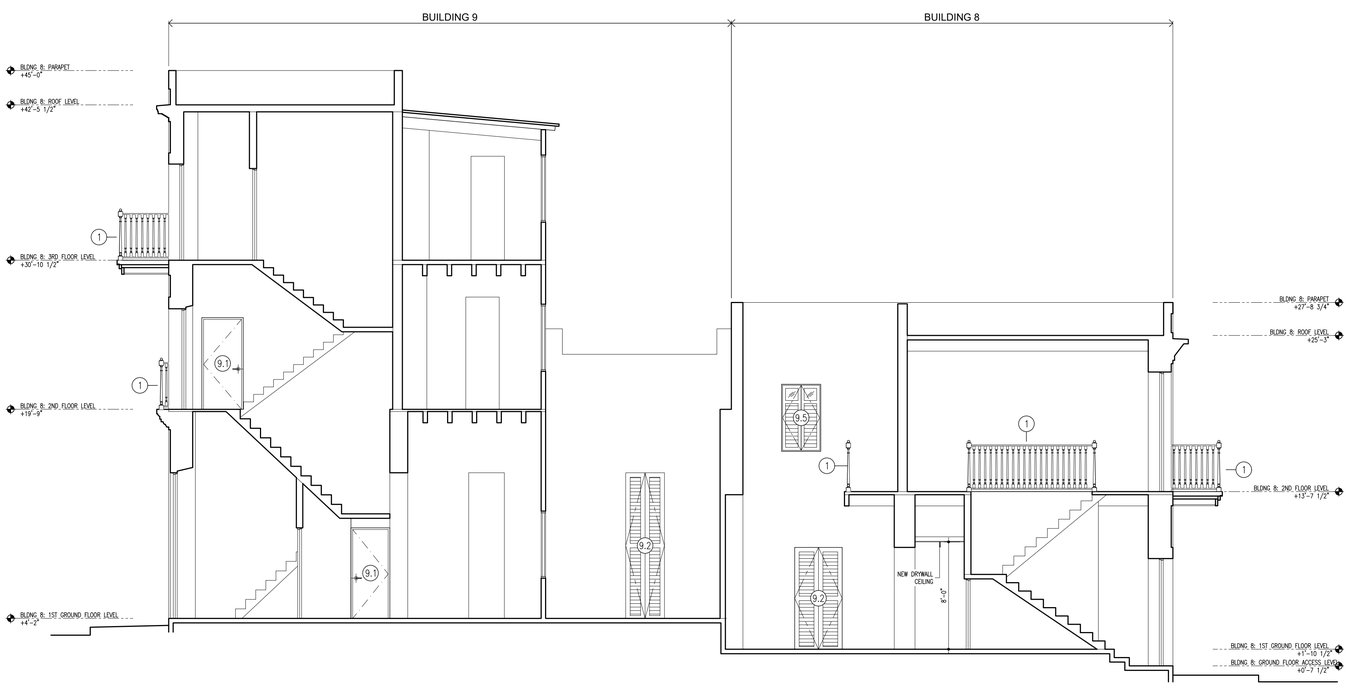
TITLE:
LOT A-PROPOSED ELEVATIONS

		PROJECT	SHEET
OWNER: SAN SE, LLC DRAWN BY: CHECKED BY: FERNANDO LUGO	SCALE: AS SHOWN DATE: SEP 2021	20 09	A-3.0

ROSSILUGO
ARCHITECTURE



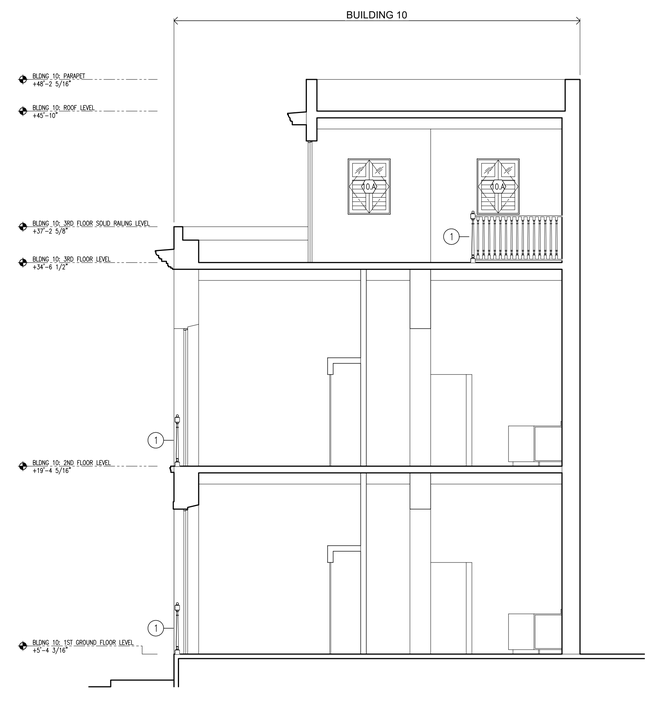
D A-3.1 SECTION D - D
SCALE: 3/16" = 1'-0"



E A-3.1 SECTION E - E
SCALE: 3/16" = 1'-0"

INTERIOR SURFACES NOTES:

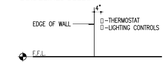
1. REFER TO GENERAL NOTES AND BUILDING IMPROVEMENTS NOTES (A-0.0) FOR BUILDING'S INTERIOR SURFACES SCOPE OF WORK.



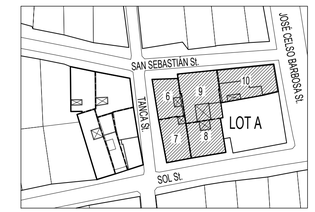
F A-3.1 SECTION F - F
SCALE: 3/16" = 1'-0"

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. 8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

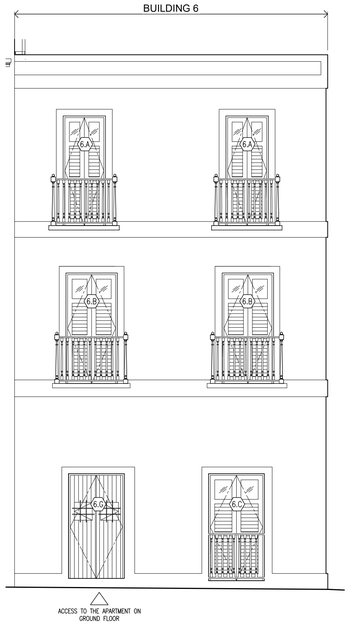
NUM	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

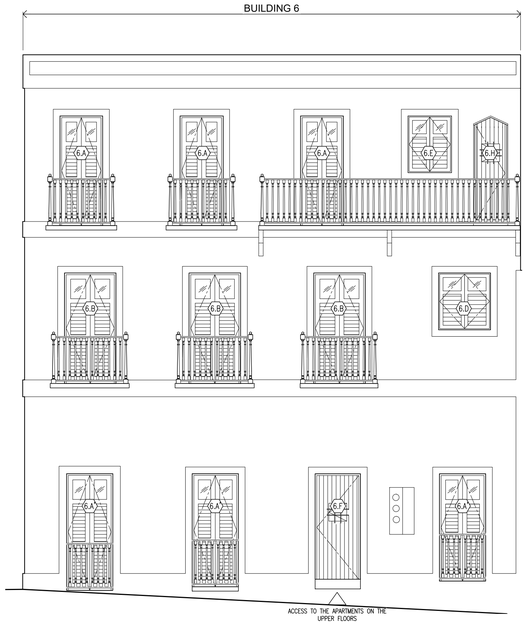
TITLE:
LOT A-PROPOSED SECTIONS

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-3.1

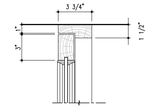
ROSSILUGO ARCHITECTURE



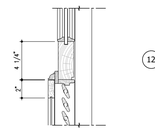
BUILDING 6 NORTH ELEVATION, SAN SEBASTIAN ST.
SCALE: 3/16" = 1'-0"



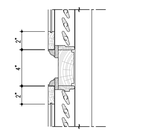
BUILDING 6 WEST ELEVATION, TANCA ST.
SCALE: 3/16" = 1'-0"



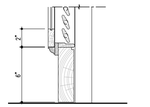
3 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



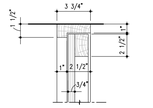
4 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



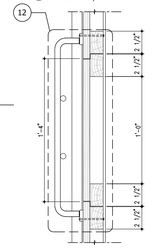
5 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



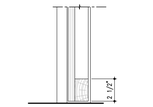
6 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



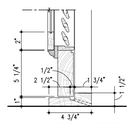
11 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



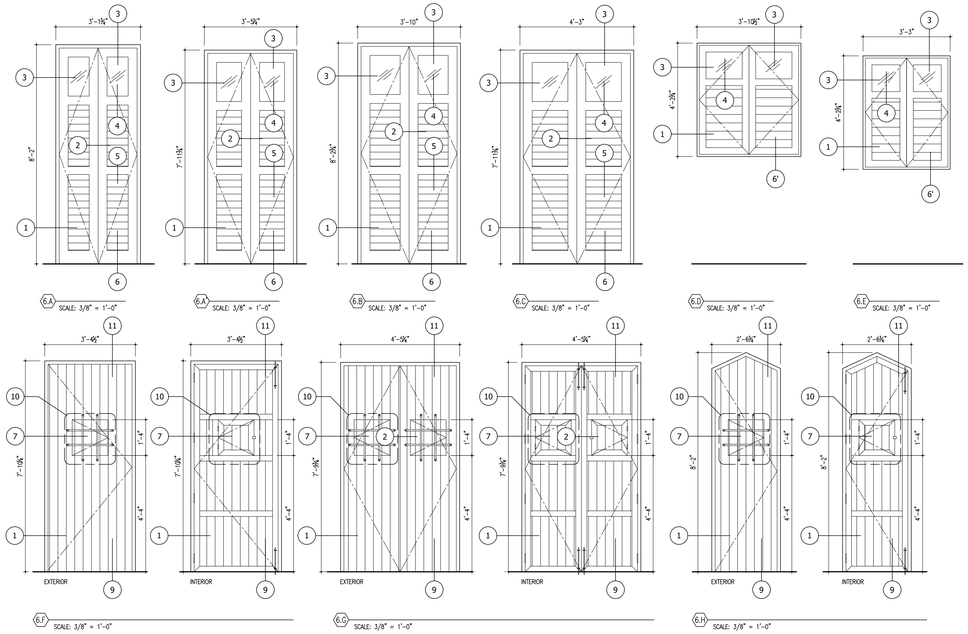
10 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



9 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"

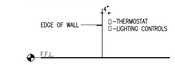


6' WINDOW DETAIL
SCALE: 1 1/2" = 1'-0"

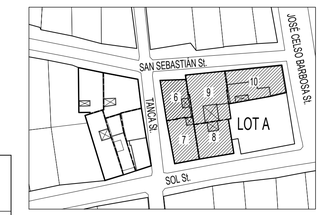


NOTES

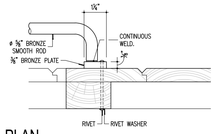
1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



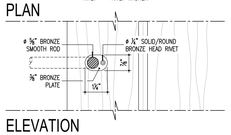
8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

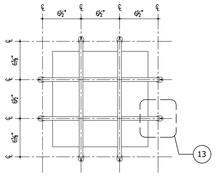


PLAN

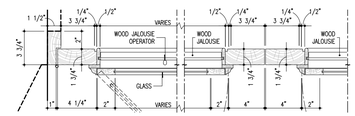


ELEVATION

13 GRILLE DETAIL
SCALE: 3" = 1'-0"

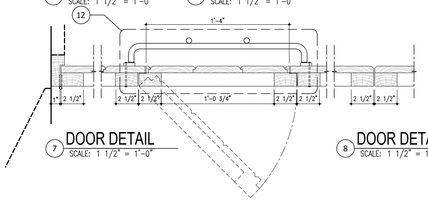


12 GRILLE ELEVATION
SCALE: 1" = 1'-0"



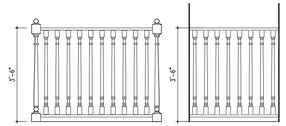
1 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"

2 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



7 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"

8 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



1 A-4.0 WOOD GUARDRAIL DETAIL
SCALE: 3/8" = 1'-0"

BUILDING 6 WINDOW & DOORS SCHEDULE

TAG	OPENING DIMENSIONS		MATERIAL		TYPE
	WIDTH	HEIGHT	FRAME	DOOR/WINDOW	
6.A	3'-1 3/4"	8'-2"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
6.A'	3'-5 1/4"	7'-11 3/4"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
6.B	3'-10"	8'-2 3/4"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
6.C	4'-3"	7'-11 3/4"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
6.D	3'-10 1/2"	4'-2 3/4"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
6.E	3'-3"	4'-2 3/4"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
6.F	3'-4 1/2"	7'-10 1/4"	WOOD	WOOD PLANKS	CASEMENT SOLID WOOD PLANKS W/SOLID WOOD WINDOW & IRON GRILL
6.G	4'-5 1/4"	7'-9 3/4"	WOOD	WOOD PLANKS	CASEMENT SOLID WOOD PLANKS W/SOLID WOOD WINDOW & IRON GRILL
6.H	2'-6 3/4"	7'-9"	WOOD	WOOD PLANKS	CASEMENT SOLID WOOD PLANKS W/SOLID WOOD WINDOW & IRON GRILL

NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS OF EACH ITEM WITH EXISTING OR NEW DIMENSIONS ON SITE.
2. BUTT JOINTS SEALED WITH CLEAR SILICON.
3. ALL GLASS SHALL BE SECURITY GLASS-LOW E
4. INNER AND OUTER PERIMETER SEALANT ON ALL WINDOWS-SIKAFLEX (SEE SPEC DIV 8, 08520 3.3, SEALANTS #1 THROUGH #5)
5. ALL WOOD SHALL BE TREATED, SEALED AND PAINTED

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. 8495
EXP 31/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

NUM.	DESCRIPTION	DATE

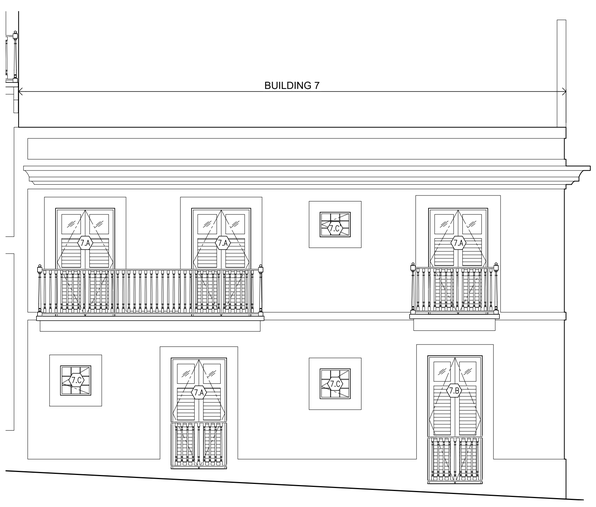
SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT A-EXTERIOR DOORS & WINDOWS DETAILS, BLDNGS 6 & 7

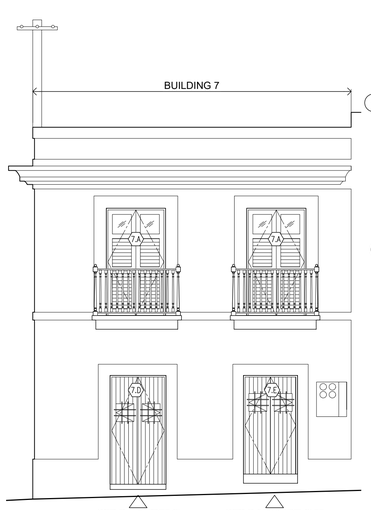
OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-4.0

ROSSILUGO ARCHITECTURE

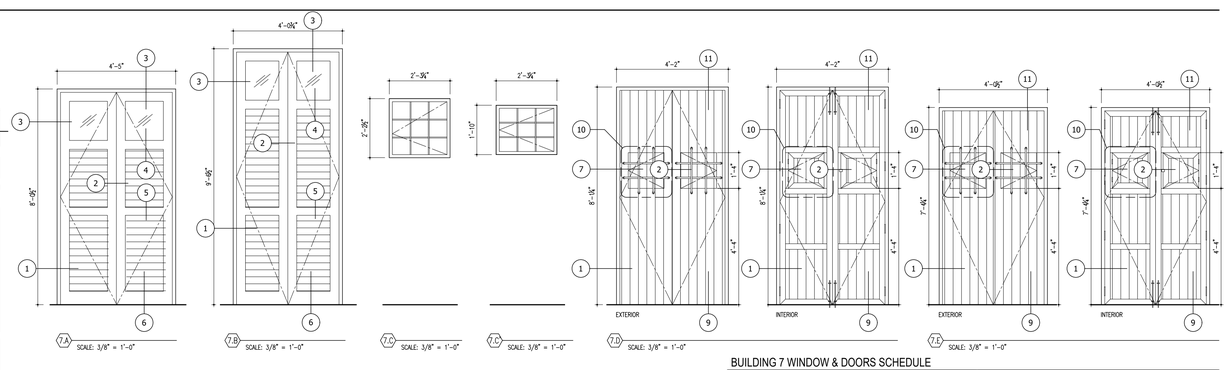
BUILDING 6

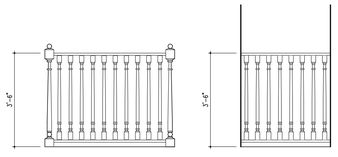


BUILDING 7 WEST ELEVATION, TANCA ST.
SCALE: 3/16" = 1'-0"



BUILDING 7 SOUTH ELEVATION, SOL ST.
SCALE: 3/16" = 1'-0"





1 A-4.0 WOOD GUARDRAIL DETAIL
SCALE: 3/8" = 1'-0"

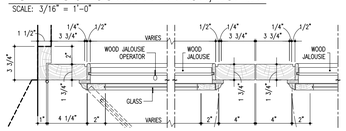
BUILDING 7 WINDOW & DOORS SCHEDULE

TAG	OPENING DIMENSIONS		MATERIAL		TYPE
	WIDTH	HEIGHT	FRAME	DOOR/WINDOW	
7.A	4'-5"	8'-0 1/2"	WOOD	SEE NOTE 3	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
7.B	4'-0 3/4"	9'-6 1/2"	WOOD	SEE NOTE 3	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
7.C	2'-3 1/4"	2'-2 1/2"	WOOD	SEE NOTE 3	SOLID WOOD CASEMENT WINDOW W/IRON GRILL
7.E	2'-3 1/4"	1'-10"	WOOD	SEE NOTE 3	SOLID WOOD CASEMENT WINDOW W/IRON GRILL
7.D	4'-2"	8'-1 1/4"	WOOD	SEE NOTE 3	CASEMENT SOLID WOOD PLANKS W/SOLID WOOD WINDOW & IRON GRILL
7.E	4'-0 1/2"	7'-4 1/4"	WOOD	SEE NOTE 3	CASEMENT SOLID WOOD PLANKS W/SOLID WOOD WINDOW & IRON GRILL

NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS OF EACH ITEM WITH EXISTING OR NEW DIMENSIONS ON SITE.
2. BUTT JOINTS SEALED WITH CLEAR SILICON.
3. ALL GLASS SHALL BE SECURITY GLASS-LOW E
4. INNER AND OUTER PERIMETER SEALANT ON ALL WINDOWS-SIKAFLEX (SEE SPEC DIV 8, 08520 3.3, SEALANTS #1 THROUGH #5)
5. ALL WOOD SHALL BE TREATED, SEALED AND PAINTED

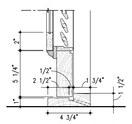
BUILDING 7

BUILDING 8 SOUTH ELEVATION, SOL ST.
SCALE: 3/16" = 1'-0"

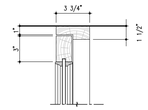


1 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"

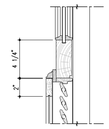
2 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



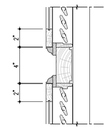
6' WINDOW DETAIL
SCALE: 1 1/2" = 1'-0"



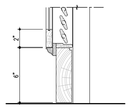
3 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



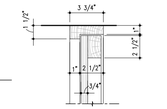
4 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



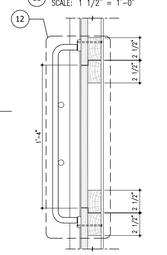
5 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



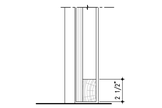
6 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



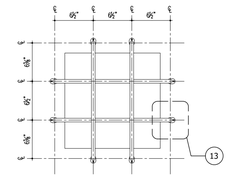
11 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



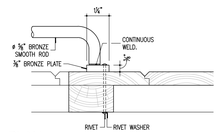
10 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



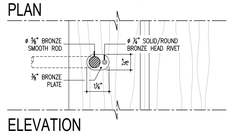
9 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



12 GRILLE ELEVATION
SCALE: 1" = 1'-0"

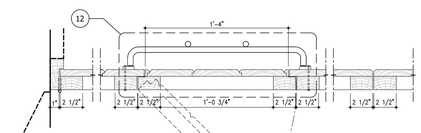


PLAN



ELEVATION

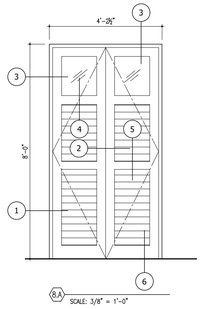
13 GRILLE DETAIL
SCALE: 3" = 1'-0"



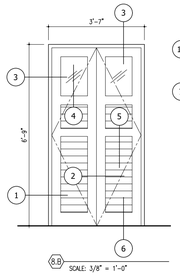
7 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"

8 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"

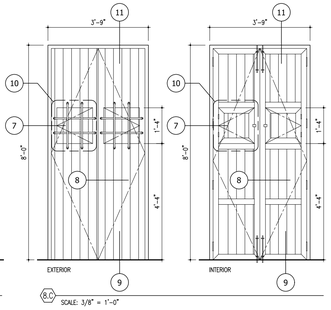
BUILDING 8



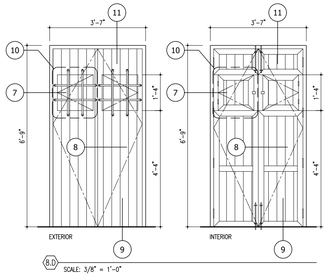
8.A SCALE: 3/8" = 1'-0"



8.B SCALE: 3/8" = 1'-0"



8.C SCALE: 3/8" = 1'-0"

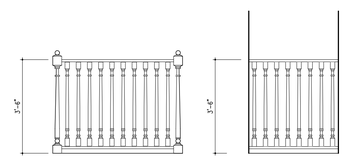


8.D SCALE: 3/8" = 1'-0"

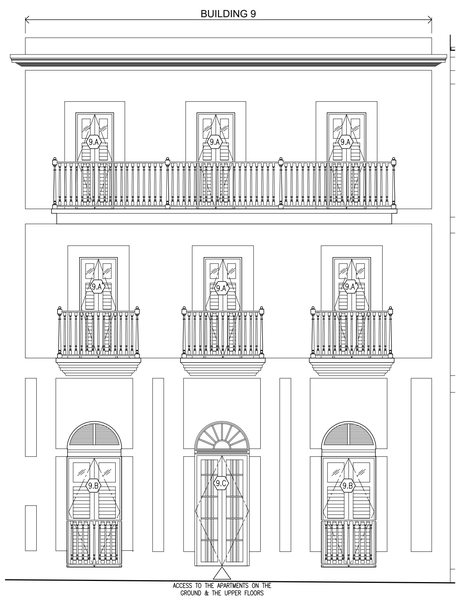
BUILDING 6 WINDOW & DOORS SCHEDULE

TAG	OPENING DIMENSIONS		MATERIAL		TYPE
	WIDTH	HEIGHT	FRAME	DOOR/WINDOW	
6.A	4'-2 ½"	8'-0"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
6.B	3'-7"	6'-9"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
6.C	3'-9"	8'-0"	WOOD	WOOD PLANKS	CASEMENT SOLID WOOD PLANKS W/SOLID WOOD WINDOW & IRON GRILL
6.D	3'-7"	6'-9"	WOOD	WOOD PLANKS	CASEMENT SOLID WOOD PLANKS W/SOLID WOOD WINDOW & IRON GRILL

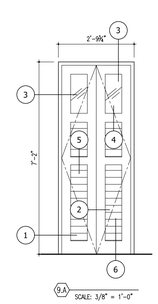
NOTES:
1 CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS OF EACH ITEM WITH EXISTING OR NEW DIMENSIONS ON SITE.
2 BUTT JOINTS SEALED WITH CLEAR SILICON.
3 ALL GLASS SHALL BE SECURITY GLASS-LOW E
4 INNER AND OUTER PERIMETER SEALANT ON ALL WINDOWS-SIKAFLEX (SEE SPEC DIV 8, 08520 3.3, SEALANTS #1 THROUGH #5)
5 ALL WOOD SHALL BE TREATED, SEALED AND PAINTED



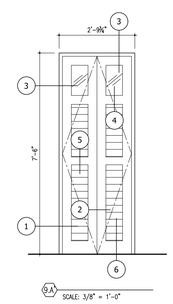
1 / A-4.1 WOOD GUARDRAIL DETAIL
SCALE: 3/8" = 1'-0"



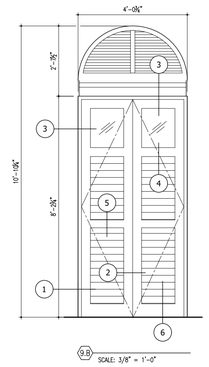
BUILDING 9 NORTH ELEVATION, SAN SEBASTIAN ST.
SCALE: 3/16" = 1'-0"



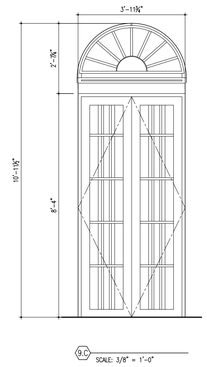
9.A SCALE: 3/8" = 1'-0"



9.A SCALE: 3/8" = 1'-0"



9.B SCALE: 3/8" = 1'-0"

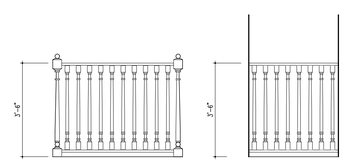


9.C SCALE: 3/8" = 1'-0"

BUILDING 7 WINDOW & DOORS SCHEDULE

TAG	OPENING DIMENSIONS		MATERIAL		TYPE
	WIDTH	HEIGHT	FRAME	DOOR/WINDOW	
9.A	2'-9 ¾"	7'-2"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
9.A	2'-9 ¾"	7'-6"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
9.B	4'-0 ¾"	10'-10⅜"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
9.C	3'-11¾"	10'-11½"	WOOD	WOOD PLANKS	CASEMENT SOLID WOOD PLANKS W/SOLID WOOD WINDOW & IRON GRILL

NOTES:
1 CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS OF EACH ITEM WITH EXISTING OR NEW DIMENSIONS ON SITE.
2 BUTT JOINTS SEALED WITH CLEAR SILICON.
3 ALL GLASS SHALL BE SECURITY GLASS-LOW E
4 INNER AND OUTER PERIMETER SEALANT ON ALL WINDOWS-SIKAFLEX (SEE SPEC DIV 8, 08520 3.3, SEALANTS #1 THROUGH #5)
5 ALL WOOD SHALL BE TREATED, SEALED AND PAINTED

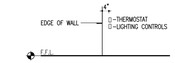


1 / A-4.1 WOOD GUARDRAIL DETAIL
SCALE: 3/8" = 1'-0"

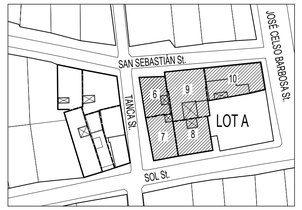
BUILDING 9

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

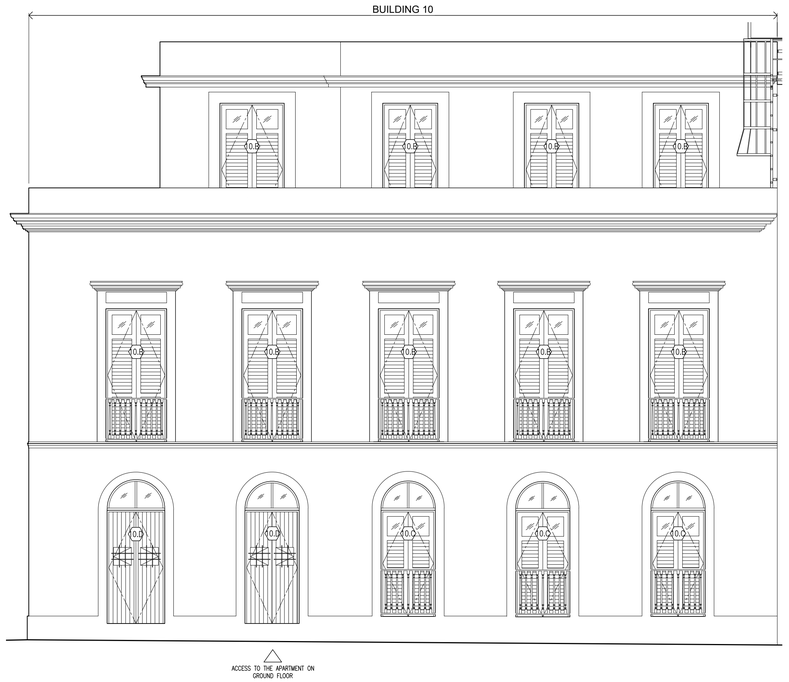
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

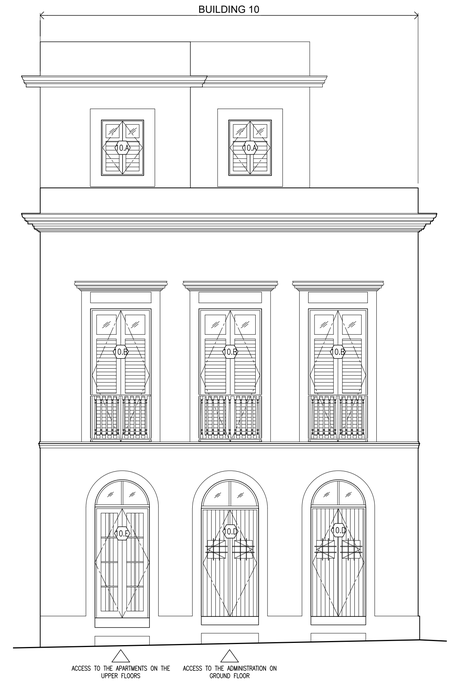
TITLE: LOT A-EXTERIOR DOORS & WINDOWS DETAILS, BLDNGS 8 & 9

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-4.1

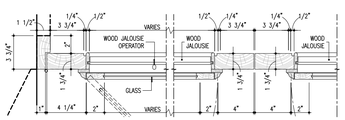
ROSSILUGO ARCHITECTURE



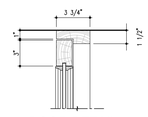
BUILDING 10 NORTH ELEVATION, SAN SEBASTIAN ST.
SCALE: 3/16" = 1'-0"



BUILDING 10 EAST ELEVATION, JOSE CELSO BARBOSA ST.
SCALE: 3/16" = 1'-0"

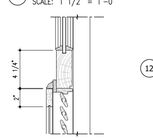


1 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"

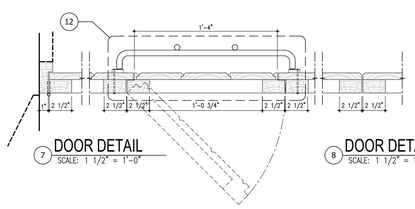


2 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"

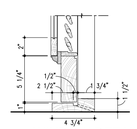
3 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



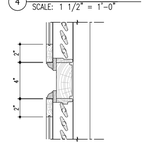
4 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



7 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"

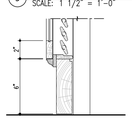


8 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"

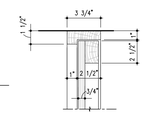


5 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"

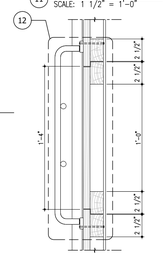
6 WINDOW DETAIL
SCALE: 1 1/2" = 1'-0"



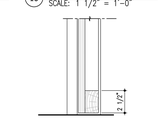
6 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



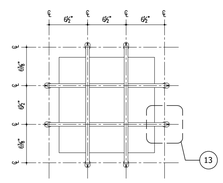
11 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



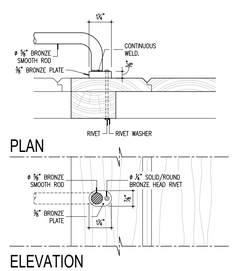
10 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



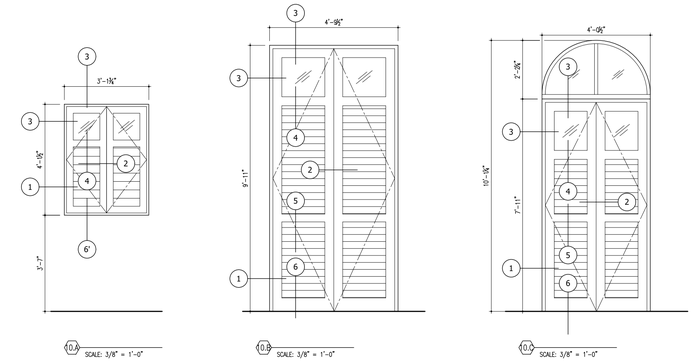
9 DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



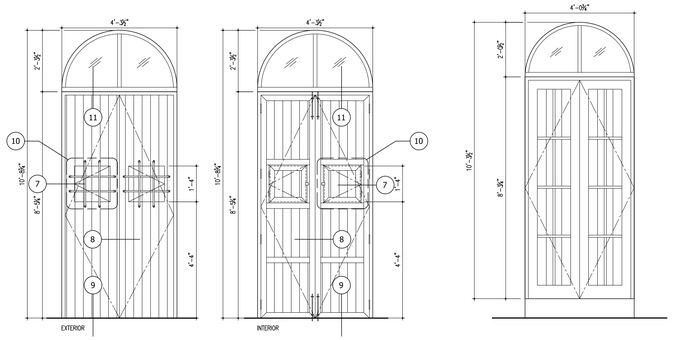
12 GRILLE ELEVATION
SCALE: 1" = 1'-0"



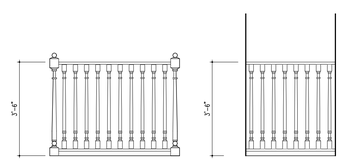
13 GRILLE DETAIL
SCALE: 3" = 1'-0"



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



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



1 A-4.2 WOOD GUARDRAIL DETAIL
SCALE: 3/8" = 1'-0"

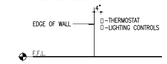
BUILDING 7 WINDOW & DOORS SCHEDULE

TAG	OPENING DIMENSIONS		MATERIAL		TYPE
	WIDTH	HEIGHT	FRAME	DOOR/WINDOW	
0.A	3'-1 3/4"	4'-1 1/2"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
0.B	4'-9 1/2"	9'-11"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
0.C	4'-0 1/2"	10'-1 1/4"	WOOD	WOOD & GLASS	CASEMENT W/OPERABLE JALOUSIES & FIXED GLASS
0.D	4'-3 1/2"	10'-8 3/4"	WOOD	WOOD PLANKS	CASEMENT SOLID WOOD PLANKS W/SOLID WOOD WINDOW & IRON GRILL
0.E	4'-0 3/4"	10'-3 1/2"	WOOD	WOOD PLANKS	CASEMENT SOLID WOOD PLANKS W/SOLID WOOD WINDOW & IRON GRILL

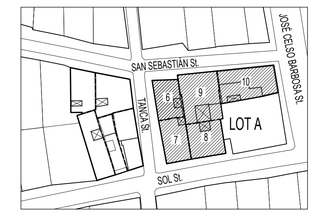
NOTES:
1 CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS OF EACH ITEM WITH EXISTING OR NEW DIMENSIONS ON SITE.
2 BUTT JOINTS SEALED WITH CLEAR SILICON.
3 ALL GLASS SHALL BE SECURITY GLASS-LOW E
4 INNER AND OUTER PERIMETER SEALANT ON ALL WINDOWS-SIKAFLEX (SEE SPEC DIV 8, 08520 3.3, SEALANTS #1 THROUGH #5)
5 ALL WOOD SHALL BE TREATED, SEALED AND PAINTED

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 31/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

NUM.	DESCRIPTION	DATE

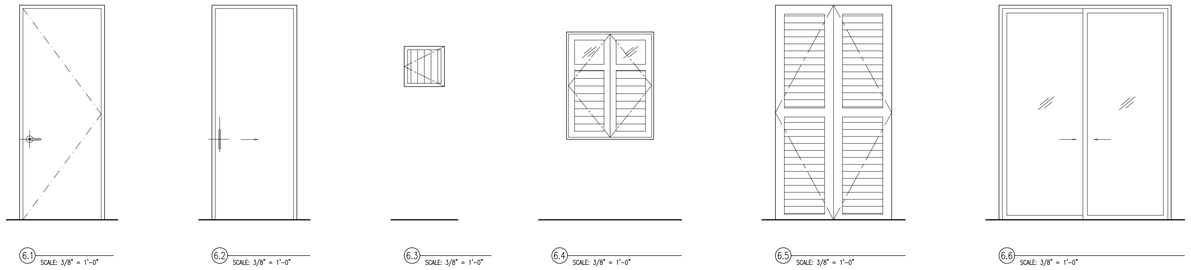
SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT A-EXTERIOR DOORS & WINDOWS DETAILS, BLDNG 10

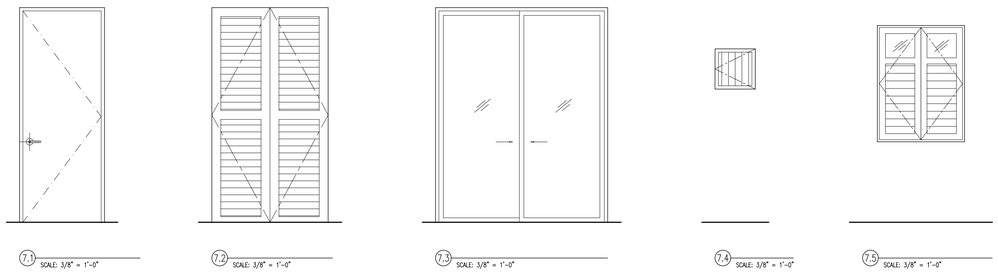
OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-4.2

ROSSILUGO ARCHITECTURE

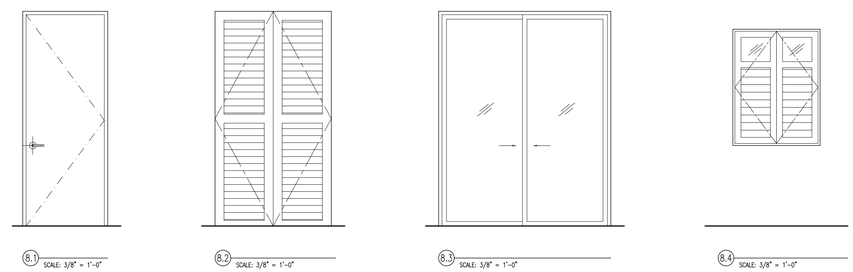
BUILDING 10



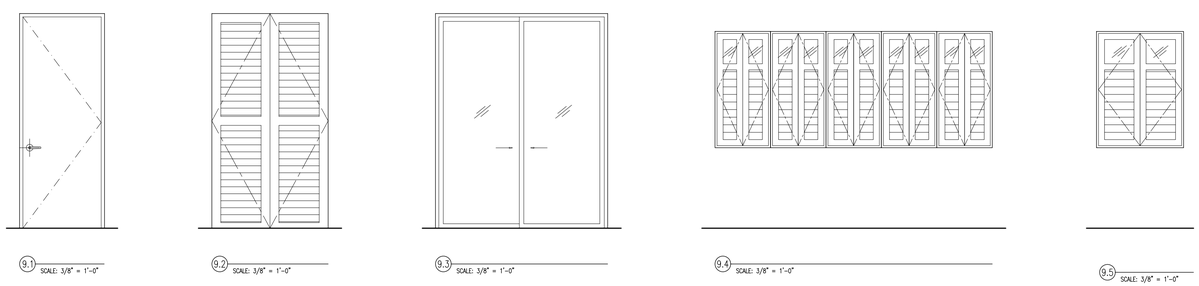
BUILDING 6 INTERIOR DOORS & WINDOWS



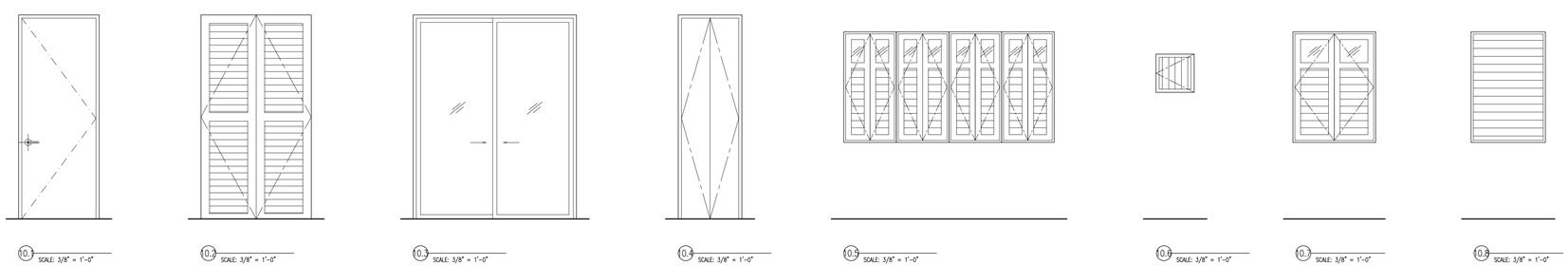
BUILDING 7 INTERIOR DOORS & WINDOWS



BUILDING 8 INTERIOR DOORS & WINDOWS



BUILDING 9 INTERIOR DOORS & WINDOWS

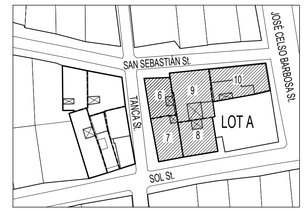


BUILDING 10 INTERIOR DOORS & WINDOWS

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

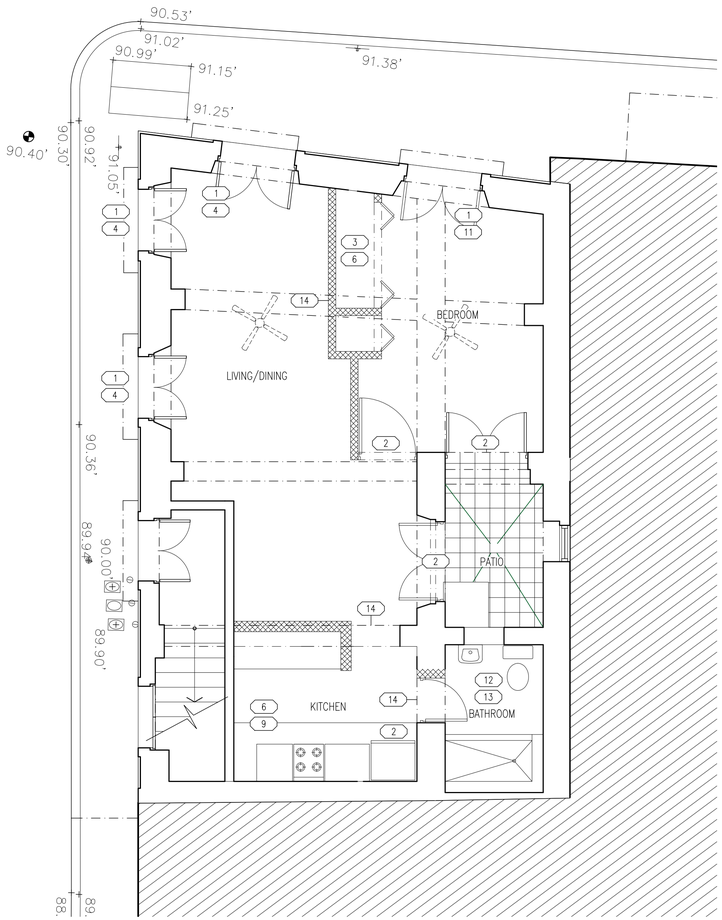
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

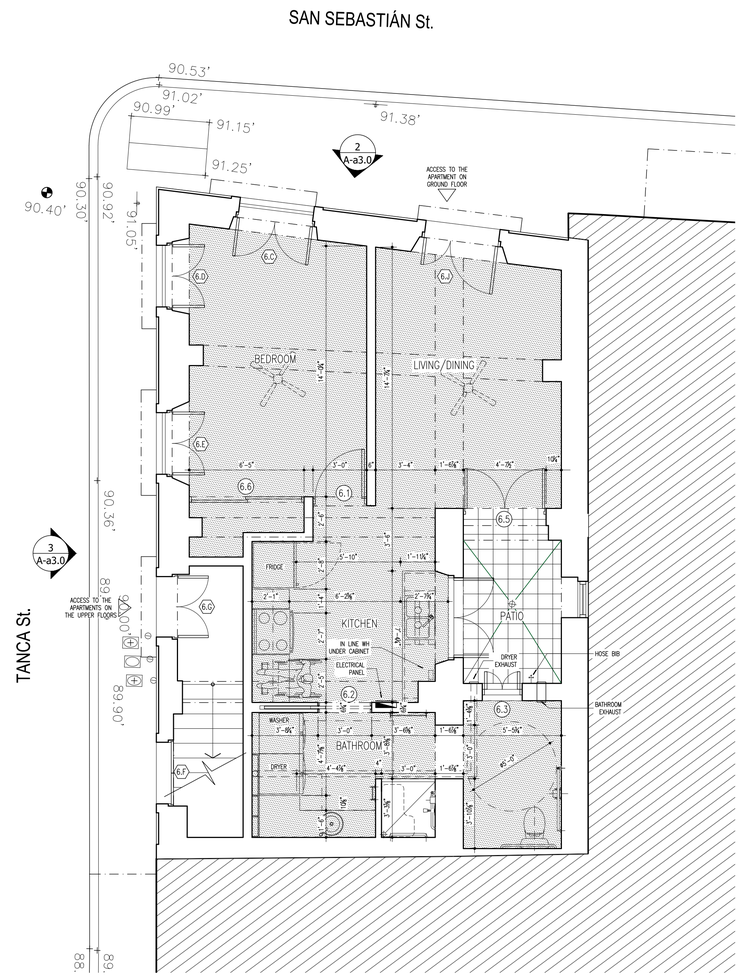
TITLE:
LOT A-INTERIOR DOORS & WINDOWS DETAILS

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-4.3

ROSSILUGO
ARCHITECTURE



LOT A, BUILDING 6, APARTMENT 6-A DEMOLITION
SCALE: 1/4" = 1'-0"



LOT A, BUILDING 6, APARTMENT 6-A ADA COMPLIANCE
SCALE: 1/4" = 1'-0"

DEMOLITION LEGEND & NOTES

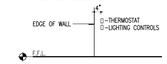
1. REPLACE OR REPAIR EXTERIOR DOOR
2. REPLACE OR REPAIR INTERIOR DOOR
3. REPLACE CLOSET DOOR
4. REPLACE OR REPAIR GUARD RAIL
5. REPLACE OR REPAIR WINDOW
6. REPAIR INTERIOR CEMENT PLASTER
7. REPAIR OR REPLACE DRYWALL
8. REPAIR OR REPLACE VINYL TILE
9. REPLACE ALL KITCHEN CABINETS, SINK & FAUCETS
10. REPLACE BATHTUB
11. REPLACE LOCK SET AND HARDWARE
12. REPLACE TOILET, SINK, TOWEL BAR, SHOWER CURTAIN ROD, MEDICINE CABINET & FAUCETS
13. REPLACE FLOOR AND WALL TILES
14. DEMOLISH EXISTING WALLS

NOTES:

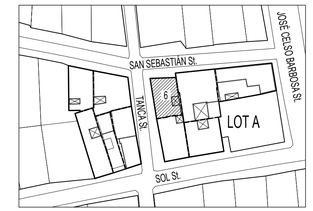
1. ALL EXISTING WATER HEATER ENCLOSING AT INTERIOR PATIOS SHALL BE DEMOLISHED
2. ALL METER BANKS SHALL BE REPLACED IN ALL BUILDINGS
3. ALL METAL AND WOOD BALCONY RAILINGS SHALL BE REPLACED AS NEEDED
4. ALL HUNG GYPSUM BOARD CEILINGS SHALL BE REMOVED AND REPLACED ACCORDING TO PROPOSED PLANS.
5. ALL CEILING FANS SHALL BE REMOVED AND REPLACED ACCORDING TO PROPOSED PLANS.
6. ALL INTERIOR AND EXTERIOR LAMPS SHALL BE REMOVED AND REPLACED BY SPECIFIED ONES.

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

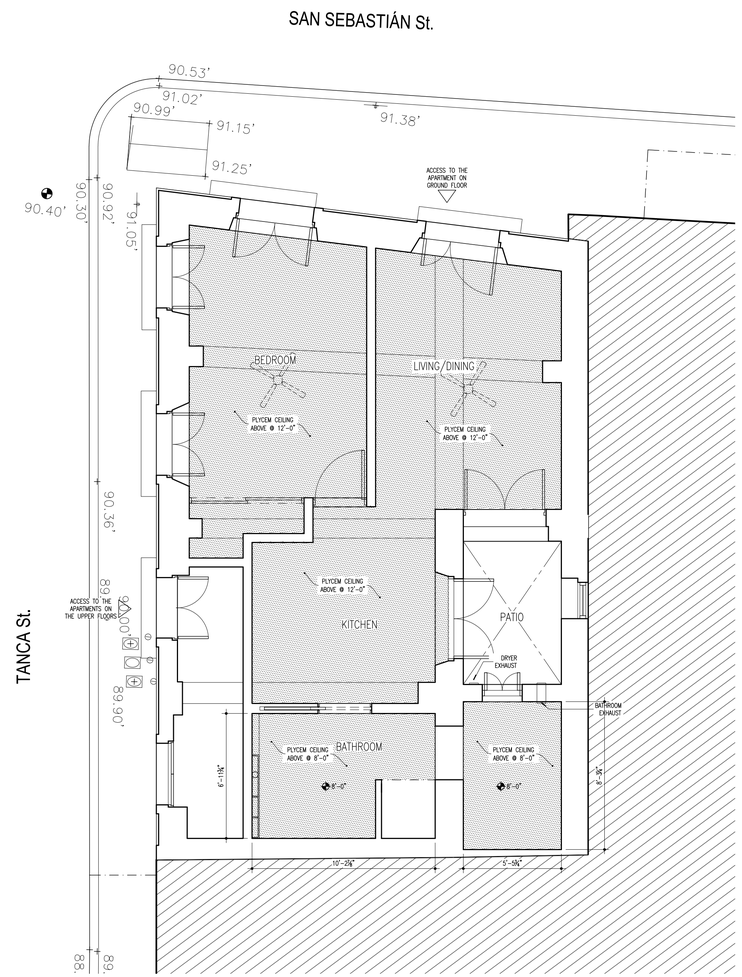
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT A-APARTMENT 6-A ADA COMPLIANCE PLAN

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-5.0

ROSSILUGO ARCHITECTURE

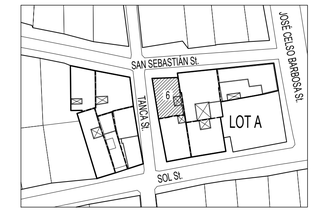


LOT A, BUILDING 6, APARTMENT 6-A REFLECTED DEILING PLAN
SCALE: 1/4" = 1'-0"

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. 8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con Jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

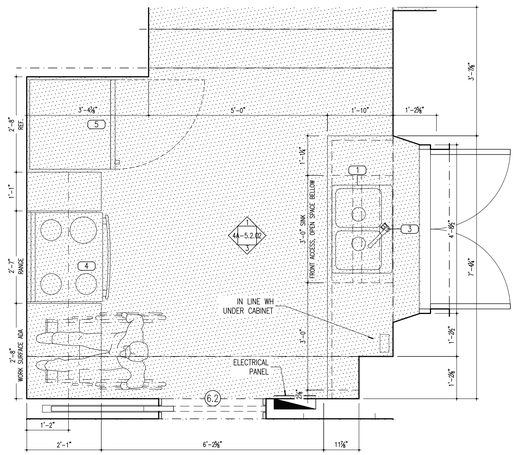
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

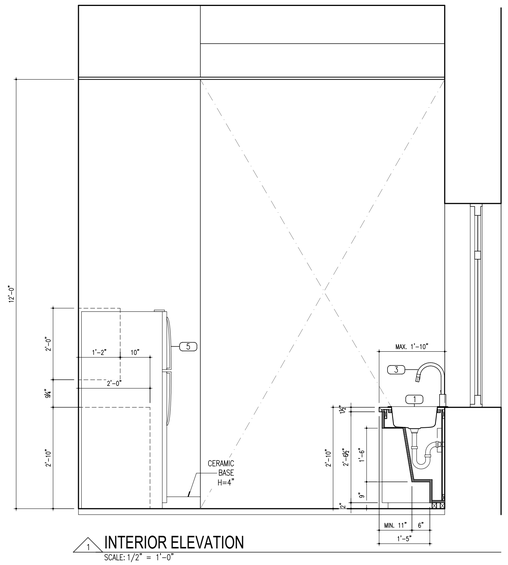
TITLE:
LOT A-APARTMENT 6-A REFLECTED CEILING PLAN

OWNER: SAN SE, LLC		PROJECT	SHEET
DRAWN BY:	SCALE: AS SHOWN	20 09	A-5.0.1
CHECKED BY: FERNANDO LUGO	DATE: SEP 2021		

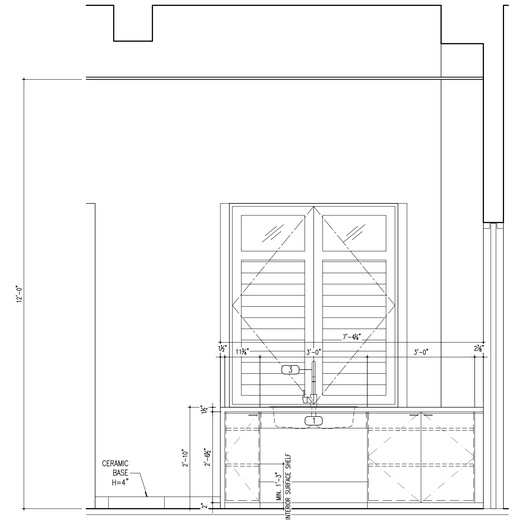
ROSSILUGO
ARCHITECTURE



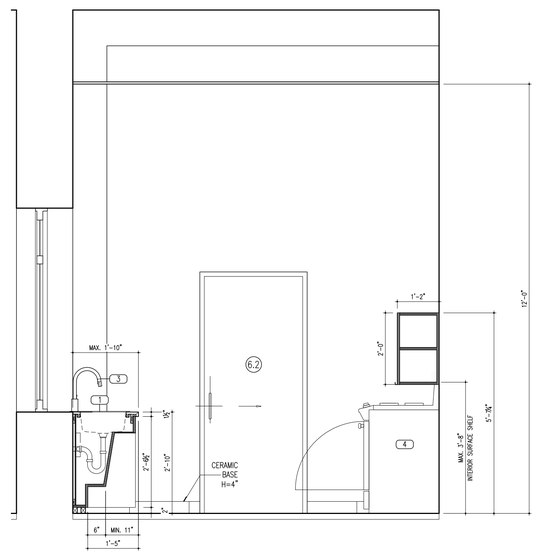
1 LOT A, APARTMENT 6-A ADA KITCHEN PLAN
A-5.2.0 SCALE: 1/2" = 1'-0"



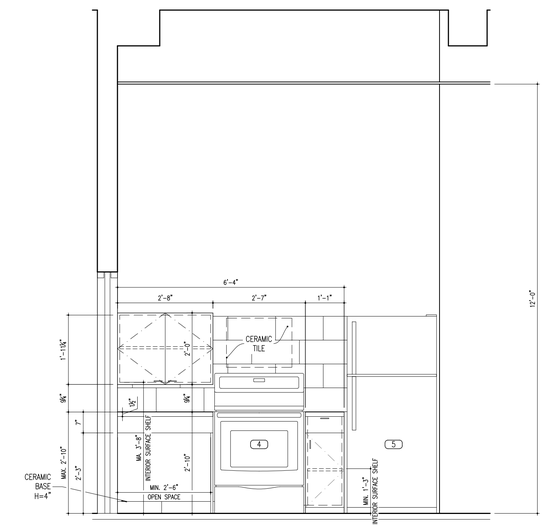
1 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



2 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



4 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

KITCHEN CABINETS:

1. REFER TO BUILDING IMPROVEMENTS NOTES (A-0.0) FOR KITCHEN CABINETS SCOPE OF WORK.

KITCHEN/LAUNDRY EQUIPMENT & ACCESSORIES SCHEDULE (Equal or similar to)

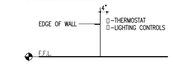
PLUMBING ID	MKD	EQUIPMENT	MANUFACTURER	MODEL	FINISH	NOTES
P-4A	1	KITCHEN SINK - DOUBLE BOWL	ELKAY	K23322	SATIN	DAYTON STAINLESS STEEL 33" X 22" X 6-1/16", EQUAL DOUBLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
P-4	2	KITCHEN SINK - SINGLE BOWL	ELKAY	K12522	SATIN	DAYTON STAINLESS STEEL 25" X 22" X 6-1/16", SINGLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
	3	SINK FAUCET & VALVE	MOEN	CA47511	CHROME PLATED	FLAGSTONE ONE HANDLE KITCHEN - CHROME PLATED FINISH - ADA FOR LEVEL HANDLE WITH 45,312 PRESSURE BALANCING CYCLING VALVE
	4	RANGE	FRIGIDAIRE	FFEF3010T W	WHITE	ENERGY STAR/ ADA COMPLAINT SEE LOCATION OS ELECTRICAL OUTLET THAT ALLOWS FOR FLUSH-TO-WALL INSTALLATION
	5	REFRIGERATOR	GE	GTE18ETHWW		
P-5	6	WASHER/DRYER COMBO				
P-5H	7	WASHER (FRONT LOADING)				
P-5H	8	DRYER				

GRAPHIC SCALE

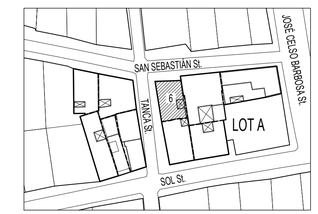
0 1' 2' 3' 4' 5' 10' 20'

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. 8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

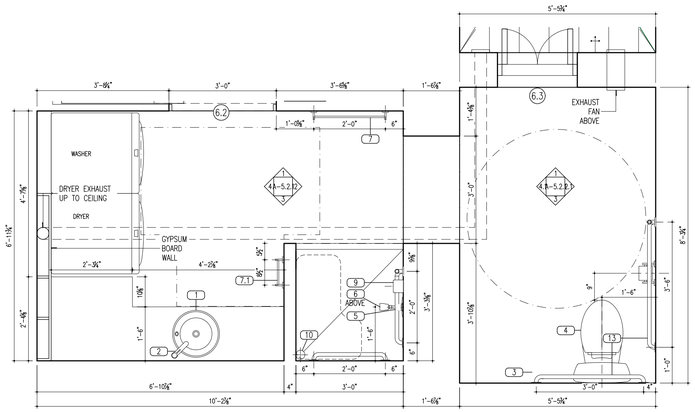
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

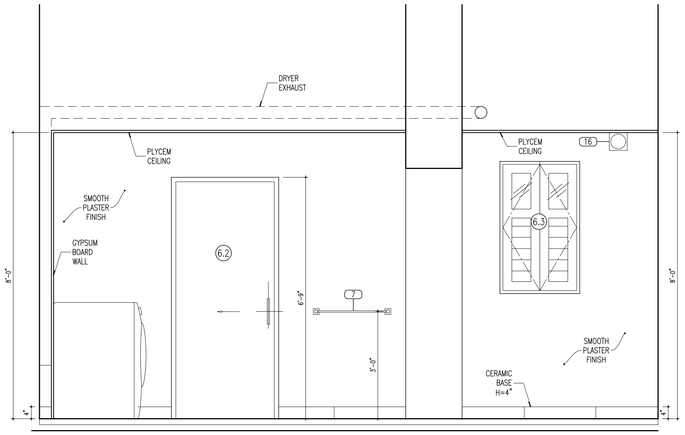
TITLE:
LOT A, APARTMENT 6-A ADA KITCHEN ELEVATIONS

OWNER: SAN SE. LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 / 09
SHEET: A-5.2.0

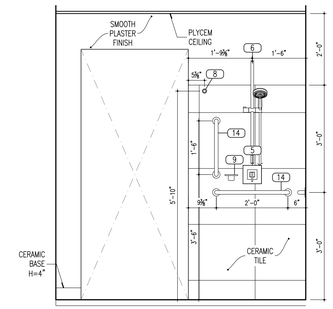
ROSSILUGO ARCHITECTURE



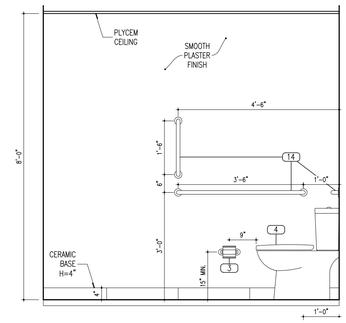
1 A-5.2.1 LOT A, APARTMENT 6-A, ADA BATHROOM PLAN
SCALE: 1/2" = 1'-0"



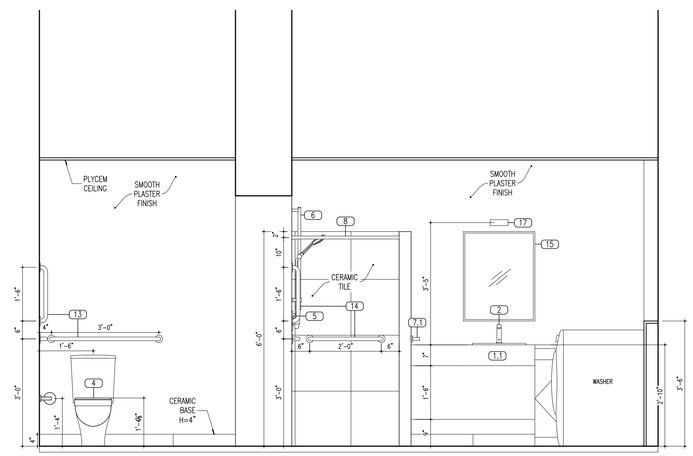
1 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



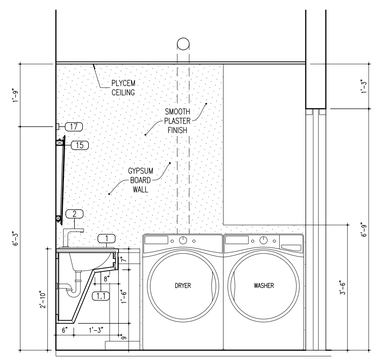
2 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



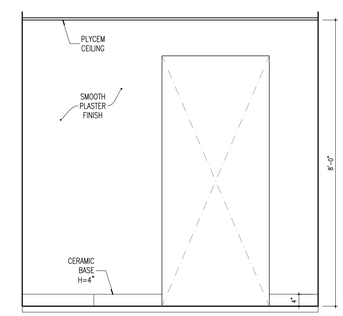
2.1 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



4 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

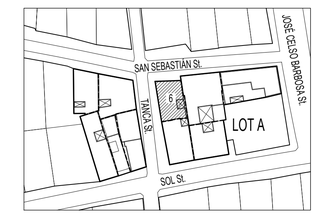


4.1 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT A, APARTMENT 6-A ADA BATHROOM ELEVATIONS

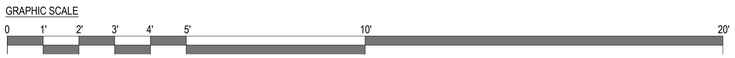
OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-5.2.1

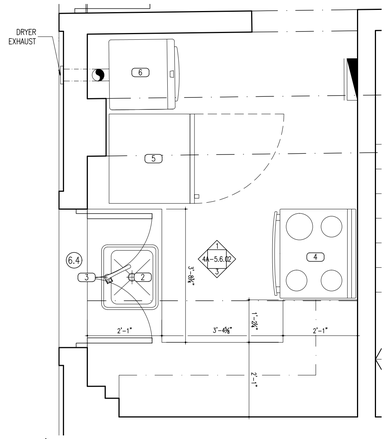
ROSSILUGO ARCHITECTURE

BATHROOM]EQUIPMENT & ACCESSORIES SCHEDULE
(equal or similar to)

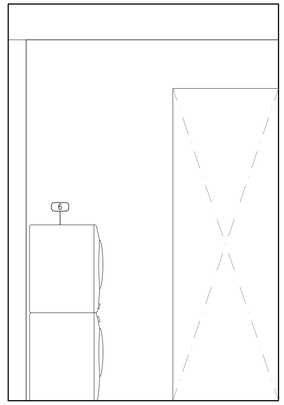
PLUMBING ID	MKD	EQUIPMENT	MANUFACTURER	MODEL
P-2 & P-2H	1	LAVATORY	Kohler	K-1728 – Chesapeake Wall-Mount Bathroom Sink – White – ADA Standard
	1.1	VANITY	Glacier Bay	NEVADA 24 IN. W X 35 IN. H X 17 IN. D BATH VANITY IN WHITE WITH VANITY TOP IN WHITE 1000012729
	2	LAVATORY FAUCET	Moen	CA40211 2H Lav with 50/50 waste – Cornerstone Two Handle Lavatory with Metal Waste – ADA for lever handle
	3	TOILET PAPER HOLDER	Bradley Corp	BradEX 508-32 – Single Roll – 7 3/4" W x 11 5/16" H x 3 3/4" D – ADA Compliant
P-1 & P-1H	4	TOILET	Kohler	Windham 4047126 – All-in-one HET-High Efficency Toilet – ADA Elongated Toilet – White
P-3 & P3-H	5	SHOWER FAUCET	Moen	40315CGR shower only trim –Cornerstone Trims for Pressure Balancing Cycling In-Wall Valve w/Water-Saving Showerhead with Pressure Balancing Cycling In-Wall Valve USE Cornerstone model 45312
P-3, P-3H	6	SHOWERHEAD	Moen	~~FOR STANDARD USE: 40315CGR Shower only trim –Cornerstone Trims for Pressure Balancing Cycling In-Wall Valve w/Water-Saving Showerhead~~ FOR ADA USE: 40124BN – Capstone 3F Handheld Shower with Grab Bar/Slide Bar – Brushed Nickel finish
	7	TOWEL BAR	Bradley Corp	Model 926 – 3/4" Round Towel Bar, Projects 3 1/4", 24" W, Surface-Mounted. Concealed Wall Plates. Polished Chrome Finish.
	7.1	TOWEL BAR	Freire	Towel Ring – Moen P1786 – Freire
	8	SHOWER ROD & CURTAIN	Bradley Corp	BradEX. Model 9538 Shower Curtain Rod 60" Long. Bradley Corp 9533-727200 Antimicrobial Vinyl Shower Curtain
	9	SOAP HOLDER & TUMBLER TOOTHBRUSH HOLDER	Bradley Corp	Model 921-60 Soap Dish with Drain Holes & Model 924 Tumbler and Toothbrush Holder. Surface-Mounted. Concealed Wall Plates. Polished Chrome Finish.
	10	FLOOR DRAIN	Bradley Corp	M212012 – China Rey PVC Shower Drain Square – Freire
P-6	11	MOP SINK	ELM Mustee	12 UTILATUB Floor Mount Laundry/Utility Tubs-Economy-Extra Narrow, ~~FOR STANDARD USE: 24"x24"~~ FOR ADA VERSION 18"x23"
	12	MOP SINK FAUCET	Delta	Wall mounted faucet, 28P4 902LF
	13	TOILET GRAB BARS	Bradley Corp	Grab Bar – BradEX 812 Series 001-36 & 42" length – Safety Grip Finish – Freire
	14	SHOWER GRAB BARS	Bradley Corp	Grab Bar – BradEX 812 Series 001-24 & 001-48 – Safety Grip Finish – Freire
	15	MIRROR	Bradley Corp	Bradley Model 782 – Adjustable Tilt Mirror – 18" W x 24" H
	16	EXHAUST FAN	Nutone	Nutone 50CFM Exhaust Fan 696N
	17	WALL LAMP	Leviton/Sylvania	9875-2 Lamp Holder + Ultra-LED 12w A19 3000k
	18	FOLDING SHOWER BENCH	Bradley Corp	Reversible Phenolic Shower Seat – Bradley Corp 9569 – 34 3/4" W x 22" D x 1/2" thick – color white BradEX

GRAPHIC SCALE

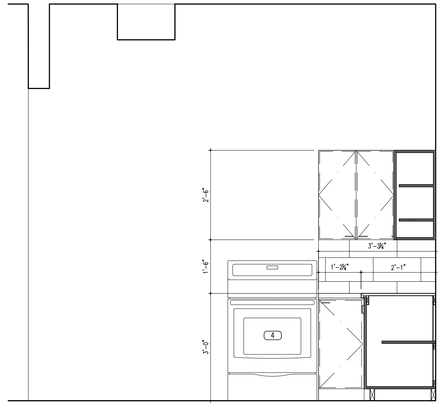




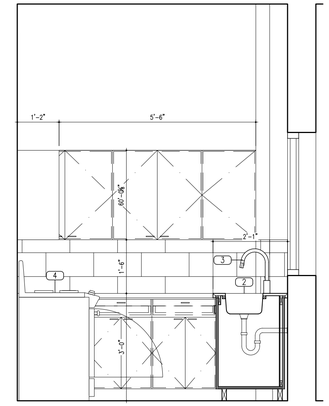
1 A-5.6.0 BUILDING 6, 2ND LEVEL KITCHEN FLOOR PLAN
SCALE: 1/2" = 1'-0"



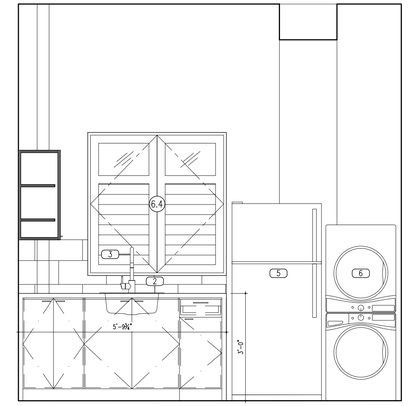
1 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



2 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

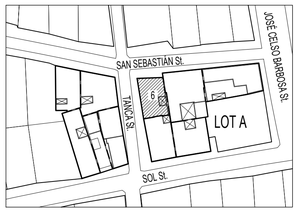


4 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

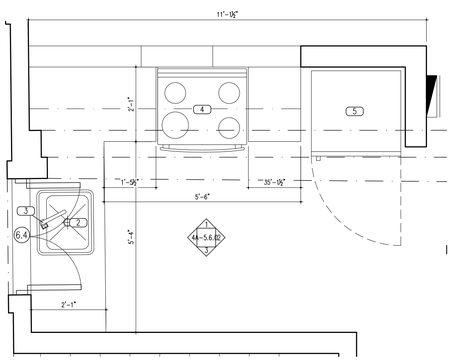
NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

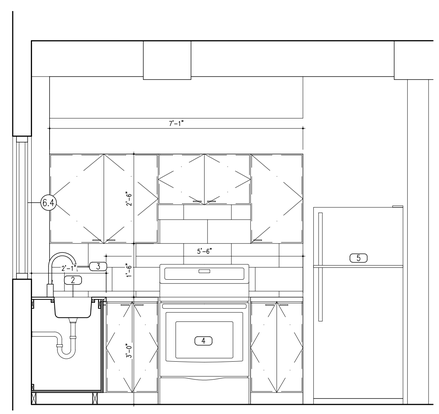
8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



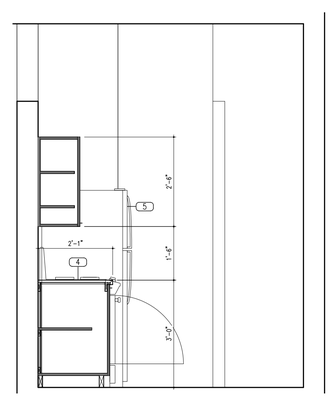
KEY PLAN



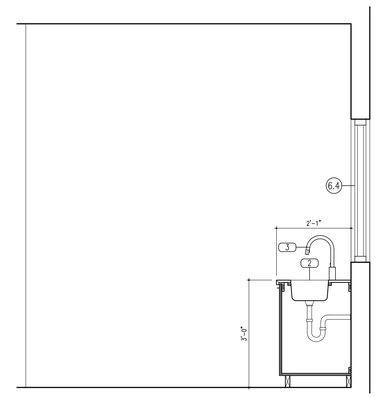
1 A-5.6.0 BUILDING 6, 3RD LEVEL KITCHEN FLOOR PLAN
SCALE: 1/2" = 1'-0"



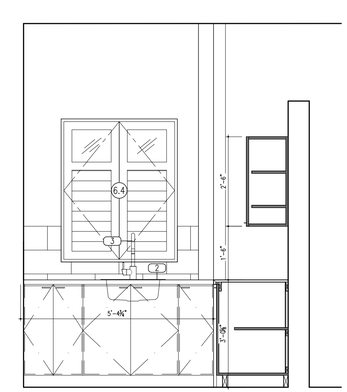
1 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



2 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



4 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

KITCHEN CABINETS:

1. REFER TO BUILDING IMPROVEMENTS NOTES (A-0.0) FOR KITCHEN CABINETS SCOPE OF WORK.

KITCHEN/LAUNDRY EQUIPMENT & ACCESSORIES SCHEDULE (Equal or similar to)

PLUMBING ID	MKD	EQUIPMENT	MANUFACTURER	MODEL	FINISH	NOTES
P-4A	1	KITCHEN SINK - DOUBLE BOWL	ELKAY	K23322	SATIN	DAYTON STAINLESS STEEL 33" X 22" X 6-1/16", EQUAL DOUBLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
P-4	2	KITCHEN SINK - SINGLE BOWL	ELKAY	K12522	SATIN	DAYTON STAINLESS STEEL 25" X 22" X 6-1/16", SINGLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
	3	SINK FAUCET & VALVE	MOEN	CA47511	CHROME PLATED	FLAGSTONE ONE HANDLE KITCHEN - CHROME PLATED FINISH - ADA FOR LEVEL HANDLE WITH 45312 PRESSURE BALANCING CYCLING VALVE
	4	RANGE	FRIGIDAIRE	FFEF3010T W	WHITE	ENERGY STAR/ ADA COMPLIANT SEE LOCATION OS ELECTRICAL OUTLET THAT ALLOWS FOR FLUSH-TO-WALL INSTALLATION
	5	REFRIGERATOR	GE	GTE18ETHWW		
P-5	6	WASHER/DRYER COMBO				
P-5H	7	WASHER (FRONT LOADING)				
P-5H	8	DRYER				

GRAPHIC SCALE

0 1' 2' 3' 4' 5' 10' 20'

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

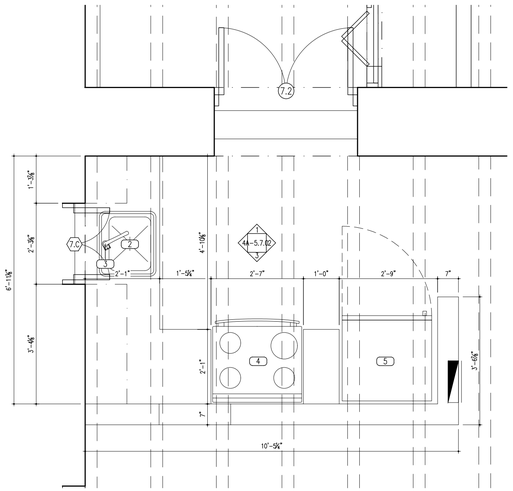
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

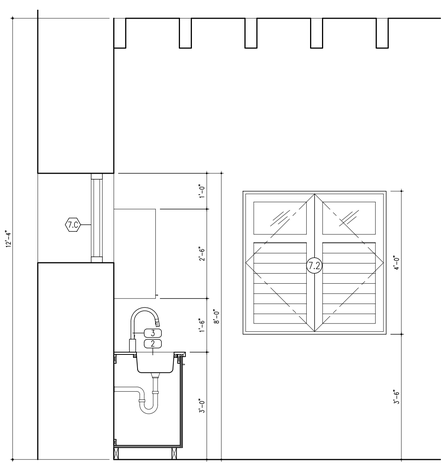
TITLE:
LOT A-KITCHEN ELEVATIONS BLDNG 6

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-5.6.0

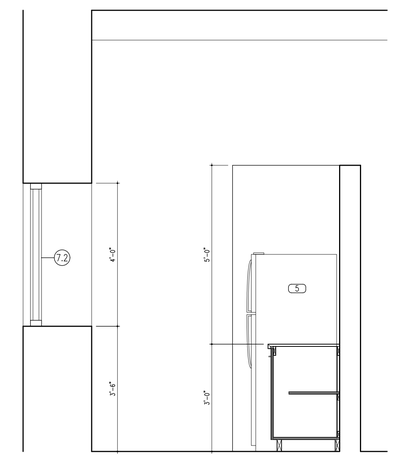
ROSSILUGO ARCHITECTURE



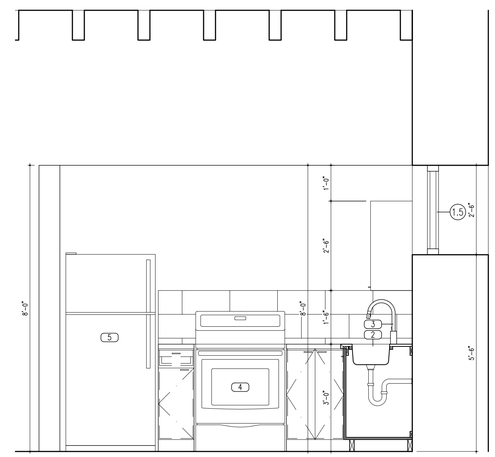
1 A-5.7.0 BUILDING 7, 1ST LEVEL KITCHEN FLOOR PLAN
SCALE: 1/2" = 1'-0"



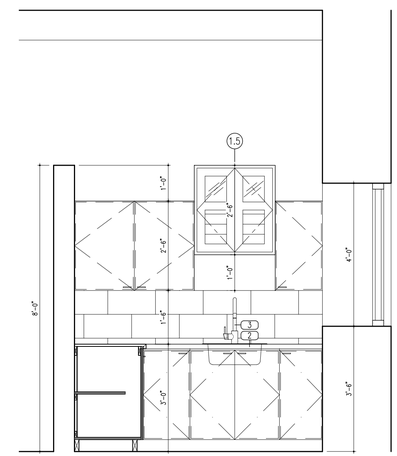
1 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



2 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



4 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

GRAPHIC SCALE

0 1' 2' 3' 4' 5' 10' 20'

KITCHEN CABINETS:

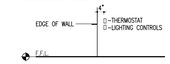
1. REFER TO BUILDING IMPROVEMENTS NOTES (A-0.0) FOR KITCHEN CABINETS SCOPE OF WORK.

KITCHEN/LAUNDRY EQUIPMENT & ACCESSORIES SCHEDULE (Equal or similar to)

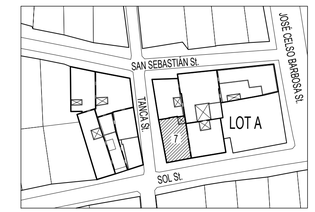
PLUMBING ID	MKD	EQUIPMENT	MANUFACTURER	MODEL	FINISH	NOTES
P-4A	1	KITCHEN SINK - DOUBLE BOWL	ELKAY	K23322	SATIN	DAYTON STAINLESS STEEL 33" X 22" X 6-1/16", EQUAL DOUBLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
P-4	2	KITCHEN SINK - SINGLE BOWL	ELKAY	K12522	SATIN	DAYTON STAINLESS STEEL 25" X 22" X 6-1/16", SINGLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
	3	SINK FAUCET & VALVE	MOEN	CA47511	CHROME PLATED	FLAGSTONE ONE HANDLE KITCHEN - CHROME PLATED FINISH - ADA FOR LEVEL HANDLE WITH 45312 PRESSURE BALANCING CYCLING VALVE
	4	RANGE	FRIGIDAIRE	FFEF3010T W	WHITE	ENERGY STAR/ ADA COMPLIANT SEE LOCATION OS ELECTRICAL OUTLET THAT ALLOWS FOR FLUSH-TO-WALL INSTALLATION
	5	REFRIGERATOR	GE	GTE18ETHWW		
P-5	6	WASHER/DRYER COMBO				
P-5H	7	WASHER (FRONT LOADING)				
P-5H	8	DRYER				

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. 8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

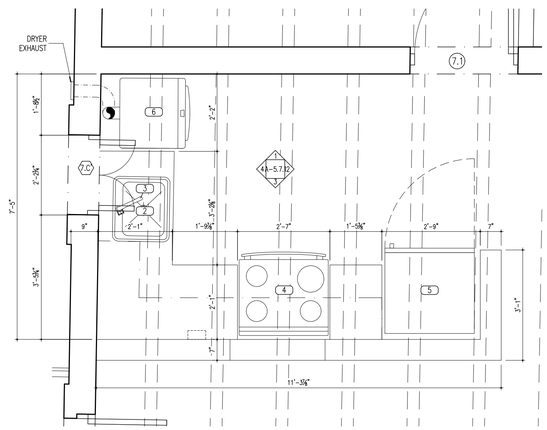
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT A-KITCHEN ELEVATIONS BLDNG 7

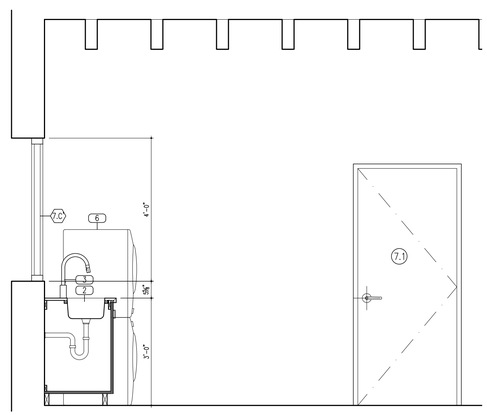
OWNER: SAN SE. LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-5.7.0

ROSSILUGO ARCHITECTURE



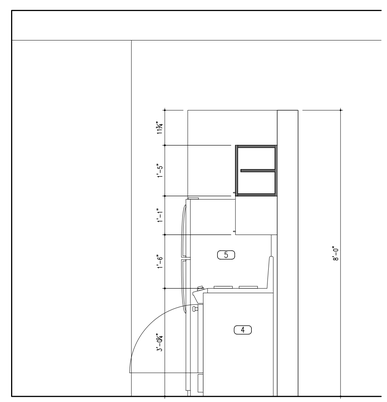
1 A-5.7.1 BUILDING 7, 2ND LEVEL KITCHEN FLOOR PLAN

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



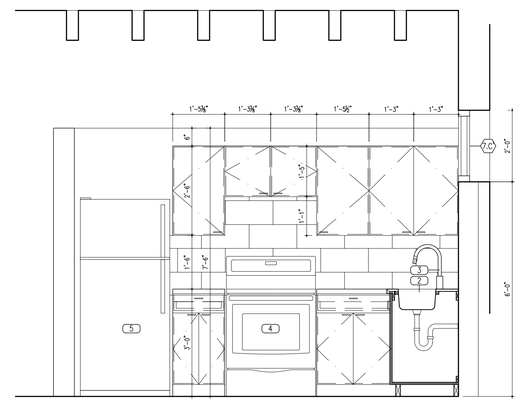
1 INTERIOR ELEVATION

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



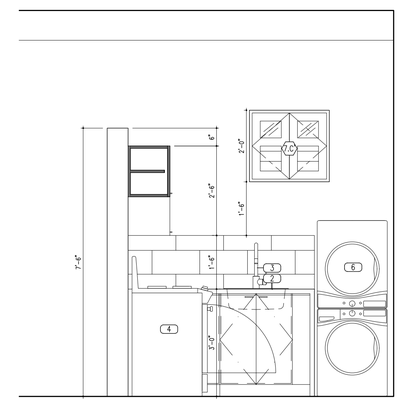
2 INTERIOR ELEVATION

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



3 INTERIOR ELEVATION

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



4 INTERIOR ELEVATION

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

GRAPHIC SCALE

0 1' 2' 3' 4' 5' 10' 20'

KITCHEN CABINETS:

1. REFER TO BUILDING IMPROVEMENTS NOTES (A-0.0) FOR KITCHEN CABINETS SCOPE OF WORK.

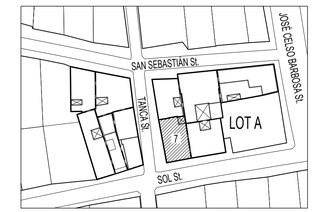
KITCHEN/LAUNDRY EQUIPMENT & ACCESSORIES SCHEDULE (Equal or similar to)

PLUMBING ID	MKD	EQUIPMENT	MANUFACTURER	MODEL	FINISH	NOTES
P-4A	1	KITCHEN SINK - DOUBLE BOWL	ELKAY	K23322	SATIN	DAYTON STAINLESS STEEL 33" X 22" X 6-1/16", EQUAL DOUBLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
P-4	2	KITCHEN SINK - SINGLE BOWL	ELKAY	K12522	SATIN	DAYTON STAINLESS STEEL 25" X 22" X 6-1/16", SINGLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
	3	SINK FAUCET & VALVE	MOEN	CA47511	CHROME PLATED	FLAGSTONE ONE HANDLE KITCHEN - CHROME PLATED FINISH - ADA FOR LEVEL HANDLE WITH 45312 PRESSURE BALANCING CYCLING VALVE
	4	RANGE	FRIGIDAIRE	FFEF3010T W	WHITE	ENERGY STAR/ ADA COMPLIANT SEE LOCATION OS ELECTRICAL OUTLET THAT ALLOWS FOR FLUSH-TO-WALL INSTALLATION
	5	REFRIGERATOR	GE	GTE18ETHWW		
P-5	6	WASHER/DRYER COMBO				
P-5H	7	WASHER (FRONT LOADING)				
P-5H	8	DRYER				

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. 8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

NUM.	DESCRIPTION	DATE

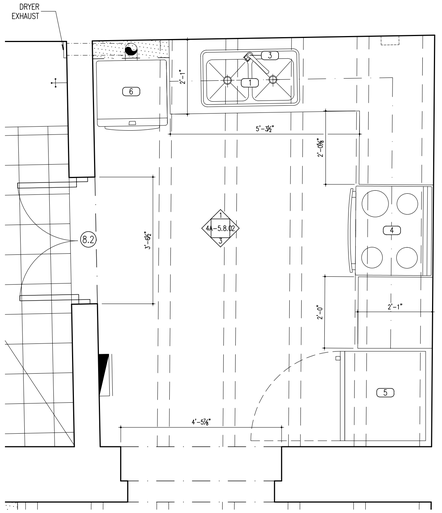
SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:

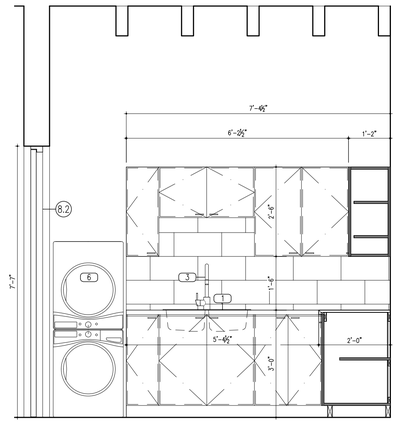
LOT A-KITCHEN ELEVATIONS BLDNG 7

OWNER: SAN SE. LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-5.7.1

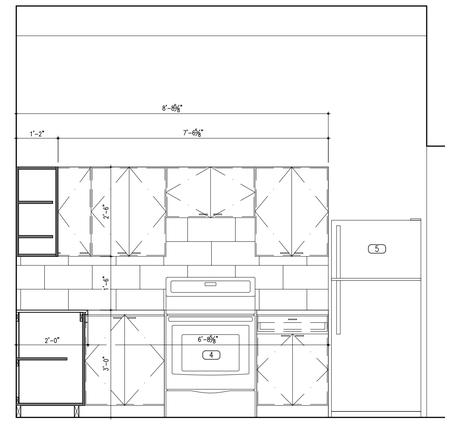
ROSSILUGO ARCHITECTURE



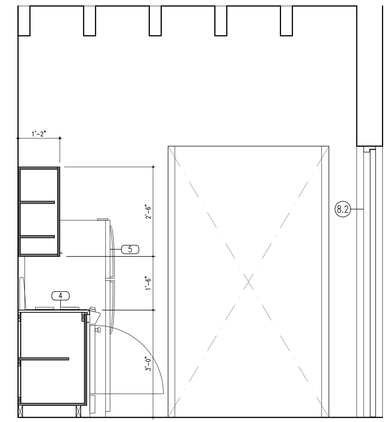
1 A-5.8.0 BUILDING 8, 1ST LEVEL KITCHEN FLOOR PLAN
SCALE: 1/2" = 1'-0"



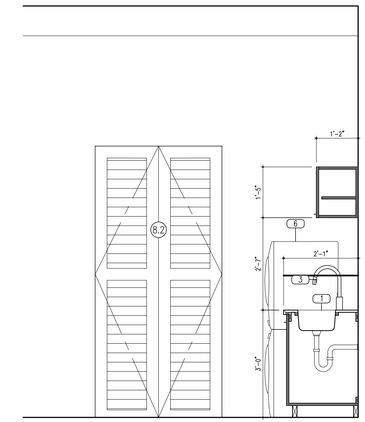
1 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



2 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



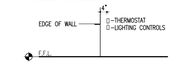
3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



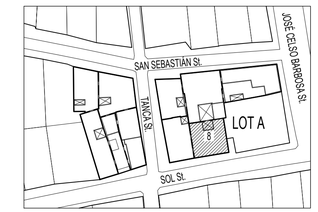
4 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

NOTES

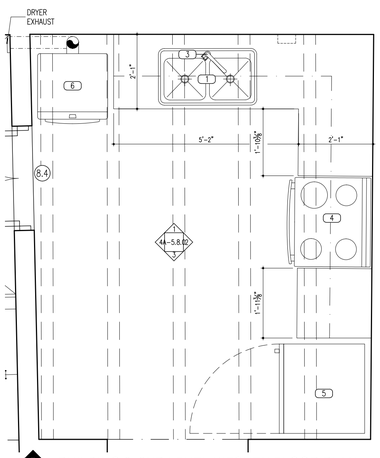
1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



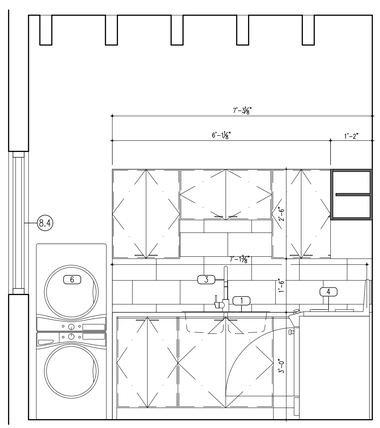
8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



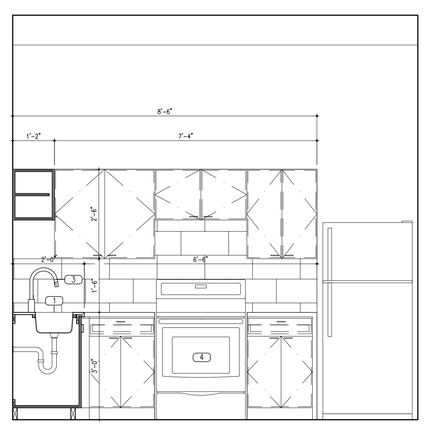
KEY PLAN



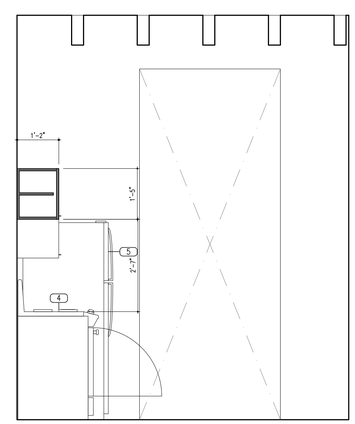
1 A-5.8.0 BUILDING 8, 2ND LEVEL KITCHEN FLOOR PLAN
SCALE: 1/2" = 1'-0"



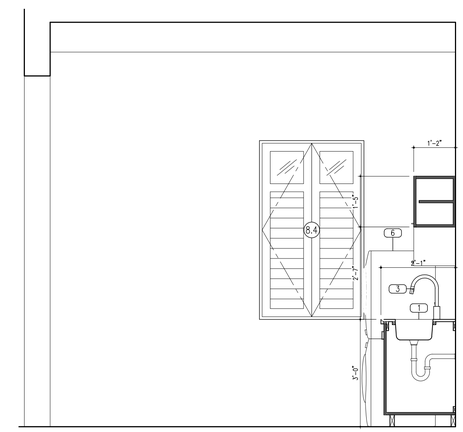
1 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



2 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



4 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

KITCHEN CABINETS:

1. REFER TO BUILDING IMPROVEMENTS NOTES (A-0.0) FOR KITCHEN CABINETS SCOPE OF WORK.

KITCHEN/LAUNDRY EQUIPMENT & ACCESSORIES SCHEDULE (Equal or similar to)

PLUMBING ID	MKD	EQUIPMENT	MANUFACTURER	MODEL	FINISH	NOTES
P-4A	1	KITCHEN SINK - DOUBLE BOWL	ELKAY	K23322	SATIN	DAYTON STAINLESS STEEL 33" X 22" X 6-1/16", EQUAL DOUBLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
P-4	2	KITCHEN SINK - SINGLE BOWL	ELKAY	K12522	SATIN	DAYTON STAINLESS STEEL 25" X 22" X 6-1/16", SINGLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
	3	SINK FAUCET & VALVE	MOEN	CA47511	CHROME PLATED	FLAGSTONE ONE HANDLE KITCHEN - CHROME PLATED FINISH - ADA FOR LEVEL HANDLE WITH 45312 PRESSURE BALANCING CYCLING VALVE
	4	RANGE	FRIGIDAIRE	FFEF3010T W	WHITE	ENERGY STAR/ ADA COMPLIANT SEE LOCATION OS ELECTRICAL OUTLET THAT ALLOWS FOR FLUSH-TO-WALL INSTALLATION
	5	REFRIGERATOR	GE	GTE18ETHWW		
P-5	6	WASHER/DRYER COMBO				
P-5H	7	WASHER (FRONT LOADING)				
P-5H	8	DRYER				

GRAPHIC SCALE

0 1' 2' 3' 4' 5' 10' 20'

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. 8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

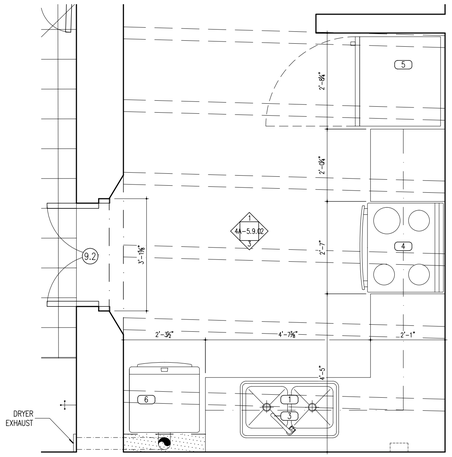
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

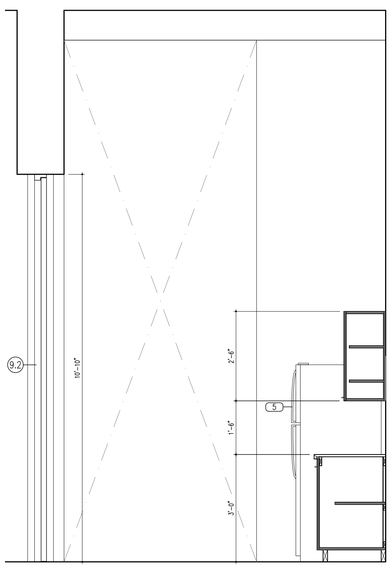
TITLE:
LOT A-KITCHEN ELEVATIONS BLDNG 8

OWNER: SAN SE. LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-5.8.0

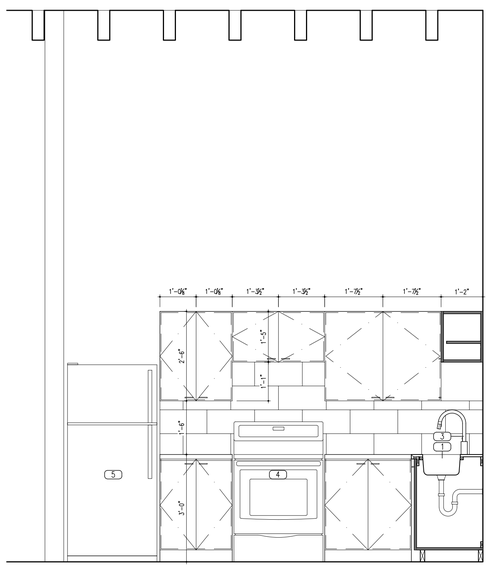
ROSSILUGO ARCHITECTURE



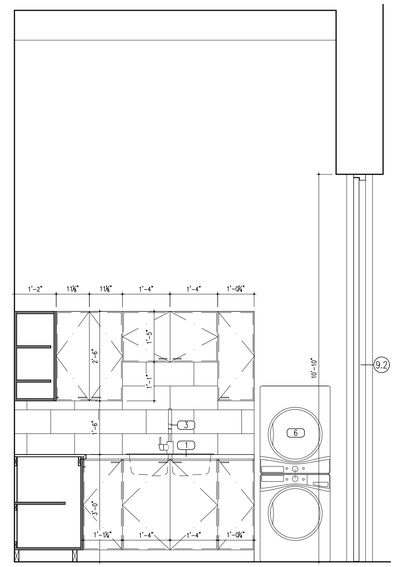
1 A-5.9.0 BUILDING 9, 1ST LEVEL KITCHEN FLOOR PLAN
SCALE: 1/2" = 1'-0"



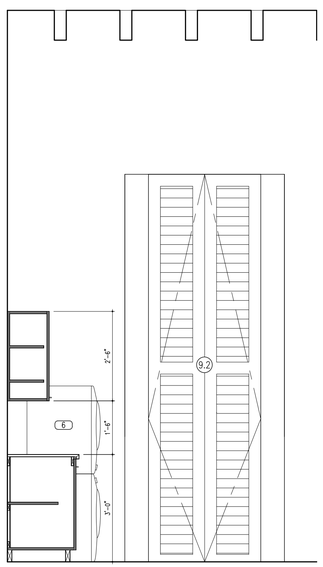
1 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



2 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



4 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

KITCHEN CABINETS:

1. REFER TO BUILDING IMPROVEMENTS NOTES (A-0.0) FOR KITCHEN CABINETS SCOPE OF WORK.

KITCHEN/LAUNDRY EQUIPMENT & ACCESSORIES SCHEDULE (Equal or similar to)

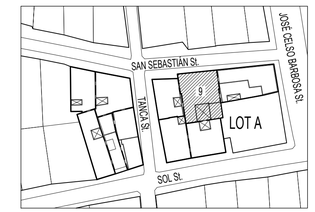
PLUMBING ID	MKD	EQUIPMENT	MANUFACTURER	MODEL	FINISH	NOTES
P-4A	1	KITCHEN SINK – DOUBLE BOWL	ELKAY	K23322	SATIN	DAYTON STAINLESS STEEL 33" X 22" X 6-1/16", EQUAL DOUBLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
P-4	2	KITCHEN SINK – SINGLE BOWL	ELKAY	K12522	SATIN	DAYTON STAINLESS STEEL 25" X 22" X 6-1/16", SINGLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
	3	SINK FAUCET & VALVE	MOEN	CA47511	CHROME PLATED	FLAGSTONE ONE HANDLE KITCHEN – CHROME PLATED FINISH – ADA FOR LEVEL HANDLE WITH 45312 PRESSURE BALANCING CYCLING VALVE
	4	RANGE	FRIGIDAIRE	FFEF3010T W	WHITE	ENERGY STAR/ ADA COMPLIANT SEE LOCATION OS ELECTRICAL OUTLET THAT ALLOWS FOR FLUSH-TO-WALL INSTALLATION
	5	REFRIGERATOR	GE	GTE18ETHWW		
P-5	6	WASHER/DRYER COMBO				
P-5H	7	WASHER (FRONT LOADING)				
P-5H	8	DRYER				

GRAPHIC SCALE
0 1' 2' 3' 4' 5' 10' 20'

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. 8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

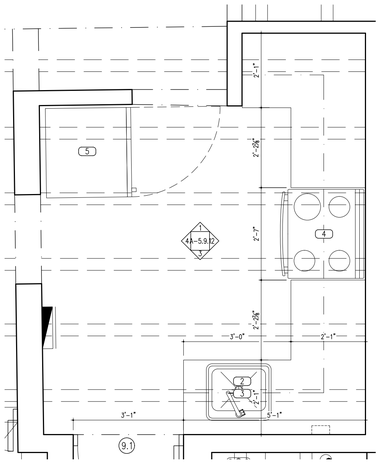
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

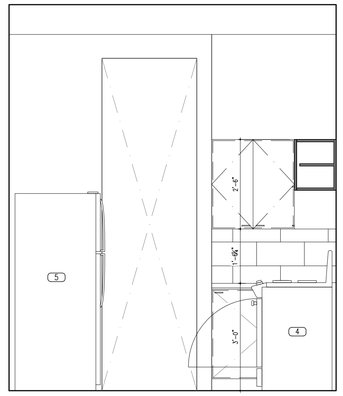
TITLE:
LOT A-KITCHEN ELEVATIONS BLDNG 9

OWNER: SAN SE. LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-5.9.0

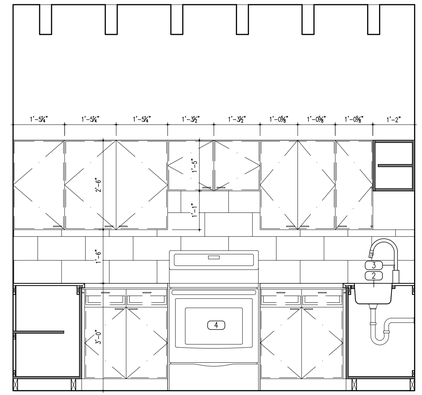
ROSSILUGO ARCHITECTURE



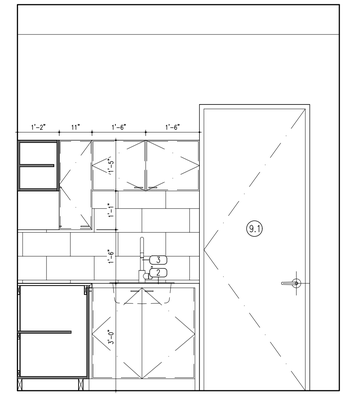
1 A-5.9.1 BUILDING 9, 2ND LEVEL KITCHEN FLOOR PLAN
SCALE: 1/2" = 1'-0"



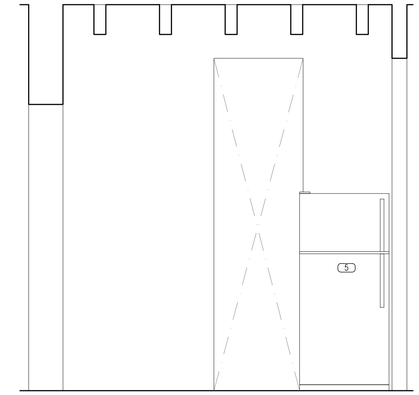
1 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



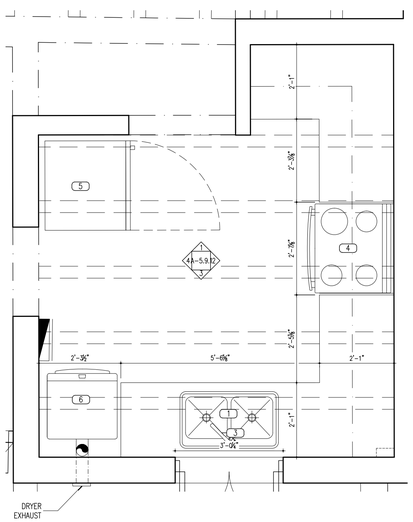
2 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



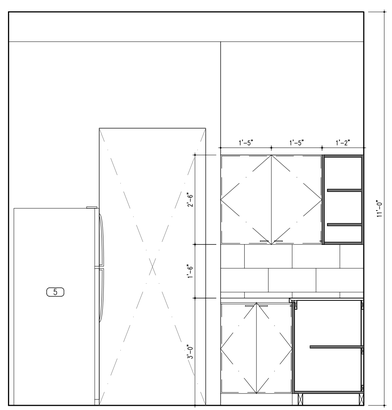
3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



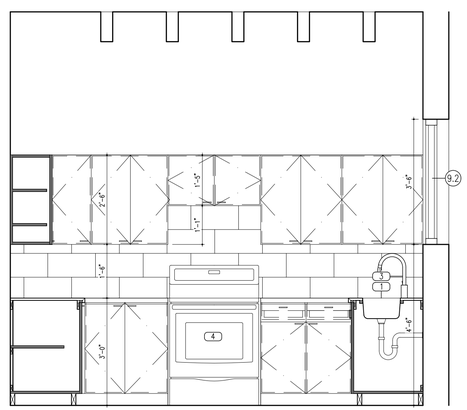
4 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



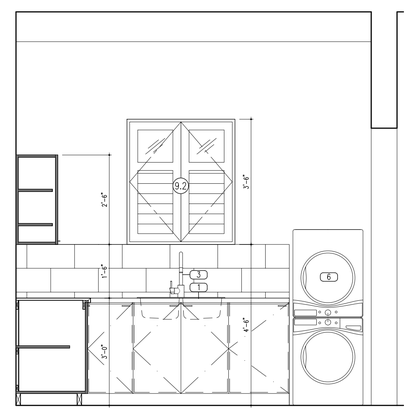
1 A-5.9.1 BUILDING 9, 3RD LEVEL KITCHEN FLOOR PLAN
SCALE: 1/2" = 1'-0"



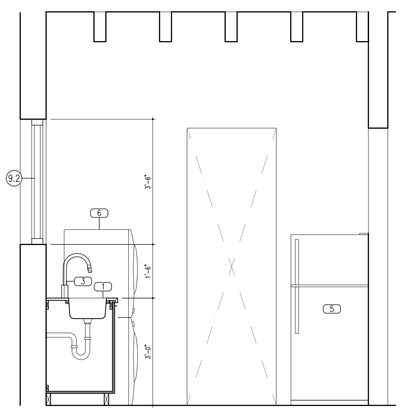
1 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



2 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



4 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

GRAPHIC SCALE

0 1' 2' 3' 4' 5' 10' 20'

KITCHEN CABINETS:

1. REFER TO BUILDING IMPROVEMENTS NOTES (A-0.0) FOR KITCHEN CABINETS SCOPE OF WORK.

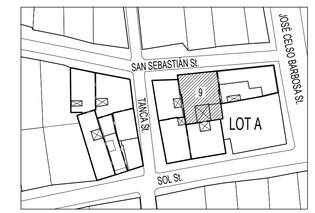
KITCHEN/LAUNDRY EQUIPMENT & ACCESSORIES SCHEDULE (Equal or similar to)

PLUMBING ID	MKD	EQUIPMENT	MANUFACTURER	MODEL	FINISH	NOTES
P-4A	1	KITCHEN SINK - DOUBLE BOWL	ELKAY	K23322	SATIN	DAYTON STAINLESS STEEL 33" X 22" X 6-1/16", EQUAL DOUBLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
P-4	2	KITCHEN SINK - SINGLE BOWL	ELKAY	K12522	SATIN	DAYTON STAINLESS STEEL 25" X 22" X 6-1/16", SINGLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
	3	SINK FAUCET & VALVE	MOEN	CA47511	CHROME PLATED	FLAGSTONE ONE HANDLE KITCHEN - CHROME PLATED FINISH - ADA FOR LEVEL HANDLE WITH 45312 PRESSURE BALANCING CYCLING VALVE
	4	RANGE	FRIGIDAIRE	FFEF3010T W	WHITE	ENERGY STAR/ ADA COMPLAINT SEE LOCATION OS ELECTRICAL OUTLET THAT ALLOWS FOR FLUSH-TO-WALL INSTALLATION
	5	REFRIGERATOR	GE	GTE18ETHWW		
P-5	6	WASHER/DRYER COMBO				
P-5H	7	WASHER (FRONT LOADING)				
P-5H	8	DRYER				

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. 8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

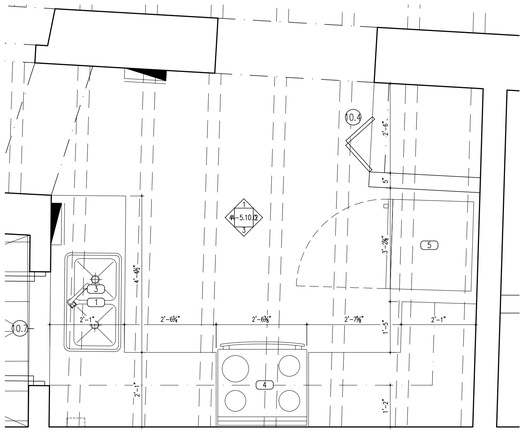
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

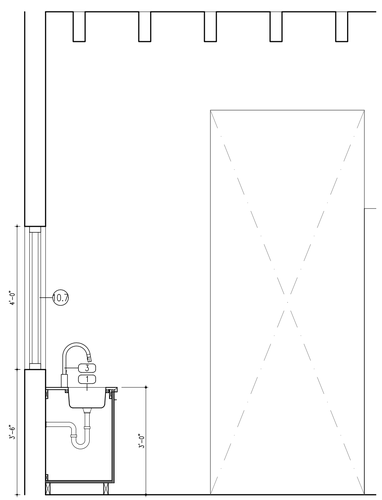
TITLE:
LOT A-KITCHEN ELEVATIONS BLDNG 9

OWNER: SAN SE. LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 / 09
SHEET: A-5.9.1

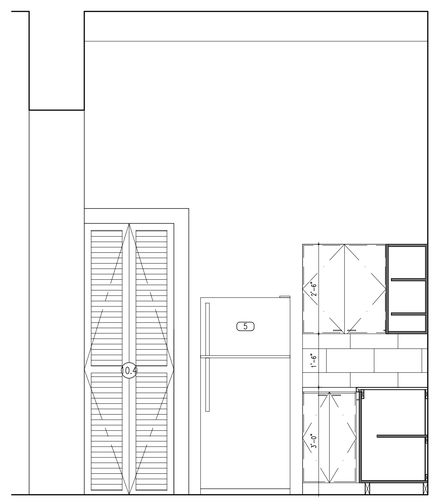
ROSSILUGO ARCHITECTURE



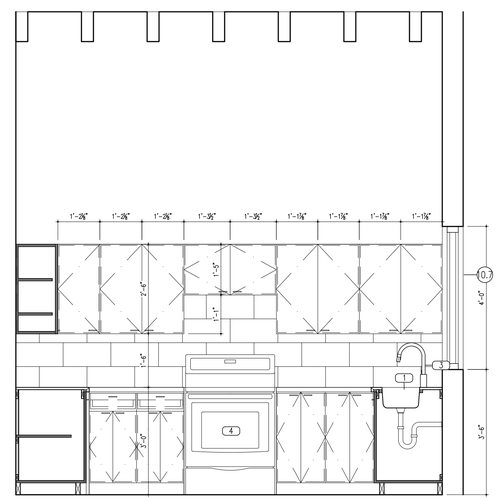
1 A-5.10.0 BUILDING 10, 1ST LEVEL KITCHEN FLOOR PLAN
SCALE: 1/2" = 1'-0"



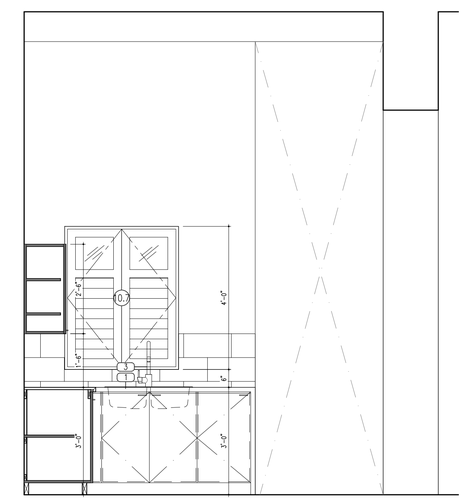
1 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



2 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



4 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

KITCHEN CABINETS:

1. REFER TO BUILDING IMPROVEMENTS NOTES (A-0.0) FOR KITCHEN CABINETS SCOPE OF WORK.

KITCHEN/LAUNDRY EQUIPMENT & ACCESSORIES SCHEDULE (Equal or similar to)

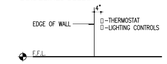
PLUMBING ID	MKD	EQUIPMENT	MANUFACTURER	MODEL	FINISH	NOTES
P-4A	1	KITCHEN SINK - DOUBLE BOWL	ELKAY	K23322	SATIN	DAYTON STAINLESS STEEL 33" X 22" X 6-1/16", EQUAL DOUBLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
P-4	2	KITCHEN SINK - SINGLE BOWL	ELKAY	K12522	SATIN	DAYTON STAINLESS STEEL 25" X 22" X 6-1/16", SINGLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
	3	SINK FAUCET & VALVE	MOEN	CA47511	CHROME PLATED	FLAGSTONE ONE HANDLE KITCHEN - CHROME PLATED FINISH - ADA FOR LEVEL HANDLE WITH 45312 PRESSURE BALANCING CYCLING VALVE
	4	RANGE	FRIGIDAIRE	FFEF3010T W	WHITE	ENERGY STAR/ ADA COMPLIANT SEE LOCATION OS ELECTRICAL OUTLET THAT ALLOWS FOR FLUSH-TO-WALL INSTALLATION
	5	REFRIGERATOR	GE	GTE18ETHWW		
P-5	6	WASHER/DRYER COMBO				
P-5H	7	WASHER (FRONT LOADING)				
P-5H	8	DRYER				

GRAPHIC SCALE

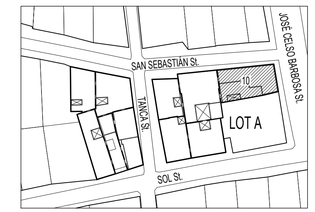
0 1' 2' 3' 4' 5' 10' 20'

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. 8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

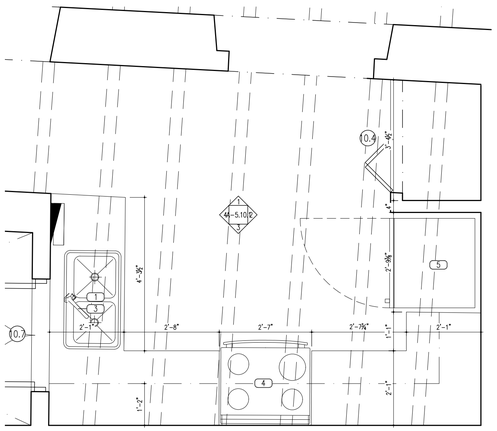
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

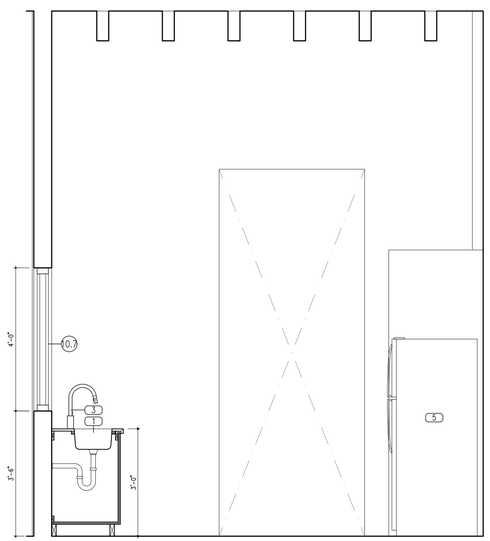
TITLE:
LOT A-KITCHEN ELEVATIONS BLDNG 10

OWNER: SAN SE. LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-5.10.0

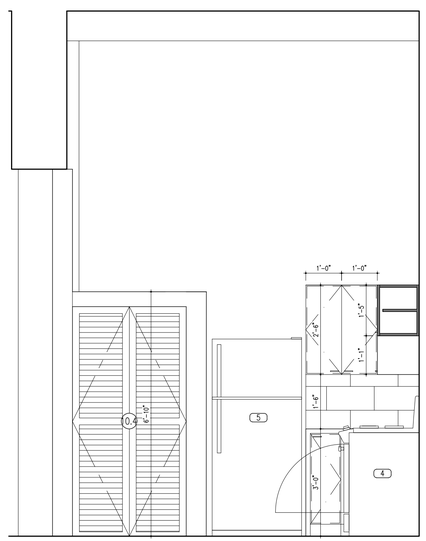
ROSSILUGO ARCHITECTURE



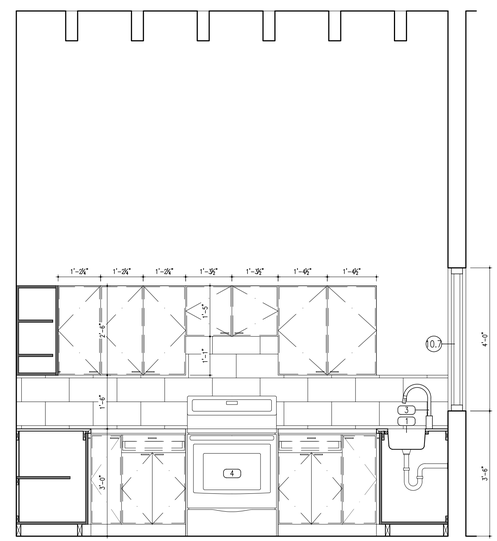
1 / A-5.10.1 BUILDING 10, 2ND LEVEL KITCHEN FLOOR PLAN
SCALE: 1/2" = 1'-0"



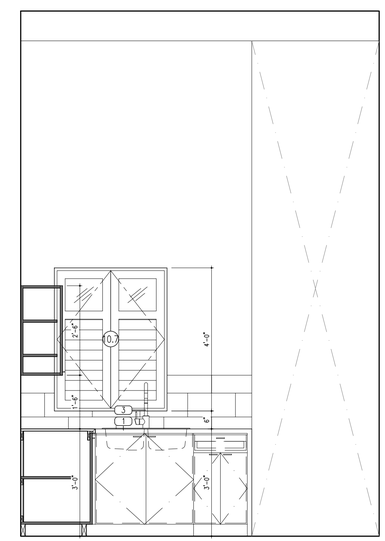
1 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



2 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



4 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

KITCHEN CABINETS:

1. REFER TO BUILDING IMPROVEMENTS NOTES (A-0.0) FOR KITCHEN CABINETS SCOPE OF WORK.

KITCHEN/LAUNDRY EQUIPMENT & ACCESSORIES SCHEDULE (Equal or similar to)

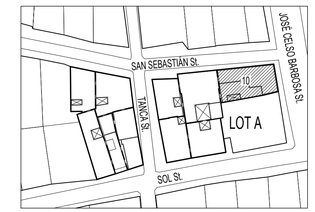
PLUMBING ID	MKD	EQUIPMENT	MANUFACTURER	MODEL	FINISH	NOTES
P-4A	1	KITCHEN SINK - DOUBLE BOWL	ELKAY	K23322	SATIN	DAYTON STAINLESS STEEL 33" X 22" X 6-1/16", EQUAL DOUBLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
P-4	2	KITCHEN SINK - SINGLE BOWL	ELKAY	K12522	SATIN	DAYTON STAINLESS STEEL 25" X 22" X 6-1/16", SINGLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
	3	SINK FAUCET & VALVE	MOEN	CA47511	CHROME PLATED	FLAGSTONE ONE HANDLE KITCHEN - CHROME PLATED FINISH - ADA FOR LEVEL HANDLE WITH 45312 PRESSURE BALANCING CYCLING VALVE
	4	RANGE	FRIGIDAIRE	FFEF3010T W	WHITE	ENERGY STAR/ ADA COMPLIANT SEE LOCATION OS ELECTRICAL OUTLET THAT ALLOWS FOR FLUSH-TO-WALL INSTALLATION
	5	REFRIGERATOR	GE	GTE18ETHWW		
P-5	6	WASHER/DRYER COMBO				
P-5H	7	WASHER (FRONT LOADING)				
P-5H	8	DRYER				

GRAPHIC SCALE
0 1' 2' 3' 4' 5' 10' 20'

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. 8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

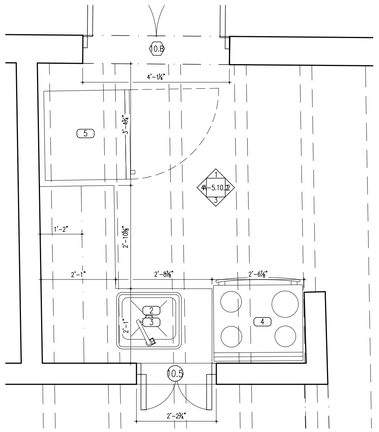
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

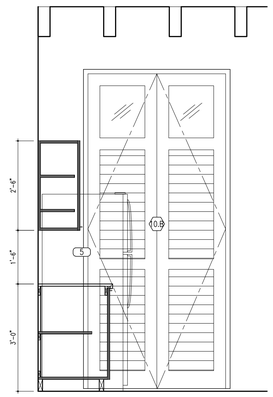
TITLE:
LOT A-KITCHEN ELEVATIONS BLDNG 10

OWNER: SAN SE. LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 / 09
SHEET: A-5.10.1

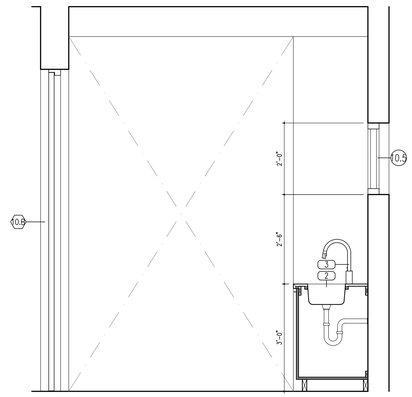
ROSSILUGO ARCHITECTURE



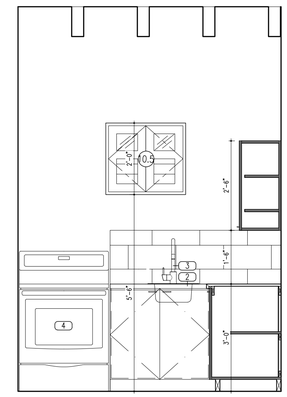
1 A-5.10.2 BUILDING 10, 2ND LEVEL KITCHEN FLOOR PLAN
SCALE: 1/2" = 1'-0"



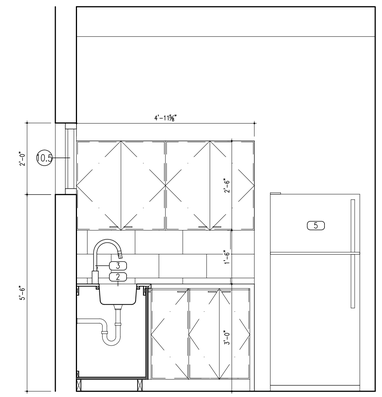
1 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



2 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



4 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

GRAPHIC SCALE

0 1' 2' 3' 4' 5' 10' 20'

KITCHEN CABINETS:

1. REFER TO BUILDING IMPROVEMENTS NOTES (A-0.0) FOR KITCHEN CABINETS SCOPE OF WORK.

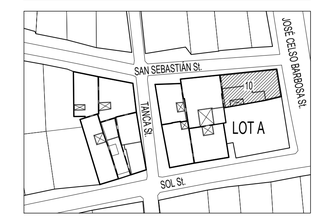
KITCHEN/LAUNDRY EQUIPMENT & ACCESSORIES SCHEDULE (Equal or similar to)

PLUMBING ID	MKD	EQUIPMENT	MANUFACTURER	MODEL	FINISH	NOTES
P-4A	1	KITCHEN SINK - DOUBLE BOWL	ELKAY	K23322	SATIN	DAYTON STAINLESS STEEL 33" X 22" X 6-1/16", EQUAL DOUBLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
P-4	2	KITCHEN SINK - SINGLE BOWL	ELKAY	K12522	SATIN	DAYTON STAINLESS STEEL 25" X 22" X 6-1/16", SINGLE BOWL DROP-IN SINK. COMPLIANT WITH ADA & ICC A117.1
	3	SINK FAUCET & VALVE	MOEN	CA47511	CHROME PLATED	FLAGSTONE ONE HANDLE KITCHEN - CHROME PLATED FINISH - ADA FOR LEVEL HANDLE WITH 45312 PRESSURE BALANCING CYCLING VALVE
	4	RANGE	FRIGIDAIRE	FFEF3010T W	WHITE	ENERGY STAR/ ADA COMPLAINT SEE LOCATION OS ELECTRICAL OUTLET THAT ALLOWS FOR FLUSH-TO-WALL INSTALLATION
	5	REFRIGERATOR	GE	GTE18ETHWW		
P-5	6	WASHER/DRYER COMBO				
P-5H	7	WASHER (FRONT LOADING)				
P-5H	8	DRYER				

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

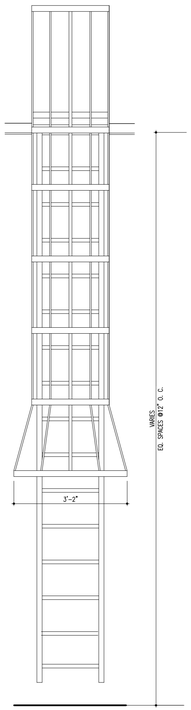
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS FULL REHABILITATION SAN JUAN, P.R.

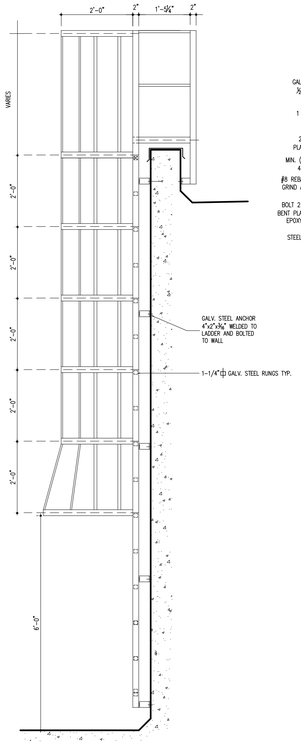
TITLE:
LOT A-KITCHEN ELEVATIONS BLDNG 10

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 09
SHEET: A-5.10.2

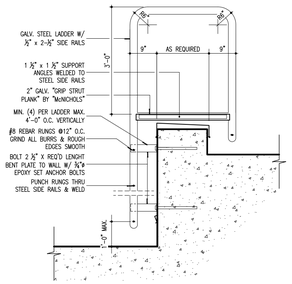
ROSSILUGO ARCHITECTURE



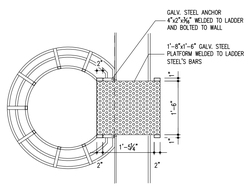
ELEVATION



SECTION



LADDER TYPE B



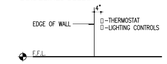
FLOOR PLAN

LADDER TYPE A

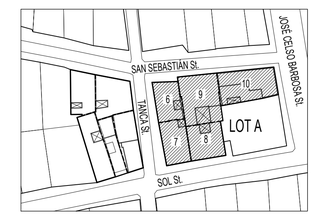
1 / A-6.0 **TYPICAL LADDER DETAIL**
SCALE: 1/2" = 1'-0"

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO LUGO, ARQUITECTO, LICENCIA 8495, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT A-TYPICAL DETAILS

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEP 2021
PROJECT: 20 / 09
SHEET: A-6.0

ROSSILUGO ARCHITECTURE

GENERAL STRUCTURAL NOTES

UNLESS SHOWN OR OTHERWISE NOTED ON THE CONTRACT DRAWINGS, THE FOLLOWING NOTES SHALL APPLY FOR USE ON THIS PROJECT.

A. APPLICABLE CODES

COMMONWEALTH OF PUERTO RICO ADOPTED BUILDING CODE, PRBC–2018, PUERTO RICO EXISTING BUILDING CODE, PREBC–2018, INTERNATIONAL BUILDING CODE, IBC–2018, INTERNATIONAL EXISTING BUILDING CODE, IEBC–2018, ASCE 7–16 AND ASCE 41–13

B. ELEVATION DATUM

ALL ELEVATIONS ARE REFERENCED TO MEAN SEA LEVEL UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL DRAWINGS OR SITE PLANT FOR ACTUAL ELEVATIONS.

C. GENERAL

1. CONSTRUCTED IN ACCORDANCE WITH DETAILS SHOWN FOR SIMILAR CONDITIONS AND MATERIALS AND IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS.

2. NO CONCRETE FOR SLABS–ON–GRADE SHALL BE PLACED WITHOUT AN INSPECTION OF THE SUBGRADE AND A WRITTEN AUTHORIZATION BY THE ARCHITECT OR SOILS ENGINEER TO PROCEED WITH THE PLACEMENT OF THE SLAB.

3. CONCRETE FLOOR SLAB–ON–GRADE THICKNESS, STRENGTH, JOINTING AND REINFORCING ARE PER THE OWNERS AND/OR TENANTS SPECIFICATIONS. THEY ARE SHOWN ON THE PLANS FOR INFORMATION ONLY.

4. THE OWNER SHALL RETAIN A QUALIFIED PROFESSIONAL TO OBSERVE THE CONSTRUCTION IN ORDER TO VERIFY THAT THE BUILDING IS BEING CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

D. EARTHWORK

EARTHWORK OPERATIONS SHALL BE PERFORMED UNDER THE DIRECTION OF A PROFESSIONAL TESTING AGENCY TO ASSURE COMPLIANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT.

E. FOUNDATIONS

1. THE FOUNDATIONS FOR THIS BUILDING ARE DESIGNED AS SPREAD FOOTINGS AND MAT FOUNDATION, AND ARE TO BEAR ON NATURAL SOIL.

2. IF UNSOUND SOIL CONDITIONS ARE ENCOUNTERED, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE SOILS ENGINEER AND STRUCTURAL ENGINEER BEFORE PROCEEDING.

3. EXCAVATIONS FOR FOOTINGS SHALL BE CUT TRUE TO LINE AND GRADE. THE SIDES OF ALL FOOTINGS SHALL BE FORMED WHERE SOIL CONDITIONS ARE SUCH THAT THE SIDES OF THE EXCAVATIONS WILL STAND FIRM, VERTICAL AND SQUARE. THE SIDES OF THE FOOTING MAY BE CAST DIRECTLY AGAINST THE EARTH.

F. CONCRETE

CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301–89, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS," ACI 318–95 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND ACI 350R–89, "ENVIROMENTAL. ENGINEERING CONCRETE STRUCTURES" MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS BELOW.

1. REINFORCING STEEL SHALL BE GRADE 60 STEEL CONFORMING TO ASTM SPECIFICATION A615 (INCLUDING S1), A616, OR A617, LATEST EDITION. WHERE WELDING OF REINFORCING STEEL IS REQUIRED, THE REINFORCING STEEL USED SHALL HAVE THE PROPER COMPOSITION TO BE WELDABLE OR SHALL BE ASTM A706. WELDING SHALL BE IN ACCORDANCE WITH THE "STRUCTURAL WELDING CODE–REINFORCING STEEL" (AWS D1.4) OF THE AMERICAN WELDING SOCIETY, LATEST EDITION.

2. CONCRETE SHALL BE NORMAL WEIGHT STONE AGGREGATE, UNLESS OTHERWISE NOTED, AND SHALL DEVELOP THE FOLLOWING 28–DAY COMPRESSIVE STRENGTH (UNLESS OTHERWISE INDICATED ON DRAWINGS):

FOOTINGS & WALLS:	3,000 PSI (MAX. W/C RATIO 0.58)
GROUND & STRUCTURAL FLOOR SLABS:	3,000 PSI (MAX. W/C RATIO 0.55)
ROOF SLABS:	3,500 PSI (MAX. W/C RATIO 0.52)
CISTERNS WALL & FLOOR SLAB:	4,000 PSI (MAX. W/C RATIO 0.45)
OTHER EXTERIOR FLATWORK:	3,000 PSI (MAX. W/C RATIO 0.58)

3. CONCRETE COVER FOR REINFORCING STEEL PROTECTION SHALL BE AS REQUIRED BY ACI 318–14 CODE, BUT NO LESS AS SPECIFIED BELOW:

(a) CONCRETE CAST AGAINST AND EXPOSED TO EARTH — 3"

(b) CONCRETE EXPOSED TO EARTH — 2"

(C) CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH.
SLABS, WALLS & JOISTS:
#14 & #18 BARS — 1½"
#11 AND SMALLER BARS — 1"
BEAMS & COLUMNS — 1½"

4. CONCRETE SLUMP SHALL BE 4" +/– 1".

5. WELDED WIRE FABRIC SHALL BE NEW MATERIAL IN ACCORDANCE WITH ASTM A185, LATEST EDITION. SIZE AS PER PLAN. WELDED WIRE FABRIC SHALL BE FURNISHED IN FLAT SHEETS ONLY. ROLLED WWF IS NOT ACCEPTABLE.

6. HEADED STUDS, SIZE AS PER PLAN, SHALL BE MADE FROM LOW CARBON STEEL CONFORMING TO ASTM A108 WITH A MINIMUM TENSILE STRENGTH OF 60,000 PSI AND A MINIMUM YIELD STRENGTH OF 50,000 PSI (0.2% OFFSET), AS MANUFACTURED BY TRW NELSON DIVISION OR APPROVED EQUAL.

7. DEFORMED BAR ANCHORS (DBA)'S, SIZE AS PER PLAN, SHALL BE NELSON, FLUX FILLED TYPE D2L, WELDED TO PLATES AS SHOWN ON THE DRAWINGS. ANCHORS SHALL BE MADE FROM ASTM A–108 COLD WORKED, DEFORMED WIRE PER ASTM A–496 AND SHALL BE WELDED PER THE MANUFACTURERS RECOMMENDATIONS. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER FOR USE OF OTHER BAR ANCHORS.

8. CONCRETE EXPANSION ANCHORS, SIZE AS PER PLAN, SHALL DEVELOP THE FOLLOWING MINIMUM WORKING LOAD CAPACITIES IN 3,000 PSI CONCRETE:

DIAMETER	MIN. EMBED.	TENSION	SHEAR
1/2"	2–1/4"	1,300 LBS.	2,000 LBS.
5/8"	2–3/4"	1,800 LBS.	3,000 LBS.
3/4"	3–1/4"	2,300 LBS.	4,000 LBS.
1"	4–1/2"	4,000 LBS.	7,600 LBS.

ALL CONCRETE ANCHORS SHALL BE ZINC PLATED IN ACCORDANCE WITH ASTM B633, SC1 TO PREVENT CORROSION. CONCRETE EXPANSION ANCHORS SHALL BE STUD TYPE "HILTI KWIK BOLT II" AS SUPPLIED BY HILTI FASTENING SYSTEMS. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER FOR THE USE OF OTHER EXPANSION ANCHORS. EXPANSION ANCHORS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

9. THE USE OF CONCRETE ADMIXTURES CONTAINING CHLORIDES IS PROHIBITED.

10. CONCRETE TESTS SHALL BE MADE FOR EACH 150 CUBIC YARDS, 5,000 SQUARE FEET OF SURFACE AREA, OR ANY FRACTION THEREOF, OF EACH MIX DESIGN OF CONCRETE PLACED IN ANY ONE DAY. FOR EACH TEST, A MINIMUM OF THREE TEST CYLINDERS SHALL BE MADE. WHEN A FLEXURAL STRENGTH IS SPECIFIED, A MINIMUM OF THREE TEST BEAMS SHALL ALSO BE MADE. ONE CYLINDER AND BEAM SHALL BE TESTED AT 7 DAYS AND TWO AT 28 DAYS. FOR TILT–UP WALL PANELS, ONE BEAM SHALL BE BROKEN AT 7 DAYS AND THE OTHER TWO AS REQUIRED TO ASSURE THAT THE REQUIRED FLEXURAL STRENGTH HAS BEEN REACHED PRIOR TO LIFTING; ALL CONCRETE TESTING TO BE PAID FOR BY THE OWNER. COPIES OF ALL CONCRETE TEST REPORTS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER.

11. GROUT UNDER STEEL COLUMNS SHALL BE NON–METALLIC; NON–SHRINK GROUT WITH A MINIMUM 28–DAY COMPRESSIVE STRENGHT OF 6,000 PSI.

12. FLY ASH SHALL NOT BE USED IN ANY CONCRETE FOR FLOOR SLABS–ON–GRADE OR WALL PANELS.

13. ALL CONCRETE SHALL CONTAIN A MINIMUM OF 527 POUNDS OF PORTLAND CEMENT PER CUBIC YARD.

14. ALL CONCRETE MIXES, EXCEPT FOR CISTERN WALLS & FLOOR SLABS, IN CONTACT WITH WATER, SHALL INCLUDE A CORROSION INHIBITOR, SUCH AS MASTERLIFE® CNI, BY BASF, AT 2.0 GALS/CY DOSAGE.

15. CONCRETE MIX FOR CISTERN WALLS & FLOOR SLABS, IN CONTACT WITH WATER, SHALL INCLUDE A CORROSION INHIBITOR, SUCH AS MASTERLIFE® CNI, BY BASF, AT 4.0 GALS/CY DOSAGE.

G. STRUCTURAL WOOD

1. ALL WOOD ELEMENTS FOR THE ROOF FRAMING ON THESE DRAWINGS TO BE CAMERÚ WOOD. AS ALTERNATIVE IPE WOOD COULD BE USED. HOWEVER THE SAME TYPE OF WOOD SHOULD BE USED THROUGHOUT THE PROJECT.

2. CAMERÚ WOOD SHALL MEET THE FOLLOWING MECHANICAL PROPERTIES AT 12% MOISTURE CONTENT:
CRUSHING STRENGTH : 13.8 KSI
STATIC BENDING STRENGTH : 21.3 KSI
MODULUS OF ELASTICITY : 3,400 KSI

3. WOOD MEMBER SIZES SHOWN ON THESE DRAWINGS ARE NET DIMENSION, NOT NOMINAL. THAT IS, INDICATED DIMENSIONS ARE THE ACTUAL DIMENSIONS REQUIRED FOR EACH MEMBER.

4. SPECIFIED PURLINS (JOISTS) AND RAFTER PREFABRICATED CONNECTORS TO BE THE ALUMIDI SERIES, AS MANUFACTURED BY ROTHOBLAAS, IN 6005 ALUMINUM ALLOY.

5. NAILS, SCREWS, RODS AND DOWELS TO BE IN STAINLESS STEEL OF THE SIZES INDICATED ON PLANS, SECTIONS AND/OR DETAILS.

6. CUMARÚ AND IPE WOOD ARE EXTREMELY HARD AND DENSE, SO PRE–DRILLING IS NECESSARY TO AVOID WOOD SPLITTING WHEN INSTALLING NAILS AND SCREWS.

7. REFER TO ARCHITECTURAL DRAWINGS FOR SURFACE APPLIED TINT OR TREATMENT.

H. EXISTING CONDITIONS

1. ALTHOUGH THE DESIGN DRAWINGS ARE BASED ON INFORMATION FURNISHED TO THE ENGINEER AND ARE BELIEVED TO BE ACCURATE, IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THEIR RESPECTIVE SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE STARTING CONSTRUCTION AND/OR FABRICATION OF ANY MATERIAL FOR THIS PROJECT. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER AND THE ENGINEER.

I. DESIGN DATA

ROOF LOAD
LIVE LOAD — 20 PSF
COLLATERAL LOAD ALLOWANCE — 5 PSF

BASIC WIND LOAD AS PER ASCE 7–16 FOR 220 MPH. WIND VELOCITY. VELOCITY, EXPOSURE D, CATEGORY II (I=1.00)

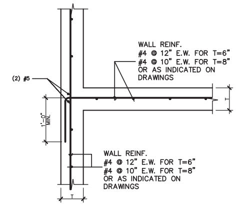
SEISMIC AS PER PRBC–2018 & ASCE 7–16, BLDG. CAT. II, SITE CLASS C, DESIGN CATEGORY D, S_s=1.12, S_1=0.40, S_{DS}=0.747, S_{D1}=0.373, F_s=0.150*W AT SERVICE

ALLOWABLE SOIL BEARING

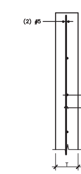
THE ALLOWABLE SOIL BEARING PRESSURE WAS ASSUMED ON 2,000 PSF AT 1'–6" BELOW EXISTING GROUND LEVEL FOR INDIVIDUAL SPREAD AND WALL FOOTINGS. ALL FOOTING TO BEAR ON NATURAL SOIL.

LEGEND & ABBREVIATION

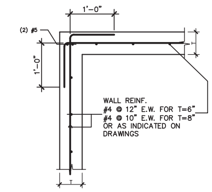
(line pattern)	CAST IN PLACE CONC. WALL OR COL. ABOVE & BELOW
(line pattern)	CAST IN PLACE CONC. WALL OR COL. ABOVE ONLY
(line pattern)	CAST IN PLACE CONC. WALL OR COL. BELOW ONLY
S.S.R.	SHEAR STRENGHT REQUIRED (PLF) FOR DIAPHRAGM ACTION
C.J.	CONSTRUCTION JOINT (SEE DETAIL)
S.C.J.	SOFT CUT JOINT (SEE DETAIL)
A.I.S.C.	AMERICAN INSTITUDE OF STEEL CONSTRUCTION
A.C.I.	AMERICAN CONCRETE INSTITUDE
P.C.I.	PRE–CAST CONCRETE INSTITUDE
A.W.S.	AMERICAN WELDING SOCIETY
P.R.B.C.	PUERTO RICO BUILDING CODE
E.W.	EACH WAY
T	TOP
B	BOTTOM
E.F.	EACH FACE
F.F.E.	FINISH FLOOR ELEVATION
R.E.	ROOF ELEVATION
T.O.S.	TOP OF STEEL
T.O.J.	TOP OF JOIST
T.O.B.	TOP OF BEAM
B.O.B.	BOTTOM OF BEAM
T.O.P.	TOP OF PARAPET
STL.	STEEL
B.U.R.	BUILT UP ROOFING
H.K.B.	HILTI KWIK BOLT 2
N.I.C.	NOT INCLUDED IN CONTRACT
ADD.	ADDITIONAL
COMP.	COMPLETE



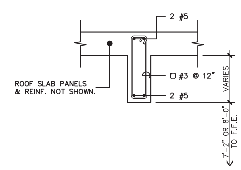
A / S001 — CONCRETE WALL INTERSECTION DETAIL



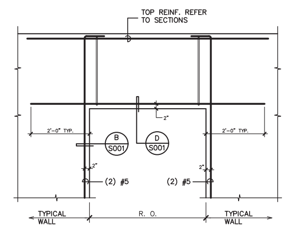
B / S001 — CONCRETE WALL END CONDITION DETAIL



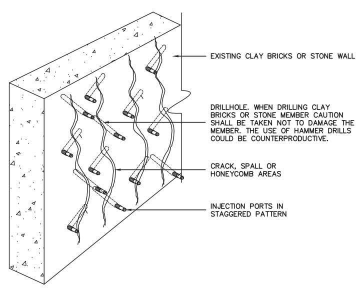
C / S001 — CONCRETE WALL CORNER DETAIL



D / S001 — TYPICAL DOOR LINTEL DETAIL



E / S001 — TYPICAL LINTEL OR BEAM ELEVATION
SCALE: 1/2" = 1'–0"



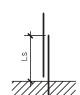
1. PUMP HELIBOND NON–SHRINK GROUT THRU INJECTION PORTS FOR 45 SECONDS AND THEN PAUSE TO ALLOW THE MATERIAL TO REACT AND FLOW INTO ALL OF THE VOIDS, CRACKS AND CREVICES.

2. WATCH FOR MATERIAL FLOW AND TO APPEAR ON THE SURFACE. WHEN MOVEMENT STOPS, BEGIN INJECTING INTO THE NEXT PACKER. CLEAN EXCESS AS REQUIRED.

3. WHEN FILLING VERTICAL CRACKS, AND LARGE SPALL OR HONEYCOMB AREAS, BEGIN INJECTING AT THE BOTTOM, PROCEED LATERALLY AND THEN WORK VERTICALLY ON THE CRACK AND/OR SPALL OR HONEYCOMB AREA.

4. IF CRACKS EXTEND THRU WALL, PLUG THE OPPOSITE SIDE WITH THE RECOMMENDED MORTAR. REFER TO PRESERVATION SPECIFICATIONS PREPARED BY THE PROJECT LEADER ARCHEOLOGIST.

F / S001 — CONCRETE WALL CRACKS INJECTION DETAIL

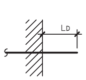


TENSION SPLICE SCHEDULE (F'c = 5,000 psi)

BAR	#3	#4	#5	#6	#7	#8
Ls (TOP)	24"	32"	40"	48"	56"	64"
Ls (OTHER)	18"	25"	32"	37"	44"	50"

(F'c = 4,000 psi)

BAR	#3	#4	#5	#6	#7	#8
Ls (TOP)	27"	36"	44"	53"	62"	71"
Ls (OTHER)	21"	27"	34"	41"	48"	55"

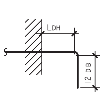


DEVELOPMENT LENGTH (STRAIGHT) SCHEDULE (F'c = 5,000 psi)

BAR	#3	#4	#5	#6	#7	#8
Ld (TOP)	20"	25"	31"	38"	44"	49"
Ld (OTHER)	15"	19"	24"	29"	34"	38"

(F'c = 4,000 psi)

BAR	#3	#4	#5	#6	#7	#8
Ld (TOP)	21"	27"	34"	42"	48"	55"
Ld (OTHER)	16"	21"	26"	32"	37"	42"



DEVELOPMENT LENGTH (HOOKED) SCHEDULE (F'c = 5,000 psi)

BAR	#3	#4	#5	#6	#7	#8
Ldh	7"	9"	11"	13"	15"	17"

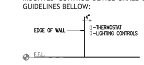
SCHEDULE (F'c = 4000 psi)

BAR	#3	#4	#5	#6	#7	#8
Ldh	7"	10"	12"	14"	17"	19"

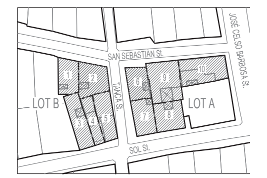
Digitally signed by Fernando Cortes Chevres
Date: 2021.08.25 13:18:08 -04'00'

FERNANDO CORTES & ASSOCIATES
STRUCTURAL & CIVIL ENGINEERS
Suite 112, MSC 180, 100 Gran Bulevar Paseos
San Juan, Puerto Rico 00926-5955
Tel. : 787/748-4330 email:fcortes@fcaeng.com

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

NOTA IMPORTANTE:

Yo, FERNANDO CORTÉS, INGENIERO, LICENCIA 8523, certifico que soy el profesional que diseñó la FASE ESTRUCTURAL, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14–2004, 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.

REVISIONS

NUM.	DESCRIPTION	DATE

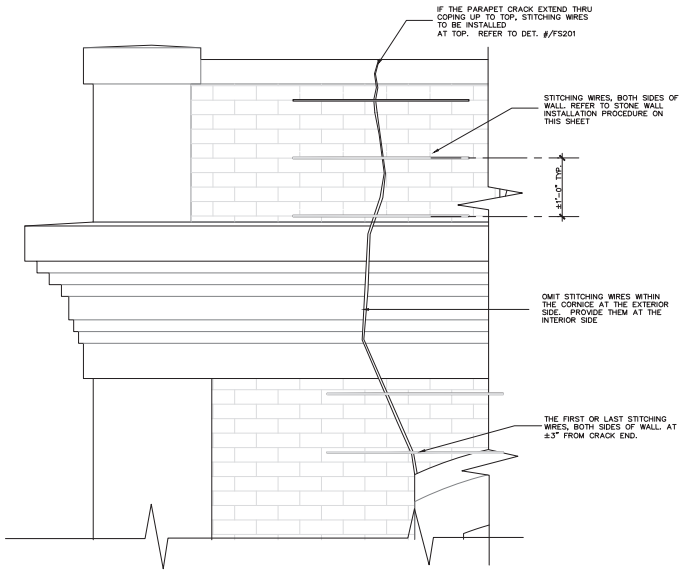
SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R

TITLE: LOT B -STRUCTURAL NOTES & TYPICAL DETAILS

OWNER:
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE:
DATE:
PROJECT: 20 09
SHEET: S-0.1

ROSSILUGO ARCHITECTURE

S:\FCA Projects\2020\2020-3\20-140 San Sebastian St Apartments\Lot-B\20-140 SSA S001 Block B Structural Notes.dwg, 8/25/2021 1:08:51 PM, _AutoCAD PDF (General Documentation).pc3



BRICKS WALL
CRACK REPAIR DETAIL

SCALE 1½" = 1'-0"

A S-0.2

STONE WALLS STITCHING PROCEDURE

1- AT THE INDICATED LOCATIONS CUT OUT HORIZONTAL SLOT INTO THE HORIZONTAL MORTAR BEDS, EXTENDING 20" EACH SIDE OF CRACK, ½" WIDTH BY 1¾" DEEP.

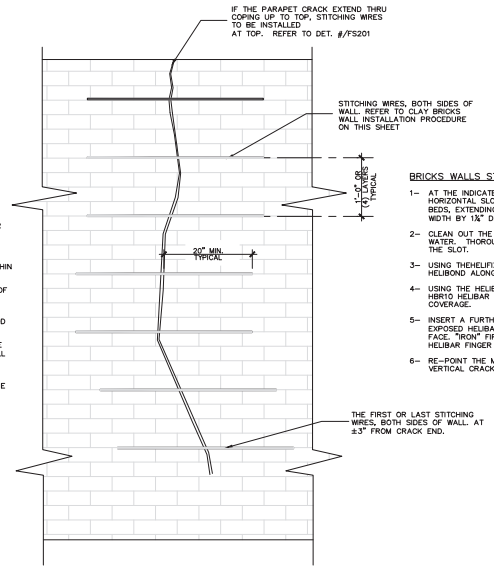
2- CLEAN OUT THE SLOTS AND FLUSH WITH CLEAN WATER. THOROUGHLY SOAK THE SUBSTRATE WITHIN THE SLOT.

3- USING THEHELIFIX POINTING GUN, INJECT A BED OF HELIBOND ALONG THE BACK OF THE SLOT.

4- USING THE HELIBAR INSERTION TOOL, PUSH ONE HBR10 HELIBAR INTO THE GROUT TO OBTAIN GOOD COVERAGE.

5- INSERT A FURTHER BEAD OF HELIBOND OVER THE EXPOSED HELIBAR, FINISHING ⅜" @ ½" FROM WALL FACE. "IRON" FIRMLY INTO THE SLOT USING THE HELIBAR FINGER TROWEL.

6- RE-POINT THE MORTAR BED AND MAKE GOOD THE VERTICAL CRACK WITH CRACKBOND TE.



BRICKS WALLS STITCHING PROCEDURE

1- AT THE INDICATED LOCATIONS CUT OUT HORIZONTAL SLOT INTO THE HORIZONTAL MORTAR BEDS, EXTENDING 20" EACH SIDE OF CRACK, ½" WIDTH BY 1¾" DEEP.

2- CLEAN OUT THE SLOTS AND FLUSH WITH CLEAN WATER. THOROUGHLY SOAK THE SUBSTRATE WITHIN THE SLOT.

3- USING THEHELIFIX POINTING GUN, INJECT A BED OF HELIBOND ALONG THE BACK OF THE SLOT.

4- USING THE HELIBAR INSERTION TOOL, PUSH ONE HBR10 HELIBAR INTO THE GROUT TO OBTAIN GOOD COVERAGE.

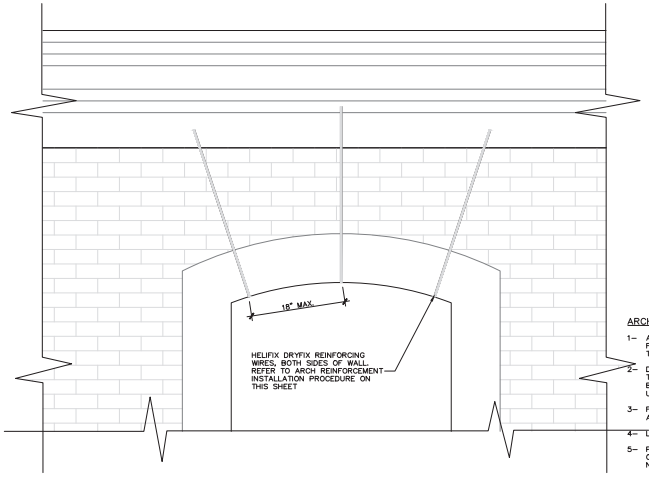
5- INSERT A FURTHER BEAD OF HELIBOND OVER THE EXPOSED HELIBAR, FINISHING ⅜" @ ½" FROM WALL FACE. "IRON" FIRMLY INTO THE SLOT USING THE HELIBAR FINGER TROWEL.

6- RE-POINT THE MORTAR BED AND MAKE GOOD THE VERTICAL CRACK WITH CRACKBOND TE.

CLAY BRICKS WALL
CRACK REPAIR DETAIL

SCALE 1½" = 1'-0"

B S-0.2



ARCH DRY PINING PROCEDURE

1- AT THE INDICATED LOCATIONS MARK THE POSITION FOR THE DRYFIX TIE ON THE BOTTOM SURFACE OF THE ARCH.

2- DRILL AN APPROPRIATE DIAMETER PILOT HOLE THROUGH THE EXTERIOR LEAF AND INTO THE BACK-UP SUBSTRATE TO 24" MINIMUM DEPTH, USING A ROTARY PERCUSSION DRILL.

3- FIX THE SPECIAL DRYFIX PDA INSERTION TOOL TO AN ELECTRIC HAMMER DRILL (SDS TYPE).

4- LOAD THE DRYFIX TIE INTO THE INSERTION TOOL.

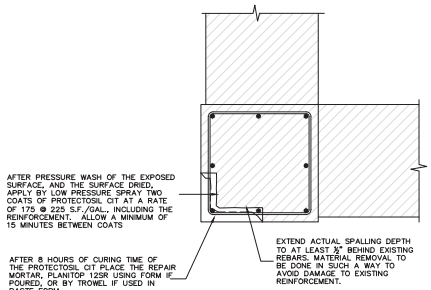
5- POWER-DRIVE THE TIE INTO POSITION UNTIL ITS OUTER END IS RECESSED BELOW THE FACE OF THE NEAR LEAF BY THE INSERTION TOOL.

6- PATCH THE ENTRY HOLE WITH MATCHING MATERIAL.

ARCH REPAIR DETAIL

SCALE 1½" = 1'-0"

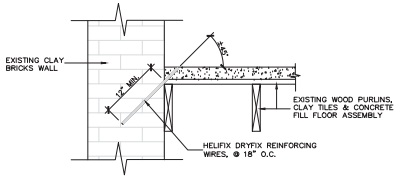
C S-0.2



CONCRETE SPALLING
REPAIR DETAIL

SCALE 1½" = 1'-0"

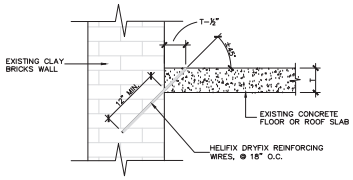
D S-0.2



WOOD & CONC. FILL
SLAB ANCHORAGE DETAIL

NOT TO SCALE

E S-0.2



CONCRETE SLAB
ANCHORAGE DETAIL

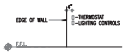
NOT TO SCALE

F S-0.2

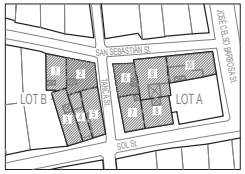
FERNANDO CORTES & ASSOCIATES
STRUCTURAL & CIVIL ENGINEERS
Suite 112, MSC 180, 100 Gran Bulevar Paseos
San Juan, Puerto Rico 00926-5955
Tel.: 787-746-4110 email:fcortes@fcaeng.com

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.

2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

NOTA IMPORTANTE:

Yo, FERNANDO CORTES, INGENIERO, LICENCIA 8523, certifico que soy el profesional que diseñó la FASE ESTRUCTURAL, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto de Permisos para Obras de Construcción, Reglamentos y Código 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 la dispuesto en la Ley 14-2004, 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 se haya producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados y que cualquier violación de lo establecido, por mí, mis agentes o empleados a este certificado me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

REVISIONS

NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

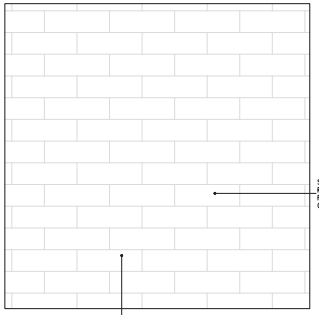
TITLE: LOT A - EXISTING WALLS REPAIR & RETROFIT DETAILS

OWNER:
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE:
DATE: 20 / 09
PROJECT
SHEET: S-0.2

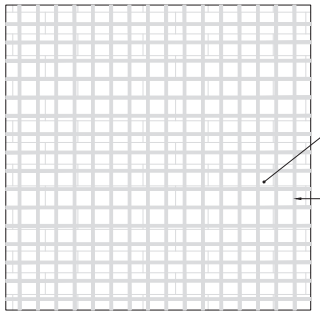
ROSSILUGO
ARCHITECTURE

S:\FCA Projects\2020\2020-3\20-140 San Sebastian St Apartments\Lot-A\20-140 SSA S003 Block A BRICKS WALLS REPAIR DETAILS.dwg, 8/25/2021 11:14:52 PM, ...AutoCAD PDF (General Documentation).pc3

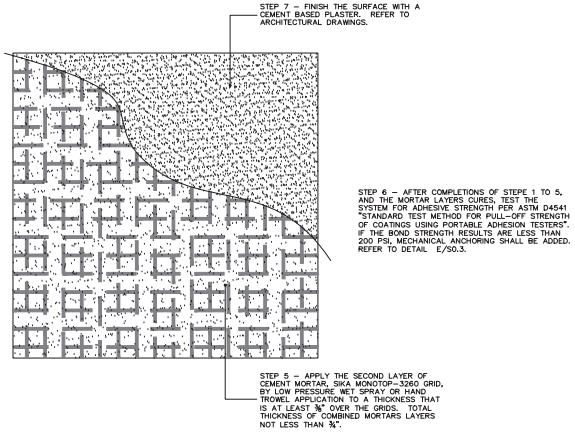
BASE BID, SIKA CARBODUR-300 GRID BI-DIRECTIONAL CARBON FIBER FABRIC
OPTIONAL SIKAWRAP 350 GRID BI-DIRECTIONAL GLASS FIBER FABRIC



CLAY BRICKS WALL SHEAR STRENGTHENING PHASE A DETAIL (A S-0.3)
SCALE 1½" = 1'–0"

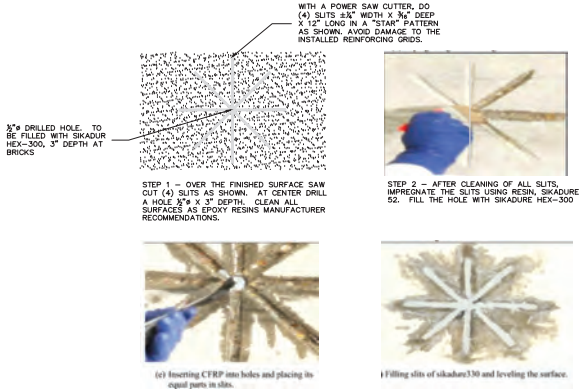


CLAY BRICKS WALL SHEAR STRENGTHENING PHASE B DETAIL (B S-0.3)
SCALE 1½" = 1'–0"



CLAY BRICKS WALL SHEAR STRENGTHENING PHASE C DETAIL (C S-0.3)
SCALE 1½" = 1'–0"

CLAY BRICKS WALL SHEAR STRENGTHENING GENERAL DETAIL (D S-0.3)
SCALE 1½" = 1'–0"

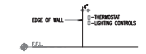


STRENGTHENING MECHANICAL ANCHORAGE DETAIL (E S-0.3)
SCALE 1½" = 1'–0"

MORTAR ADHESIVE BASED SYSTEM

FERNANDO CORTES & ASSOCIATES
STRUCTURAL & CIVIL ENGINEERS
Suite 112, MSC 180, 100 Gran Bulevar Paseos
San Juan, Puerto Rico 00926-5955
Tel.: 787-746-4130 email:fcortes@fcaeng.com

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.

KEY PLAN

FERNANDO CORTES CHEVERES
LIC. 8523
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO CORTES, INGENIERO, LICENCIA 8523, certifico que soy el profesional que diseñó la FASE ESTRUCTURAL, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones del Reglamento Conjunto de Permisos para Obras y Actividades Relacionadas, Reglamentos y Código 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 14-2004, según enmendada, conocida como la Ley para la Inversión por la Industria Puertorriqueña y con la Ley Núm. 319 de 15 de mayo de 1998, 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 y que dichas actuaciones no se conocían, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

REVISIONS

NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

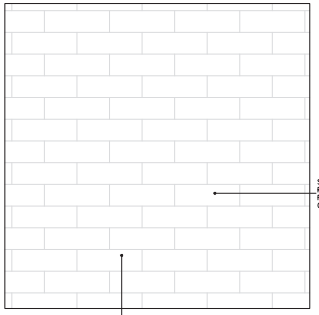
TITLE: LOT A - BRICKS WALL SHEAR STRENGTHENING DETAILS

OWNER:
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE:
DATE: 20 / 09
PROJECT
SHEET: S-0.3

ROSSILUGO ARCHITECTURE

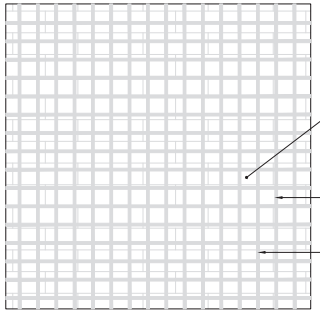
S:\FCA Projects\2020\2020-31\20-140 San Sebastian St Apartments\Lot-A\20-140 SSA S003 Block A BRICKS WALLS REPAIR DETAILS.dwg, 8/25/2021 11:14:54 PM, ...AutoCAD PDF (General Documentation).pc3

ALTERNATE "A.1", SIKAWRAP HEX-100 G UNI-DIRECTIONAL GLASS FIBER FABRIC



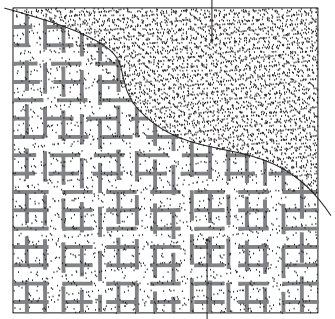
CLAY BRICKS WALL SHEAR STRENGTHENING PHASE A DETAIL (A S-0.4)

SCALE 1½" = 1'-0"



CLAY BRICKS WALL SHEAR STRENGTHENING PHASE B DETAIL (B S-0.4)

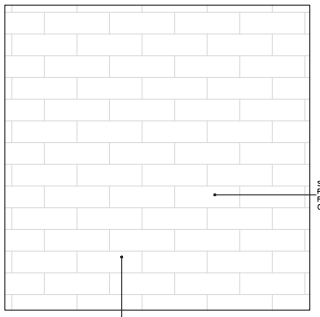
SCALE 1½" = 1'-0"



CLAY BRICKS WALL SHEAR STRENGTHENING PHASE C DETAIL (C S-0.4)

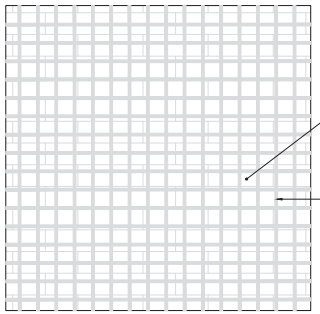
SCALE 1½" = 1'-0"

ALTERNATE "A.2", SIKAWRAP HEX-106 G BI-DIRECTIONAL GLASS FIBER FABRIC



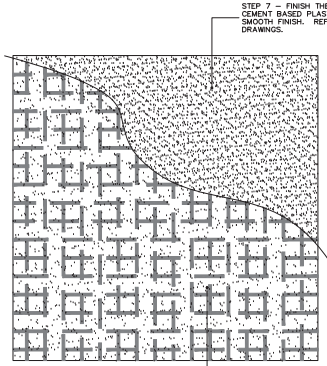
CLAY BRICKS WALL SHEAR STRENGTHENING PHASE A DETAIL (D S-0.4)

SCALE 1½" = 1'-0"



CLAY BRICKS WALL SHEAR STRENGTHENING PHASE B DETAIL (E S-0.4)

SCALE 1½" = 1'-0"



CLAY BRICKS WALL SHEAR STRENGTHENING PHASE C DETAIL (F S-0.4)

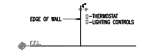
SCALE 1½" = 1'-0"

EPOXY ADHESIVE BASED SYSTEM

FERNANDO CORTES & ASSOCIATES
STRUCTURAL & CIVIL ENGINEERS
Suite 112, MSC 180, 100 Gran Bulevar Paseos
San Juan, Puerto Rico 00926-5955
Tel.: 787-748-4130 email:fcortes@fcaeng.com

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.

2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.

KEY PLAN

FERNANDO CORTES CHEVERES
LIC. 8523
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO CORTES, INGENIERO, LICENCIA 8523, certifico que soy el profesional que diseñó la FASE ESTRUCTURAL, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto de Permisos para Obras y Usos Varios, Reglamentos y Código 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 he cumplido cabalmente con la dispuesto en la Ley 14-2004, 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 y que cualquier violación de las disposiciones, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

REVISIONS

NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

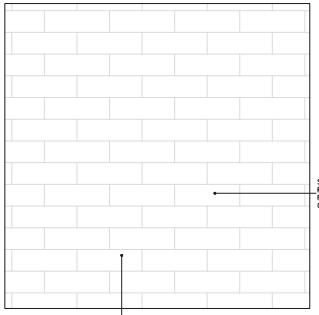
TITLE: LOT A - ALTERNATE "A" BRICKS WALL SHEAR STRENGTHENING DETAILS

OWNER:		PROJECT	SHEET
DRAWN BY:	SCALE:	20	S-0.4
CHECKED BY: FERNANDO LUGO	DATE:	09	

ROSSILUGO ARCHITECTURE

S:\FCA Projects\2020\2020-3\20-140 San Sebastian St Apartments\Lot-A\20-140 SSA S003 Block A BRICKS WALLS REPAIR DETAILS.dwg, 8/25/2021 1:14:59 PM, AutoCAD PDF (General Documentation).pc3

ALTERNATE "B.1", SIKAWRAP HEX-103 C UNI-DIRECTIONAL CARBON FIBER FABRIC

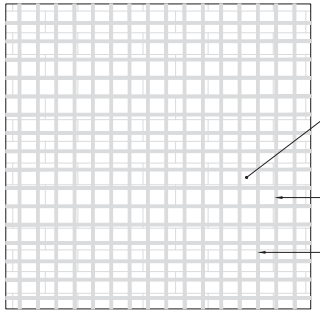


STEP 1 – REMOVE ANY PAINTING AND PLASTER ON THE BRICK WALL SURFACE, FOLLOWING SPECIFICATIONS, SECTION 04901, ARTICLES 3.6.H OR 3.6.I.

STEP 2 – CLEAN BRICKS SURFACE AS PER SPECIFICATION, SECTION 04901, ARTICLE 3.5.

CLAY BRICKS WALL SHEAR STRENGTHENING PHASE A DETAIL (A / S-0.4)

SCALE 1½" = 1'-0"



STEP 3 – SATURATE THE SIKAWRAP HEX-100 G UNI-DIRECTIONAL GLASS FIBER GRIDS WITH THE EPOXY PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS

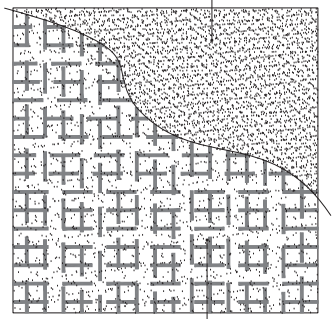
STEP 4 – APPLY THE BASE COAT OF SIKADUR HEX 300 OVER THE CLEANED BRICKS SURFACE.

STEP 5 – OVER THE WET EPOXY BASE COAT INSTALL/EMBED THE FIRST SIKAWRAP 103 C, HORIZONTAL DIRECTION.

STEP 6 – OVER THE STILL WET EPOXY BASE COAT AND FIRST GRID, APPLY A SECOND COAT OF THE EPOXY AND INSTALL/EMBED THE SECOND SIKAWRAP 103 C, VERTICAL DIRECTION.

CLAY BRICKS WALL SHEAR STRENGTHENING PHASE B DETAIL (B / S-0.4)

SCALE 1½" = 1'-0"



STEP 8 – FINISH THE SURFACE WITH A CEMENT BASED PLASTER, SUCH AS SIKAQUICK SMOOTH FINISH. REFER TO ARCHITECTURAL DRAWINGS.

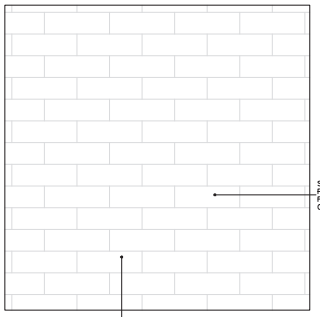
STEP 9 – AFTER THE COMPLETE INSTALLATION, AND THE MORTAR LAYERS CURES, TEST THE SYSTEM FOR ADHESING STRENGTH PER ASTM D4541 "STANDARD TEST METHOD FOR PULL-OFF STRENGTH OF COATINGS USING PORTABLE ADHESION TESTERS". IF THE BOND STRENGTH RESULTS ARE LESS THAN 200 PSI, MECHANICAL ANCHORING SHALL BE ADDED. REFER TO DETAIL #/S0.#.

STEP 7 – APPLY OVER THE RETROFITED SURFACE ONE COAT OF SIKALIQUID WELD BONDING AGENT, PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS. ALLOW TO DRY FOR AT LEAST 1 HOUR PRIOR TO APPLY THE FINISH MORTAR OF STEP 8.

CLAY BRICKS WALL SHEAR STRENGTHENING PHASE C DETAIL (C / S-0.4)

SCALE 1½" = 1'-0"

ALTERNATE "B.2", SIKAWRAP 113 C BI-DIRECTIONAL CARBON FIBER FABRIC

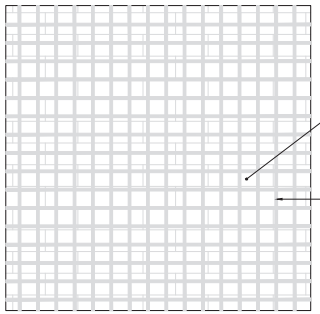


STEP 1 – REMOVE ANY PAINTING AND PLASTER ON THE BRICK WALL SURFACE, FOLLOWING SPECIFICATIONS, SECTION 04901, ARTICLES 3.6.H OR 3.6.I.

STEP 2 – CLEAN BRICKS SURFACE AS PER SPECIFICATION, SECTION 04901, ARTICLE 3.5.

CLAY BRICKS WALL SHEAR STRENGTHENING PHASE A DETAIL (D / S-0.4)

SCALE 1½" = 1'-0"



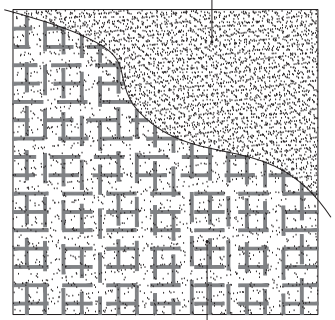
STEP 3 – SATURATE THE SIKAWRAP HEX-106 G BI-DIRECTIONAL GLASS FIBER GRIDS WITH THE EPOXY PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS

STEP 4 – APPLY THE BASE COAT OF SIKADUR HEX 300 OVER THE CLEANED BRICKS SURFACE.

STEP 5 – OVER THE WET EPOXY BASE COAT INSTALL/EMBED THE SIKAWRAP 113 C

CLAY BRICKS WALL SHEAR STRENGTHENING PHASE B DETAIL (E / S-0.4)

SCALE 1½" = 1'-0"



STEP 7 – FINISH THE SURFACE WITH A CEMENT BASED PLASTER, SUCH AS SIKAQUICK SMOOTH FINISH. REFER TO ARCHITECTURAL DRAWINGS.

STEP 8 – AFTER THE COMPLETE INSTALLATION, AND THE MORTAR LAYERS CURES, TEST THE SYSTEM FOR ADHESING STRENGTHENING PER ASTM D4541 "STANDARD TEST METHOD FOR PULL-OFF STRENGTH OF COATINGS USING PORTABLE ADHESION TESTERS". IF THE BOND STRENGTH RESULTS ARE LESS THAN 200 PSI, MECHANICAL ANCHORING SHALL BE ADDED. REFER TO DETAIL #/S0.#.

STEP 6 – APPLY OVER THE RETROFITED SURFACE ONE COAT OF SIKALIQUID WELD BONDING AGENT, PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS. ALLOW TO DRY FOR AT LEAST 1 HOUR PRIOR TO APPLY THE FINISH MORTAR OF STEP 8.

CLAY BRICKS WALL SHEAR STRENGTHENING PHASE C DETAIL (F / S-0.4)

SCALE 1½" = 1'-0"

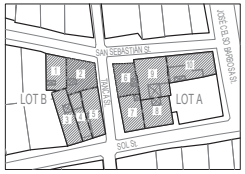
EPOXY ADHESIVE BASED SYSTEM

FERNANDO CORTES & ASSOCIATES
STRUCTURAL & CIVIL ENGINEERS
Suite 112, MSC 180, 100 Gran Bulevar Paseos
San Juan, Puerto Rico 00926-5955
Tel.: 787-748-4130 email:fcortes@fcassg.com

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.

2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO CORTES CHEVERES
LIC. 8523
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO CORTES, INGENIERO, LICENCIA 8523, certifico que soy el profesional que diseñó la FASE ESTRUCTURAL, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto de Permisos para Obras y Mejoras Públicas, Reglamentos y Código 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 he cumplido cabalmente con la dispuesto en la Ley 14-2004, 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 yo seré por mí, mis agentes o empleados a quienes delegue responsabilidad en cualquiera, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

REVISIONS

NUM.	DESCRIPTION	DATE

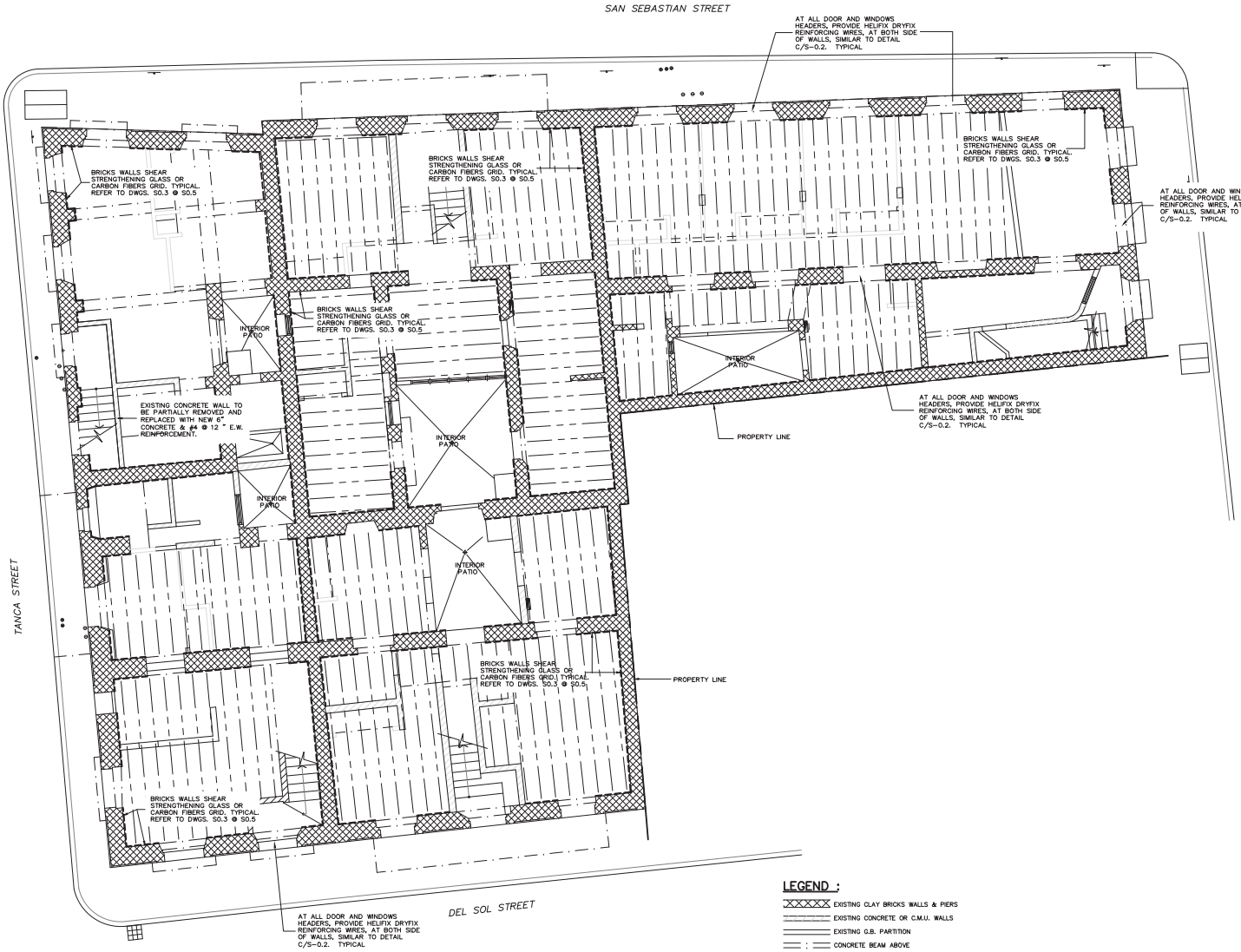
SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE: LOT A - ALTERNATE "B" BRICKS WALL SHEAR STRENGTHENING DETAILS

OWNER:
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE:
DATE: 20 / 09
PROJECT
SHEET: S-0.5

ROSSILUGO ARCHITECTURE

S:\FCA Projects\2020\2020-3\20-140 San Sebastian St Apartments\Lot-A\20-140 SSA S003 Block A BRICKS WALLS REPAIR DETAILS.dwg, 8/25/2021 1:15:04 PM, ...AutoCAD PDF (General Documentation).pc3



BLOCK "A" - FIRST FLOOR RETROFIT PLAN

SCALE 3/16" = 1'-0"

LEGEND :

- EXISTING CLAY BRICKS WALLS & PIERS
- EXISTING CONCRETE OR C.M.U. WALLS
- EXISTING G.B. PARTITION
- CONCRETE BEAM ABOVE
- BRICKS WALLS GLASS OR CARBON FIBERS GRID RETROFIT
- EXISTING WOOD PURLINS

ARCH/LINTEL DRY PINING PROCEDURE

1– AT THE INDICATED LOCATIONS MARK THE POSITION FOR THE DRYFIX TIE ON THE BOTTOM SURFACE OF THE ARCH.

2– DRILL AN APPROPRIATE DIAMETER PILOT HOLE THROUGH THE EXTERIOR LEAF AND INTO THE BACK–UP SUBSTRATE TO 24" MINIMUM DEPTH, USING A ROTARY PERCUSSION DRILL.

3– FIX THE SPECIAL DRYFIX PDA INSERTION TOOL TO AN ELECTRIC HAMMER DRILL (SDS TYPE).

4– LOAD THE DRYFIX TIE INTO THE INSERTION TOOL.

5– POWER–DRIVE THE TIE INTO POSITION UNTIL ITS OUTER END IS RECESSED BELOW THE FACE OF THE NEAR LEAF BY THE INSERTION TOOL.

6– PATCH THE ENTRY HOLE WITH MATCHING MATERIAL.

BRICK WALL RETROFIT NOTES

1– AT THE INDICATED LOCATIONS WERE FIBER GRIDS ARE REQUIRED, REMOVE ALL PAINT TO EXPOSE THE BRICKS OR CEMENT PLASTER SURFACE.

2– IF PLASTER EXISTS, TEST BOND PER ASTM D4541, "STANDARD TEST METHOD FOR PULL–OFF STRENGTH OF COATINGS USING PORTABLE ADHESION TESTERS". IF BOND RESULT IS LESS THAN 175 PSI, REMOVE THE PLASTER TO EXPOSE THE BRICKS.

3– PERFORM PULL–OFF TEST EVERY 250 SF OF BRICK WALL TO BE RETROFITTED, BUT NOT LESS THAN TWO (2) PER LEVEL ON EACH BUILDING.

4– CLEAN THE EXPOSED SURFACE AS REQUIRED BY SPECIFICATIONS, SECTION 04901.

5– PROCEED WITH THE INSTALLATION OF THE SELECTED SYSTEM OF FIBER GRIDS, AS INDICATED ON THE APPLICABLE DRAWING S0.3 @ S0.5

FERNANDO CORTES & ASSOCIATES
STRUCTURAL & CIVIL ENGINEERS
Suite 112, MSC 180, 100 Gran Bulevar Paseos
San Juan, Puerto Rico 00926-5955
Tel.: 787-748-4110 email:fcortes@fcaeng.com

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.

2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.

KEY PLAN

FERNANDO CORTES CHEVERES
LIC. 8523
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO CORTES, INGENIERO, LICENCIA 8523, certifico que soy el profesional que diseñó la FASE ESTRUCTURAL, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones del Reglamento Conjunto de Permisos para Obras y Urbanización y los Reglamentos y Código 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 14-2004, según enmendada, conocida como la Ley para la Inversión por la Industria Puertorriqueña y con la Ley Núm. 319 de 15 de mayo de 1998, 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 cualquier otra persona en nuestro nombre, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

REVISIONS

NUM.	DESCRIPTION	DATE

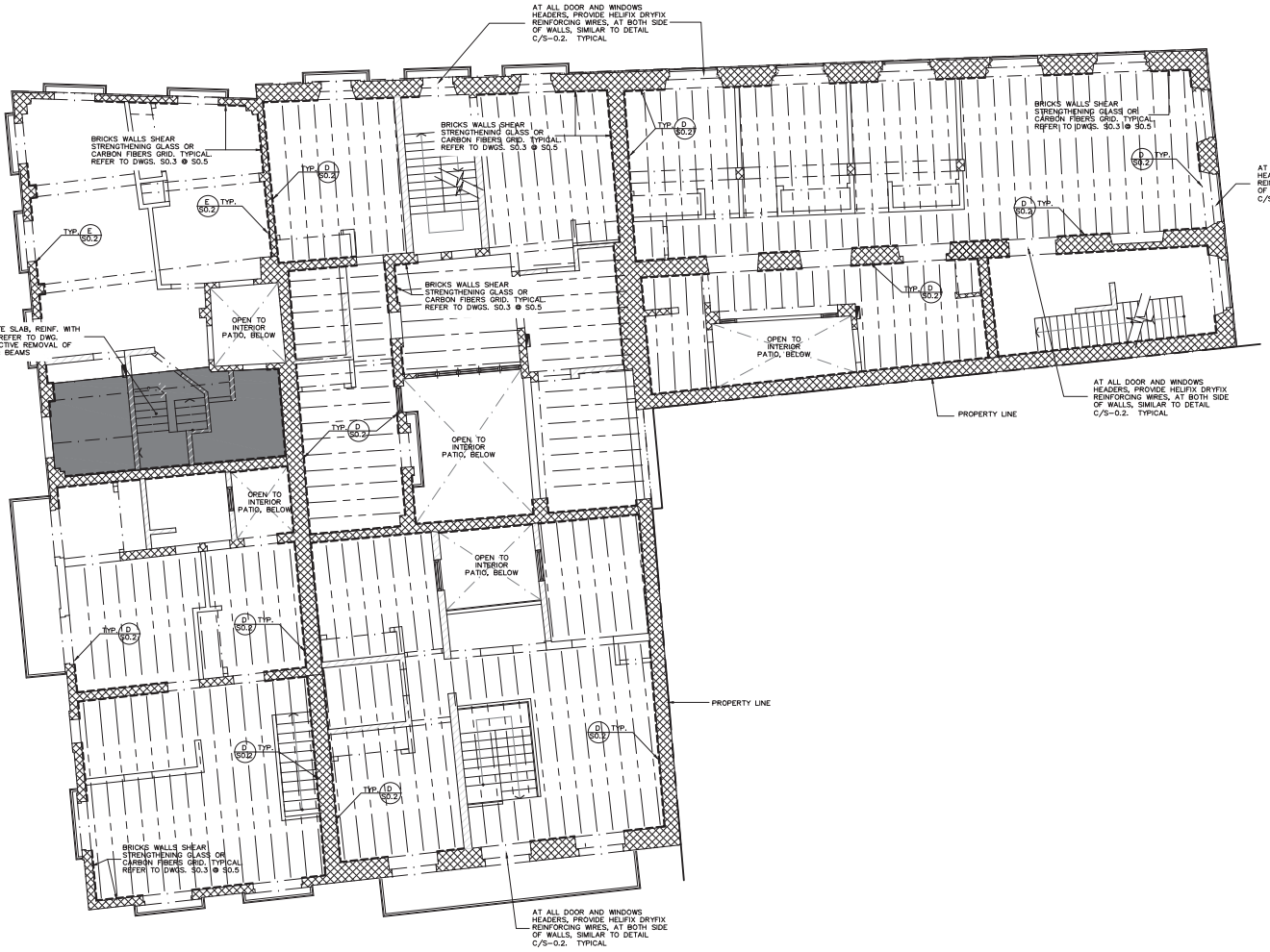
SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT A - FIRST FLOOR RETROFIT PLAN

OWNER:		PROJECT	SHEET
DRAWN BY:	SCALE:	20	S-2.0
CHECKED BY: FERNANDO LUGO	DATE:	09	

ROSSILUGO
ARCHITECTURE

S:\FCA Projects\2020\2020-31\20-140 San Sebastian St Apartments\Lot-A\20-140 SSA S200 Block A First Floor Plan.dwg, 8/25/2021 1:15:15 PM, _AutoCAD PDF (General Documentation).pc3



BLOCK "A" - SECOND FLOOR RETROFIT PLAN

SCALE 3/16" = 1'-0"

ARCH/LINTEL DRY PINING PROCEDURE

1- AT THE INDICATED LOCATIONS MARK THE POSITION FOR THE DRYFIX TIE ON THE BOTTOM SURFACE OF THE ARCH.

2- DRILL AN APPROPRIATE DIAMETER PILOT HOLE THROUGH THE EXTERIOR LEAF AND INTO THE BACK-UP SUBSTRATE TO 24" MINIMUM DEPTH, USING A ROTARY PERCUSSION DRILL.

3- FIX THE SPECIAL DRYFIX PDA INSERTION TOOL TO AN ELECTRIC HAMMER DRILL (SDS TYPE).

4- LOAD THE DRYFIX TIE INTO THE INSERTION TOOL.

5- POWER-DRIVE THE TIE INTO POSITION UNTIL ITS OUTER END IS RECESSED BELOW THE FACE OF THE NEAR LEAF BY THE INSERTION TOOL.

6- PATCH THE ENTRY HOLE WITH MATCHING MATERIAL.

BRICK WALL RETROFIT NOTES

1- AT THE INDICATED LOCATIONS WERE FIBER GRIDS ARE REQUIRED, REMOVE ALL PAINT TO EXPOSE THE BRICKS OR CEMENT PLASTER SURFACE.

2- IF PLASTER EXISTS, TEST BOND PER ASTM D4541, "STANDARD TEST METHOD FOR PULL-OFF STRENGTH OF COATINGS USING PORTABLE ADHESION TESTERS". IF BOND RESULT IS LESS THAN 175 PSI, REMOVE THE PLASTER TO EXPOSE THE BRICKS.

3- PERFORM PULL-OFF TEST EVERY 250 SF OF BRICK WALL TO BE RETROFITTED, BUT NOT LESS THAN TWO (2) PER LEVEL ON EACH BUILDING.

4- CLEAN THE EXPOSED SURFACE AS REQUIRED BY SPECIFICATIONS, SECTION 04901.

5- PROCEED WITH THE INSTALLATION OF THE SELECTED SYSTEM OF FIBER GRIDS, AS INDICATED ON THE APPLICABLE DRAWING S0.3 @ S0.5

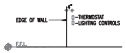
LEGEND :

- EXISTING CLAY BRICKS WALLS & PIERS
- EXISTING CONCRETE OR C.M.U. WALLS
- EXISTING G.B. PARTITION
- CONCRETE BEAM ABOVE
- BRICKS WALLS GLASS OR CARBON FIBERS GRID RETROFIT
- EXISTING WOOD PURLINS

FERNANDO CORTES & ASSOCIATES
STRUCTURAL & CIVIL ENGINEERS
Suite 112, MSC 180, 100 Gran Bulevar Paseos
San Juan, Puerto Rico 00926-5955
Tel.: 787-748-4130 email:fcortes@fcaeng.com

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.

2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.

KEY PLAN

FERNANDO CORTES CHEVERES
LIC. 8523
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO CORTES, INGENIERO, LICENCIA 8523, certifico que soy el profesional que diseñó la FASE ESTRUCTURAL, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichas planos y especificaciones cumplen con las disposiciones del Reglamento Conjunto de Permisos para Obras y Urbanización, los Reglamentos y Código 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 14-2004, 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 cualquier otra persona en mi nombre, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

REVISIONS

NUM.	DESCRIPTION	DATE

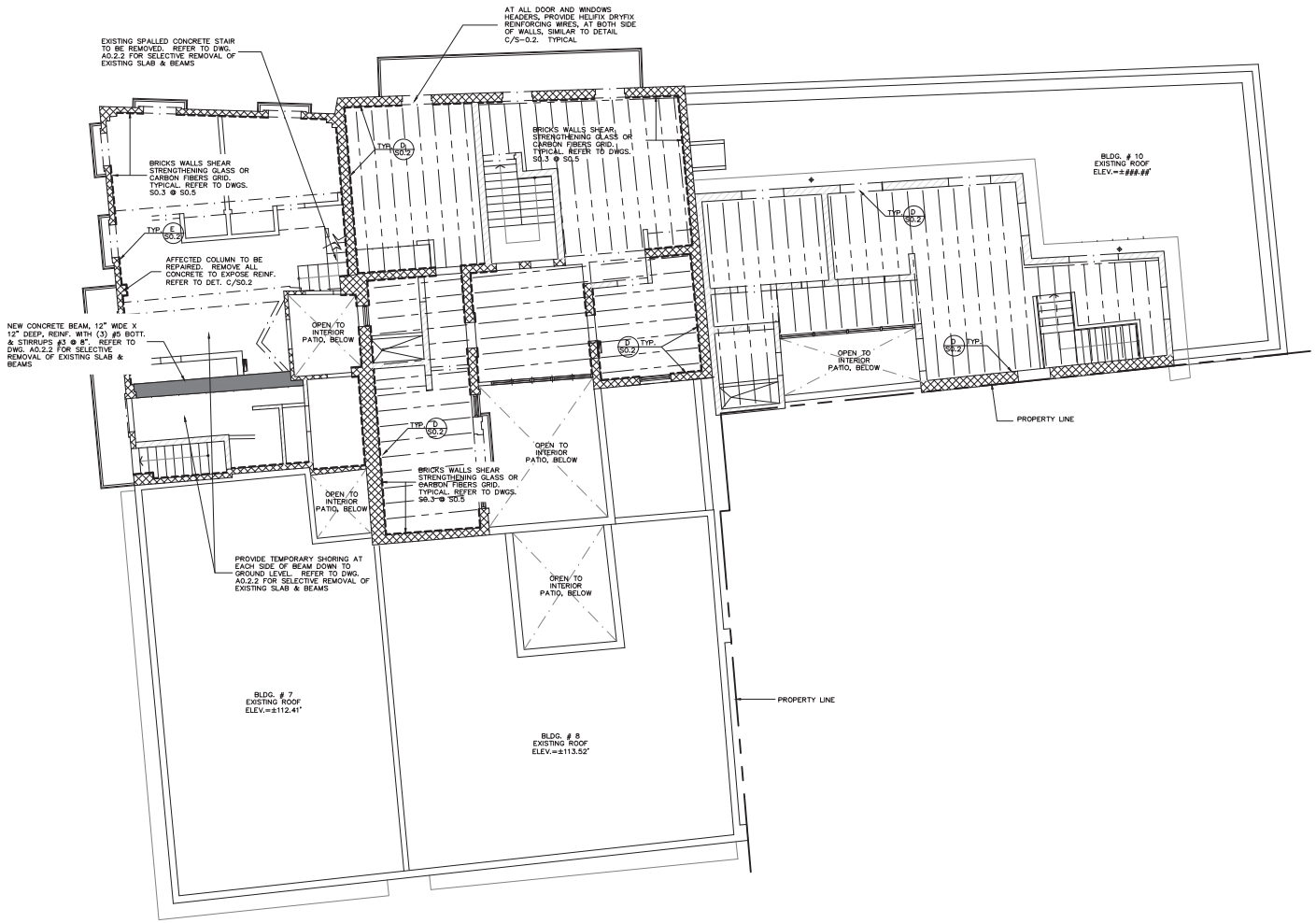
SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE: LOT A - SECOND FLOOR RETROFIT PLAN

OWNER:		PROJECT	SHEET
DRAWN BY:	SCALE:	20	S-2.1
CHECKED BY: FERNANDO LUGO	DATE:	09	

ROSSILUGO
ARCHITECTURE

S:\FCA Projects\2020\2020-31\20-140 San Sebastian St Apartments\Lot-A\20-140 SSA S201 Block A Second Floor Plan.dwg, 8/25/2021 1:15:21 PM, ...AutoCAD PDF (General Documentation).pc3



BLOCK "A" - THIRD FLOOR RETROFIT PLAN

SCALE 3/16" = 1'-0"

LEGEND :

- EXISTING CLAY BRICKS WALLS & PIERS
- EXISTING CONCRETE OR C.M.U. WALLS
- EXISTING G.B. PARTITION
- CONCRETE BEAM ABOVE
- BRICKS WALLS GLASS OR CARBON FIBERS GRID RETROFIT
- EXISTING WOOD PURLINS

ARCH/LINTEL DRY PINING PROCEDURE

1- AT THE INDICATED LOCATIONS MARK THE POSITION FOR THE DRYFIX TIE ON THE BOTTOM SURFACE OF THE ARCH.

2- DRILL AN APPROPRIATE DIAMETER PILOT HOLE THROUGH THE EXTERIOR LEAF AND INTO THE BACK-UP SUBSTRATE TO 24" MINIMUM DEPTH, USING A ROTARY PERCUSSION DRILL.

3- FIX THE SPECIAL DRYFIX PDA INSERTION TOOL TO AN ELECTRIC HAMMER DRILL (SDS TYPE).

4- LOAD THE DRYFIX TIE INTO THE INSERTION TOOL.

5- POWER-DRIVE THE TIE INTO POSITION UNTIL ITS OUTER END IS RECESSED BELOW THE FACE OF THE NEAR LEAF BY THE INSERTION TOOL.

6- PATCH THE ENTRY HOLE WITH MATCHING MATERIAL.

BRICK WALL RETROFIT NOTES

1- AT THE INDICATED LOCATIONS WERE FIBER GRIDS ARE REQUIRED, REMOVE ALL PAINT TO EXPOSE THE BRICKS OR CEMENT PLASTER SURFACE.

2- IF PLASTER EXISTS, TEST BOND PER ASTM D4541, "STANDARD TEST METHOD FOR PULL-OFF STRENGTH OF COATINGS USING PORTABLE ADHESION TESTERS". IF BOND RESULT IS LESS THAN 175 PSI, REMOVE THE PLASTER TO EXPOSE THE BRICKS.

3- PERFORM PULL-OFF TEST EVERY 250 SF OF BRICK WALL TO BE RETROFITTED, BUT NOT LESS THAN TWO (2) PER LEVEL ON EACH BUILDING.

4- CLEAN THE EXPOSED SURFACE AS REQUIRED BY SPECIFICATIONS, SECTION 04901.

5- PROCEED WITH THE INSTALLATION OF THE SELECTED SYSTEM OF FIBER GRIDS, AS INDICATED ON THE APPLICABLE DRAWING S0.3 @ S0.5

FERNANDO CORTES & ASSOCIATES
STRUCTURAL & CIVIL ENGINEERS
Suite 112, MSC 180, 100 Gran Bulevar Paseos
San Juan, Puerto Rico 00926-5955
Tel.: 787-746-4110 email:fcortes@fcaeng.com

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.

2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION' AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.

KEY PLAN

FERNANDO CORTES CHEVERES
LIC. 8523
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO CORTES, INGENIERO, LICENCIA 8523, certifico que soy el profesional que diseñó la FASE ESTRUCTURAL, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones del Reglamento Conjunto de Permisos para Obras y Mejoras Públicas, los Reglamentos y Código 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 he cumplido cabalmente con lo dispuesto en la Ley 14-2004, según enmendada, conocida como la Ley para la Inversión por la Industria Puertorriqueña y con la Ley Núm. 319 de 15 de mayo de 1998, 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 cualquier persona con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

REVISIONS

NUM.	DESCRIPTION	DATE

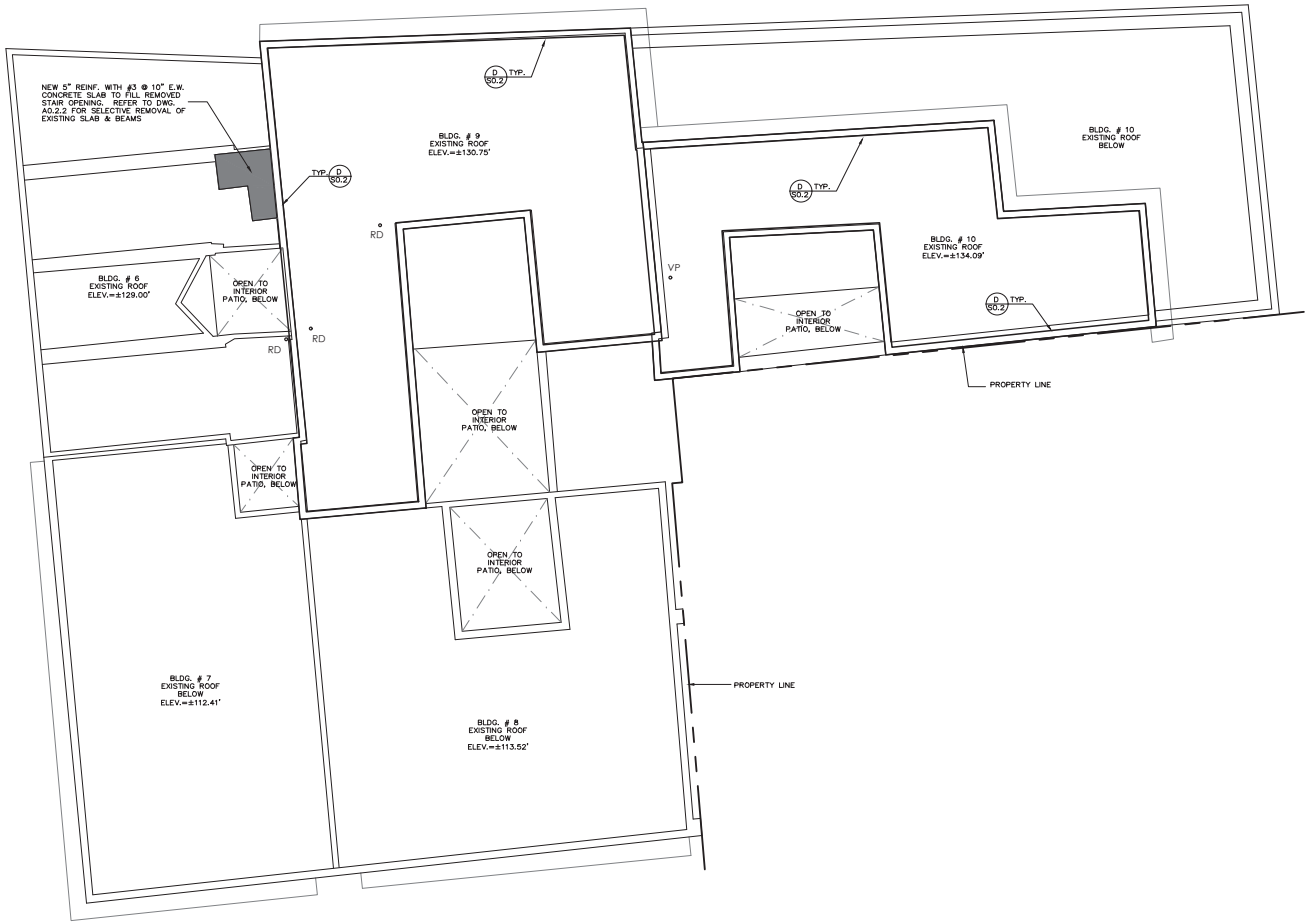
SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT A - THIRD FLOOR RETROFIT PLAN

OWNER:	PROJECT	SHEET
DRAWN BY: / SCALE:	20	S-2.2
CHECKED BY: FERNANDO LUGO / DATE:	09	

ROSSILUGO
ARCHITECTURE

S:\FCA Projects\2020\2020-31\20-140 San Sebastian St Apartments\Lot-A\20-140 SSA S202 Block A Third Floor Plan.dwg, 8/25/2021 1:15:26 PM, AutoCAD PDF (General Documentation).pc3



BLOCK "A" - UPPER ROOF RETROFIT PLAN

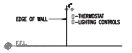
SCALE 3/16" = 1'-0"

LEGEND :

- EXISTING CLAY BRICKS WALLS & PIERS
- EXISTING CONCRETE OR C.M.U. WALLS
- EXISTING G.B. PARTITION
- CONCRETE BEAM ABOVE
- BRICKS WALLS GLASS OR CARBON FIBERS GRID RETROFIT
- EXISTING WOOD PURLINS

FERNANDO CORTES & ASSOCIATES
STRUCTURAL & CIVIL ENGINEERS
Suite 112, MSC 180, 100 Gran Bulevar Paseos
San Juan, Puerto Rico 00926-5955
Tel.: 787-746-4130 email:fcortes@fcaeng.com

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.

KEY PLAN

NOTA IMPORTANTE:

Yo, FERNANDO CORTES, INGENIERO, LICENCIA 8523, certifico que soy el profesional que diseñó la FASE ESTRUCTURAL, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones del Reglamento Conjunto de Permisos para Obras de Construcción y demás 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 he cumplido cabalmente con la dispuesto en la Ley 14-2004, según enmendada, conocida como la Ley para la Inversión por la Industria Puertorriqueña y con la Ley Núm. 319 de 15 de mayo de 1998, 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 cualquier persona con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

REVISIONS

NUM.	DESCRIPTION	DATE

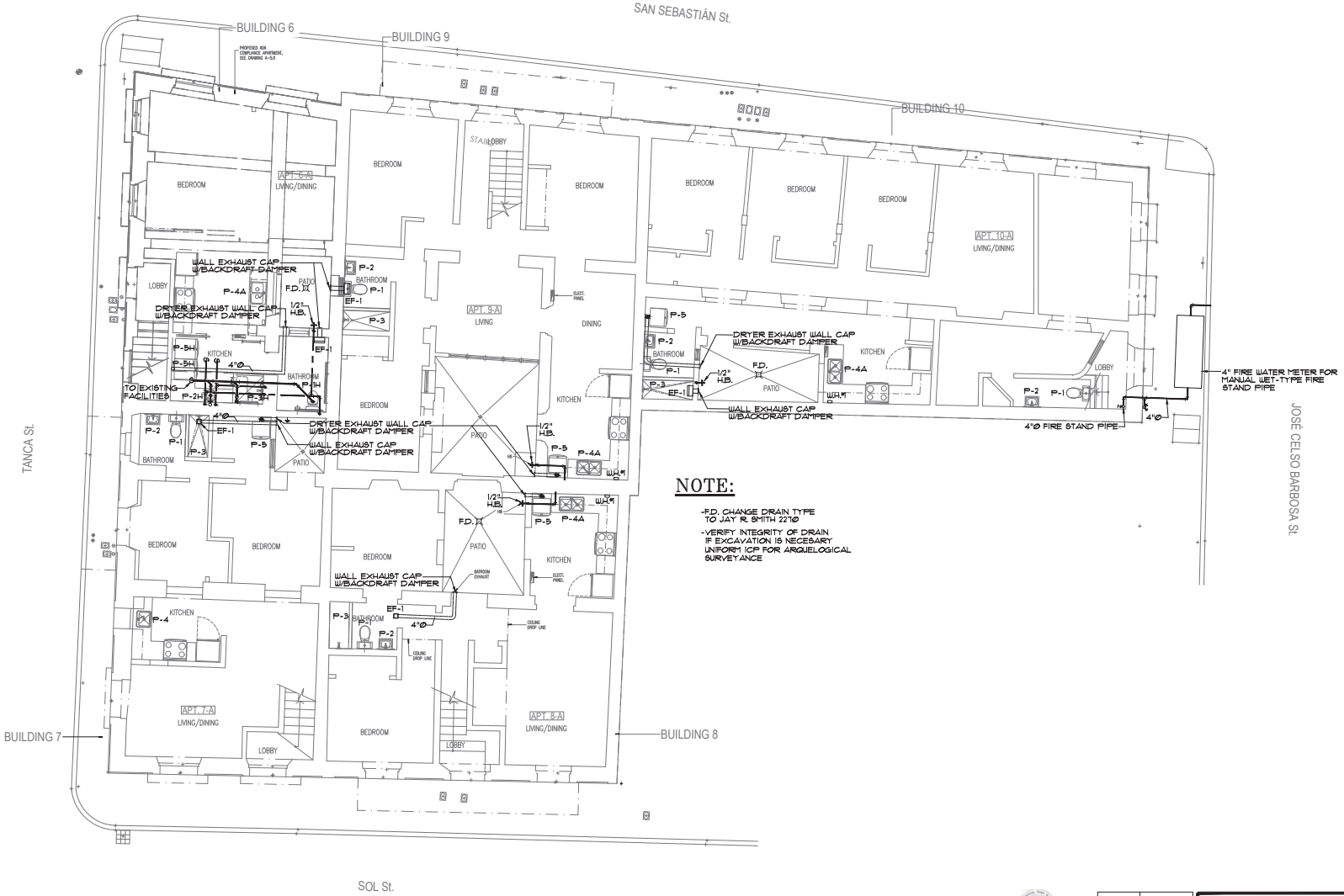
SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT A - UPPER ROOF RETROFIT PLAN

OWNER:		PROJECT	SHEET
DRAWN BY:	SCALE:	20	S-2.3
CHECKED BY: FERNANDO LUGO	DATE:	09	

ROSSILUGO
ARCHITECTURE

S:\FCA Projects\2020\2020-31\20-140 San Sebastian St Apartments\Lot-A\20-140 SSA S203 Block A Upper Roof Plan.dwg, 8/25/2021 1:15:31 PM, ...AutoCAD PDF (General) Documentation).pc3



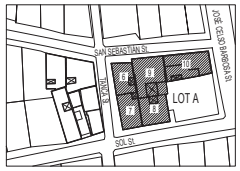
1 LOT A-PROPOSED 1ST. FLOOR PLAN-PLUMBING & VENTILATION

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

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHTECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

NOTA IMPORTANTE:

Yo, JORGE A. TORRES SCANDALI INGENIERO MECANICO, LICENCIA 15858, certifico que soy el Ingeniero de Diseño de la MECANICA en estos planos y las especificaciones correspondientes. 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 he cumplido cabalmente con lo dispuesto en la Ley 14-2004, según enmendada, conocida como la Ley para la Inversión por la Industria Puertorriqueña y con la Ley Núm. 318 de 15 de mayo de 1998, según enmendada, conocida como la "Ley de Política Pública Ambiental de Puerto Rico". Además, me reservo el derecho de hacer la clarificación de los trabajos que en hoja producto por desconocimiento o por negligencia ya sea por mí, mis empleados o empleados, o por otras personas con mi consentimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

REVISIONS

NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE: LOT A-PROPOSED 1st FLOOR PLAN-PLUMBING & VENTILATION

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEPT 30 2021
PROJECT: 20 09
SHEET: P1.1

ROSSILUGO ARCHITECTURE

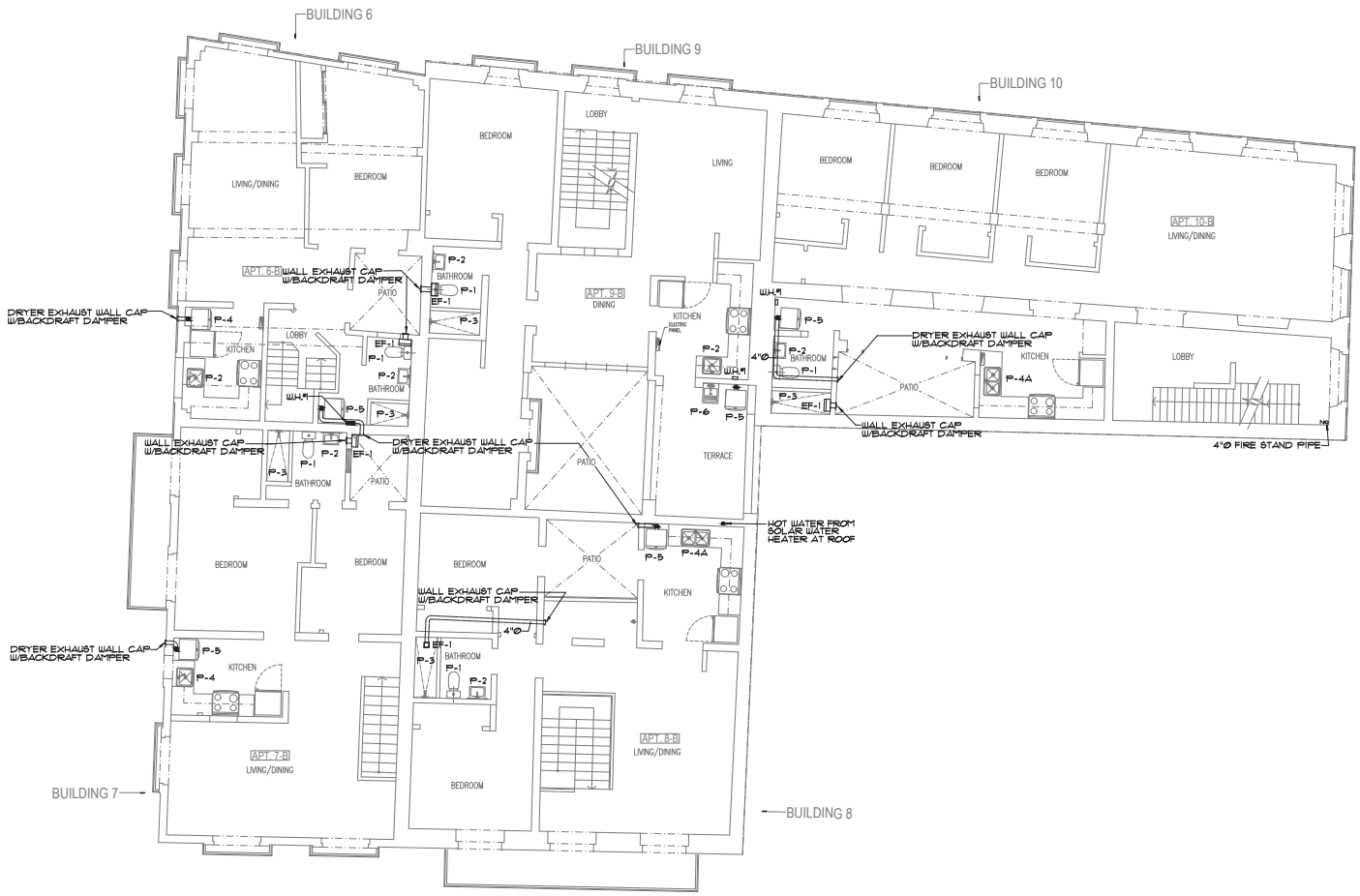
Digitally signed by Jorge Antonio Torres Scandali
DN: c=US, st=Puerto Rico, o=Colegio de Ingenieros y Agrimensores de Puerto Rico, title=10986 PE, cn=Jorge Antonio Torres Scandali, email=jatorres@bioenergy.com
Date: 2021.11.05 13:36:22 -04'00'

FILE NAME	20-080-P1.1
PLOT DATE	09.30.21
DWG. #	P1.1
DESIGNER	J.T.S.
APPROVING	J.T.S.
DRAFTSMAN	E.C.R.
ARCHIVO #:	20-080

JORGE A. TORRES SCANDALI
CONSULTING ENGINEER, PSC
211 HUMACAO ST, SANTA RITA
RIO PIEDRAS, P.R. 00929
TEL. (787) 763-5190

JORGE A. TORRES SCANDALI
MECHANICAL ENGINEER, LIC. 15986

JORGE TORRES LOPEZ
MECHANICAL ENGINEER, LIC. 4981



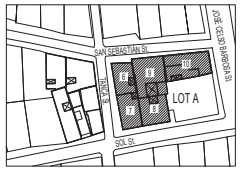
LOT A–PROPOSED 2ND. FLOOR PLAN–PLUMBING & VENTILATION

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

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

NOTA IMPORTANTE:

Yo, JORGE A. TORRES SCANDALI INGENIERO MECANICO, LICENCIA 12868, certifico que soy el Ingeniero del Récord de la MECANICA en estos planos y las especificaciones correspondientes. 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 14-2004, según enmendada, conocida como la Ley para la Inversión por la Industria Puertorriqueña y con la Ley Núm. 318 de 15 de mayo de 1998, según enmendada, conocida como la "Ley de Política Pública Ambiental de Puerto Rico". Además, me reservo el derecho de hacer o modificación de los trabajos que se hayan producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi consentimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

REVISIONS

NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE: LOT A-PROPOSED 2nd FLOOR PLAN-PLUMBING & VENTILATION

OWNER: SAN SEB. LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE:
PROJECT: 20 09
SHEET: P1.2

ROSSILUGO ARCHITECTURE

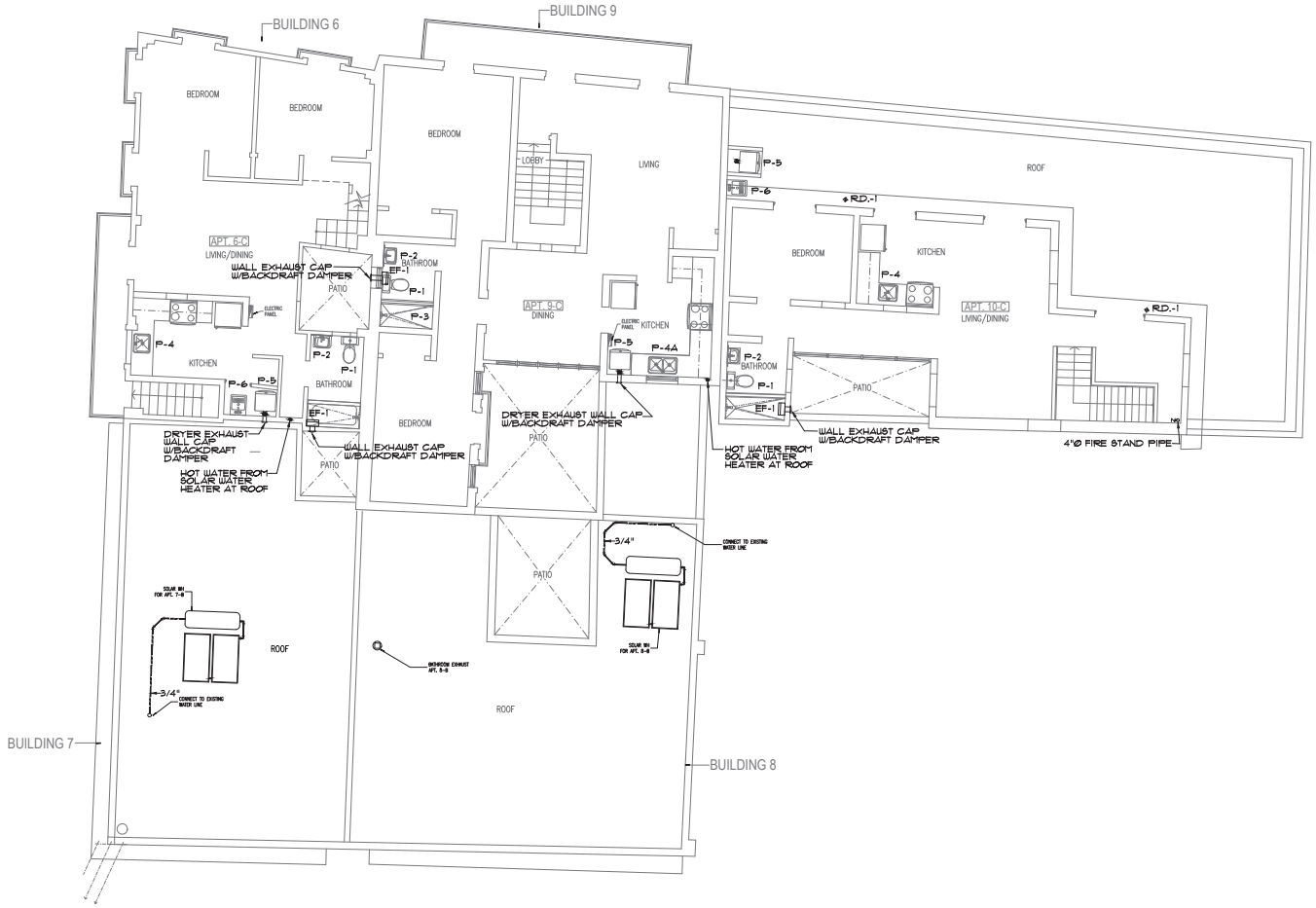
Digitally signed by Jorge Antonio Torres Scandali
DN: c=US, st=Puerto Rico, o=Colegio de Ingenieros y Agrimensores de Puerto Rico, title=10806 PE, cn=Jorge Antonio Torres Scandali, email=jatorres@bioesign.com
Date: 2021.11.05 13:56:44 -04'00'

FILE NAME	20-080-P1.2
PLOT DATE	
DWG. #	P1.2
DESIGNER	J.T.S.
APPROVING	J.T.S.
DRAFTSMAN	E.C.R.
ARCHIVO #:	20-080

JORGE A. TORRES SCANDALI
CONSULTING ENGINEER, PSC
111 HAMACAO ST. SANTA RITA
RIO PIEDRAS, P. R. 00925
TEL. (787) 763-3159

JORGE A. TORRES SCANDALI
MECHANICAL ENGINEER, LIC. 12868

JORGE TORRES LOPEZ
MECHANICAL ENGINEER, LIC. 4951



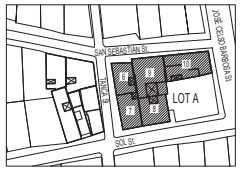
LOT A–PROPOSED 3RD. FLOOR PLAN–PLUMBING & VENTILATION

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

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

NOTA IMPORTANTE:

Yo, JORGE A. TORRES SCANDALI INGENIERO MECANICO, LICENCIA 12826, certifico que soy el Ingeniero Responsable de la MECANICA en estos planos y las especificaciones correspondientes. También, certifico que estando que estos 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 he cumplido cabalmente con lo dispuesto en la Ley 14-2004, según enmendada, conocida como la Ley para la Inversión por la Industria Puertorriqueña y con la Ley Núm. 318 de 15 de mayo de 1998, según enmendada, conocida como la "Ley de Política Pública Ambiental de Puerto Rico". Además, no asumo responsabilidad alguna sobre la ejecución de los trabajos que no sean ejecutados por desconocimiento o por negligencia ya sea por mí, mis empleados o empleados, o por otras personas con mi consentimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

REVISIONS

NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE: LOT A-PROPOSED 3rd FLOOR PLAN-PLUMBING & VENTILATION

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE:
PROJECT: 20 09
SHEET: P1.3

ROSSILUGO ARCHITECTURE

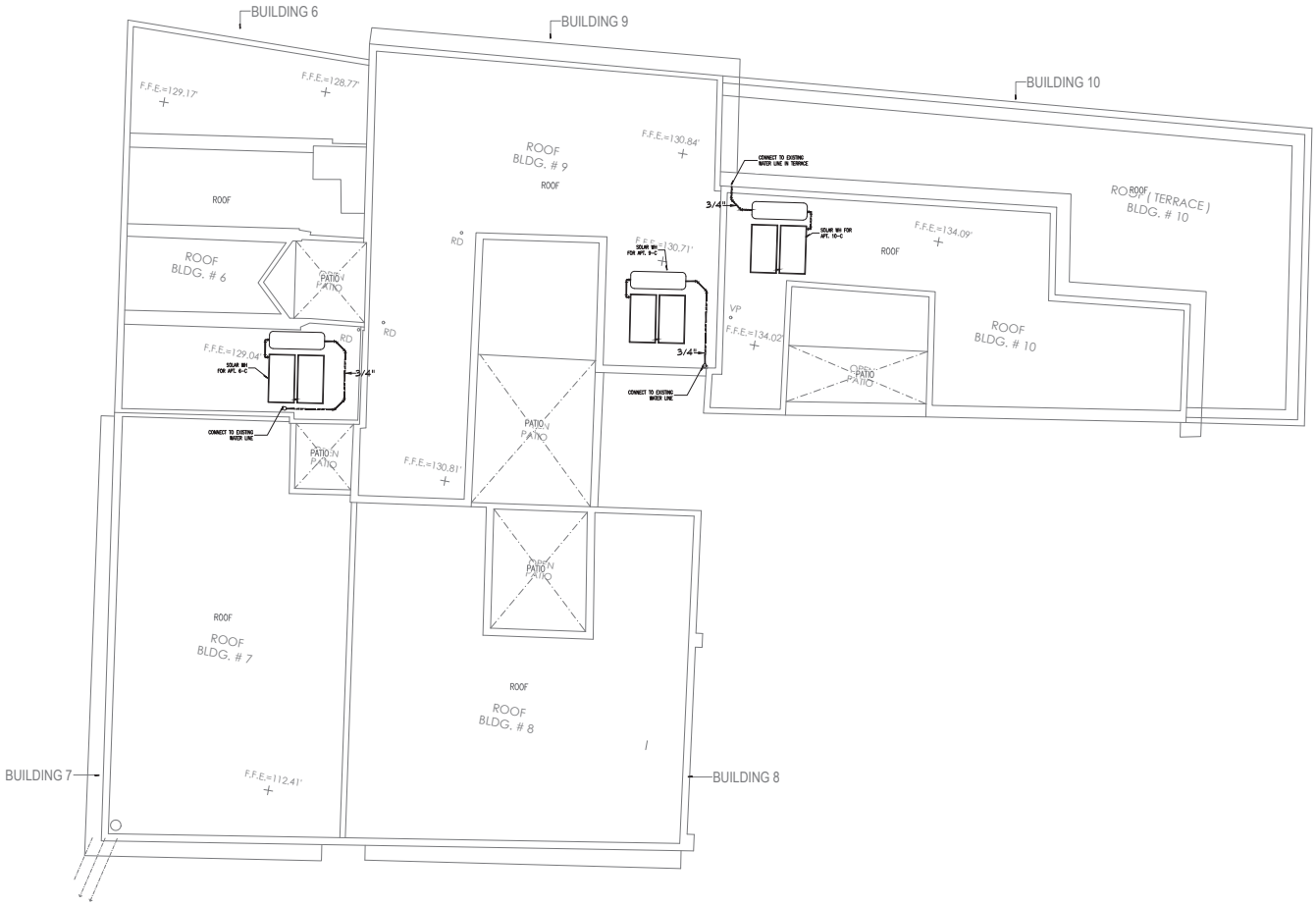
Digitally signed by Jorge Antonio Torres Scandali
DN: c=US, st=Puerto Rico, o=Colegio de Ingenieros y Agrimensores de Puerto Rico, cn=Jorge Antonio Torres Scandali, email=jatorres@bioesign.com
Date: 2021.11.05 13:37:00 -04'00'

FILE NAME	20-080-P1.3
PLOT DATE	
DWG. #	P1.3
DESIGNER	J.T.S.
APPROVING	J.T.S.
DRAFTSMAN	E.C.R.
ARCHIVO #:	20-080

JORGE A. TORRES SCANDALI
CONSULTING ENGINEER, PSC
111 HUMACAO ST. SANTA RITA
RIO PIEDRAS, P. R. 00925
TEL. (787) 763-5150

JORGE A. TORRES SCANDALI
MECHANICAL ENGINEER, LIC. 12826

JORGE TORRES LOPEZ
MECHANICAL ENGINEER, LIC. 4981

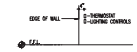


LOT A-PROPOSED 4TH. FLOOR PLAN(ROOF)-PLUMBING & VENTILATION

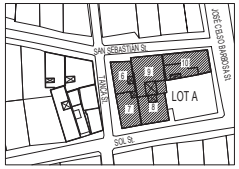
SCALE:3/16"=1'-0"

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED 'FOR CONSTRUCTION' AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

NOTA IMPORTANTE:

Yo, JORGE A. TORRES SCANDALI, INGENIERO MECANICO, LICENCIA 10906, certifico que soy el profesional que diseñó la MECANICA, en estos planos y las especificaciones complementarias. Certifico que estos son en cumplimiento a especificaciones de diseño con las disposiciones aplicables del Reglamento Conjunto para Obras de Construcción y Mejoras Públicas de la Junta de Construcción Rigentes 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 76-2004, 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 tergiversación de los hechos que se haya producido por desconocimiento o por negligencia ya sea por mí, más agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

REVISIONS

NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT A-PROPOSED 4th FLOOR PLAN (ROOF)

OWNER: LAVINE LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE:
PROJECT: 20 09
SHEET: P1.4

ROSSILUGO ARCHITECTURE

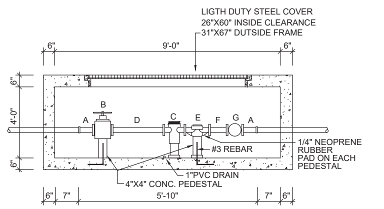
Digitally signed by Jorge Antonio Torres Scandali
DN: c=US, st=Puerto Rico, o=Colegio de Ingenieros y Agrimensores de Puerto Rico, title=10906 PE, cn=Jorge Antonio Torres Scandali, email=jatorres@jtorresgroup.com
Date: 2021.11.05 13:23:17 -04'00'

FILE NAME	20-080-P1.4
PLOT DATE	
DWG. #	P1.4
DESIGNER	J.T.S.
APPROVING	J.T.S.
DRAFTSMAN	E.C.R.
ARCHIVO #:	20-080

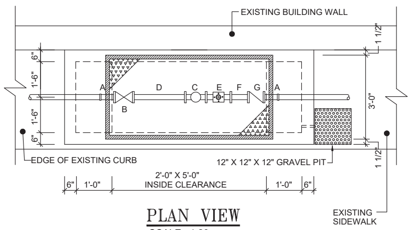
JORGE A. TORRES SCANDALI
CONSULTING ENGINEER, PSC
111 HUMACAO ST, SANTA RITA
RIO PIEDRAS, PR, 00925
TEL. (787) 763-5150

JORGE A. TORRES SCANDALI
MECHANICAL ENGINEER, LIC. 10906

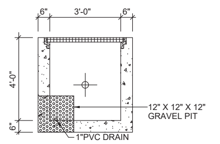
JORGE TORRES LOPEZ
MECHANICAL ENGINEER, LIC. 4181



SECTIONAL VIEW
SCALE= 1:20



PLAN VIEW
SCALE= 1:20



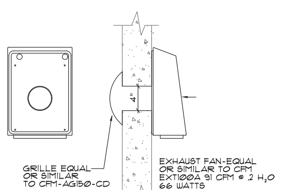
SECTION A-A
SCALE= 1:20

4"Ø WATER METER SCHEDULE OF ITEMS

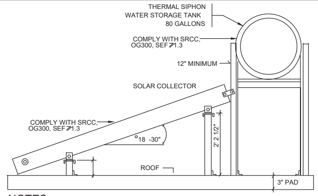
	ITEM	LENGTH
A	UNI-FLANGE	2-4/9"
B	GATE VALVE, NRS W/HANDLE, FL. & FL.	9"
C	BASKET STRAINER, FL. & FL.	11-3/16"
D	BRASS NIPPLE, FL. & FL.-STABILIZER	40"
E	4"0 WATER METER, FL. & FL. EQUAL OR SIMILAR TO BODGER METER-RECORDALL FIRE METER (FMSA) FM/UL LISTED FOR FIRE USE STRAINER INCLUDED	21-11/32"
F	BRASS NIPPLE, FL. & FL.	12"
G	CHECK VALVE, FL. & FL.-FM/UL LIFTED	14"

NOTE:
1- WATER METER AND ALL APPARTENCES SHALL COMPLY W/PRASA STANDARD AND REGULATION.
2- PIPING INSIDE WATER METER BOX SHALL BE BRONZE STANDARD AND REGULATION.
3- ALL FITTING, ETC. SHALL BE LEAD FREE

01 FIRE PROTECTION 4"0 WATER METER WITH NIPPLE AND SINGLE LEAF STEEL COVER
N.T.S.



02 BATHROOM EXHAUST FAN DETAIL
N.T.S.

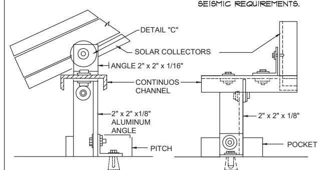


NOTES:
(A) THIS SIZE DEPENDS ON THE SOLAR COLLECTOR SELECTED
(B) THIS ARRANGEMENT DEPENDS ON THE BLONG.ORIENTATION (THE LAYOUT SHOWN IS ONE OF THE POSSIBLITIES)
(C) PIPING SIZING DEPENDS ON THE ARRANGENT OF THE SOLAR COLLECTORS PANELS.
(D) COLLECTORS PANELS SHALL BE INSTALLED FACING SOUTH.

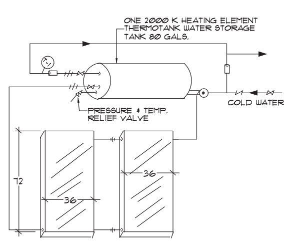
NOTES:
1- ALL PIPING SHALL BE CPVC-CTS WITH INSULATION SHALL BE 1" FIBER GLASS WITH ROOFING FELT WEATHER ROOFING.
2- SOLAR ENERGY CONTRACTOR SHALL RUN HOT & COLD WATER ABOVE ROOF AND SHALL CONNECT TO FACILITIES PROVIDED BY PLUMBING CONTRACTOR SEE DETAIL SOLAR PIPING THRU ROOF ON THIS SHEET
3-SOLAR WATER HEATER SUPPORTS COMPLY WITH CURRENT PR BUILDING CODE WIND & SEISMIC REQUIREMENTS.

03 SOLAR COLLECTOR & STORAGE TANK SUPPORT SYSTEM DETAIL
N.T.S.

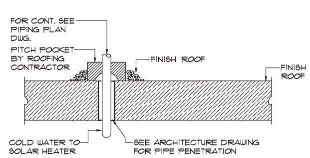
SOLAR WATER HEATER SUPPORTS COMPLY WITH CURRENT PR BUILDING CODE WIND & SEISMIC REQUIREMENTS.



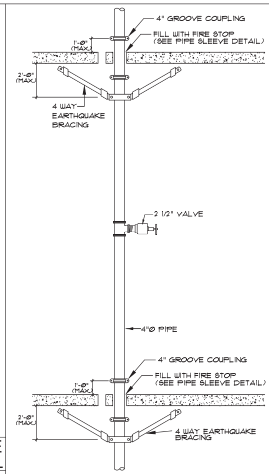
04 SOLAR COLLECTOR FRAME SUPPORT
N.T.S.



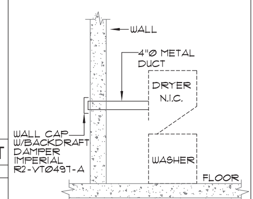
05 SOLAR HEATER SYSTEM
N.T.S.



06 DETAIL OF PIPING THRU ROOF
N.T.S. COLD WATER



07 FIRE HOSE VALVE RISER
N.T.S.



08 DRYER EXHAUST
N.T.S.

- PRSSURE GAUGE WISS 0-200
- AIR VENTILATION MOD. 701
- PRESSURE AND TEMPERATURE RELIEF VALVE WATT MOD. 100XL
- THERMOMETER WEKSLER MOD.140G
- UNION
- PRSSURE REDUCING VALVE
- BALL VALVE NIBCO T-585
- CHECK VALVE (NON SLAM TYPE) NIBCO 413
- FLAT PLATE SINGLE GLAZED SOLAR COLLECTOR PANEL AS MAN. BY DIMAS OR APPROVED EQUAL
- FLOW DIRECTION
- PET COCK VALVE FOR PRESSURE GAUGE
- TACO CIRCUIT SETTER MOD. 791
- ONE 2000 WATTS RESISTANCE THERMOSTATICALLY CONTROL
- (T-1) TEMP INDICATOR
- (P-1) PRESSURE INDICATOR MOD. VA12-SET-0-180
- CHECK VALE NIBCO T-4B
- PRESSURE RELIEF VALVE
- THERMOSTATIC MIXING VALVE
- W.H. #1 IN LINE WATER HEATER

09 LEGEND
N.T.S. HOT WATER

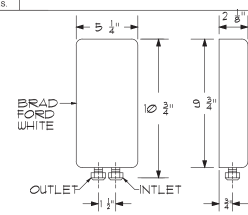
GENERAL NOTES

1. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODE, P.R. BUILDING CODE 2019, AND THE INTERNATIONAL PLUMBING CODE LATEST EDITION.
2. ALL PLUMBING MATERIAL SHALL BE AS INDICATED IN THE SPECIFICATIONS ISSUED FOR THIS PROJECT, EXCEPT AS OTHERWISE NOTED OR CALLED FOR ON THE DRAWINGS.
3. ALL VALVES SHALL BE PROVIDED WITH ACCESS IN THE WALL OR FLOOR FOR OPERATION AND MAINTENANCE ACCESS DOORS SHALL BE AS SPECIFIED OR REQUIRED BY THE ARCHITECT.
4. LONG SWEEP BENDS OR LONG SWEEP FITTINGS SHALL BE PROVIDED AT THE BASE OF ALL STACKS. CLEANOUTS SHALL BE INSTALLED AT THE BASE FALL STACK AND LEADERS.
5. ALL HORIZONTAL PORTIONS OF SOIL & WASTE STACKS & BRANCHES, SHALL SLOPE 1/4" PER FT., EXCEPT AS OTHERWISE SHOWN.
6. ALL PIPES SHALL BE ADEQUATELY SUPPORTED ON HANGERS OR CARRIERS AS REQUIRED. HANGERS SHALL BE PLACED 4 FT. APART EACH LENGTH VERTICAL RISERS AND STACKS SHALL BE SUPPORTED 10FT. WITH RISER CLAMPS, EXCEPT AS OTHERWISE SHOWN, FOR SIZES 2"Ø OR SMALLER A MIDSTORY GUIDE IS REQUIRED.
7. THE SIZES GIVEN IN FIXTURE SCHEDULE ARE MINIMUM AND SHALL BE. USED EXCEPT THAT IN SOME CASES THEY SHALL BE INCREASED AS SHOWN ON ISOMETRICS OR AS REQUIRED BY THE INTERNATIONAL PLUMBING CODE.
8. THE PLUMBING CONTRACTOR SHALL PROVIDE PLUMBING FIXTURES AND INSTALL ALL PLUMBING FIXTURES, AND /OR EQUIPMENT AND ROUGHING-IN.
9. CLEANOUTS SHALL BE NOT MORE THAN 50 FEET APART IN HORIZONTAL DRAINAGE LINES OF 4 - INCH NOMINAL DIAMETER OR LESS AND NOT MORE THAN 100 FEET APART FOR LARGER PIPES.
10. COPPER TUBING WITHIN CONCRETE SLAB SHALL BE CPVC-CTS NO JOINTS SHALL BE MADE IN FLOOR SLAB.
11. PIPES PASSING THROUGH CONCRETE OR CINDER WALLS AND FLOORS OR OTHER CORROSIVE MATERIAL SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY A PROTECTIVE SHEATHING OR WRAPPING OR OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM THE LIME AND ACID OF CONCRETE, CINDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR EXPANSION AND CONTRACTION OF PIPING TO PREVENT ANY RUBBING ACTION. MINIMUM WALL THICKNESS OF MATERIAL SHALL BE 0.025 INCH (0.64 mm).
12. CONTRACTOR SHALL COMPLY WITH ALL PUERTO RICO ACUEDUCT AND SEWER AUTHORITY REQUIREMENTS

LEGEND

- WASTE OR SOIL PIPING
- S.D. STORM DRAINAGE PIPING
- COLD WATER PIPING
- HOT WATER PIPING
- VENT PIPING
- C.O.F.W.W. CLEAN OUT FLUSH W/WALL
- C.O.F.W.F. CLEAN OUT FLUSH W/FLOOR OR FIN. GRADE
- C.O.P. CLEAN OUT PLUG
- R.D. ROOF DRAIN
- F.D. FLOOR DRAIN
- 2"Ø W.S. WASTE STACK (NO. AT SIDE INDICATES DIA. OF PIPE)
- 3"Ø S.S. SOIL STACK (NO. AT SIDE INDICATES DIA. OF PIPE)
- 2"Ø V.S. VENT STACK (NO. AT SIDE INDICATES DIA. OF PIPE)
- 2"Ø S.V. STACK VENT (NO. AT SIDE INDICATES DIA. OF PIPE)
- 3"Ø R.L. RAIN LEADER (NO. AT SIDE INDICATES DIA. OF PIPE)

10 GENERAL NOTES AND LEGEND
N.T.S.



RATINGS OF "FLOW CONTROL" MODELS

MODEL	kW RATING	VOLTAGE	AMPS	TEMPERATURE RISE° F 0.5 GPM	0.75 GPM	1.0 GPM	1.5 GPM	2.0 GPM	RECOMMENDED WIRE SIZE
EFC-9500-4-S-10	9.5	240	40.0	-	86	65	43	32	8 AWG

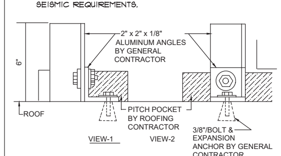
11 IN-LINE WATER HEATER
N.T.S.

KITCHEN & SANITARY SCHEDULE REFER TO ARCHITECTURAL DRAWINGS FOR EQUIPMENT SPECIFICATION	
P-1	TOILET
P-1H	ADA TOILET
P-2	PEDESTAL SINK
P-2H	ADA SINK
P-3	SHOWER KIT
P-3H	ADA SHOWER KIT
P-4	KITCHEN SINK SINGLE
P-4A	KITCHEN SINK DOUBLE
P-5	WASHER/DRYER COMBO
P-5H	WASHER & DRYER FRONTLOAD
P-6	UTILITY SINK

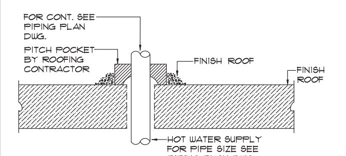
12 PLUMBING FIXTURE SCHEDULE
N.T.S.

SOLAR WATER HEATER SUPPORTS COMPLY WITH CURRENT PR BUILDING CODE WIND & SEISMIC REQUIREMENTS.

NOTES:
ALL BOLTS SHALL BE ALUMINUM



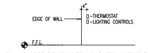
13 TANK FRAME SUPPORT LEG
N.T.S. HOT WATER



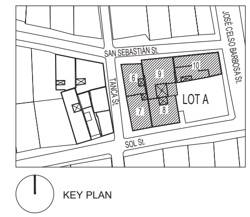
14 DETAIL OF PIPING THRU ROOF
N.T.S. HOT WATER

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

NOTA IMPORTANTE:

Yo, JORGE A. TORRES SCANDALI, INGENIERO MECANICO, LICENCIA 10906, certifico que soy el profesional que diseñó la MECANICA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14–2004, 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.

REVISIONS

NUM.	DESCRIPTION	DATE

Digitally signed by Jorge Antonio Torres Scandali
DN: c=US, st=Puerto Rico, o=Colegio de Ingenieros y Agrimensores de Puerto Rico, title=10906 PE, cn=Jorge Antonio Torres Scandali, email=jatorress@bioesign.com
Date: 2021.11.05 13:37:39 -04'00'

FILE NAME	20–080–P3.1
PLOT DATE	09.30.21
DWG. #	P3.1
DESIGNER	J.T.S.
APPROVING	J.T.S.
DRAFTSMAN	E.C.R.
ARCHIVO #:	20–080

JORGE A. TORRES SCANDALI
CONSULTING ENGINEER, PSC
1111 HUMACAO ST., SANTA RITA
RIO PIEDRAS, P. R. 00925
TEL. (787) 763-5190

JORGE A. TORRES SCANDALI
MECHANICAL ENGINEER, LIC. 10906

JORGE TORRES LOPEZ
MECHANICAL ENGINEER, LIC. 4951

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT A-GENERAL PLUMBING NOTES AND DETAILS

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEPT 30 2021
PROJECT 20 09
SHEET P3.1

ROSSILUGO
ARCHITECTURE

NOTES:

1–PVC SCH. 40 CONDUIT SHALL BE USED EXCEPT WHERE NOT ALLOWED BY N.E.C. OR UNLESS OTHERWISE INDICATED, 3/4" IPS MINIMUM SIZE.

2–PVC FITTINGS SHALL BE CONCRETE TIGHT.

3–THHN WIRE SHALL BE USED UNLESS OTHERWISE INDICATED, #12 A.W.G. MINIMUM SIZE.

4–WIRING DEVICES AND PLATES SHALL BE, RESIDENTIAL GRADE COLOR WHITE. (FIRST CHOICE) OR IVORY (SECOND CHOICE).

5–ELECTRICAL INSTALLATION SHALL BE DONE IN STRICT ACCORDANCE WITH N.E.C. AND P.R.E.P.A. REGULATIONS, APPLICABLE EDITION.

6–INSTALLATION DETAILS ARE ILLUSTRATIVE AND SHOULD NOT BE USED WITHOUT VERIFYING JOB SITE CONDITIONS, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING ANY DEVIATION THEREFROM.

7–DIMENSIONS, QUANTITY AND LOCATION OF JUNCTION OR PULL BOXES SHALL BE REVISED BY ELECTRICAL CONTRACTOR ACCORDING TO ACTUAL FIELD CONDITIONS TO SECURE AT LEAST PERMISSIBLE MINIMUM CABLE BENDING RADIUS AND THE MAXIMUM PERMISIBLE PULLING TENSION. THERE SHALL NOT BE MORE THE EQUIVALENT OF FOUR (4) QUARTER BENDS (360° TOTAL) BETWEEN CABLE PULL POINTS.

8–ALL CONVENIENCE RECEPTACLES SHALL HAVE A #12 GREEN JUMPER BETWEEN RECEPTACLE GROUNDING SCREW AND THE OUTLET BOX GROUNDING SCREW.

9–ELECTRICAL CONTRACTOR SHALL PROVIDE POWER & CONNECT ALL EQUIPMENT FURNISHED UNDER OTHER SECTION OF THE SPECIFICATIONS. FINAL CONNECTION SHALL BE DONE UNDER THE SUPERVISION OF THE RESPECTIVE CONTRACTORS.

10–INSTALLATION SHALL BE DONE IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.

11–CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND/OR EQUIPMENT REQUIRED FOR A COMPLETE WORKING SYSTEM.

12–ALL CONDUIT IN DIRECT CONTACT WITH EARTH SHALL BE PVC SCH.40 PROVIDE WITH A GROUNDING CONDUCTORS AS PER N.E.C.

13–ALL PANELBOARDS SHALL BE UL LABELED WITH PLUG–IN TYPE CIRCUIT BREAKERS. FINAL LOCATION OF PANELBOARDS MAY VARY IN ACOORDANCE TO FIELD CONDITIONS. CONTRACTOR SHALL PREPARE SHOP DRAWING PRIOR TO FINAL EQUIPMENT INSTALLATION.

14–CONTRACTOR SHALL BALANCE ALL LOADS.

15–ROUTE OF CONDUITS SHOWN IN LAY–OUT IS SCHEMATIC AND INTENDED ONLY TO INDICATE INTERCONNECTIONS BETWEEN OUTLETS. EXACT ROUTING SHALL BE DETERMINED WITH STRUCTURAL CONDITIONS.

16–CONTRACTOR SHALL COORDINATE WITH OTHER TRADES FOR ALL UNDERGROUND PIPES, CONDUITS AND PULL BOXES.

17–ANY UNDERGROUND CONDUIT FOR SECONDARY FEEDER SHALL BE BURIED AT A MIN. DEPTH OF 36" BELOW FINISHED GRADE, UNLESS COVERED BY 4" CONCRETE ENVELOPE IN WHICH CASE MIN. DEPTH SHALL BE 18" BELOW FINISHED GRADE LEVEL.

18–PROVIDE GROUND CONDUCTOR IN ALL CONDUITS RUNS AS PER NEC. 250.

19–CONTRACTOR SHALL PROVIDE & INSTALL A #14 FISHWIRE IN EVERY EMPTY CONDUIT.

20–ALL EXPOSED CONDUIT RUN SHALL BE RIGID STEEL GALVANIZED.

21–WHEN TWO OR MORE LIGHT SWITCHES ARE INSTALLED NEXT TO EACH OTHER CONTRACTOR MUST INSTALL THEM IN A MULTIPLE GANG BOX, SIZE AS REQUIRED.

22–ALL EQUIPMENTS AND RACEWAYS SHALL BE SEISMICALLY RATED AND SEISMICALLY SUPPORTED IN ORDER TO COMPLY WITH PR BLDG CODE & IBC 2018.

23–ALL EXTERIOR, EXPOSED JUNCTION BOXES SHALL BE WEATHERPROOF TYPE.

24–ALL BOXES SHALL BE 4" X 4" X 2½" MINIMUM GALVANIZED STEEL, PROVIDE 1 GANG R.C. WHEN ONLY ONE WIRING DEVICE IS SHOWN.

25–EACH BRANCH CIRCUIT PROTECTED WITH AN AFCI (ARC FAULT) CIRCUIT BREAKER SHALL BE FURNISHED WITH AN INDEPENT SEPARATE NEUTRAL CONDUCTOR. SHARING OF NEUTRAL CONDUCTORS IS NOT PERMITTED FOR AFCI PROTECTED BRANCH CIRCUITS.

26–MULTI–WIRE BRANCH CIRCUITS, AS DEFINED BY ARTICLE 100 OF THE N.E.C. SHALL HAVE MULTI–POLE CIRCUIT BREAKERS WITH INTERGRAL COMMON TRIP. SINGLE POLE BREAKERS WITH IDENTIFIED HANDLE TIES MAY BE USED PER N.E.C. ART. 240.15(B).

27–ALL INDICATED HEIGHTS ARE FROM CENTER OF BOX TO FINISHED FLOOR.

28–ALL EXTERIOR WEATHERPROOF RECEPTACLES MUST BE PROVIDED WITH WHILE IN USE WEATHERPROOF PLATE.

29–ALL 15A OR 20A–125VOLTS RECEPTACLES SHALL BE LISTED "TAMPER RESISTANCE RECEPTACLES".

30–ALL CIRCUIT BREAKERS 1P–20A–125V SHALL BE ARC FAULT BREAKER.

31–LAUNDRY & WATER HEATER RECEPTACLES SHALL BE INSTALLED 6" ABOVE WATER FAUCETS SERVING WASHER.

32–CEILING FANS MUST BE INSTALLED IN JUNCTION BOXES RATED FOR FAN INSTALLATION.

33–PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE EQUIPPED WITH HIGH EFFICACY LED LAMPS.

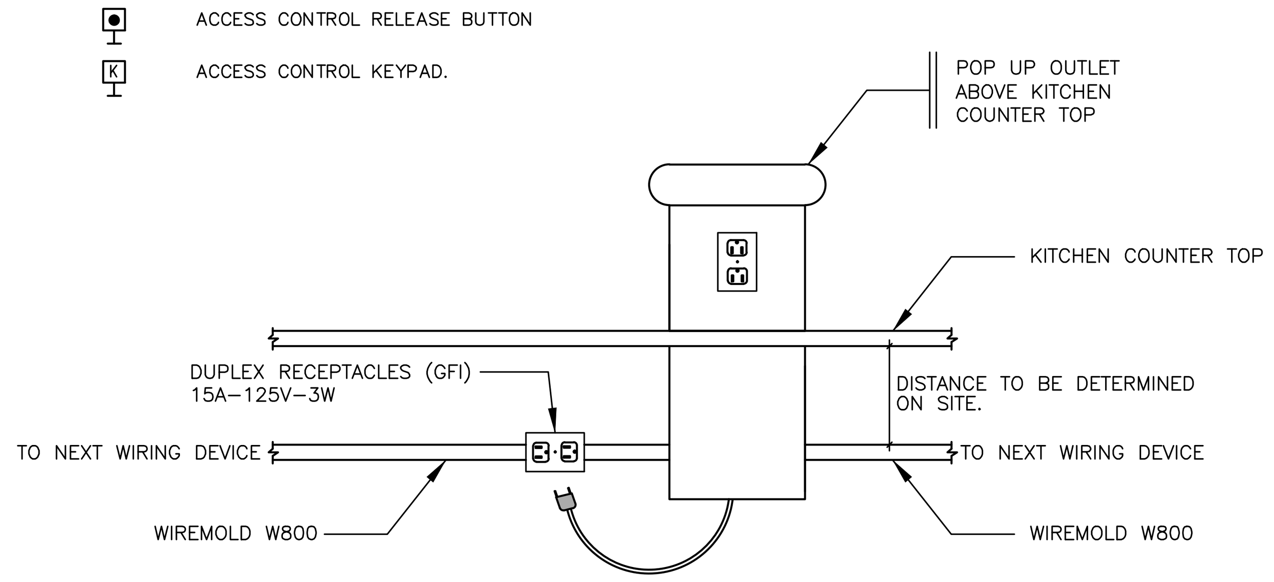
34–IN APARTMENTS WITH CEMENT CEILING, USE PVC SCHED. 40 CONDUITS FOR BRANCH CIRCUITS AND TELECOMMUNICATIONS DISTRUBUTION.

ABREVIATIONS

"G.F.I."	DENOTES GROUND FAULT CIRCUIT INTERRUPTER
"AFF"	DENOTES ABOVE FINISHED FLOOR
"FBO"	DENOTES FURNISHED BY OTHERS
"AEE"	DENOTES P.R. ELECTRIC POWER AUTHORITY
W.P.	WEATHER PROOF
N	DENOTES NEW
E	DENOTES EXISTING TO REMAIN
R	EXISTING RELOCATED DEVICE
ER	DENOTES EXISTING TO BE REMOVED
NL	NIGHT LIGHT
NIC	NOT IN CONTRACT

LEGEND:

	CEILING LIGHTING OUTLET.
	WALL LIGHTING OUTLET 6'–6"A.F.F.
	CEILING JUNCTION BOX WITH 3/8" FIXTURE STUD.
	WALL MOUNTED JUNCTION BOX HEIGHT AS SHOWN.
	DUPLEX RECEPTACLE 15A–125V–3W GROUNDING TYPE 1'–6" A.F.F.
	DITTO, BUT INSTALLED AT 3'–6"A.F.F.
	SPLIT DUPLEX RECEPTACLE 15A–125V–3W GROUNDING TYPE ONE SIDE CONTROLLED BY LUTRON SYSTEM 1'–6"A.F.F.
	DUPLEX RECEPTACLE 15A–125V–3W GROUNDING TYPE WITH G.F.I. 1'–6" A.F.F.
	DUPLEX RECEPTACLE 15A–125V–3W GROUNDING TYPE WITH G.F.I. 3'–6" A.F.F.
	SINGLE RECEPTACLE 20A–250V–3W GROUNDING TYPE 1'–6" A.F.F.
	SINGLE RECEPTACLE 30A–125/250VOLTS–1PHASE–3POLE–4 WIRE GROUNDING TYPE SEE NOTE NO. 35.
	SINGLE RECEPTACLE 50A–125/250VOLTS–1PHASE–3POLE–4 WIRE GROUNDING TYPE 1'–6" A.F.F.
S	SINGLE POLE SWITCH 15A–125V–3W QUIET TYPE 4'–0" A.F.F.
S_{3W}	DITTO, BUT THREE WAY SWITCH.
S_{4W}	DITTO, BUT FOUR WAY SWITCH.
	TWO POLE SWITCH 30A–250V WITH PILOT LIGHT 4'–0" A.F.F.
	600W–125V DIMMER SWITCH EQUAL TO LUTRON MAESTRO SERIES WITH MULTI–LOCATION CAPABILITY.
F	125V–15A CEILING FAN CONTROLLER GROUNDING TYPE DECORA STYLE.
	WALL OUTLET FOR DATA & VIDEO. COORDINATED FINAL LOCATION W/ARCHITECT, AT 1'–6" A.F.F.
	WALL OUTLET FOR VOICE, AT 1'–6" A.F.F. COORDINATED FINAL LOCATION W/ARCHITECT.
	WALL OUTLET FOR VOICE, DATA & VIDEO, AT 1'–6" A.F.F. COORDINATED FINAL LOCATION W/ARCHITECT.
J TV	CABLE T.V. JUNCTION BOX 6" OCTAGONAL JUNCTION BOX AT 1'–6" A.F.F.
J T	TELEPHONE ENTRANCE JUNCTION BOX 6" OCTAGONAL JUNCTION BOX AT 1'–6" A.F.F.
S	SMOKE DETECTOR WITH AUDIBLE BASE F.H.A. APPROVED TYPE, 120V WITH BATTERY BACK–UP. ALL SMOKE DETECTORS MUS BE WIRELESS INTERCONNECTED IN ORDER THAT WHEN ONE DETECTOR ACTIVATES THE AUDIBLE ALARM MUST SOUND IN ALL DETECTORS. A SMOKE DETECTOR MUST BE INSTALLED IN EVERY LEVEL OF THE HOME INCLUDING BASEMENTS. INSTALLATION AS PER NFPA & MANUFACTURER REQUIREMENTS
	ELECTRICAL PANELBOARD, 6'–0" AT TOP, SEE PANEL SCHEDULE.
	WATT–HOUR METER, SEE ONE LINE DIAGRAM.
– – – – –	CONDUIT RUN EMBEDDED IN FLOOR SLAB OR WALLS.
———	CONDUIT RUN EMBEDDED IN ROOF SLAB OR WALLS.
—– –—	CONDUIT RUN ABOVE DROPPED GYPSUM CEILING.
	CONDUIT RUN TO PANELBOARD.
W.P.	DENOTES WEATHER PROOF.
A.F.F.	DENOTES ABOVE FINISH FLOOR.
	WATER HEATER RECEPTACLE 30A–250V–3W.
	250V–2P–60A DISCONNECT DEVICE, NEMA 3R NON METALLIC
	250V–2PST–20A TOGGLE SWITCH TO SERVE AS F.C.U. DISCONNECT DEVICE CONSISTING OF
M	MAGNETIC DOOR CONTRCT
	ACCESS CONTROL RELEASE BUTTON
K	ACCESS CONTROL KEYPAD.



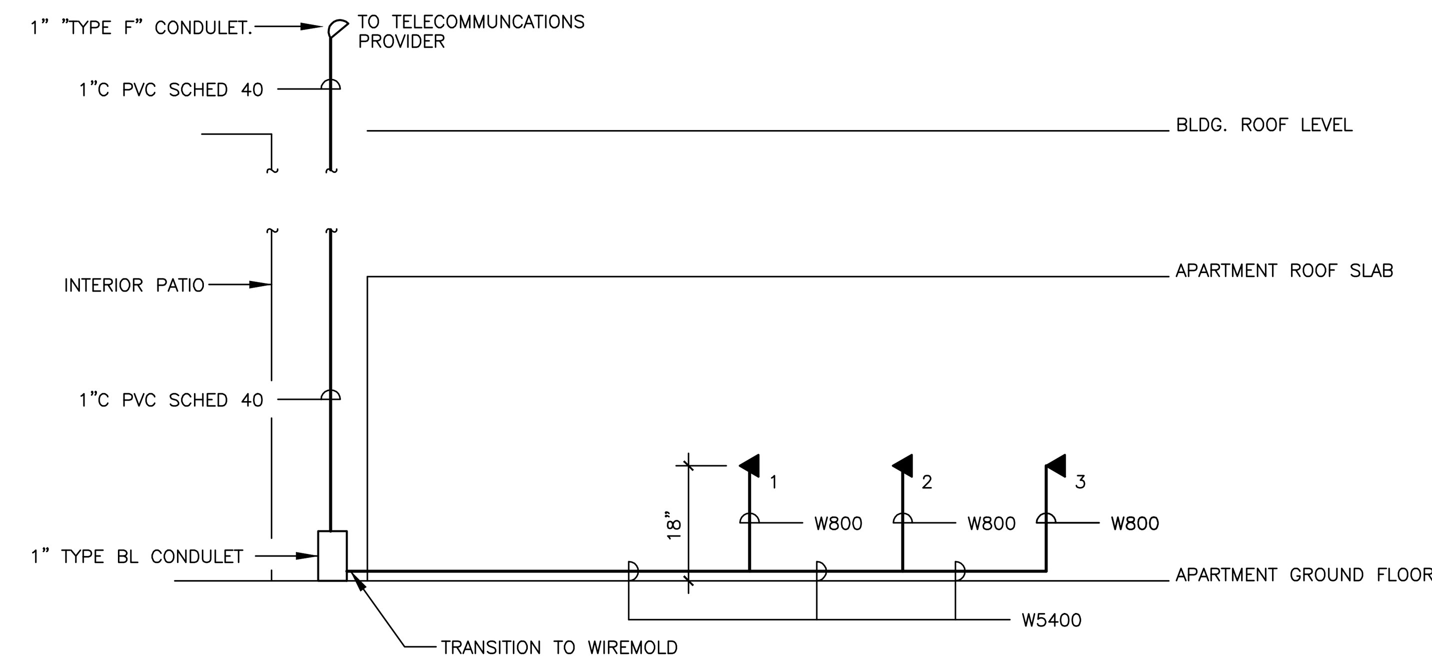
KITCHEN COUNTER TOP POP–UP RECEPTACLE DETAIL

N.T.S.

LUMA INTERCONNECTION NOTES:

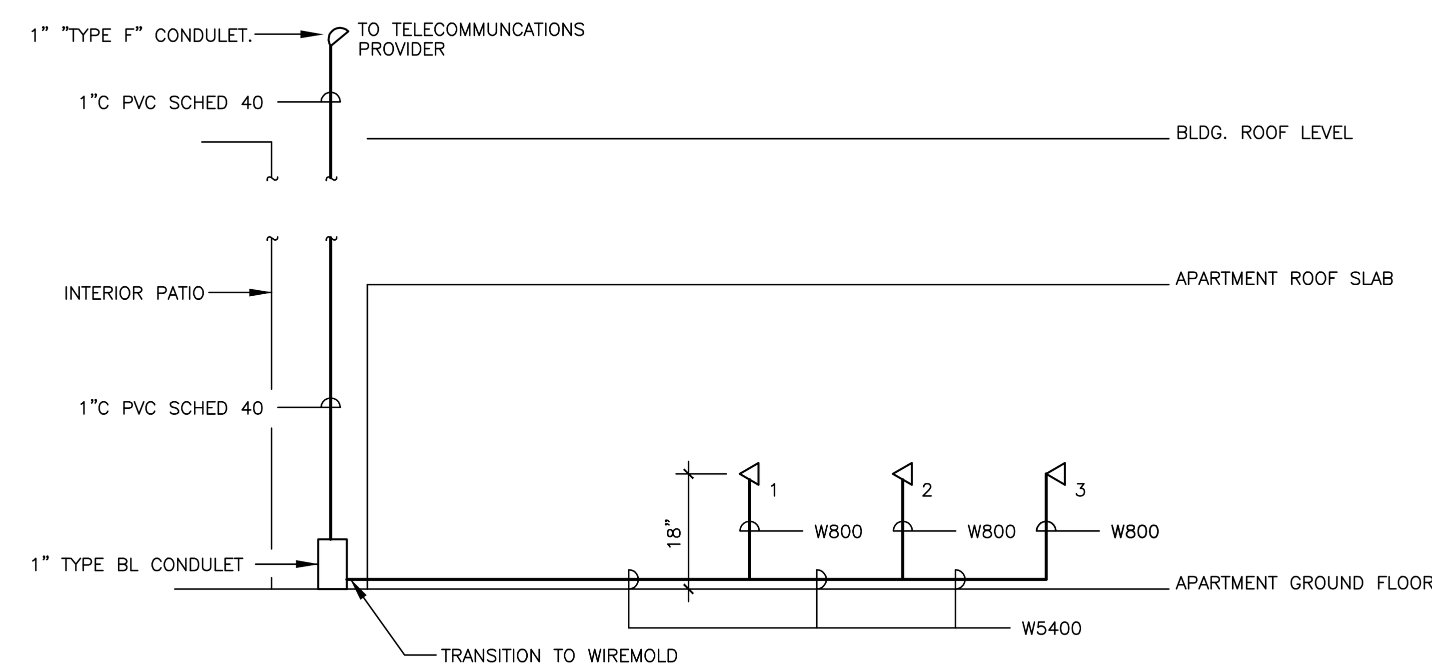
1– CONTRACTOR SHALL COORDINATE WITH LUMA'S TECHNICAL DIVISION A SITE VISIT IN ORDER TO DEFINE SCOPE OF WORK REGARDING BUILDING'S POINT OF CONNECTION IMPROVEMENTS. PROPOSED IMPROVEMENTS SHALL ENSURE COMPLIANCE WITH ALL SAFETY REQUIREMETNS AND LUMA STANDARDS.

2– ALL WORK REGARDING LUMA'S POINT OF CONNECTION SHALL BE DONE BY LUMA PERSONNEL AT CONTRACTORS EXPENSES. WORK TO BE DONE MAY INCLUDE RESTORATION OF SECURITY FENCE, POSSIBLE RESTORATION OF EXISTING TRANSFORMER, PRIMARY FEEDER ANCHORING, ETC.



TYPICAL TELEPHONE RISER DIAGRAM

N.T.S.

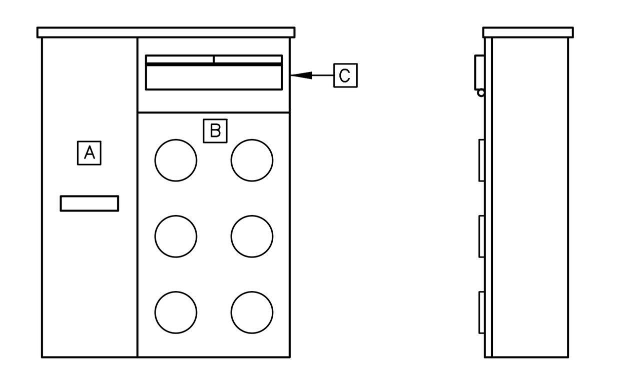


TYPICAL CABLE TV RISER DIAGRAM

N.T.S.

TELECOMMUNICATIONS NOTES:

1– THE DIAGRAMS ABOVE REPRESENT A TYPICAL SCHEME FOR EACH APARTMENT TELECOMMUNCATIONS OUTLETS. REFER TO APARTMENTS FLOOR PLANS FOR EXACT OUTLET QUANTITIES AND LOCATIONS.



FRONT VIEW SIDE VIEW

METER BANK DETAIL

N.T.S.

NOTE:

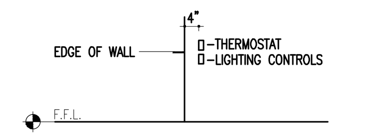
1–EXISTING METERBANK SHALL BE REVAMPED WITH NEW STAINLESS STEEL COVER AND NEW INTERIOR COMPONENTS. TYPICAL FOR ALL METER BANKS.

LEGEND:

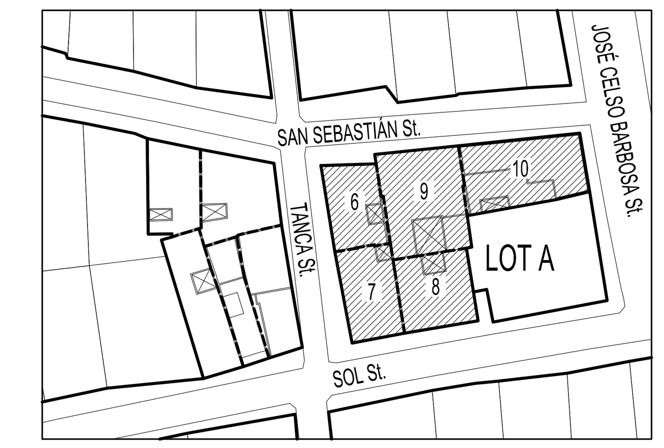
- A — INCOMING SECONDARY SERVICE FEEDER. CONFIRM CAPACITYT ON SITE.
- B — LUMA'S KWH METRING MODULES. EACH POSITION 120/240V–1ø–3W–S/N–100AMPS. QUANTITY MAY VARY DEPENDING ON BUILDING'S APARTMENTS AND PUBLIC AREA SPACES. CONFIRM ON SITE.
- C — LOAD BREAKER SECTION WITH A 100AMPS–2P BREAKER FOR EACH KWH METERING MODULE.

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

NOTA IMPORTANTE:

Yo, CARLO J. REQUENA, INGENIERO, LICENCIA 19722, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14–2004, 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.

REVISIONS

NUM.	DESCRIPTION	DATE

JRR
JUAN R. REQUENA & ASOCIADOS
INGENIEROS CSP
P. O. BOX 1587 HATO REY, PUERTO RICO 00919

designed: C.J. REQUENA lic.: 19722
drawn: C. SANTIAGO lic.: 0388

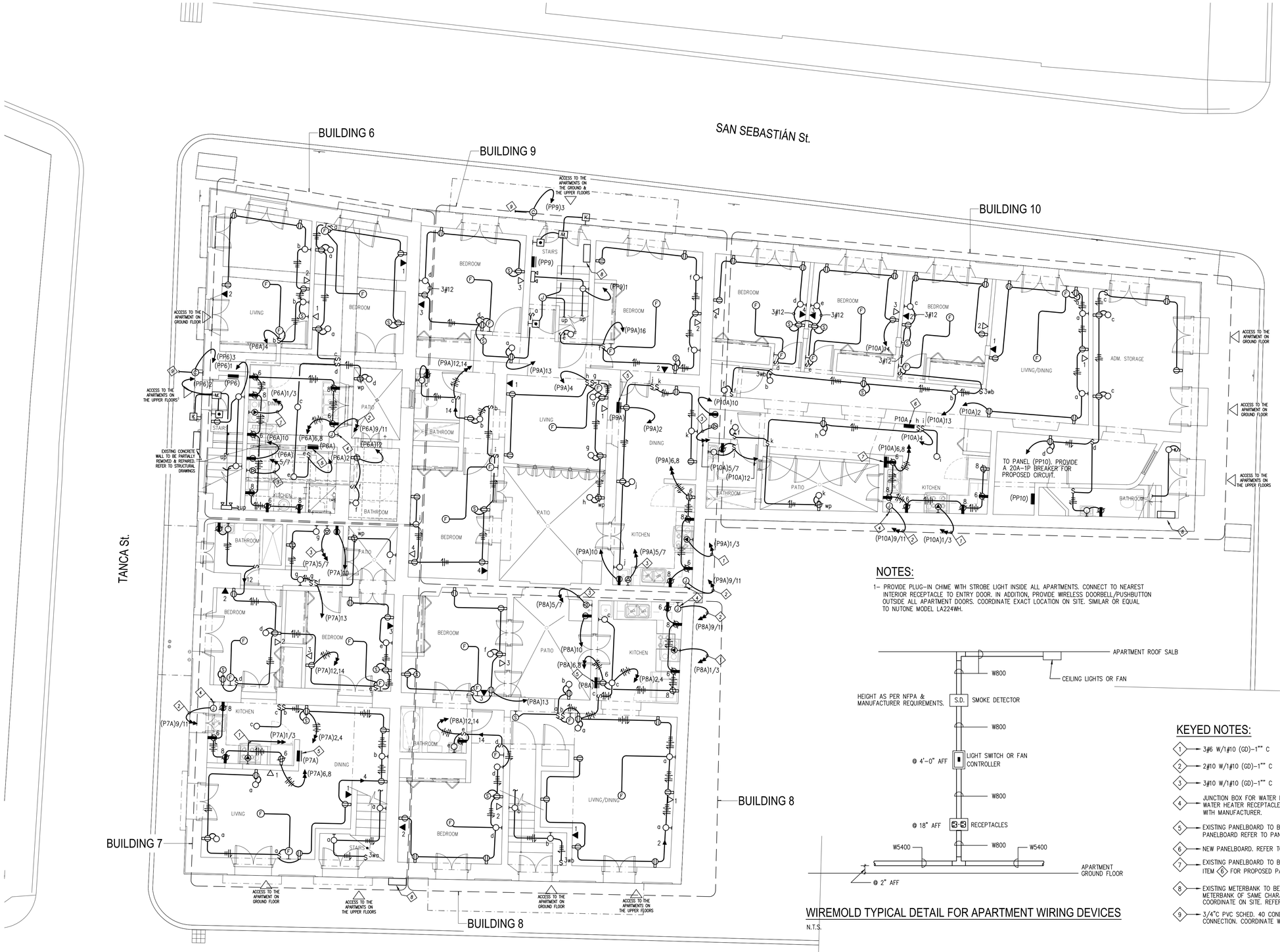
This drawing is not authorized to be released for contract until approved by Architect, Owner and all corresponding Government Agencies including P.R.E.P.A. and J.R.T.P.R.

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT A - LEGEND, NOTES & DIAGRAMS

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: Nov 2021
PROJECT: 20 09
SHEET: E-0.0

ROSSILUGO
ARCHITECTURE



LOT A PROPOSED 1st FLOOR PLAN

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

NOTES:

1- PROVIDE PLUG-IN CHIME WITH STROBE LIGHT INSIDE ALL APARTMENTS. CONNECT TO NEAREST INTERIOR RECEPTACLE TO ENTRY DOOR. IN ADDITION, PROVIDE WIRELESS DOORBELL/PUSHBUTTON OUTSIDE ALL APARTMENT DOORS. COORDINATE EXACT LOCATION ON SITE. SIMILAR OR EQUAL TO NUTONE MODEL LA224WH.

WIREMOLD TYPICAL DETAIL FOR APARTMENT WIRING DEVICES

N.T.S.

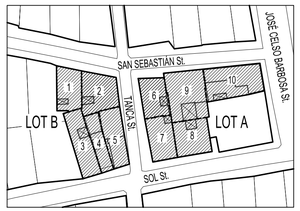
KEYED NOTES:

1. 3#6 W/1#10 (GD)-1"" C
2. 2#10 W/1#10 (GD)-1"" C
3. 3#10 W/1#10 (GD)-1"" C
4. JUNCTION BOX FOR WATER HEATER. COORDINATE WATER HEATER RECEPTACLE NEMA CONFIGURATION WITH MANUFACTURER.
5. EXISTING PANELBOARD TO BE REPLACED WITH A NEW PANELBOARD REFER TO PANEL SCHEDULE FOR DETAILS
6. NEW PANELBOARD. REFER TO PANEL SCHEDULE.
7. EXISTING PANELBOARD TO BE RE-LOCATED REFER TO ITEM 6 FOR PROPOSED PANEL RELOCATION.
8. EXISTING METERBANK TO BE REPLACED WITH A NEW METERBANK OF SAME CHARACTERISTICS AS EXISTING. COORDINATE ON SITE. REFER TO METER BANK DETAILS ON DWG E-0.0
9. 3/4"C PVC SCHED. 40 CONDUIT UP TO ROOF FOR CCTV WIRELESS CONNECTION. COORDINATE WITH CCTV PROVIDER.

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

CARLOS JUAN REQUENA DAVILA
INGENIERO LICENCIADO
LIC.#19722
PUERTO RICO

NOTA IMPORTANTE:

Yo, NORBERTO ROSSI FERRER ARQUITECTO, INGENIERO LICENCIADO, CERTIFICO que el sello profesional que aparece en el dibujo de diseño ROSSI FERRER ARQUITECTURA, estos planos y/o 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 14-2004, 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.

REVISIONS

NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT A-PROPOSED 1st FLOOR PLAN

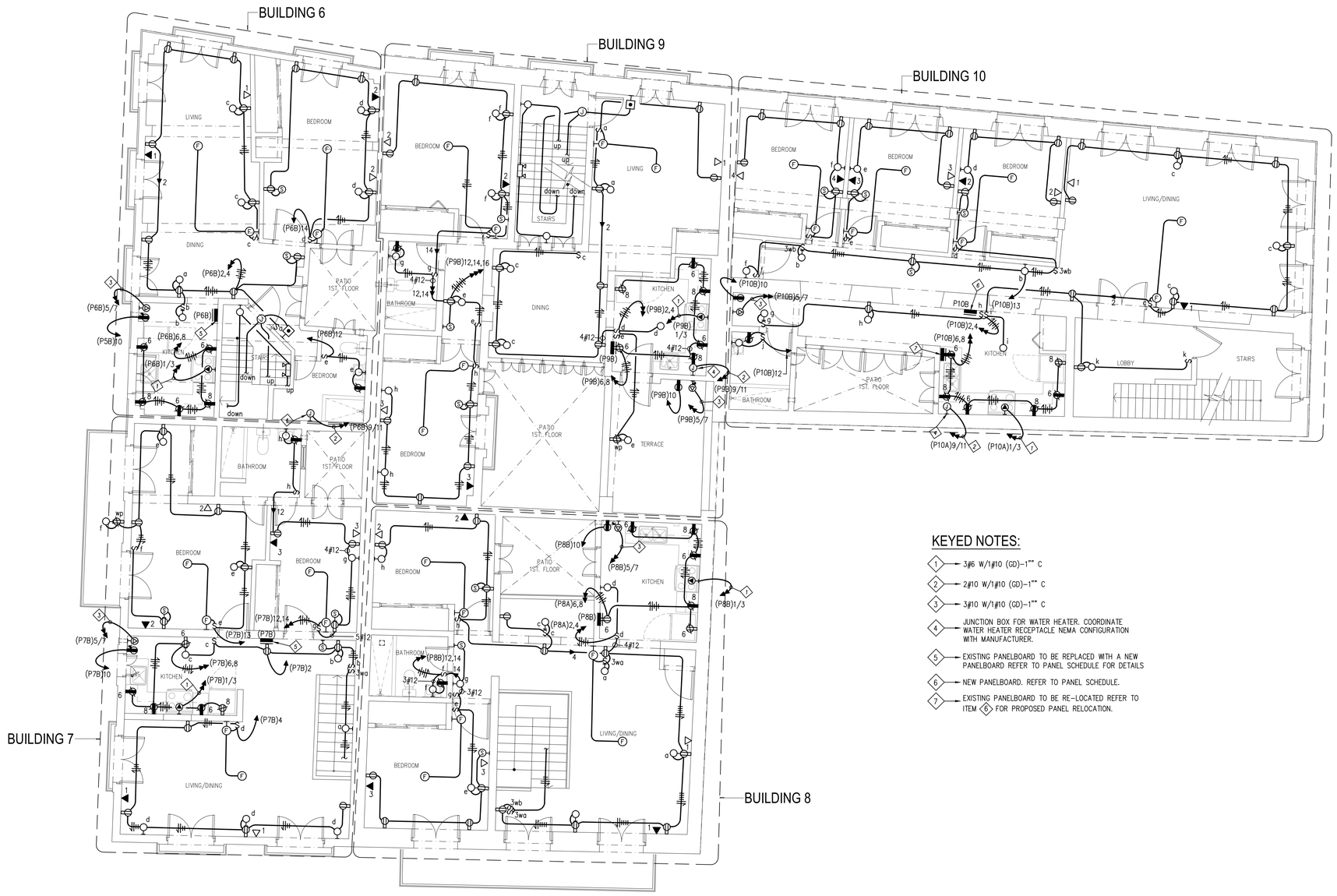
		PROJECT	SHEET
OWNER: SAN SE. LLC		20	E-1.0
DRAWN BY:	SCALE: AS SHOWN	09	
CHECKED BY: FERNANDO LUGO	DATE: Nov 2021		

JRR
JUAN R. REQUENA & ASOCIADOS
INGENIEROS CSP
P. O. BOX 1587 NARO REC, PUERTO RICO 00619

designed: C.J. REQUENA lic.: 19722
drawn: C. SANTIAGO lic.: 0388

This drawing is not authorized to be released for contract until approved by Architect, Owner and all corresponding Government Agencies including P.R.E.P.A. and J.R.T.P.R.

ROSSILUGO
ARCHITECTURE



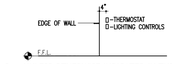
LOT A-EXISTING & REMOVALS 2nd FLOOR PLAN
SCALE: 3/16" = 1'-0"

KEYED NOTES:

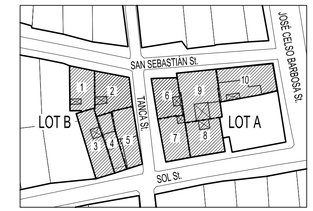
1. 3#6 W/1#10 (GD)-1"" C
2. 2#10 W/1#10 (GD)-1"" C
3. 3#10 W/1#10 (GD)-1"" C
4. JUNCTION BOX FOR WATER HEATER. COORDINATE WATER HEATER RECEPTACLE NEMA CONFIGURATION WITH MANUFACTURER.
5. EXISTING PANELBOARD TO BE REPLACED WITH A NEW PANELBOARD REFER TO PANEL SCHEDULE FOR DETAILS
6. NEW PANELBOARD. REFER TO PANEL SCHEDULE.
7. EXISTING PANELBOARD TO BE RE-LOCATED REFER TO ITEM 6 FOR PROPOSED PANEL RELOCATION.

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

CARLOS JUAN REQUENA DAVILA
INGENIERO LICENCIADO
LIC.#19722
PUERTO RICO

NOTA IMPORTANTE:

Yo, MARIANO ROSSI PEÑA ARQUITECTO, INGENIERO CIVIL LICENCIADO CON LICENCIA NÚMERO 6129 que sello este profesional certifico que los diseños de ARQUITECTURA, estructuras y sistemas 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 14-2004, según enmendada, conocido 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.

REVISIONS

NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT A-PROPOSED 2nd FLOOR PLAN

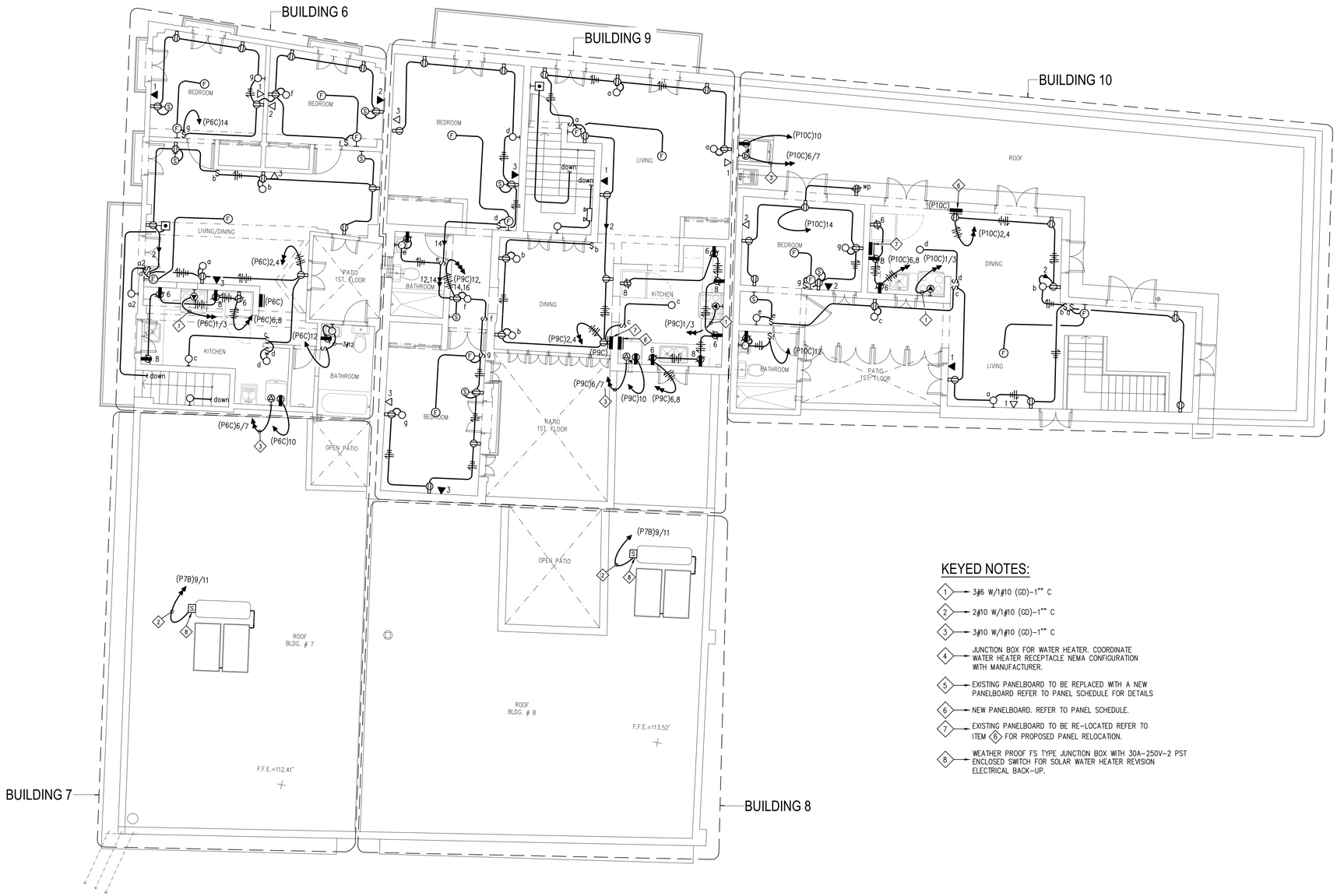
OWNER: SAN SE. LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: Nov 2021
PROJECT: 20 09
SHEET: E-1.1

JRR
JUAN R. REQUENA & ASOCIADOS
INGENIEROS, CSP
P. O. BOX 1587 NATO REY, PUERTO RICO 00919

designed: C.J. REQUENA lic.: 19722
drawn: C. SANTIAGO lic.: 0388

This drawing is not authorized to be released for contract until approved by Architect, Owner and all corresponding Government Agencies including P.R.E.P.A. and J.R.T.P.R.

ROSSILUGO
ARCHITECTURE



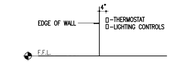
LOT A-EXISTING & REMOVALS 3rd FLOOR PLAN
SCALE: 3/16" = 1'-0"

KEYED NOTES:

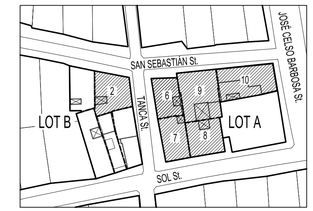
1. 3#6 W/1#10 (GD)-1"" C
2. 2#10 W/1#10 (GD)-1"" C
3. 3#10 W/1#10 (GD)-1"" C
4. JUNCTION BOX FOR WATER HEATER. COORDINATE WATER HEATER RECEPTACLE NEMA CONFIGURATION WITH MANUFACTURER.
5. EXISTING PANELBOARD TO BE REPLACED WITH A NEW PANELBOARD REFER TO PANEL SCHEDULE FOR DETAILS
6. NEW PANELBOARD. REFER TO PANEL SCHEDULE.
7. EXISTING PANELBOARD TO BE RE-LOCATED REFER TO ITEM 6 FOR PROPOSED PANEL RELOCATION.
8. WEATHER PROOF FS TYPE JUNCTION BOX WITH 30A-250V-2 PST ENCLOSED SWITCH FOR SOLAR WATER HEATER REVISION ELECTRICAL BACK-UP.

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

CARLOS JUAN REQUENA DAVILA
INGENIERO LICENCIADO
LIC.#19722
PUERTO RICO

NOTA IMPORTANTE:

Yo, CARLO J. REQUENA, INGENIERO, LICENCIA 19722, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT A-PROPOSED 3rd FLOOR PLAN

OWNER: SAN SE. LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: Nov 2021
PROJECT: 20 / 09
SHEET: E-1.2

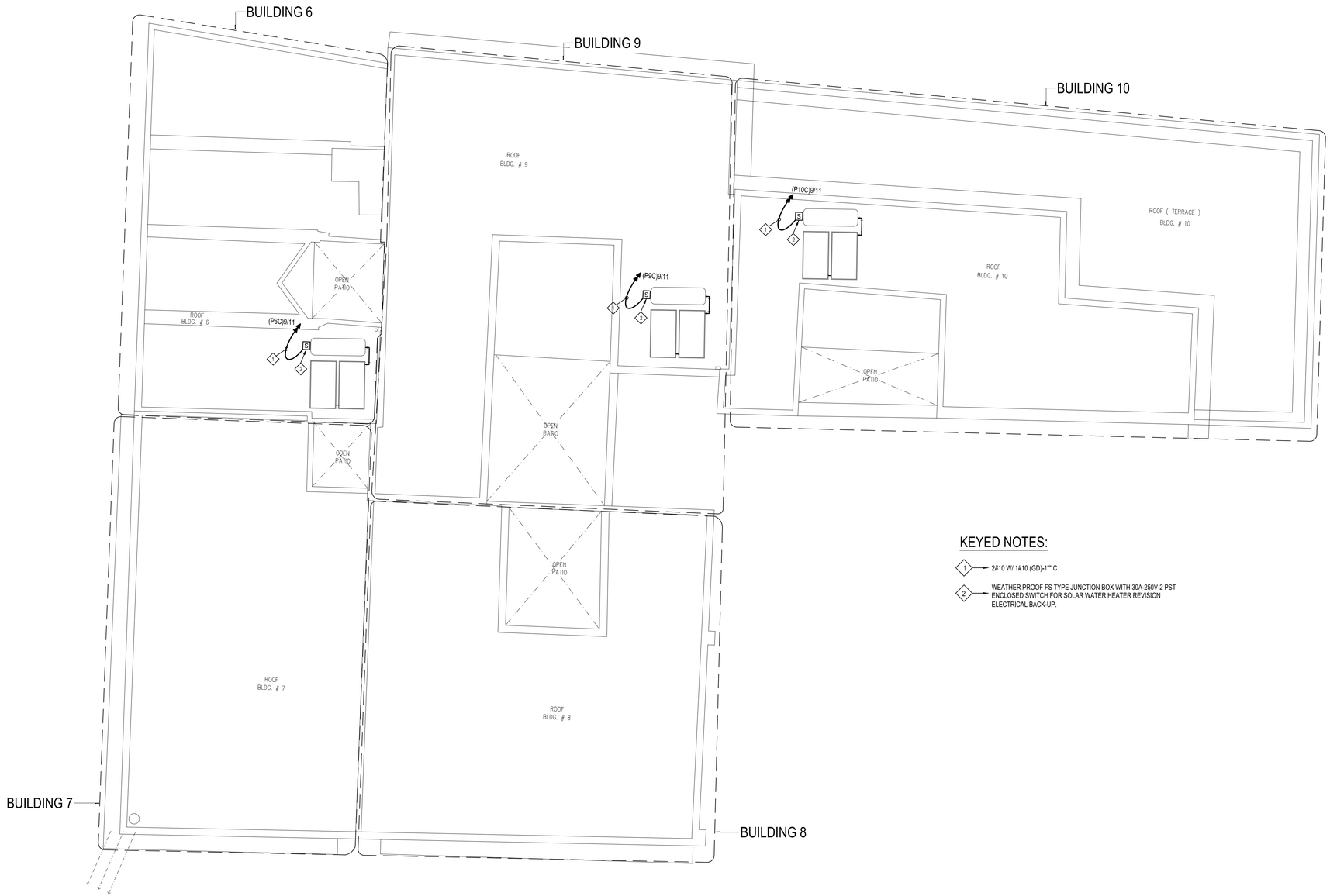
ROSSILUGO ARCHITECTURE

PERMIT SET
NOT FOR CONSTRUCTION
DATE: AUGUST24,2021

JRR
JUAN R. REQUENA & ASOCIADOS
INGENIEROS, CSP
P. O. BOX 1587 MAYO REC, PUERTO RICO 00619

designed: C.J. REQUENA lic.: 19722
drawn: C. SANTIAGO lic.: 0388

This drawing is not authorized to be released for contract until approved by Architect, Owner and all corresponding Government Agencies including P.R.E.P.A. and J.R.T.P.R.



KEYED NOTES:

1. 2#10 W/ 1#10 (GD)-1"" C
2. WEATHER PROOF FS TYPE JUNCTION BOX WITH 30A-250V-2 PST ENCLOSED SWITCH FOR SOLAR WATER HEATER REVISION ELECTRICAL BACK-UP.

LOT A-EXISTING & REMOVALS 4th FLOOR PLAN (ROOF)
SCALE: 3/16" = 1'-0"

PERMIT SET
NOT FOR CONSTRUCTION
DATE: AUGUST24,2021

JRR
JUAN R. REQUENA & ASOCIADOS
INGENIEROS-ARQUITECTOS C.S.P.
P. O. BOX 1587 HATO REY, PUERTO RICO 00919

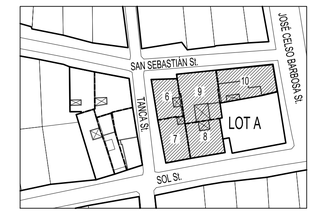
designed: C.J. REQUENA lic.: 19722
drawn: C. SANTIAGO lic.: 0388

This drawing is not authorized to be released for contract until approved by Architect, Owner and all corresponding Government Agencies including P.R.E.P.A. and J.R.T.P.R.

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

CARLOS JUAN REQUENA DAVILA
INGENIERO LICENCIADO
LIC. #19722
PUERTO RICO

NOTA IMPORTANTE:

Yo, CARLO J. REQUENA, INGENIERO, LICENCIA 19722, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT A-PROPOSED 4th FLOOR PLAN (ROOF)

OWNER: SAN SE. LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: Nov 2021
PROJECT: 20 09
SHEET: E-1.3

ROSSILUGO ARCHITECTURE

PANEL SCHEDULE

PANEL DESCRIPTION: P6A — **LOCATION:** AS SHOWN
VOLTS: 120/240V–1PH–3W–S/N — **AMPS:** 125 AMPS M.L.O.
MOUNTING: FLUSH — **I.C.:** 10,000 A.I.C.
PANEL TYPE: SQUARE D QO LOADCENTER — **REMARKS:** REFER TO KEYED NOTES IN FLOOR PLANS

LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
RANGE	QO	50	1	2	20	QO	LIVING
			3	4	20	QO	BEDROOM
DRYER	QO	30	5	6	20	QO	SMALL APPLIANCES
			7	8	20	QO	SMALL APPLIANCES
WATER HEATER	QO	30	9	10	20	GFI	WASHER
			11	12	20	QO	BATHROOM
SPARE	QO	20	13	14	20	QO	BEDROOM
SPARE	QO	20	15	16	–	–	SPACE
SPACE	–	–	17	18	–	–	SPACE
SPACE	–	–	19	20	–	–	SPACE
SPACE	–	–	21	22	–	–	SPACE
SPACE	–	–	23	24	–	–	SPACE

PANEL DESCRIPTION: P7A — **LOCATION:** AS SHOWN
VOLTS: 120/240V–1PH–3W–S/N — **AMPS:** 125 AMPS M.L.O.
MOUNTING: FLUSH — **I.C.:** 10,000 A.I.C.
PANEL TYPE: SQUARE D QO LOADCENTER — **REMARKS:** REFER TO KEYED NOTES IN FLOOR PLANS

LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
RANGE	QO	50	1	2	20	QO	DINING
			3	4	20	QO	LIVING
DRYER	QO	30	5	6	20	QO	SMALL APPLIANCES
			7	8	20	QO	SMALL APPLIANCES
WATER HEATER	QO	30	9	10	20	GFI	WASHER
			11	12	20	QO	BATHROOM
SPARE	QO	20	13	14	20	QO	BEDROOM
SPARE	QO	20	15	16	–	–	SPACE
SPACE	–	–	17	18	–	–	SPACE
SPACE	–	–	19	20	–	–	SPACE
SPACE	–	–	21	22	–	–	SPACE
SPACE	–	–	23	24	–	–	SPACE

PANEL DESCRIPTION: P8A — **LOCATION:** AS SHOWN
VOLTS: 120/240V–1PH–3W–S/N — **AMPS:** 125 AMPS M.L.O.
MOUNTING: FLUSH — **I.C.:** 10,000 A.I.C.
PANEL TYPE: SQUARE D QO LOADCENTER — **REMARKS:** REFER TO KEYED NOTES IN FLOOR PLANS

LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
RANGE	QO	50	1	2	20	QO	DINING
			3	4	20	QO	LIVING
DRYER	QO	30	5	6	20	QO	SMALL APPLIANCES
			7	8	20	QO	SMALL APPLIANCES
WATER HEATER	QO	30	9	10	20	GFI	WASHER
			11	12	20	QO	BATHROOM
BEDROOM	QO	20	13	14	20	QO	BEDROOM
SPARE	QO	20	15	16	–	–	SPACE
SPARE	QO	20	17	18	–	–	SPACE
SPACE	–	–	19	20	–	–	SPACE
SPACE	–	–	21	22	–	–	SPACE
SPACE	–	–	23	24	–	–	SPACE

PANEL DESCRIPTION: P9A — **LOCATION:** AS SHOWN
VOLTS: 120/240V–1PH–3W–S/N — **AMPS:** 125 AMPS M.L.O.
MOUNTING: FLUSH — **I.C.:** 10,000 A.I.C.
PANEL TYPE: SQUARE D QO LOADCENTER — **REMARKS:** REFER TO KEYED NOTES IN FLOOR PLANS

LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
RANGE	QO	50	1	2	20	QO	DINING
			3	4	20	QO	LIVING
DRYER	QO	30	5	6	20	QO	SMALL APPLIANCES
			7	8	20	QO	SMALL APPLIANCES
WATER HEATER	QO	30	9	10	20	GFI	WASHER
			11	12	20	QO	BATHROOM
BEDROOM	QO	20	13	14	20	QO	BEDROOM
SPARE	QO	20	15	16	20	QO	BEDROOM
SPARE	QO	20	17	18	–	–	SPACE
SPACE	–	–	19	20	–	–	SPACE
SPACE	–	–	21	22	–	–	SPACE
SPACE	–	–	23	24	–	–	SPACE

PANEL DESCRIPTION: P10A — **LOCATION:** AS SHOWN
VOLTS: 120/240V–1PH–3W–S/N — **AMPS:** 125 AMPS M.L.O.
MOUNTING: FLUSH — **I.C.:** 10,000 A.I.C.
PANEL TYPE: SQUARE D QO LOADCENTER — **REMARKS:** REFER TO KEYED NOTES IN FLOOR PLANS

LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
RANGE	QO	50	1	2	20	QO	DINING
			3	4	20	QO	LIVING
DRYER	QO	30	5	6	20	QO	SMALL APPLIANCES
			7	8	20	QO	SMALL APPLIANCES
WATER HEATER	QO	30	9	10	20	GFI	WASHER
			11	12	20	QO	BEDROOM
BEDROOM	QO	20	13	14	20	QO	BEDROOM
SPARE	QO	20	15	16	–	–	SPACE
SPARE	QO	20	17	18	–	–	SPACE
SPACE	–	–	19	20	–	–	SPACE
SPACE	–	–	21	22	–	–	SPACE
SPACE	–	–	23	24	–	–	SPACE

PANEL SCHEDULE

PANEL DESCRIPTION: P6B — **LOCATION:** AS SHOWN
VOLTS: 120/240V–1PH–3W–S/N — **AMPS:** 125 AMPS M.L.O.
MOUNTING: FLUSH — **I.C.:** 10,000 A.I.C.
PANEL TYPE: SQUARE D QO LOADCENTER — **REMARKS:** REFER TO KEYED NOTES IN FLOOR PLANS

LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
RANGE	QO	50	1	2	20	QO	LIVING
			3	4	20	QO	DINING
DRYER	QO	30	5	6	20	QO	SMALL APPLIANCES
			7	8	20	QO	SMALL APPLIANCES
WATER HEATER	QO	30	9	10	20	GFI	WASHER
			11	12	20	QO	BATHROOM
SPARE	QO	20	13	14	20	QO	BEDROOM
SPARE	QO	20	15	16	–	–	SPACE
SPACE	–	–	17	18	–	–	SPACE
SPACE	–	–	19	20	–	–	SPACE
SPACE	–	–	21	22	–	–	SPACE
SPACE	–	–	23	24	–	–	SPACE

PANEL DESCRIPTION: P7B — **LOCATION:** AS SHOWN
VOLTS: 120/240V–1PH–3W–S/N — **AMPS:** 125 AMPS M.L.O.
MOUNTING: FLUSH — **I.C.:** 10,000 A.I.C.
PANEL TYPE: SQUARE D QO LOADCENTER — **REMARKS:** REFER TO KEYED NOTES IN FLOOR PLANS

LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
RANGE	QO	50	1	2	20	QO	LIVING
			3	4	20	QO	DINING
DRYER	QO	30	5	6	20	QO	SMALL APPLIANCES
			7	8	20	QO	SMALL APPLIANCES
WATER HEATER	QO	30	9	10	20	GFI	WASHER
			11	12	20	QO	BATHROOM
BEDROOM	QO	20	13	14	20	QO	BEDROOM
SPARE	QO	20	15	16	–	–	SPACE
SPARE	QO	20	17	18	–	–	SPACE
SPACE	–	–	19	20	–	–	SPACE
SPACE	–	–	21	22	–	–	SPACE
SPACE	–	–	23	24	–	–	SPACE

PANEL DESCRIPTION: P8B — **LOCATION:** AS SHOWN
VOLTS: 120/240V–1PH–3W–S/N — **AMPS:** 125 AMPS M.L.O.
MOUNTING: FLUSH — **I.C.:** 10,000 A.I.C.
PANEL TYPE: SQUARE D QO LOADCENTER — **REMARKS:** REFER TO KEYED NOTES IN FLOOR PLANS

LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
RANGE	QO	50	1	2	20	QO	LIVING
			3	4	20	QO	BEDROOM
DRYER	QO	30	5	6	20	QO	SMALL APPLIANCES
			7	8	20	QO	SMALL APPLIANCES
WATER HEATER	QO	30	9	10	20	GFI	WASHER
			11	12	20	QO	BATHROOM
SPARE	QO	20	13	14	20	QO	BEDROOM
SPARE	QO	20	15	16	–	–	SPACE
SPACE	–	–	17	18	–	–	SPACE
SPACE	–	–	19	20	–	–	SPACE
SPACE	–	–	21	22	–	–	SPACE
SPACE	–	–	23	24	–	–	SPACE

PANEL DESCRIPTION: P9B — **LOCATION:** AS SHOWN
VOLTS: 120/240V–1PH–3W–S/N — **AMPS:** 125 AMPS M.L.O.
MOUNTING: FLUSH — **I.C.:** 10,000 A.I.C.
PANEL TYPE: SQUARE D QO LOADCENTER — **REMARKS:** REFER TO KEYED NOTES IN FLOOR PLANS

LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
RANGE	QO	50	1	2	20	QO	LIVING
			3	4	20	QO	DINING
DRYER	QO	30	5	6	20	QO	SMALL APPLIANCES
			7	8	20	QO	SMALL APPLIANCES
WATER HEATER	QO	30	9	10	20	GFI	WASHER
			11	12	20	QO	BEDROOM
SPARE	QO	20	13	14	20	QO	BEDROOM
SPARE	QO	20	15	16	20	QO	BEDROOM
SPACE	–	–	17	18	–	–	SPACE
SPACE	–	–	19	20	–	–	SPACE
SPACE	–	–	21	22	–	–	SPACE
SPACE	–	–	23	24	–	–	SPACE

PANEL DESCRIPTION: P10B — **LOCATION:** AS SHOWN
VOLTS: 120/240V–1PH–3W–S/N — **AMPS:** 125 AMPS M.L.O.
MOUNTING: FLUSH — **I.C.:** 10,000 A.I.C.
PANEL TYPE: SQUARE D QO LOADCENTER — **REMARKS:** REFER TO KEYED NOTES IN FLOOR PLANS

LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
RANGE	QO	50	1	2	20	QO	DINING
			3	4	20	QO	LIVING
DRYER	QO	30	5	6	20	QO	SMALL APPLIANCES
			7	8	20	QO	SMALL APPLIANCES
WATER HEATER	QO	30	9	10	20	GFI	WASHER
			11	12	20	QO	BATHROOM
BEDROOM	QO	20	13	14	20	QO	BEDROOM
SPARE	QO	20	15	16	–	–	SPACE
SPARE	QO	20	17	18	–	–	SPACE
SPACE	–	–	19	20	–	–	SPACE
SPACE	–	–	21	22	–	–	SPACE
SPACE	–	–	23	24	–	–	SPACE

PANEL SCHEDULE

PANEL DESCRIPTION: P6C — **LOCATION:** AS SHOWN
VOLTS: 120/240V–1PH–3W–S/N — **AMPS:** 125 AMPS M.L.O.
MOUNTING: FLUSH — **I.C.:** 10,000 A.I.C.
PANEL TYPE: SQUARE D QO LOADCENTER — **REMARKS:** REFER TO KEYED NOTES IN FLOOR PLANS

LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
RANGE	QO	50	1	2	20	QO	LIVING
			3	4	20	QO	DINING
DRYER	QO	30	5	6	20	QO	SMALL APPLIANCES
			7	8	20	QO	SMALL APPLIANCES
WATER HEATER	QO	30	9	10	20	GFI	WASHER
			11	12	20	QO	BATHROOM
SPARE	QO	20	13	14	20	QO	BEDROOM
SPARE	QO	20	15	16	–	–	SPACE
SPACE	–	–	17	18	–	–	SPACE
SPACE	–	–	19	20	–	–	SPACE
SPACE	–	–	21	22	–	–	SPACE
SPACE	–	–	23	24	–	–	SPACE

PANEL DESCRIPTION: P9C — **LOCATION:** AS SHOWN
VOLTS: 120/240V–1PH–3W–S/N — **AMPS:** 125 AMPS M.L.O.
MOUNTING: FLUSH — **I.C.:** 10,000 A.I.C.
PANEL TYPE: SQUARE D QO LOADCENTER — **REMARKS:** REFER TO KEYED NOTES IN FLOOR PLANS

LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
RANGE	QO	50	1	2	20	QO	LIVING
			3	4	20	QO	DINING
DRYER	QO	30	5	6	20	QO	SMALL APPLIANCES
			7	8	20	QO	SMALL APPLIANCES
WATER HEATER	QO	30	9	10	20	GFI	WASHER
			11	12	20	QO	BATHROOM
SPARE	QO	20	13	14	20	QO	BEDROOM
SPARE	QO	20	15	16	–	–	SPACE
SPACE	–	–	17	18	–	–	SPACE
SPACE	–	–	19	20	–	–	SPACE
SPACE	–	–	21	22	–	–	SPACE
SPACE	–	–	23	24	–	–	SPACE

PANEL DESCRIPTION: P10C — **LOCATION:** AS SHOWN
VOLTS: 120/240V–1PH–3W–S/N — **AMPS:** 125 AMPS M.L.O.
MOUNTING: FLUSH — **I.C.:** 10,000 A.I.C.
PANEL TYPE: SQUARE D QO LOADCENTER — **REMARKS:** REFER TO KEYED NOTES IN FLOOR PLANS

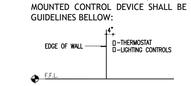
LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
RANGE	QO	50	1	2	20	QO	LIVING
			3	4	20	QO	DINING
DRYER	QO	30	5	6	20	QO	SMALL APPLIANCES
			7	8	20	QO	SMALL APPLIANCES
WATER HEATER	QO	30	9	10	20	GFI	WASHER
			11	12	20	QO	BATHROOM
SPARE	QO	20	13	14	20	QO	BEDROOM
SPARE	QO	20	15	16	–	–	SPACE
SPACE	–	–	17	18	–	–	SPACE
SPACE	–	–	19	20	–	–	SPACE
SPACE	–	–	21	22	–	–	SPACE
SPACE	–	–	23	24	–	–	SPACE

PANEL DESCRIPTION: PP6, PP9 — **LOCATION:** AS SHOWN
VOLTS: 120/240V–1PH–3W–S/N — **AMPS:** 125 AMPS M.L.O.
MOUNTING: SURFACE — **I.C.:** 10,000 A.I.C.
PANEL TYPE: SQUARE D QO LOADCENTER — **REMARKS:** GROUND BUS

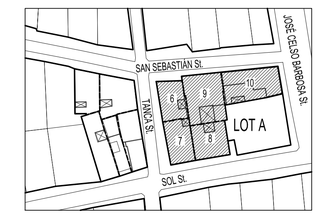
LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
LIGHTS	QO	20	1	2	20	QO	ACCESS CONTROL
CCTV	QO	20	3	4	20	QO	SPARE
SPARE	QO	20	5	6	20	QO	SPARE
SPARE	QO	20	7	8	20	QO	SPARE
SPARE	QO	20	9	10	20	QO	SPARE
SPARE	QO	20	11	12	20	QO	SPARE

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

CARLOS JUAN REQUENA DAVILA
INGENIERO LICENCIADO
LIC.#19722
PUERTO RICO

NOTA IMPORTANTE:

Yo, CARLO J. REQUENA, INGENIERO, LICENCIA 19722, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14–2004, 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.

REVISIONS

NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE: LOT A - PANEL SCHEDULES

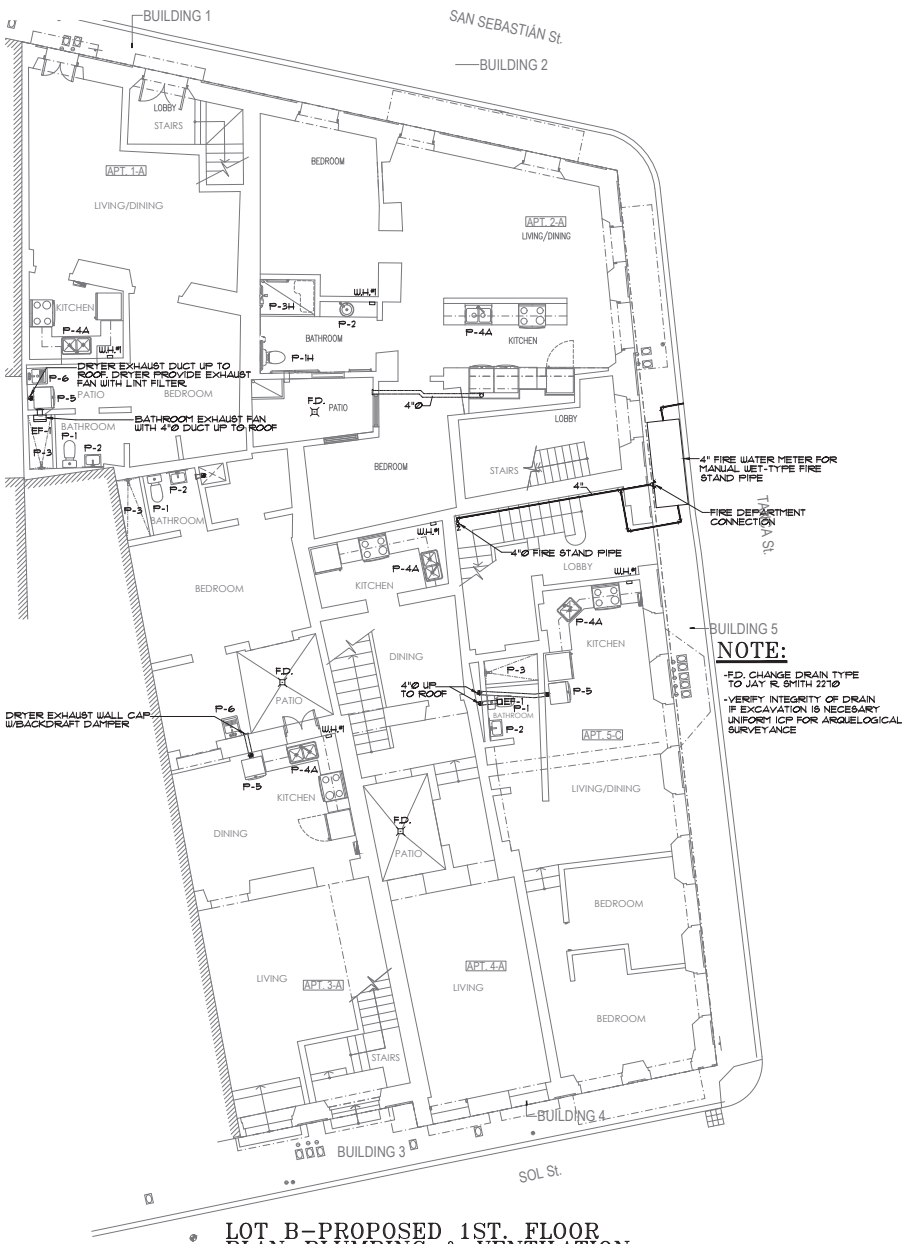
OWNER: SAN SE. LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: Nov 2021
PROJECT: 2009
SHEET: E-2.0

JRR — JUAN R. REQUENA & ASOCIADOS INGENIEROS CSP
P. O. BOX 1587 HATO REY, PUERTO RICO 00919

designed: C.J. REQUENA lic.: 19722
drawn: C. SANTIAGO lic.: 0388

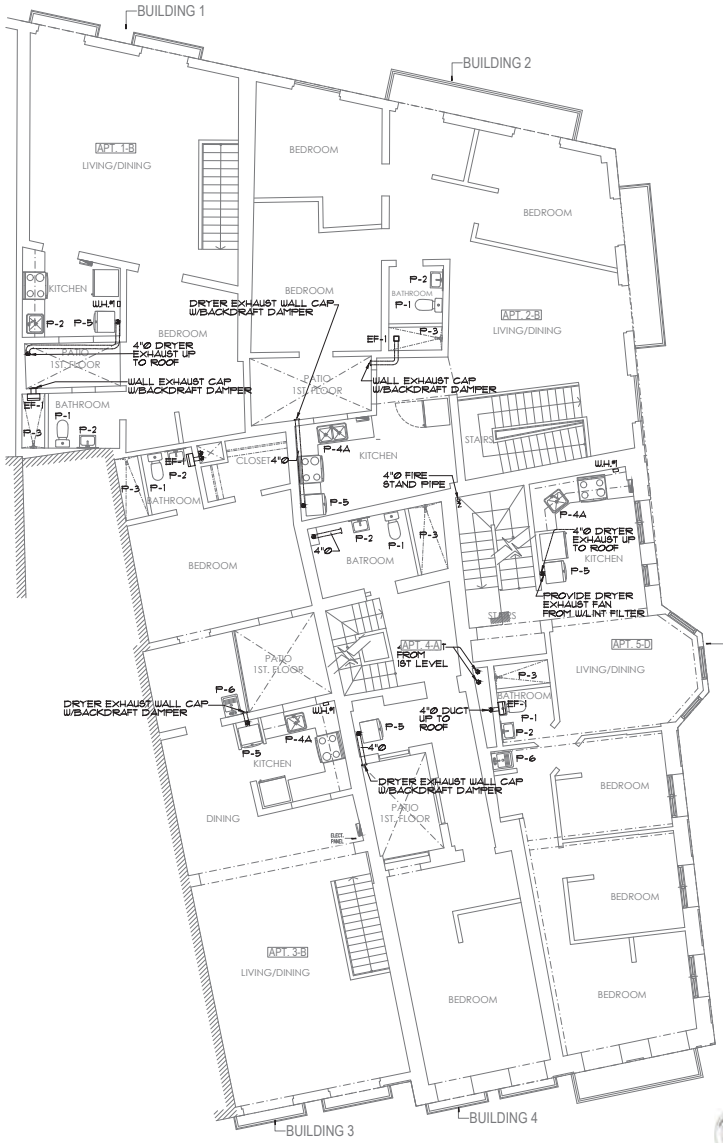
This drawing is not authorized to be released for contract until approved by Architect, Owner and all corresponding Government Agencies including P.R.E.P.A. and J.R.T.P.R.

ROSSILUGO ARCHITECTURE



LOT B–PROPOSED 1ST. FLOOR PLAN–PLUMBING & VENTILATION

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



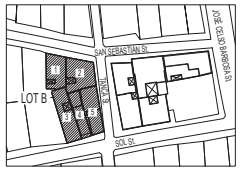
LOT B–PROPOSED 2ND. FLOOR PLAN–PLUMBING & VENTILATION

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

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

NOTA IMPORTANTE:

Yo, JORGE A. TORRES SCANDALI INGENIERO MECANICO, LICENCIA 12826, certifico que soy el Ingeniero de Record de la MECANICA en estos planos y las especificaciones correspondientes. También, certifico que entiendo que estos 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 he cumplido cabalmente con lo dispuesto en la Ley 14-2004, según enmendada, conocida como la Ley para la Inversión por la Industria Puertorriqueña y con la Ley Núm. 318 de 15 de mayo de 1998, según enmendada, conocida como la "Ley de Política Pública Ambiental de Puerto Rico". Reconozco cualquier responsabilidad legal o indemnización de los daños que en lugar producirse por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi consentimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

Digitally signed by Jorge Antonio Torres Scandali
DN: c=US, st=Puerto Rico, o=Colegio de Ingenieros y Agrimensores de Puerto Rico, cn=Jorge Antonio Torres Scandali, email=jatorres@colegio.com
Date: 2021.11.05 13:06:09 -04'00'

REVISIONS

NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE: LOT B-PROPOSED 1st & 2nd FLOOR PLANS-PLUMBING & VENTILATION

OWNER: SAN SEB. LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEPT 30 2021
PROJECT: 20 09
SHEET: P1.1

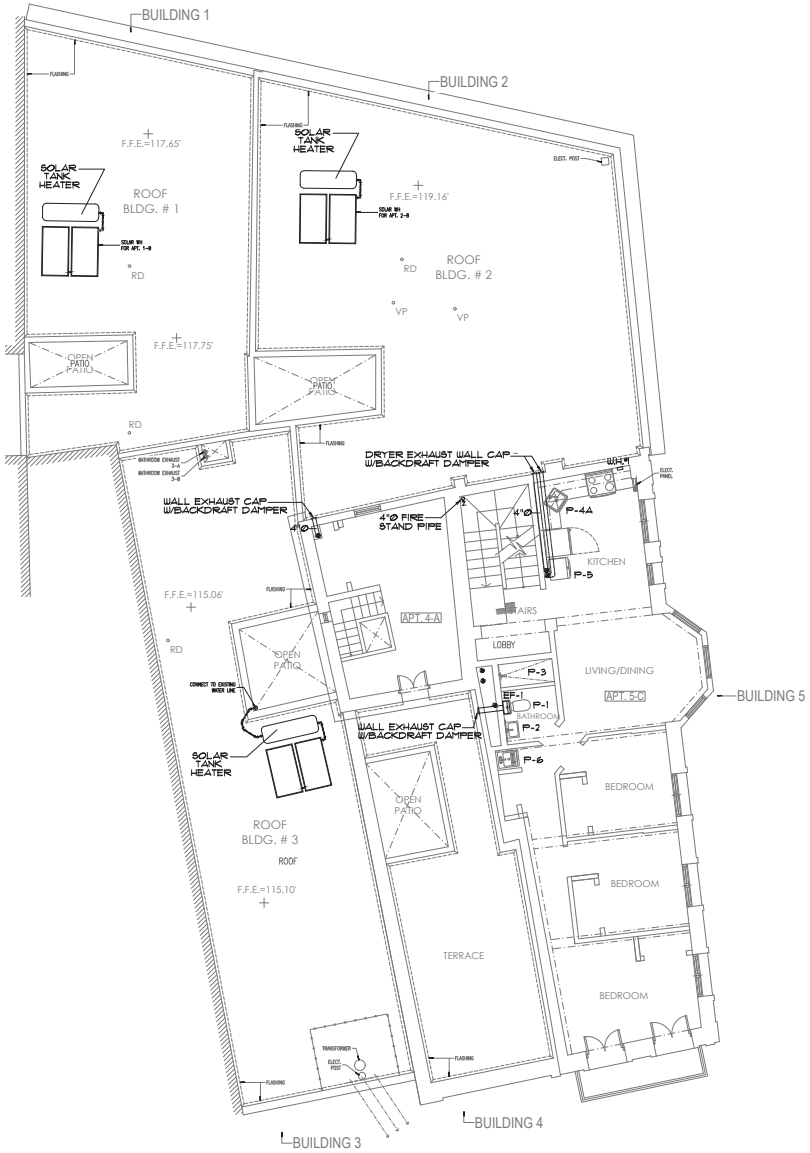
ROSSILUGO ARCHITECTURE

FILE NAME	20-080-P1.1
PLOT DATE	09.30.21
DWG. #	P1.1
DESIGNER	J.T.S.
APPROVING	J.T.S.
DRAFTSMAN	E.C.R.
ARCHIVO #:	20-080

JORGE A. TORRES SCANDALI
CONSULTING ENGINEER, PSC
111 HUMACAO ST. SANTA RITA
RIO PIEDRAS, P. R. 00925
TEL. (787) 763-5150

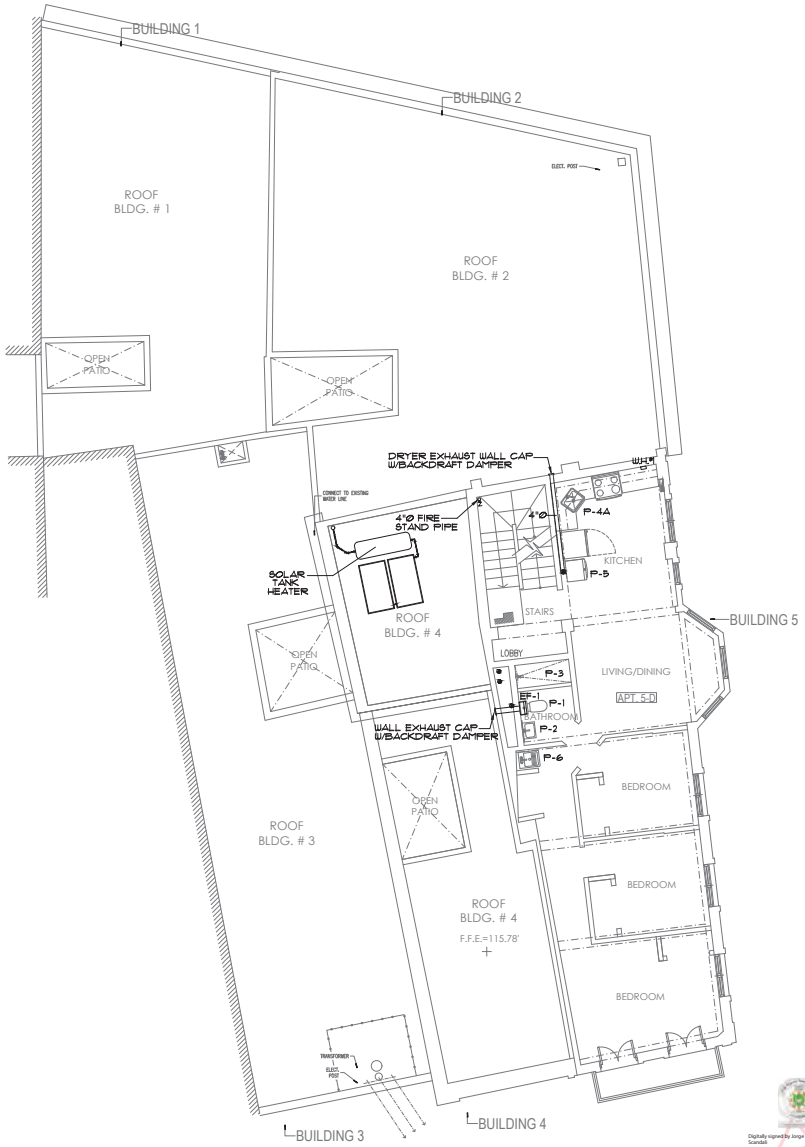
JORGE A. TORRES SCANDALI
MECHANICAL ENGINEER, LIC. 12826

JORGE TORRES LOPEZ
MECHANICAL ENGINEER, LIC. 4981



LOT B–PROPOSED 3RD. FLOOR PLAN–PLUMBING & VENTILATION

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



LOT B–PROPOSED 4TH. FLOOR PLAN–PLUMBING & VENTILATION

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

FILE NAME	20–080–P1.2
PLOT DATE	09.30.21
DWG. #	P1.2
DESIGNER	J.T.S.
APPROVING	J.T.S.
DRAFTSMAN	E.C.R.
ARCHIVO #:	20–080

JORGE A. TORRES SCANDALI
CONSULTING ENGINEER, PSC
111 HACIAGAO ST, SANTA RITA
RIO PIEDRAS, P. R. 00925
TEL. (787) 763-3180

JORGE A. TORRES SCANDALI
MECHANICAL ENGINEER, LIC. 10904

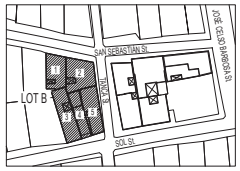
JORGE TORRES LOPEZ
MECHANICAL ENGINEER, LIC. 4951

Digitally signed by Jorge Antonio Torres Scandali
DN: c=US, st=Puerto Rico, o=Colegio de Ingenieros y Agrimensores de Puerto Rico, title=10904-PE, cn=Jorge Antonio Torres Scandali, email=jatorres@bbiesign.com
Date: 2021.11.05 13:28:29 -04'00'

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

NOTA IMPORTANTE:

Yo, JORGE A. TORRES SCANDALI, INGENIERO MECANICO, LICENCIA 10904, certifico que soy el Ingeniero del Expediente de MECANICA, en estos planos y las especificaciones correspondientes. También, certifico que entiendo que estos 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 he cumplido cabalmente con lo dispuesto en la Ley 14-2004, según enmendada, conocida como la Ley para la Inversión por la Industria Puertorriqueña y con la Ley Núm. 318 de 15 de mayo de 1998, según enmendada, conocida como la "Ley de Política Pública Ambiental de Puerto Rico". Reconozco y acepto cualquier responsabilidad que se ocasione de los trabajos que no hayan producido por desconocimiento o por negligencia ya sea por mí, mis empleados o empleados, o por otras personas con mi consentimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

REVISIONS

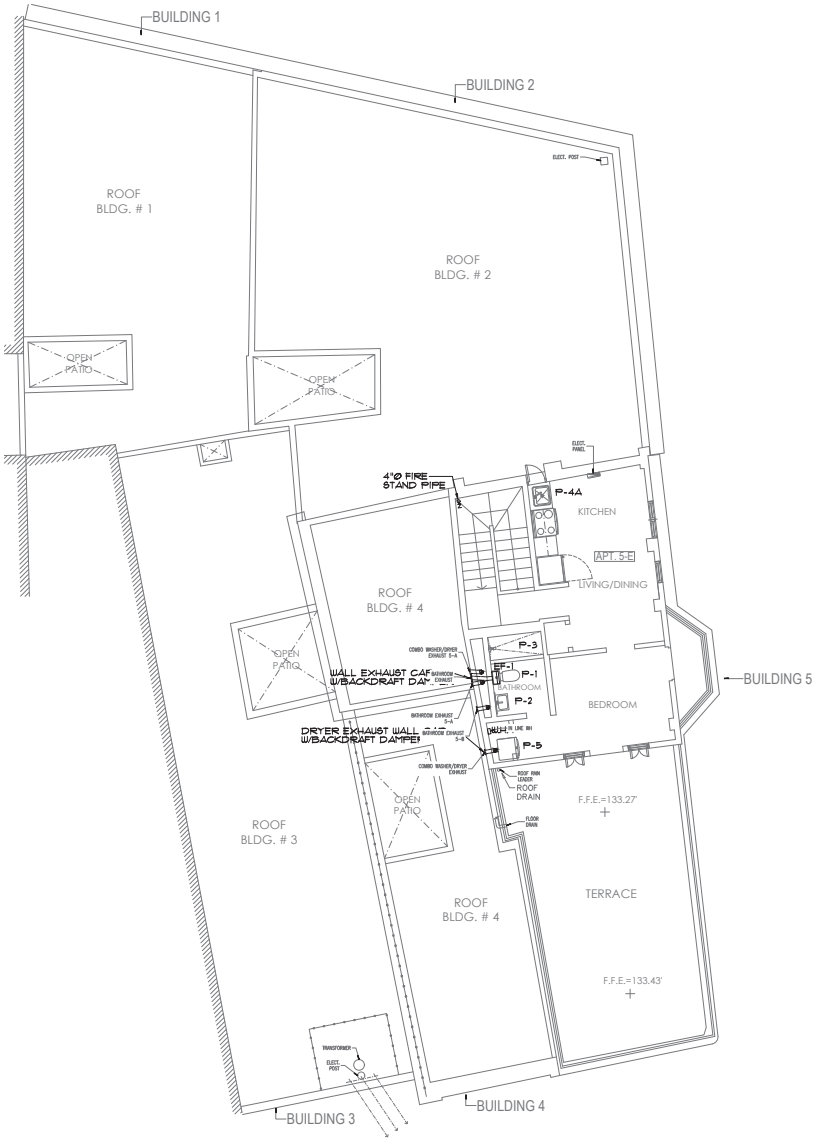
NUM	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE: LOT B-PROPOSED 3rd & 4th FLOOR PLANS

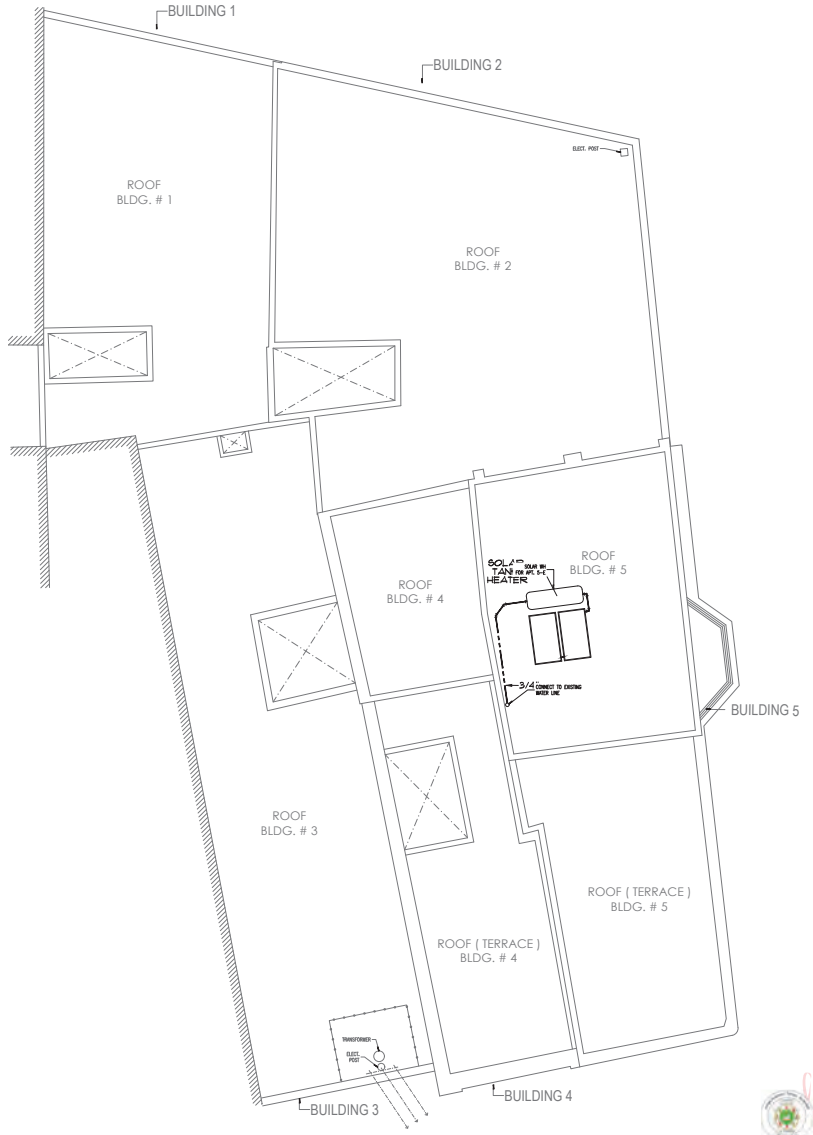
OWNER: ##########
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEPT 30 2021
PROJECT: 20 09
SHEET: P1.2

ROSSILUGO ARCHITECTURE



LOT B–PROPOSED 5TH. FLOOR PLAN–PLUMBING & VENTILATION

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



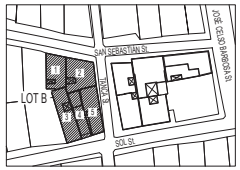
LOT B–PROPOSED 6TH. FLOOR PLAN (ROOF)–PLUMBING & VENTILATION

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

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

NOTA IMPORTANTE:

Yo, JORGE A. TORRES SCANDALI, INGENIERO MECANICO, LICENCIA 15858, certifico que soy el Ingeniero de Diseño de la MECANICA, en estos planos y las especificaciones correspondientes. 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 he cumplido cabalmente con lo dispuesto en la Ley 14-2004, según enmendada, conocida como la Ley para la Inversión por la Industria Puertorriqueña y con la Ley Núm. 318 de 15 de mayo de 1998, según enmendada, conocida como la "Ley de Política Pública Ambiental de Puerto Rico". Además, me reservo el derecho de hacer la clarificación de los trabajos que en hoja preparada por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi consentimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

REVISIONS

NUM	DESCRIPTION	DATE

Digitally signed by Jorge Antonio Torres Scandali
DN: c=US, o=Puerto Rico, o=Colegio de Ingenieros y Agrimensores de Puerto Rico, title=10906-PE, cn=Jorge Antonio Torres Scandali, email=jatorres@blueign.com
Date: 2021.11.05 13:38:40 -04'00'

FILE NAME	20–080–P1.3
PLOT DATE	09.30.21
DWG. #	P1.3
DESIGNER	J.T.S.
APPROVING	J.T.S.
DRAFTSMAN	E.C.R.
ARCHIVO #:	20–080

JORGE A. TORRES SCANDALI
CONSULTING ENGINEER, PSC
111 HAPACAO ST, SANTA RITA
RIO PIEDRAS, PR, PR. 00925
TEL. (787) 763-5150

JORGE A. TORRES SCANDALI
MECHANICAL ENGINEER, LIC. 15906

JORGE TORRES LOPEZ
MECHANICAL ENGINEER, LIC. 4981

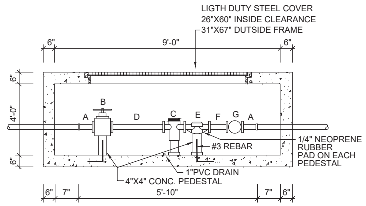
SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE: LOT B-PROPOSED 5th & 6th FLOOR PLANS

OWNER: SAN SEB. LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEPT 30 2021

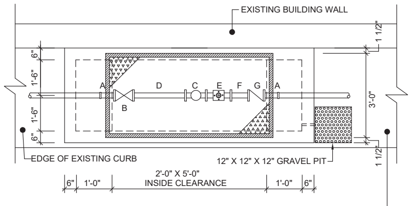
PROJECT: 20 09
SHEET: P1.3

ROSSILUGO ARCHITECTURE



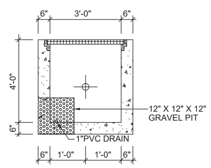
SECTIONAL VIEW

SCALE= 1:20



PLAN VIEW

SCALE= 1:20



SECTION A-A

SCALE= 1:20

4"Ø WATER METER SCHEDULE OF ITEMS

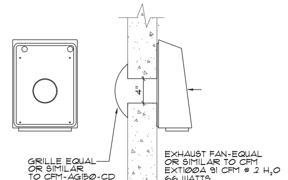
	ITEM	LENGTH
A	UNI-FLANGE	2-4/9"
B	GATE VALVE, NRS W/HANDLE, FL. & FL.	9"
C	BASKET STRAINER, FL. & FL.	11-3/16"
D	BRASS NIPPLE, FL. & FL.-STABILIZER	40"
E	4"0 WATER METER, FL. & FL. EQUAL OR SIMILAR TO BODGER METER-RECORDALL FIRE METER (FMSA) FM/UL LISTED FOR FIRE USE STRAINER INCLUDED	21-11/32"
F	BRASS NIPPLE, FL. & FL.	12"
G	CHECK VALVE, FL. & FL.-FM/UL LIFTED	14"

NOTE:

1- WATER METER AND ALL APPARTENCES SHALL COMPLY W/PRASA STANDARD AND REGULATION.
2- PIPING INSIDE WATER METER BOX SHALL BE BRONZE STANDARD AND REGULATION.
3- ALL FITTING, ETC. SHALL BE LEAD FREE

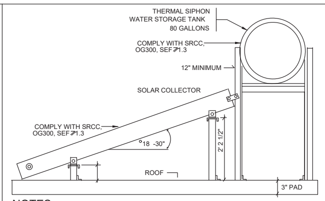
01 FIRE PROTECTION 4"0 WATER METER WITH NIPPLE AND SINGLE LEAF STEEL COVER

N.T.S.



02 BATHROOM EXHAUST FAN DETAIL

N.T.S.



NOTES:

(A) THIS SIZE DEPENDS ON THE SOLAR COLLECTOR SELECTED
(B) THIS ARRANGEMENT DEPENDS ON THE BLONG.ORIENTATION (THE LAYOUT SHOWN IS ONE OF THE POSSIBLITIES)
(C) PIPING SIZING DEPENDS ON THE ARRANGENT OF THE SOLAR COLLECTORS PANELS.
(D) COLLECTORS PANELS SHALL BE INSTALLED FACING SOUTH.

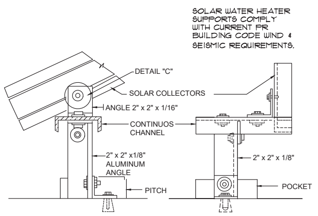
NOTES:

1- ALL PIPING SHALL BE CPVC-CTS WITH INSULATION SHALL BE 1" FIBER GLASS WITH ROOFING FELT WEATHER ROOFING.
2- SOLAR ENERGY CONTRACTOR SHALL RUN HOT & COLD WATER ABOVE ROOF AND SHALL CONNECT TO FACILITIES PROVIDED BY PLUMBING CONTRACTOR SEE DETAIL SOLAR PIPING THRU ROOF ON THIS SHEET
3- SOLAR WATER HEATER SUPPORTS COMPLY WITH CURRENT PR BUILDING CODE WIND & SEISMIC REQUIREMENTS.

03 SOLAR COLLECTOR & STORAGE TANK SUPPORT SYSTEM DETAIL

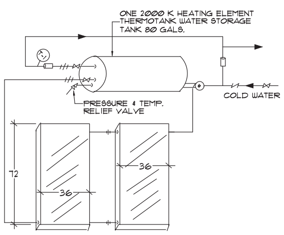
N.T.S.

SOLAR WATER HEATER SUPPORTS COMPLY WITH CURRENT PR BUILDING CODE WIND & SEISMIC REQUIREMENTS.



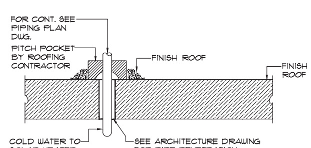
04 SOLAR COLLECTOR FRAME SUPPORT

N.T.S.



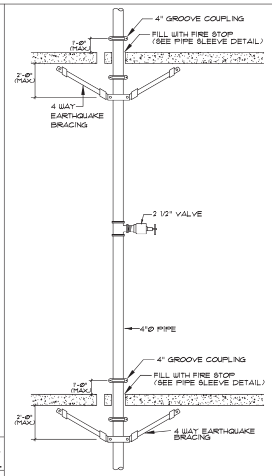
05 SOLAR HEATER SYSTEM

N.T.S.



06 DETAIL OF PIPING THRU ROOF

N.T.S. COLD WATER



07 FIRE HOSE VALVE RISER

N.T.S.

GENERAL NOTES

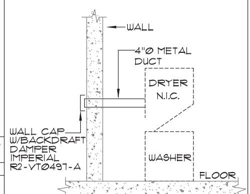
1. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODE, P.R. BUILDING CODE 2019, AND THE INTERNATIONAL PLUMBING CODE LATEST EDITION.
2. ALL PLUMBING MATERIAL SHALL BE AS INDICATED IN THE SPECIFICATIONS ISSUED FOR THIS PROJECT, EXCEPT AS OTHERWISE NOTED OR CALLED FOR ON THE DRAWINGS.
3. ALL VALVES SHALL BE PROVIDED WITH ACCESS IN THE WALL OR FLOOR FOR OPERATION AND MAINTENANCE ACCESS DOORS SHALL BE AS SPECIFIED OR REQUIRED BY THE ARCHITECT.
4. LONG SWEEP BENDS OR LONG SWEEP FITTINGS SHALL BE PROVIDED AT THE BASE OF ALL STACKS. CLEANOUTS SHALL BE INSTALLED AT THE BASE FALL STACK AND LEADERS.
5. ALL HORIZONTAL PORTIONS OF SOIL & WASTE STACKS & BRANCHES, SHALL SLOPE 1/4" PER FT., EXCEPT AS OTHERWISE SHOWN.
6. ALL PIPES SHALL BE ADEQUATELY SUPPORTED ON HANGERS OR CARRIERS AS REQUIRED. HANGERS SHALL BE PLACED 4 FT. APART EACH LENGTH VERTICAL RISERS AND STACKS SHALL BE SUPPORTED 10FT. WITH RISER CLAMPS, EXCEPT AS OTHERWISE SHOWN, FOR SIZES 2"Ø OR SMALLER A MIDSTORY GUIDE IS REQUIRED.
7. THE SIZES GIVEN IN FIXTURE SCHEDULE ARE MINIMUM AND SHALL BE. USED EXCEPT THAT IN SOME CASES THEY SHALL BE INCREASED AS SHOWN ON ISOMETRICS OR AS REQUIRED BY THE INTERNATIONAL PLUMBING CODE.
8. THE PLUMBING CONTRACTOR SHALL PROVIDE PLUMBING FIXTURES AND INSTALL ALL PLUMBING FIXTURES, AND /OR EQUIPMENT AND ROUGHING-IN.
9. CLEANOUTS SHALL BE NOT MORE THAN 50 FEET APART IN HORIZONTAL DRAINAGE LINES OF 4 - INCH NOMINAL DIAMETER OR LESS AND NOT MORE THAN 100 FEET APART FOR LARGER PIPES.
10. COPPER TUBING WITHIN CONCRETE SLAB SHALL BE CPVC-CTS NO JOINTS SHALL BE MADE IN FLOOR SLAB.
11. PIPES PASSING THROUGH CONCRETE OR CINDER WALLS AND FLOORS OR OTHER CORROSIVE MATERIAL SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY A PROTECTIVE SHEATHING OR WRAPPING OR OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM THE LIME AND ACID OF CONCRETE, CINDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR EXPANSION AND CONTRACTION OF PIPING TO PREVENT ANY RUBBING ACTION. MINIMUM WALL THICKNESS OF MATERIAL SHALL BE 0.025 INCH (0.64 mm).
12. CONTRACTOR SHALL COMPLY WITH ALL PUERTO RICO ACUEDUCT AND SEWER AUTHORITY REQUIREMENTS

LEGEND

- WASTE OR SOIL PIPING
- S.D. — STORM DRAINAGE PIPING
- COLD WATER PIPING
- HOT WATER PIPING
- VENT PIPING
- C.O.F.W.W. CLEAN OUT FLUSH W/WALL
- C.O.F.W.F. CLEAN OUT FLUSH W/FLOOR OR FIN. GRADE
- C.O.P. CLEAN OUT PLUG
- R.D. — ROOF DRAIN
- F.D. — FLOOR DRAIN
- 2"Ø W.S. — WASTE STACK (NO. AT SIDE INDICATES DIA. OF PIPE)
- 3"Ø S.S. — SOIL STACK (NO. AT SIDE INDICATES DIA. OF PIPE)
- 2"Ø V.S. — VENT STACK (NO. AT SIDE INDICATES DIA. OF PIPE)
- 2"Ø S.V. — STACK VENT (NO. AT SIDE INDICATES DIA. OF PIPE)
- 3"Ø R.L. — RAIN LEADER (NO. AT SIDE INDICATES DIA. OF PIPE)

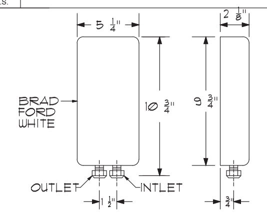
10 GENERAL NOTES AND LEGEND

N.T.S.



08 DRYER EXHAUST

N.T.S.



RATINGS OF "FLOW CONTROL" MODELS

MODEL	kW RATING	VOLTAGE	AMPS	TEMPERATURE RISE° F 0.5 GPM	0.75 GPM	1.0 GPM	1.5 GPM	2.0 GPM	RECOMMENDED WIRE SIZE
EFC-9500-4-S-10	9.5	240	40.0	-	86	65	43	32	8 AWG

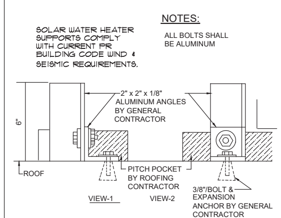
11 IN-LINE WATER HEATER

N.T.S.

SOLAR WATER HEATER SUPPORTS COMPLY WITH CURRENT PR BUILDING CODE WIND & SEISMIC REQUIREMENTS.

NOTES:

ALL BOLTS SHALL BE ALUMINUM



13 TANK FRAME SUPPORT LEG

N.T.S. HOT WATER

- PRSSURE GAUGE WISS 0-200
- AIR VENTILATION MOD. 701
- PRESSURE AND TEMPERATURE RELIEF VALVE WATT MOD. 100XL
- THERMOMETER WEKSLER MOD.140G
- UNION
- PRSSURE REDUCING VALVE
- BALL VALVE NIBCO T-585
- CHECK VALVE (NON SLAM TYPE) NIBCO 413
- FLAT PLATE SINGLE GLAZED SOLAR COLLECTOR PANEL AS MAN. BY DIMAS OR APPROVED EQUAL
- FLOW DIRECTION
- PET COCK VALVE FOR PRESSURE GAUGE
- TACO CIRCUIT SETTER MOD. 791
- ONE 2000 WATTS RESISTANCE THERMOSTATICALLY CONTROL
- (T-1) TEMP INDICATOR
- (P-1) PRESSURE INDICATOR MOD. VA12-SET-0-180
- CHECK VALE NIBCO T-4B
- PRESSURE RELIEF VALVE
- THERMOSTATIC MIXING VALVE
- W.H. #1 IN LINE WATER HEATER

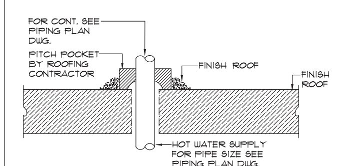
09 LEGEND

N.T.S. HOT WATER

KITCHEN & SANITARY SCHEDULE REFER TO ARCHITECTURAL DRAWINGS FOR EQUIPMENT SPECIFICATION	
P-1	TOILET
P-1H	ADA TOILET
P-2	PEDESTAL SINK
P-2H	ADA SINK
P-3	SHOWER KIT
P-3H	ADA SHOWER KIT
P-4	KITCHEN SINK SINGLE
P-4A	KITCHEN SINK DOUBLE
P-5	WASHER/DRYER COMBO
P-5H	WASHER & DRYER FRONTLOAD
P-6	UTILITY SINK

12 PLUMBING FIXTURE SCHEDULE

N.T.S.



14 DETAIL OF PIPING THRU ROOF

N.T.S. HOT WATER

Digitally signed by Jorge Antonio Torres Scandali DN: c=US, st=Puerto Rico, o=Colegio de Ingenieros y Agrimensores de Puerto Rico, title=10906 PE, cn=Jorge Antonio Torres Scandali, email=jatorress@bioesign.com Date: 2021.11.05 13:39:03 -04'00'

FILE NAME	20-080-P3.1
PLOT DATE	09.30.21
DWG. #	P3.1
DESIGNER	J.T.S.
APPROVING	J.T.S.
DRAFTSMAN	E.C.R.
ARCHIVO #:	20-080

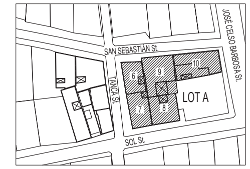
JORGE A. TORRES SCANDALI
CONSULTING ENGINEER, PSC
1111 HUMACAO ST., SANTA RITA
RIO PIEDRAS, P. R. 00925
TEL. (787) 763-5190

JORGE A. TORRES SCANDALI
MECHANICAL ENGINEER, LIC. 10906

JORGE TORRES LOPEZ
MECHANICAL ENGINEER, LIC. 4951

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:
   EDGE OF WALL — 4" — THERMOSTAT / LIGHTING CONTROLS — F.F.L.
8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

NOTA IMPORTANTE:

Yo, JORGE A. TORRES SCANDALI, INGENIERO MECANICO, LICENCIA 10906, certifico que soy el profesional que diseñó la MECANICA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14–2004, 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.

REVISIONS

NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT B-GENERAL PLUMBING NOTES AND DETAILS

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: SEPT 30 2021
PROJECT: 20 09
SHEET: P3.1

ROSSILUGO ARCHITECTURE

NOTES:

1–PVC SCH. 40 CONDUIT SHALL BE USED EXCEPT WHERE NOT ALLOWED BY N.E.C. OR UNLESS OTHERWISE INDICATED, 3/4" IPS MINIMUM SIZE.

2–PVC FITTINGS SHALL BE CONCRETE TIGHT.

3–THHN WIRE SHALL BE USED UNLESS OTHERWISE INDICATED, #12 A.W.G. MINIMUM SIZE.

4–WIRING DEVICES AND PLATES SHALL BE, RESIDENTIAL GRADE COLOR WHITE. (FIRST CHOICE) OR IVORY (SECOND CHOICE).

5–ELECTRICAL INSTALLATION SHALL BE DONE IN STRICT ACCORDANCE WITH N.E.C. AND P.R.E.P.A. REGULATIONS, APPLICABLE EDITION.

6–INSTALLATION DETAILS ARE ILLUSTRATIVE AND SHOULD NOT BE USED WITHOUT VERIFYING JOB SITE CONDITIONS, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING ANY DEVIATION THEREFROM.

7–DIMENSIONS, QUANTITY AND LOCATION OF JUNCTION OR PULL BOXES SHALL BE REVISED BY ELECTRICAL CONTRACTOR ACCORDING TO ACTUAL FIELD CONDITIONS TO SECURE AT LEAST PERMISSIBLE MINIMUM CABLE BENDING RADIUS AND THE MAXIMUM PERMISIBLE PULLING TENSION. THERE SHALL NOT BE MORE THE EQUIVALENT OF FOUR (4) QUARTER BENDS (360° TOTAL) BETWEEN CABLE PULL POINTS.

8–ALL CONVENIENCE RECEPTACLES SHALL HAVE A #12 GREEN JUMPER BETWEEN RECEPTACLE GROUNDING SCREW AND THE OUTLET BOX GROUNDING SCREW.

9–ELECTRICAL CONTRACTOR SHALL PROVIDE POWER & CONNECT ALL EQUIPMENT FURNISHED UNDER OTHER SECTION OF THE SPECIFICATIONS. FINAL CONNECTION SHALL BE DONE UNDER THE SUPERVISION OF THE RESPECTIVE CONTRACTORS.

10–INSTALLATION SHALL BE DONE IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.

11–CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND/OR EQUIPMENT REQUIRED FOR A COMPLETE WORKING SYSTEM.

12–ALL CONDUIT IN DIRECT CONTACT WITH EARTH SHALL BE PVC SCH.40 PROVIDE WITH A GROUNDING CONDUCTORS AS PER N.E.C.

13–ALL PANELBOARDS SHALL BE UL LABELED WITH PLUG–IN TYPE CIRCUIT BREAKERS. FINAL LOCATION OF PANELBOARDS MAY VARY IN ACOORDANCE TO FIELD CONDITIONS. CONTRACTOR SHALL PREPARE SHOP DRAWING PRIOR TO FINAL EQUIPMENT INSTALLATION.

14–CONTRACTOR SHALL BALANCE ALL LOADS.

15–ROUTE OF CONDUITS SHOWN IN LAY–OUT IS SCHEMATIC AND INTENDED ONLY TO INDICATE INTERCONNECTIONS BETWEEN OUTLETS. EXACT ROUTING SHALL BE DETERMINED WITH STRUCTURAL CONDITIONS.

16–CONTRACTOR SHALL COORDINATE WITH OTHER TRADES FOR ALL UNDERGROUND PIPES, CONDUITS AND PULL BOXES.

17–ANY UNDERGROUND CONDUIT FOR SECONDARY FEEDER SHALL BE BURIED AT A MIN. DEPTH OF 36" BELOW FINISHED GRADE, UNLESS COVERED BY 4" CONCRETE ENVELOPE IN WHICH CASE MIN. DEPTH SHALL BE 18" BELOW FINISHED GRADE LEVEL.

18–PROVIDE GROUND CONDUCTOR IN ALL CONDUITS RUNS AS PER NEC. 250.

19–CONTRACTOR SHALL PROVIDE & INSTALL A #14 FISHWIRE IN EVERY EMPTY CONDUIT.

20–ALL EXPOSED CONDUIT RUN SHALL BE RIGID STEEL GALVANIZED.

21–WHEN TWO OR MORE LIGHT SWITCHES ARE INSTALLED NEXT TO EACH OTHER CONTRACTOR MUST INSTALL THEM IN A MULTIPLE GANG BOX, SIZE AS REQUIRED.

22–ALL EQUIPMENTS AND RACEWAYS SHALL BE SEISMICALLY RATED AND SEISMICALLY SUPPORTED IN ORDER TO COMPLY WITH PR BLDG CODE & IBC 2018.

23–ALL EXTERIOR, EXPOSED JUNCTION BOXES SHALL BE WEATHERPROOF TYPE.

24–ALL BOXES SHALL BE 4" X 4" X 2½" MINIMUM GALVANIZED STEEL, PROVIDE 1 GANG R.C. WHEN ONLY ONE WIRING DEVICE IS SHOWN.

25–EACH BRANCH CIRCUIT PROTECTED WITH AN AFCI (ARC FAULT) CIRCUIT BREAKER SHALL BE FURNISHED WITH AN INDEPENT SEPARATE NEUTRAL CONDUCTOR. SHARING OF NEUTRAL CONDUCTORS IS NOT PERMITTED FOR AFCI PROTECTED BRANCH CIRCUITS.

26–MULTI–WIRE BRANCH CIRCUITS, AS DEFINED BY ARTICLE 100 OF THE N.E.C. SHALL HAVE MULTI–POLE CIRCUIT BREAKERS WITH INTERGRAL COMMON TRIP. SINGLE POLE BREAKERS WITH IDENTIFIED HANDLE TIES MAY BE USED PER N.E.C. ART. 240.15(B).

27–ALL INDICATED HEIGHTS ARE FROM CENTER OF BOX TO FINISHED FLOOR.

28–ALL EXTERIOR WEATHERPROOF RECEPTACLES MUST BE PROVIDED WITH WHILE IN USE WEATHERPROOF PLATE.

29–ALL 15A OR 20A–125VOLTS RECEPTACLES SHALL BE LISTED "TAMPER RESISTANCE RECEPTACLES".

30–ALL CIRCUIT BREAKERS 1P–20A–125V SHALL BE ARC FAULT BREAKER.

31–LAUNDRY & WATER HEATER RECEPTACLES SHALL BE INSTALLED 6" ABOVE WATER FAUCETS SERVING WASHER.

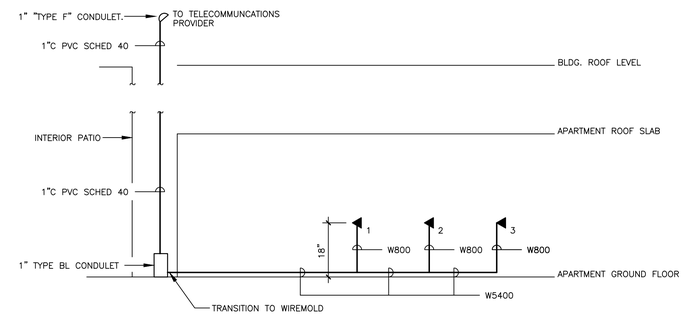
32–CEILING FANS MUST BE INSTALLED IN JUNCTION BOXES RATED FOR FAN INSTALLATION.

33–PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE EQUIPPED WITH HIGH EFFICACY LED LAMPS.

34–IN APARTMENTS WITH CEMENT CEILING, USE PVC SCHED. 40 CONDUITS FOR BRANCH CIRCUITS AND TELECOMMUNICATIONS DISTRIBUTION.

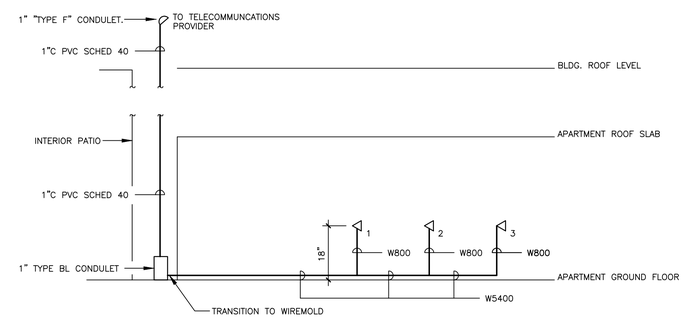
LEGEND:

- CEILING LIGHTING OUTLET.
- WALL LIGHTING OUTLET 6'–6"A.F.F.
- CEILING JUNCTION BOX WITH 3/8" FIXTURE STUD.
- WALL MOUNTED JUNCTION BOX HEIGHT AS SHOWN.
- DUPLEX RECEPTACLE 15A–125V–3W GROUNDING TYPE 1'–6" A.F.F.
- DITTO, BUT INSTALLED AT 3'–6"A.F.F.
- SPLIT DUPLEX RECEPTACLE 15A–125V–3W GROUNDING TYPE ONE SIDE CONTROLLED BY LUTRON SYSTEM 1'–6"A.F.F.
- DUPLEX RECEPTACLE 15A–125V–3W GROUNDING TYPE WITH G.F.I. 1'–6" A.F.F.
- DUPLEX RECEPTACLE 15A–125V–3W GROUNDING TYPE WITH G.F.I. 3'–6" A.F.F.
- SINGLE RECEPTACLE 20A–250V–3W GROUNDING TYPE 1'–6" A.F.F.
- SINGLE RECEPTACLE 30A–125/250VOLTS–1PHASE–3POLE–4 WIRE GROUNDING TYPE SEE NOTE NO. 35.
- SINGLE RECEPTACLE 50A–125/250VOLTS–1PHASE–3POLE–4 WIRE GROUNDING TYPE 1'–6" A.F.F.
- S — SINGLE POLE SWITCH 15A–125V–3W QUIET TYPE 4'–0" A.F.F.
- S_{3W} — DITTO, BUT THREE WAY SWITCH.
- S_{4W} — DITTO, BUT FOUR WAY SWITCH.
- TWO POLE SWITCH 30A–250V WITH PILOT LIGHT 4'–0" A.F.F.
- 600W–125V DIMMER SWITCH EQUAL TO LUTRON MAESTRO SERIES WITH MULTI–LOCATION CAPABILITY.
- F_F — 125V–15A CEILING FAN CONTROLLER GROUNDING TYPE DECORA STYLE.
- WALL OUTLET FOR DATA & VIDEO. COORDINATED FINAL LOCATION W/ARCHITECT, AT 1'–6" A.F.F.
- WALL OUTLET FOR VOICE, AT 1'–6" A.F.F. COORDINATED FINAL LOCATION W/ARCHITECT.
- WALL OUTLET FOR VOICE, DATA & VIDEO, AT 1'–6" A.F.F. COORDINATED FINAL LOCATION W/ARCHITECT.
- J_{TV} — CABLE T.V. JUNCTION BOX 6" OCTAGONAL JUNCTION BOX AT 1'–6" A.F.F.
- J_T — TELEPHONE ENTRANCE JUNCTION BOX 6" OCTAGONAL JUNCTION BOX AT 1'–6" A.F.F.
- S — SMOKE DETECTOR WITH AUDIBLE BASE F.H.A. APPROVED TYPE, 120V WITH BATTERY BACK–UP. ALL SMOKE DETECTORS MUST BE WIRELESS INTERCONNECTED IN ORDER THAT WHEN ONE DETECTOR ACTIVATES THE AUDIBLE ALARM MUST SOUND IN ALL DETECTORS. A SMOKE DETECTOR MUST BE INSTALLED IN EVERY LEVEL OF THE HOME INCLUDING BASEMENTS. INSTALLATION AS PER NFPA & MANUFACTURER REQUIREMENTS
- ELECTRICAL PANELBOARD, 6'–0" AT TOP, SEE PANEL SCHEDULE.
- WATT–HOUR METER, SEE ONE LINE DIAGRAM.
- CONDUIT RUN EMBEDDED IN FLOOR SLAB OR WALLS.
- CONDUIT RUN EMBEDDED IN ROOF SLAB OR WALLS.
- CONDUIT RUN ABOVE DROPPED GYPSUM CEILING.
- CONDUIT RUN TO PANELBOARD.
- W.P. — DENOTES WEATHER PROOF.
- A.F.F. — DENOTES ABOVE FINISH FLOOR.
- WATER HEATER RECEPTACLE 30A–250V–3W.
- 250V–2P–60A DISCONNECT DEVICE, NEMA 3R NON METALLIC
- 250V–2PST–20A TOGGLE SWITCH TO SERVE AS F.C.U. DISCONNECT DEVICE CONSISTING OF
- M — MAGNETIC DOOR CONTRCT
- ACCESS CONTROL RELEASE BUTTON
- K — ACCESS CONTROL KEYPAD.



TYPICAL TELEPHONE RISER DIAGRAM

N.T.S.



TYPICAL CABLE TV RISER DIAGRAM

N.T.S.

TELECOMMUNICATIONS NOTES:

1– THE DIAGRAMS ABOVE REPRESENT A TYPICAL SCHEME FOR EACH APARTMENT TELECOMMUNCATIONS OUTLETS. REFER TO APARTMENTS FLOOR PLANS FOR EXACT OUTLET QUANTITIES AND LOCATIONS.

ABREVIATIONS

"G.F.I."	DENOTES GROUND FAULT CIRCUIT INTERRUPTER
"AFF"	DENOTES ABOVE FINISHED FLOOR
"FBO"	DENOTES FURNISHED BY OTHERS
"AEE"	DENOTES P.R. ELECTRIC POWER AUTHORITY
W.P.	WEATHER PROOF
N	DENOTES NEW
E	DENOTES EXISTING TO REMAIN
R	EXISTING RELOCATED DEVICE
ER	DENOTES EXISTING TO BE REMOVED
NL	NIGHT LIGHT
NIC	NOT IN CONTRACT

LUMA INTERCONNECTION NOTES:

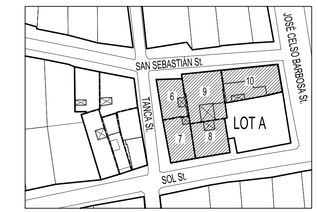
1– CONTRACTOR SHALL COORDINATE WITH LUMA'S TECHNICAL DIVISION A SITE VISIT IN ORDER TO DEFINE SCOPE OF WORK REGARDING BUILDING'S POINT OF CONNECTION IMPROVEMENTS. PROPOSED IMPROVEMENTS SHALL ENSURE COMPLIANCE WITH ALL SAFETY REQUIREMETNS AND LUMA STANDARDS.

2– ALL WORK REGARDING LUMA'S POINT OF CONNECTION SHALL BE DONE BY LUMA PERSONNEL AT CONTRACTORS EXPENSES. WORK TO BE DONE MAY INCLUDE RESTORATION OF SECURITY FENCE, POSSIBLE RESTORATION OF EXISTING TRANSFORMER, PRIMARY FEEDER ANCHORING, ETC.

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

CARLOS JUAN REQUENA DAVILA
INGENIERO LICENCIADO
LIC.#19722
PUERTO RICO

NOTA IMPORTANTE:

Yo, CARLO J. REQUENA, INGENIERO, LICENCIA 19722, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14–2004, 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.

REVISIONS

NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT B - LEGEND, NOTES & DIAGRAMS

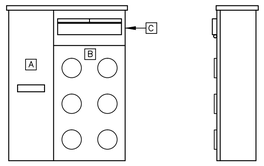
JRR
JUAN R. REQUENA & ASOCIADOS
INGENIEROS CIVILES
P. O. BOX 1987 MCS REC, PUERTO RICO 00819

designed: C.J. REQUENA lic.: 19722
drawn: C. SANTIAGO lic.: 0388

This drawing is not authorized to be released for contract until approved by Architect, Owner and all corresponding Government Agencies including P.R.E.P.A. and J.R.T.P.R.

OWNER: SAN SE. LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: Nov 2021
PROJECT: 2009
SHEET: E-0.0

ROSSILUGO ARCHITECTURE



FRONT VIEW SIDE VIEW

METER BANK DETAIL

N.T.S.

NOTE:

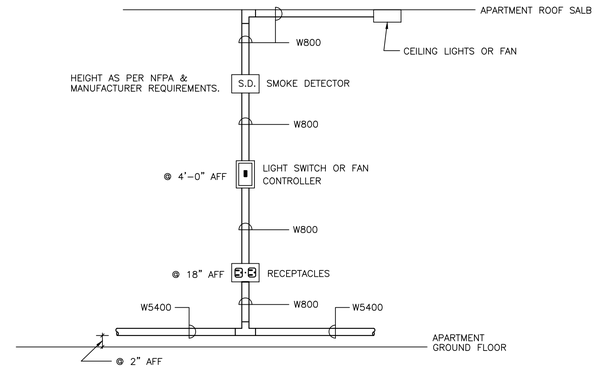
1–EXISTING METERBANK SHALL BE REVAMPED WITH NEW STAINLESS STEEL COVER AND NEW INTERIOR COMPONENTS. TYPICAL FOR ALL METER BANKS.

LEGEND:

A — INCOMING SECONDARY SERVICE FEEDER. CONFIRM CAPACITYT ON SITE.

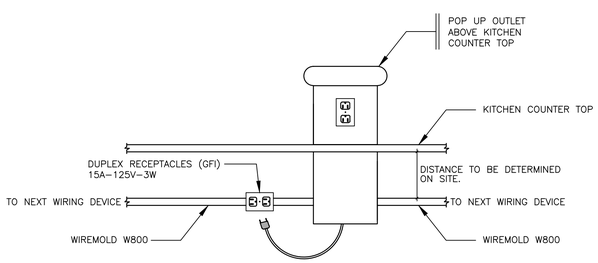
B — LUMA'S KWH METRING MODULES. EACH POSITION 120/240V–1ø–3W–S/N–100AMPS. QUANTITY MAY VARY DEPENDING ON BUILDING'S APARTMENTS AND PUBLIC AREA SPACES. CONFIRM ON SITE.

C — LOAD BREAKER SECTION WITH A 100AMPS–2P BREAKER FOR EACH KWH METERING MODULE.



WIREMOLD TYPICAL DETAIL FOR APARTMENT WIRING DEVICES

N.T.S.

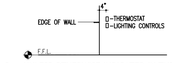


KITCHEN COUNTER TOP POP–UP RECEPTACLE DETAIL

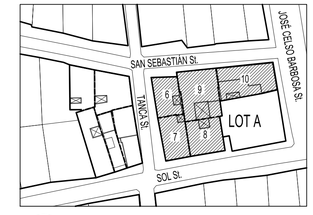
N.T.S.

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

NOTA IMPORTANTE:

Yo, CARLO J. REQUENA, INGENIERO, LICENCIA 19722, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14–2004, 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.

REVISIONS

NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT B - DIAGRAMS

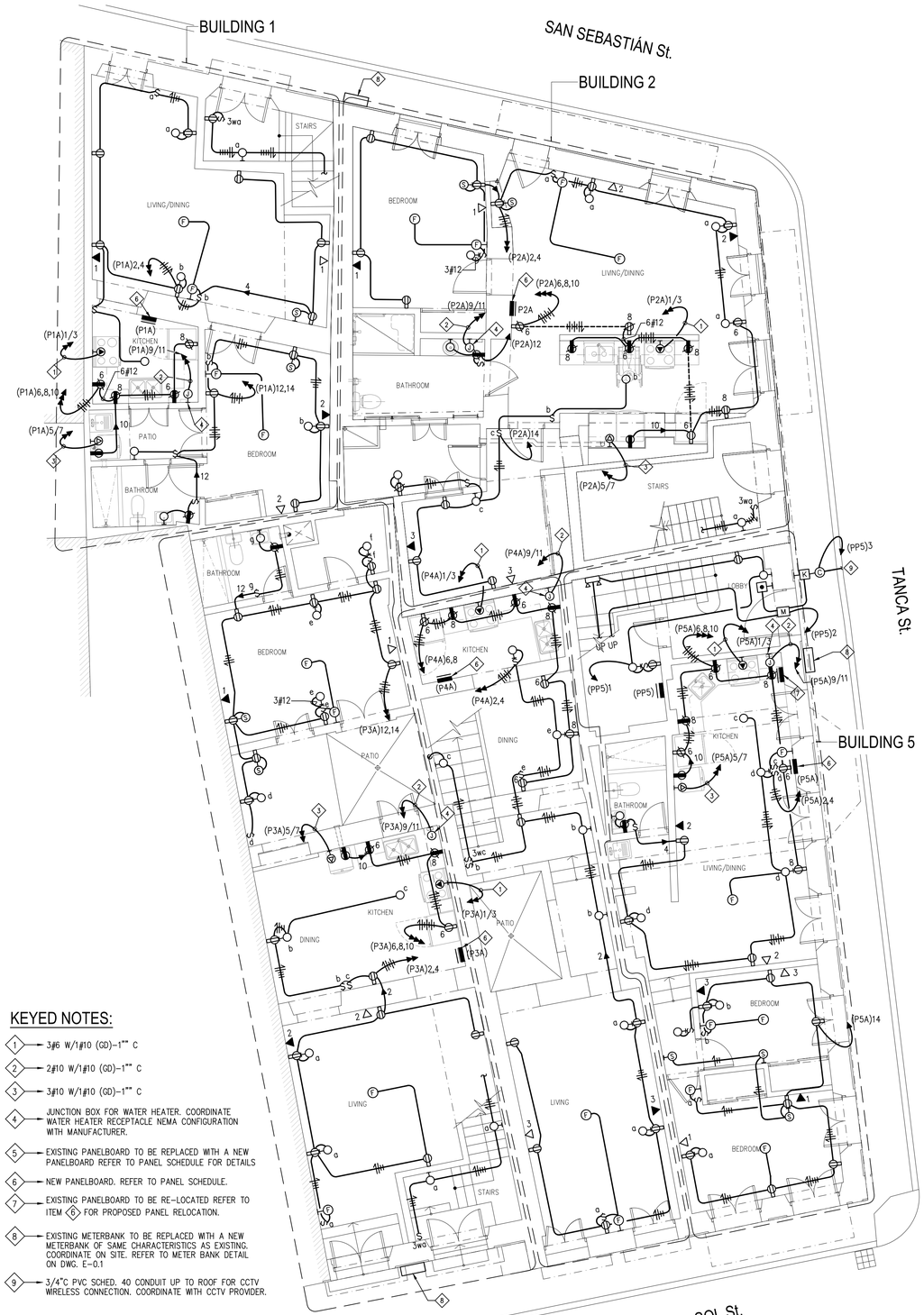
OWNER: SAN SE. LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: Nov 2021
PROJECT: 2009
SHEET: E-0.1

ROSSILUGO ARCHITECTURE

JRR JUAN R. REQUENA & ASOCIADOS INGENIEROS CSP P. O. BOX 1587 HATO REY, PUERTO RICO 00919

designed: C.J. REQUENA lic.: 19722
drawn: C. SANTIAGO lic.: 0388

This drawing is not authorized to be released for contract until approved by Architect, Owner and all corresponding Government Agencies including P.R.E.P.A. and J.R.T.P.R.



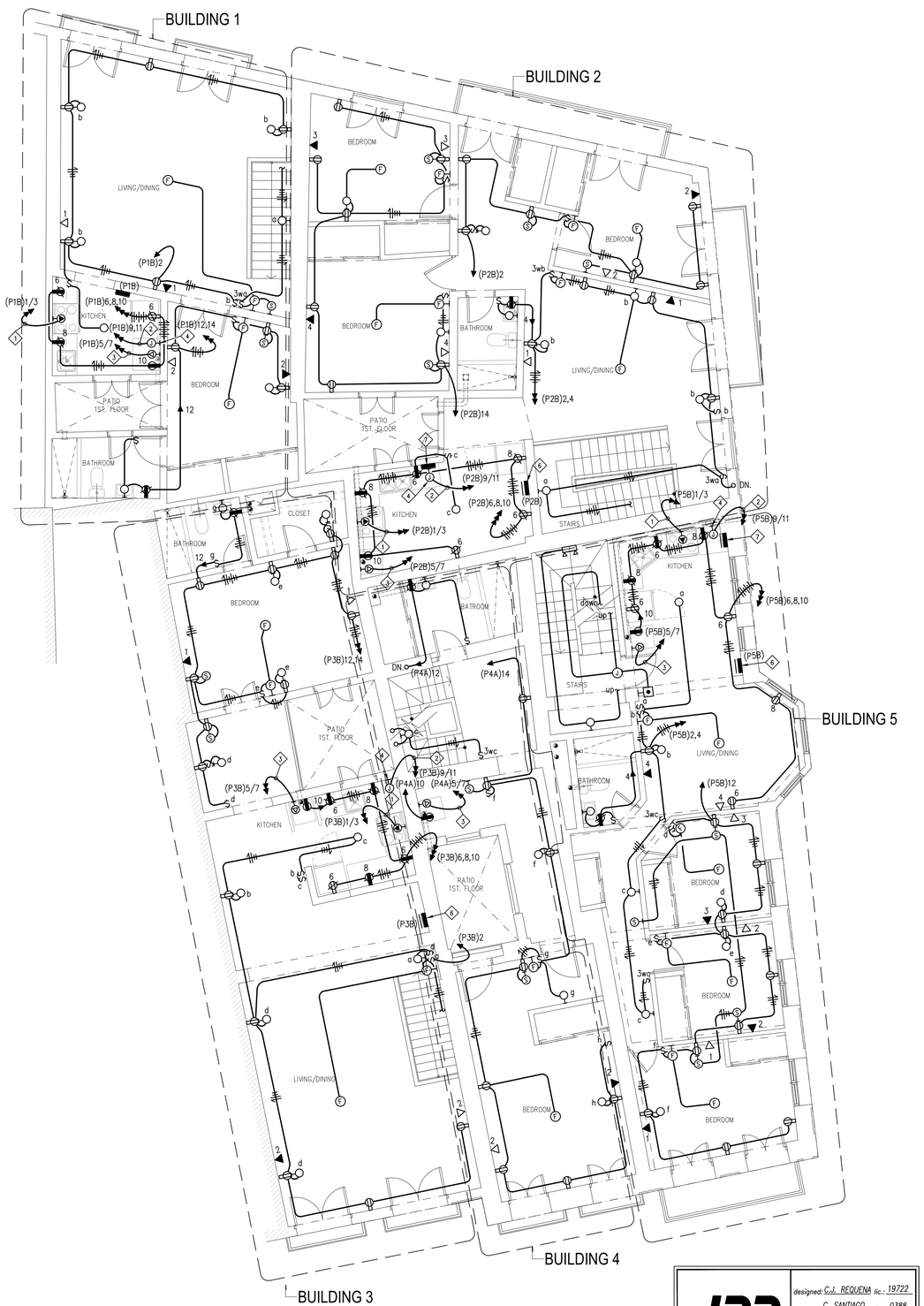
KEYED NOTES:

1. 3#6 W/1#10 (GD)–1"" C
2. 2#10 W/1#10 (GD)–1"" C
3. 3#10 W/1#10 (GD)–1"" C
4. JUNCTION BOX FOR WATER HEATER. COORDINATE WATER HEATER RECEPTACLE NEMA CONFIGURATION WITH MANUFACTURER.
5. EXISTING PANELBOARD TO BE REPLACED WITH A NEW PANELBOARD REFER TO PANEL SCHEDULE FOR DETAILS
6. NEW PANELBOARD. REFER TO PANEL SCHEDULE.
7. EXISTING PANELBOARD TO BE RE–LOCATED REFER TO ITEM 6 FOR PROPOSED PANEL RELOCATION.
8. EXISTING METERBANK TO BE REPLACED WITH A NEW METERBANK OF SAME CHARACTERISTICS AS EXISTING. COORDINATE ON SITE. REFER TO METER BANK DETAIL ON DWG. E–0.1
9. 3/4"C PVC SCHED. 40 CONDUIT UP TO ROOF FOR CCTV WIRELESS CONNECTION. COORDINATE WITH CCTV PROVIDER.

LOT B-1st FLOOR PLAN
SCALE: 3/16" = 1'–0"

NOTES:

1– PROVIDE PLUG–IN CHIME WITH STROBE LIGHT INSIDE ALL APARTMENTS. CONNECT TO NEAREST INTERIOR RECEPTACLE TO ENTRY DOOR. IN ADDITION, PROVIDE WIRELESS DOORBELL/PUSHBUTTON OUTSIDE ALL APARTMENT DOORS. COORDINATE EXACT LOCATION ON SITE. SIMILAR OR EQUAL TO NUTONE MODEL LA224WH.



LOT B-2nd FLOOR PLAN
SCALE: 3/16" = 1'–0"

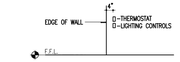
JRR
JUAN R. REQUENA & ASOCIADOS
INGENIEROS-ARQUITECTOS C.S.P.
P. O. BOX 1587 HATO REY, PUERTO RICO 00919

designed: C.J. REQUENA lic.: 19722
drawn: C. SANTIAGO lic.: 0388

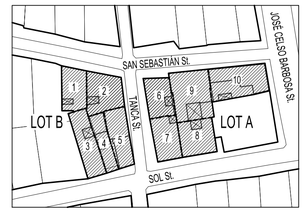
This drawing is not authorized to be released for contract until approved by Architect, Owner and all corresponding Government Agencies including P.R.E.P.A. and J.R.T.P.R.

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

CARLOS JUAN REQUENA DAVILA
INGENIERO LICENCIADO
LIC. #19722
PUERTO RICO

NOTA IMPORTANTE:

Yo, CARLO J. REQUENA, INGENIERO, LICENCIA 19722, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14–2004, 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.

REVISIONS

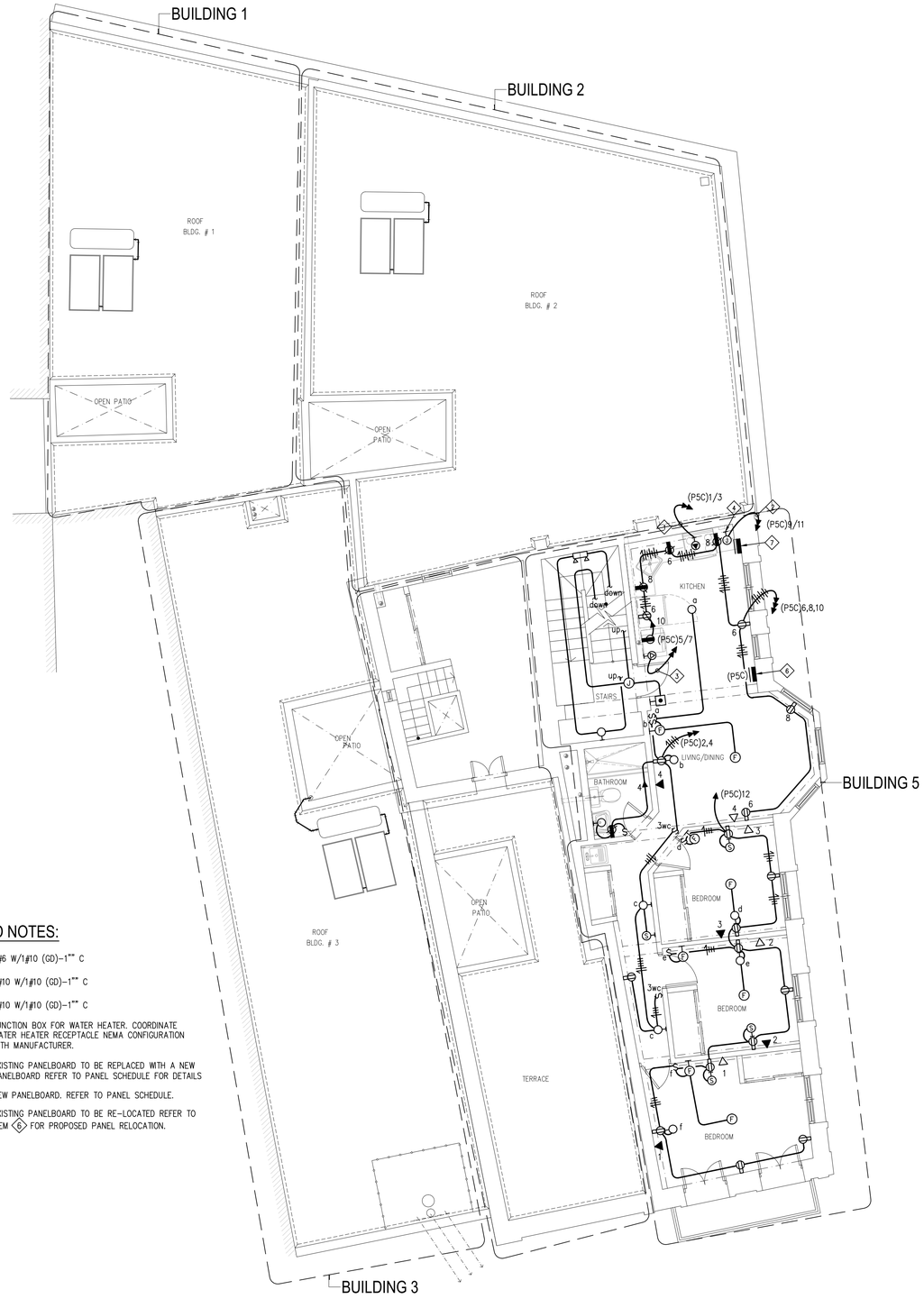
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT B-PROPOSED 1st & 2nd FLOOR PLANS

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: Nov 2021
PROJECT: 20 09
SHEET: E-1.0

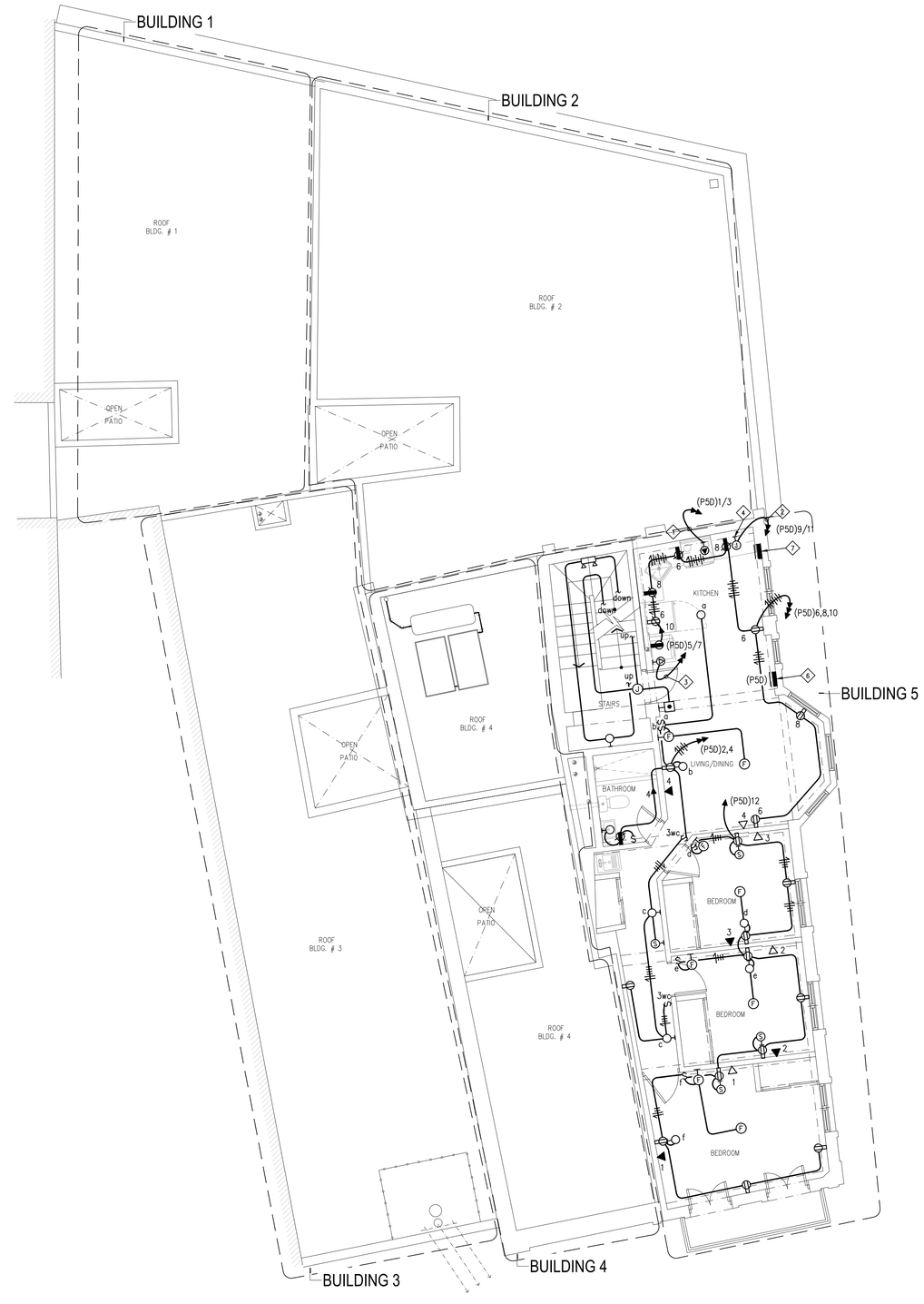
ROSSILUGO ARCHITECTURE



KEYED NOTES:

1. 3#6 W/1#10 (GD)-1"" C
2. 2#10 W/1#10 (GD)-1"" C
3. 3#10 W/1#10 (GD)-1"" C
4. JUNCTION BOX FOR WATER HEATER. COORDINATE WATER HEATER RECEPTACLE NEMA CONFIGURATION WITH MANUFACTURER.
5. EXISTING PANELBOARD TO BE REPLACED WITH A NEW PANELBOARD REFER TO PANEL SCHEDULE FOR DETAILS
6. NEW PANELBOARD. REFER TO PANEL SCHEDULE.
7. EXISTING PANELBOARD TO BE RE-LOCATED REFER TO ITEM 6 FOR PROPOSED PANEL RELOCATION.

LOT B-3rd FLOOR PLAN
SCALE: 3/16" = 1'-0"

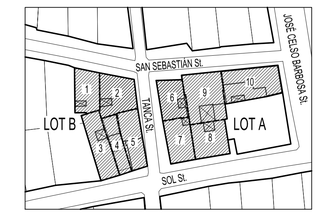


LOT B-4th FLOOR PLAN
SCALE: 3/16" = 1'-0"

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

CARLOS JUAN REQUENA DAVILA
INGENIERO
LICENCIADO
LIC.#19722
PUERTO RICO

NOTA IMPORTANTE:

Yo, CARLO J. REQUENA, INGENIERO, LICENCIA 19722, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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.

REVISIONS

NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT B-PROPOSED 3rd & 4th FLOOR PLANS

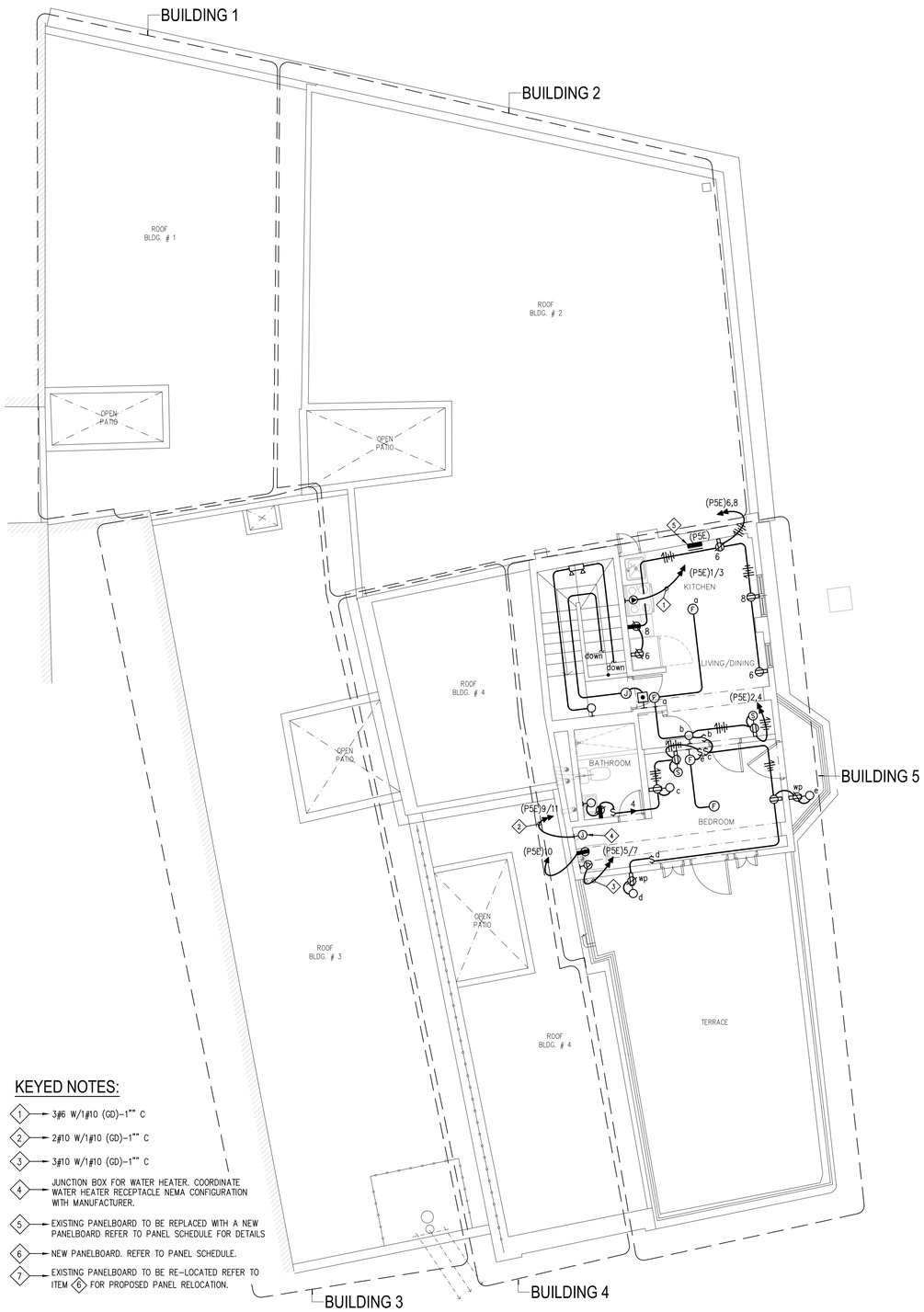
JRR
JUAN R. REQUENA & ASOCIADOS
INGENIEROS CSP
P. O. BOX 1587 MCS REC. PUERTO RICO 00919

designed: C.J. REQUENA lic.: 19722
drawn: C. SANTIAGO lic.: 0388

This drawing is not authorized to be released for contract until approved by Architect, Owner and all corresponding Government Agencies including P.R.E.P.A. and J.R.T.P.R.

OWNER: ##########
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: Nov 2021
PROJECT: 20 09
SHEET: E-1.1

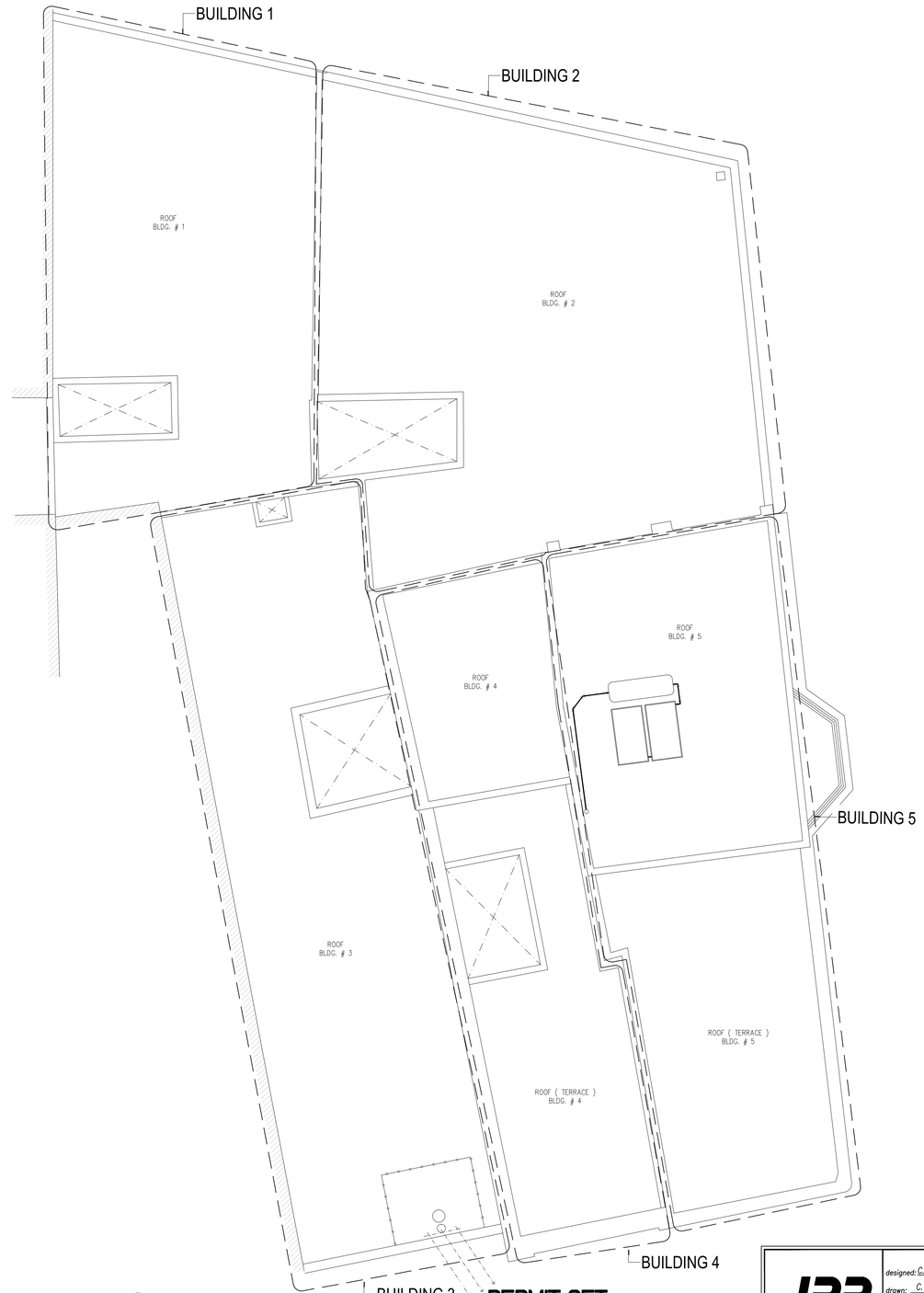
ROSSILUGO
ARCHITECTURE



KEYED NOTES:

1. 3#6 W/1#10 (GD)–1"" C
2. 2#10 W/1#10 (GD)–1"" C
3. 3#10 W/1#10 (GD)–1"" C
4. JUNCTION BOX FOR WATER HEATER. COORDINATE WATER HEATER RECEPTACLE NEMA CONFIGURATION WITH MANUFACTURER.
5. EXISTING PANELBOARD TO BE REPLACED WITH A NEW PANELBOARD REFER TO PANEL SCHEDULE FOR DETAILS
6. NEW PANELBOARD. REFER TO PANEL SCHEDULE.
7. EXISTING PANELBOARD TO BE RE–LOCATED REFER TO ITEM 6 FOR PROPOSED PANEL RELOCATION.

LOT B-5th FLOOR PLAN
SCALE: 3/16"=1'–0"



LOT B-6th FLOOR PLAN (ROOF)
SCALE: 3/16"=1'–0"

PERMIT SET
NOT FOR CONSTRUCTION
DATE: AUGUST24,2021

JRR
JUAN R. REQUENA & ASOCIADOS
INGENIEROS CSP
P. O. BOX 1587 MAYO REC. PUERTO RICO 00619

designed: C.J. REQUENA lic.: 19722
drawn: C. SANTIAGO lic.: 0388

This drawing is not authorized to be released for contract until approved by Architect, Owner and all corresponding Government Agencies including P.R.E.P.A. and J.R.T.P.R.

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.

KEY PLAN

CARLOS JUAN REQUENA DAVILA
INGENIERO LICENCIADO
LIC.#19722
PUERTO RICO

NOTA IMPORTANTE:

Yo, CARLO J. REQUENA, INGENIERO, LICENCIA 19722, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14–2004, 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.

REVISIONS

NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE:
LOT B-PROPOSED 5th & 6th FLOOR PLANS

OWNER: SAN SE. LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: Nov 2021
PROJECT: 20 09
SHEET: E-1.2

ROSSILUGO
ARCHITECTURE

PANEL SCHEDULE

PANEL DESCRIPTION: P1A — **LOCATION:** AS SHOWN
VOLTS: 120/240V–1PH–3W–S/N — **AMPS:** 125 AMPS M.L.O.
MOUNTING: FLUSH — **I.C.:** 10,000 A.I.C.
PANEL TYPE: SQUARE D QO LOADCENTER — **REMARKS:** REFER TO KEYED NOTES IN FLOOR PLANS

LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
RANGE	QO	50	1	2	20	QO	LIVING
			3	4	20	QO	DINING
DRYER	QO	30	5	6	20	QO	SMALL APPLIANCES
			7	8	20	QO	SMALL APPLIANCES
WATER HEATER	QO	30	9	10	20	GFI	WASHER
			11	12	20	QO	BATHROOM
SPARE	QO	20	13	14	20	QO	BEDROOM
SPARE	QO	20	15	16	–	–	SPACE
SPACE	–	–	17	18	–	–	SPACE
SPACE	–	–	19	20	–	–	SPACE
SPACE	–	–	21	22	–	–	SPACE
SPACE	–	–	23	24	–	–	SPACE

PANEL DESCRIPTION: P2A — **LOCATION:** AS SHOWN
VOLTS: 120/240V–1PH–3W–S/N — **AMPS:** 125 AMPS M.L.O.
MOUNTING: FLUSH — **I.C.:** 10,000 A.I.C.
PANEL TYPE: SQUARE D QO LOADCENTER — **REMARKS:** REFER TO KEYED NOTES IN FLOOR PLANS

LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
RANGE	QO	50	1	2	20	QO	LIVING
			3	4	20	QO	BEDROOM
DRYER	QO	30	5	6	20	QO	SMALL APPLIANCES
			7	8	20	QO	SMALL APPLIANCES
WATER HEATER	QO	30	9	10	20	GFI	WASHER
			11	12	20	QO	BATHROOM
SPARE	QO	20	13	14	20	QO	BEDROOM
SPARE	QO	20	15	16	–	–	SPACE
SPACE	–	–	17	18	–	–	SPACE
SPACE	–	–	19	20	–	–	SPACE
SPACE	–	–	21	22	–	–	SPACE
SPACE	–	–	23	24	–	–	SPACE

PANEL DESCRIPTION: P3A — **LOCATION:** AS SHOWN
VOLTS: 120/240V–1PH–3W–S/N — **AMPS:** 125 AMPS M.L.O.
MOUNTING: FLUSH — **I.C.:** 10,000 A.I.C.
PANEL TYPE: SQUARE D QO LOADCENTER — **REMARKS:** REFER TO KEYED NOTES IN FLOOR PLANS

LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
RANGE	QO	50	1	2	20	QO	LIVING
			3	4	20	QO	DINING
DRYER	QO	30	5	6	20	QO	SMALL APPLIANCES
			7	8	20	QO	SMALL APPLIANCES
WATER HEATER	QO	30	9	10	20	GFI	WASHER
			11	12	20	QO	BATHROOM
SPARE	QO	20	13	14	20	QO	BEDROOM
SPARE	QO	20	15	16	–	–	SPACE
SPACE	–	–	17	18	–	–	SPACE
SPACE	–	–	19	20	–	–	SPACE
SPACE	–	–	21	22	–	–	SPACE
SPACE	–	–	23	24	–	–	SPACE

PANEL DESCRIPTION: P4A — **LOCATION:** AS SHOWN
VOLTS: 120/240V–1PH–3W–S/N — **AMPS:** 125 AMPS M.L.O.
MOUNTING: FLUSH — **I.C.:** 10,000 A.I.C.
PANEL TYPE: SQUARE D QO LOADCENTER — **REMARKS:** REFER TO KEYED NOTES IN FLOOR PLANS

LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
RANGE	QO	50	1	2	20	QO	LIVING
			3	4	20	QO	DINING
DRYER	QO	30	5	6	20	QO	SMALL APPLIANCES
			7	8	20	QO	SMALL APPLIANCES
WATER HEATER	QO	30	9	10	20	GFI	WASHER
			11	12	20	QO	BATHROOM
SPARE	QO	20	13	14	20	QO	BEDROOM
SPARE	QO	20	15	16	–	–	SPACE
SPACE	–	–	17	18	–	–	SPACE
SPACE	–	–	19	20	–	–	SPACE
SPACE	–	–	21	22	–	–	SPACE
SPACE	–	–	23	24	–	–	SPACE

PANEL DESCRIPTION: P5A — **LOCATION:** AS SHOWN
VOLTS: 120/240V–1PH–3W–S/N — **AMPS:** 125 AMPS M.L.O.
MOUNTING: FLUSH — **I.C.:** 10,000 A.I.C.
PANEL TYPE: SQUARE D QO LOADCENTER — **REMARKS:** REFER TO KEYED NOTES IN FLOOR PLANS

LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
RANGE	QO	50	1	2	20	QO	LIVING/DINNING
			3	4	20	QO	BATHROOM
DRYER	QO	30	5	6	20	QO	SMALL APPLIANCES
			7	8	20	QO	SMALL APPLIANCES
WATER HEATER	QO	30	9	10	20	GFI	WASHER
			11	12	20	QO	BEDROOM
SPARE	QO	20	13	14	20	QO	BEDROOM
SPARE	QO	20	15	16	–	–	SPACE
SPACE	–	–	17	18	–	–	SPACE
SPACE	–	–	19	20	–	–	SPACE
SPACE	–	–	21	22	–	–	SPACE
SPACE	–	–	23	24	–	–	SPACE

PANEL SCHEDULE

PANEL DESCRIPTION: P1B — **LOCATION:** AS SHOWN
VOLTS: 120/240V–1PH–3W–S/N — **AMPS:** 125 AMPS M.L.O.
MOUNTING: FLUSH — **I.C.:** 10,000 A.I.C.
PANEL TYPE: SQUARE D QO LOADCENTER — **REMARKS:** REFER TO KEYED NOTES IN FLOOR PLANS

LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
RANGE	QO	50	1	2	20	QO	LIVING
			3	4	20	QO	SPARE
DRYER	QO	30	5	6	20	QO	SMALL APPLIANCES
			7	8	20	QO	SMALL APPLIANCES
WATER HEATER	QO	30	9	10	20	GFI	WASHER
			11	12	20	QO	BATHROOM
SPARE	QO	20	13	14	20	QO	BEDROOM
SPACE	–	–	15	16	–	–	SPACE
SPACE	–	–	17	18	–	–	SPACE
SPACE	–	–	19	20	–	–	SPACE
SPACE	–	–	21	22	–	–	SPACE
SPACE	–	–	23	24	–	–	SPACE

PANEL DESCRIPTION: P2B — **LOCATION:** AS SHOWN
VOLTS: 120/240V–1PH–3W–S/N — **AMPS:** 125 AMPS M.L.O.
MOUNTING: FLUSH — **I.C.:** 10,000 A.I.C.
PANEL TYPE: SQUARE D QO LOADCENTER — **REMARKS:** REFER TO KEYED NOTES IN FLOOR PLANS

LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
RANGE	QO	50	1	2	20	QO	LIVING
			3	4	20	QO	BATHROOM
DRYER	QO	30	5	6	20	QO	SMALL APPLIANCES
			7	8	20	QO	SMALL APPLIANCES
WATER HEATER	QO	30	9	10	20	GFI	WASHER
			11	12	20	QO	BEDROOM
SPARE	QO	20	13	14	20	QO	BEDROOM
SPARE	QO	20	15	16	–	–	SPACE
SPACE	–	–	17	18	–	–	SPACE
SPACE	–	–	19	20	–	–	SPACE
SPACE	–	–	21	22	–	–	SPACE
SPACE	–	–	23	24	–	–	SPACE

PANEL DESCRIPTION: P3B — **LOCATION:** AS SHOWN
VOLTS: 120/240V–1PH–3W–S/N — **AMPS:** 125 AMPS M.L.O.
MOUNTING: FLUSH — **I.C.:** 10,000 A.I.C.
PANEL TYPE: SQUARE D QO LOADCENTER — **REMARKS:** REFER TO KEYED NOTES IN FLOOR PLANS

LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
RANGE	QO	50	1	2	20	QO	LIVING
			3	4	20	QO	DINING
DRYER	QO	30	5	6	20	QO	SMALL APPLIANCES
			7	8	20	QO	SMALL APPLIANCES
WATER HEATER	QO	30	9	10	20	GFI	WASHER
			11	12	20	QO	BATHROOM
SPARE	QO	20	13	14	20	QO	BEDROOM
SPARE	QO	20	15	16	–	–	SPACE
SPACE	–	–	17	18	–	–	SPACE
SPACE	–	–	19	20	–	–	SPACE
SPACE	–	–	21	22	–	–	SPACE
SPACE	–	–	23	24	–	–	SPACE

PANEL DESCRIPTION: P5B — **LOCATION:** AS SHOWN
VOLTS: 120/240V–1PH–3W–S/N — **AMPS:** 125 AMPS M.L.O.
MOUNTING: FLUSH — **I.C.:** 10,000 A.I.C.
PANEL TYPE: SQUARE D QO LOADCENTER — **REMARKS:** REFER TO KEYED NOTES IN FLOOR PLANS

LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
RANGE	QO	50	1	2	20	QO	LIVING
			3	4	20	QO	BATHROOM
DRYER	QO	30	5	6	20	QO	SMALL APPLIANCES
			7	8	20	QO	SMALL APPLIANCES
WATER HEATER	QO	30	9	10	20	GFI	WASHER
			11	12	20	QO	BEDROOM
SPARE	QO	20	13	14	20	QO	BEDROOM
SPARE	QO	20	15	16	–	–	SPACE
SPACE	–	–	17	18	–	–	SPACE
SPACE	–	–	19	20	–	–	SPACE
SPACE	–	–	21	22	–	–	SPACE
SPACE	–	–	23	24	–	–	SPACE

PANEL DESCRIPTION: P5C — **LOCATION:** AS SHOWN
VOLTS: 120/240V–1PH–3W–S/N — **AMPS:** 125 AMPS M.L.O.
MOUNTING: FLUSH — **I.C.:** 10,000 A.I.C.
PANEL TYPE: SQUARE D QO LOADCENTER — **REMARKS:** REFER TO KEYED NOTES IN FLOOR PLANS

LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
RANGE	QO	50	1	2	20	QO	LIVING
			3	4	20	QO	BATHROOM
DRYER	QO	30	5	6	20	QO	SMALL APPLIANCES
			7	8	20	QO	SMALL APPLIANCES
WATER HEATER	QO	30	9	10	20	GFI	WASHER
			11	12	20	QO	BEDROOM
SPARE	QO	20	13	14	20	QO	BEDROOM
SPARE	QO	20	15	16	–	–	SPACE
SPACE	–	–	17	18	–	–	SPACE
SPACE	–	–	19	20	–	–	SPACE
SPACE	–	–	21	22	–	–	SPACE
SPACE	–	–	23	24	–	–	SPACE

PANEL SCHEDULE

PANEL DESCRIPTION: P5D — **LOCATION:** AS SHOWN
VOLTS: 120/240V–1PH–3W–S/N — **AMPS:** 125 AMPS M.L.O.
MOUNTING: FLUSH — **I.C.:** 10,000 A.I.C.
PANEL TYPE: SQUARE D QO LOADCENTER — **REMARKS:** REFER TO KEYED NOTES IN FLOOR PLANS

LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
RANGE	QO	50	1	2	20	QO	LIVING
			3	4	20	QO	BATHROOM
DRYER	QO	30	5	6	20	QO	SMALL APPLIANCES
			7	8	20	QO	SMALL APPLIANCES
WATER HEATER	QO	30	9	10	20	GFI	WASHER
			11	12	20	QO	BEDROOM
SPARE	QO	20	13	14	–	–	SPACE
SPARE	QO	20	15	16	–	–	SPACE
SPACE	–	–	17	18	–	–	SPACE
SPACE	–	–	19	20	–	–	SPACE
SPACE	–	–	21	22	–	–	SPACE
SPACE	–	–	23	24	–	–	SPACE

PANEL DESCRIPTION: P5E — **LOCATION:** AS SHOWN
VOLTS: 120/240V–1PH–3W–S/N — **AMPS:** 125 AMPS M.L.O.
MOUNTING: FLUSH — **I.C.:** 10,000 A.I.C.
PANEL TYPE: SQUARE D QO LOADCENTER — **REMARKS:** REFER TO KEYED NOTES IN FLOOR PLANS

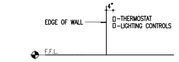
LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
RANGE	QO	50	1	2	20	QO	BEDROOM
			3	4	20	QO	BATHROOM
DRYER	QO	30	5	6	20	QO	SMALL APPLIANCES
			7	8	20	QO	SMALL APPLIANCES
WATER HEATER	QO	30	9	10	20	GFI	WASHER
			11	12	–	–	SPACE
SPARE	QO	20	13	14	–	–	SPACE
SPARE	QO	20	15	16	–	–	SPACE
SPACE	–	–	17	18	–	–	SPACE
SPACE	–	–	19	20	–	–	SPACE
SPACE	–	–	21	22	–	–	SPACE
SPACE	–	–	23	24	–	–	SPACE

PANEL DESCRIPTION: (PP5) — **LOCATION:** AS SHOWN
VOLTS: 120/240V–1PH–3W–S/N — **AMPS:** 125 AMPS M.L.O.
MOUNTING: SURFACE — **I.C.:** 10,000 A.I.C.
PANEL TYPE: SQUARE D LOADCENTER — **REMARKS:** –

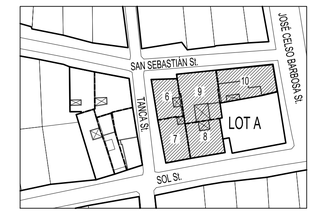
LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
LIGHTS	QO	20	1	2	20	QO	ACCERS CONTROL
CCTV	QO	20	3	4	20	QO	SPARE
SPARE	QO	20	5	6	20	QO	SPARE
SPARE	QO	20	7	8	20	QO	SPARE
SPARE	QO	20	9	10	20	QO	SPARE
SPARE	QO	20	11	12	20	QO	SPARE

NOTES

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

CARLOS JUAN REQUENA DAVILA
INGENIERO LICENCIADO
LIC.#19722
PUERTO RICO

NOTA IMPORTANTE:

Yo, CARLO J. REQUENA, INGENIERO, LICENCIA 19722, certifico que soy el profesional que diseñó la ARQUITECTURA, en estos planos y las especificaciones complementarios. 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 14–2004, 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.

REVISIONS

NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE: LOT B - PANEL SCHEDULES

OWNER: SAN SE, LLC
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE: AS SHOWN
DATE: Nov 2021
PROJECT: 20 09
SHEET: E-2.0

JRR
JUAN R. REQUENA & ASOCIADOS
INGENIEROS CSP
P. O. BOX 1587 MCS REC. PUERTO RICO 00919

designed: C.J. REQUENA lic.: 19722
drawn: C. SANTIAGO lic.: 0388

This drawing is not authorized to be released for contract until approved by Architect, Owner and all corresponding Government Agencies including P.R.E.P.A. and J.R.T.P.R.

ROSSILUGO
ARCHITECTURE

GENERAL STRUCTURAL NOTES

UNLESS SHOWN OR OTHERWISE NOTED ON THE CONTRACT DRAWINGS, THE FOLLOWING NOTES SHALL APPLY FOR USE ON THIS PROJECT.

A. APPLICABLE CODES

COMMONWEALTH OF PUERTO RICO ADOPTED BUILDING CODE, PRBC–2018, PUERTO RICO EXISTING BUILDING CODE, PREBC–2018, INTERNATIONAL BUILDING CODE, IBC–2018, INTERNATIONAL EXISTING BUILDING CODE, IEBC–2018, ASCE 7–16 AND ASCE 41–13

B. ELEVATION DATUM

ALL ELEVATIONS ARE REFERENCED TO MEAN SEA LEVEL UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL DRAWINGS OR SITE PLANT FOR ACTUAL ELEVATIONS.

C. GENERAL

1. CONSTRUCTED IN ACCORDANCE WITH DETAILS SHOWN FOR SIMILAR CONDITIONS AND MATERIALS AND IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS.

2. NO CONCRETE FOR SLABS–ON–GRADE SHALL BE PLACED WITHOUT AN INSPECTION OF THE SUBGRADE AND A WRITTEN AUTHORIZATION BY THE ARCHITECT OR SOILS ENGINEER TO PROCEED WITH THE PLACEMENT OF THE SLAB.

3. CONCRETE FLOOR SLAB–ON–GRADE THICKNESS, STRENGTH, JOINTING AND REINFORCING ARE PER THE OWNERS AND/OR TENANTS SPECIFICATIONS. THEY ARE SHOWN ON THE PLANS FOR INFORMATION ONLY.

4. THE OWNER SHALL RETAIN A QUALIFIED PROFESSIONAL TO OBSERVE THE CONSTRUCTION IN ORDER TO VERIFY THAT THE BUILDING IS BEING CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

D. EARTHWORK

EARTHWORK OPERATIONS SHALL BE PERFORMED UNDER THE DIRECTION OF A PROFESSIONAL TESTING AGENCY TO ASSURE COMPLIANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT.

E. FOUNDATIONS

1. THE FOUNDATIONS FOR THIS BUILDING ARE DESIGNED AS SPREAD FOOTINGS AND MAT FOUNDATION, AND ARE TO BEAR ON NATURAL SOIL.

2. IF UNSOUND SOIL CONDITIONS ARE ENCOUNTERED, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE SOILS ENGINEER AND STRUCTURAL ENGINEER BEFORE PROCEEDING.

3. EXCAVATIONS FOR FOOTINGS SHALL BE CUT TRUE TO LINE AND GRADE. THE SIDES OF ALL FOOTINGS SHALL BE FORMED WHERE SOIL CONDITIONS ARE SUCH THAT THE SIDES OF THE EXCAVATIONS WILL STAND FIRM, VERTICAL AND SQUARE. THE SIDES OF THE FOOTING MAY BE CAST DIRECTLY AGAINST THE EARTH.

F. CONCRETE

CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301–89, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS," ACI 318–95 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND ACI 350R–89, "ENVIROMENTAL. ENGINEERING CONCRETE STRUCTURES" MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS BELOW.

1. REINFORCING STEEL SHALL BE GRADE 60 STEEL CONFORMING TO ASTM SPECIFICATION A615 (INCLUDING S1), A616, OR A617, LATEST EDITION. WHERE WELDING OF REINFORCING STEEL IS REQUIRED, THE REINFORCING STEEL USED SHALL HAVE THE PROPER COMPOSITION TO BE WELDABLE OR SHALL BE ASTM A706. WELDING SHALL BE IN ACCORDANCE WITH THE "STRUCTURAL WELDING CODE–REINFORCING STEEL" (AWS D1.4) OF THE AMERICAN WELDING SOCIETY, LATEST EDITION.

2. CONCRETE SHALL BE NORMAL WEIGHT STONE AGGREGATE, UNLESS OTHERWISE NOTED, AND SHALL DEVELOP THE FOLLOWING 28–DAY COMPRESSIVE STRENGTH (UNLESS OTHERWISE INDICATED ON DRAWINGS):

FOOTINGS & WALLS:	3,000 PSI (MAX. W/C RATIO 0.58)
GROUND & STRUCTURAL FLOOR SLABS:	3,000 PSI (MAX. W/C RATIO 0.55)
ROOF SLABS:	3,500 PSI (MAX. W/C RATIO 0.52)
CISTERNS WALL & FLOOR SLAB:	4,000 PSI (MAX. W/C RATIO 0.45)
OTHER EXTERIOR FLATWORK:	3,000 PSI (MAX. W/C RATIO 0.58)

3. CONCRETE COVER FOR REINFORCING STEEL PROTECTION SHALL BE AS REQUIRED BY ACI 318–14 CODE, BUT NO LESS AS SPECIFIED BELOW:

(a) CONCRETE CAST AGAINST AND EXPOSED TO EARTH — 3"

(b) CONCRETE EXPOSED TO EARTH — 2"

(C) CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH.

SLABS, WALLS & JOISTS:
#14 & #18 BARS — 1½"
#11 AND SMALLER BARS — 1"

BEAMS & COLUMNS — 1½"

4. CONCRETE SLUMP SHALL BE 4" +/– 1".

5. WELDED WIRE FABRIC SHALL BE NEW MATERIAL IN ACCORDANCE WITH ASTM A185, LATEST EDITION. SIZE AS PER PLAN. WELDED WIRE FABRIC SHALL BE FURNISHED IN FLAT SHEETS ONLY. ROLLED WWF IS NOT ACCEPTABLE.

6. HEADED STUDS, SIZE AS PER PLAN, SHALL BE MADE FROM LOW CARBON STEEL CONFORMING TO ASTM A108 WITH A MINIMUM TENSILE STRENGTH OF 60,000 PSI AND A MINIMUM YIELD STRENGTH OF 50,000 PSI (0.2% OFFSET), AS MANUFACTURED BY TRW NELSON DIVISION OR APPROVED EQUAL.

7. DEFORMED BAR ANCHORS (DBA)'S, SIZE AS PER PLAN, SHALL BE NELSON, FLUX FILLED TYPE D2L, WELDED TO PLATES AS SHOWN ON THE DRAWINGS. ANCHORS SHALL BE MADE FROM ASTM A–108 COLD WORKED, DEFORMED WIRE PER ASTM A–496 AND SHALL BE WELDED PER THE MANUFACTURERS RECOMMENDATIONS. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER FOR USE OF OTHER BAR ANCHORS.

8. CONCRETE EXPANSION ANCHORS, SIZE AS PER PLAN, SHALL DEVELOP THE FOLLOWING MINIMUM WORKING LOAD CAPACITIES IN 3,000 PSI CONCRETE:

DIAMETER	MIN. EMBED.	TENSION	SHEAR
1/2"	2–1/4"	1,300 LBS.	2,000 LBS.
5/8"	2–3/4"	1,800 LBS.	3,000 LBS.
3/4"	3–1/4"	2,300 LBS.	4,000 LBS.
1"	4–1/2"	4,000 LBS.	7,600 LBS.

ALL CONCRETE ANCHORS SHALL BE ZINC PLATED IN ACCORDANCE WITH ASTM B633, SC1 TO PREVENT CORROSION. CONCRETE EXPANSION ANCHORS SHALL BE STUD TYPE "HILTI KWIK BOLT II" AS SUPPLIED BY HILTI FASTENING SYSTEMS. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER FOR THE USE OF OTHER EXPANSION ANCHORS. EXPANSION ANCHORS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

9. THE USE OF CONCRETE ADMIXTURES CONTAINING CHLORIDES IS PROHIBITED.

10. CONCRETE TESTS SHALL BE MADE FOR EACH 150 CUBIC YARDS, 5,000 SQUARE FEET OF SURFACE AREA, OR ANY FRACTION THEREOF, OF EACH MIX DESIGN OF CONCRETE PLACED IN ANY ONE DAY. FOR EACH TEST, A MINIMUM OF THREE TEST CYLINDERS SHALL BE MADE. WHEN A FLEXURAL STRENGTH IS SPECIFIED, A MINIMUM OF THREE TEST BEAMS SHALL ALSO BE MADE. ONE CYLINDER AND BEAM SHALL BE TESTED AT 7 DAYS AND TWO AT 28 DAYS. FOR TILT–UP WALL PANELS, ONE BEAM SHALL BE BROKEN AT 7 DAYS AND THE OTHER TWO AS REQUIRED TO ASSURE THAT THE REQUIRED FLEXURAL STRENGTH HAS BEEN REACHED PRIOR TO LIFTING; ALL CONCRETE TESTING TO BE PAID FOR BY THE OWNER. COPIES OF ALL CONCRETE TEST REPORTS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER.

11. GROUT UNDER STEEL COLUMNS SHALL BE NON–METALLIC; NON–SHRINK GROUT WITH A MINIMUM 28–DAY COMPRESSIVE STRENGHT OF 6,000 PSI.

12. FLY ASH SHALL NOT BE USED IN ANY CONCRETE FOR FLOOR SLABS–ON–GRADE OR WALL PANELS.

13. ALL CONCRETE SHALL CONTAIN A MINIMUM OF 527 POUNDS OF PORTLAND CEMENT PER CUBIC YARD.

14. ALL CONCRETE MIXES, EXCEPT FOR CISTERN WALLS & FLOOR SLABS, IN CONTACT WITH WATER, SHALL INCLUDE A CORROSION INHIBITOR, SUCH AS MASTERLIFE® CNI, BY BASF, AT 2.0 GALS/CY DOSAGE.

15. CONCRETE MIX FOR CISTERN WALLS & FLOOR SLABS, IN CONTACT WITH WATER, SHALL INCLUDE A CORROSION INHIBITOR, SUCH AS MASTERLIFE® CNI, BY BASF, AT 4.0 GALS/CY DOSAGE.

G. STRUCTURAL WOOD

1. ALL WOOD ELEMENTS FOR THE ROOF FRAMING ON THESE DRAWINGS TO BE CAMERÚ WOOD. AS ALTERNATIVE IPE WOOD COULD BE USED. HOWEVER THE SAME TYPE OF WOOD SHOULD BE USED THROUGHOUT THE PROJECT.

2. CAMERÚ WOOD SHALL MEET THE FOLLOWING MECHANICAL PROPERTIES AT 12% MOISTURE CONTENT:
CRUSHING STRENGTH : 13.8 KSI
STATIC BENDING STRENGTH : 21.3 KSI
MODULUS OF ELASTICITY : 3,400 KSI

3. WOOD MEMBER SIZES SHOWN ON THESE DRAWINGS ARE NET DIMENSION, NOT NOMINAL. THAT IS, INDICATED DIMENSIONS ARE THE ACTUAL DIMENSIONS REQUIRED FOR EACH MEMBER.

4. SPECIFIED PURLINS (JOISTS) AND RAFTER PREFABRICATED CONNECTORS TO BE THE ALUMIDI SERIES, AS MANUFACTURED BY ROTHOBLAAS, IN 6005 ALUMINUM ALLOY.

5. NAILS, SCREWS, RODS AND DOWELS TO BE IN STAINLESS STEEL OF THE SIZES INDICATED ON PLANS, SECTIONS AND/OR DETAILS.

6. CUMARÚ AND IPE WOOD ARE EXTREMELY HARD AND DENSE, SO PRE–DRILLING IS NECESSARY TO AVOID WOOD SPLITTING WHEN INSTALLING NAILS AND SCREWS.

7. REFER TO ARCHITECTURAL DRAWINGS FOR SURFACE APPLIED TINT OR TREATMENT.

H. EXISTING CONDITIONS

1. ALTHOUGH THE DESIGN DRAWINGS ARE BASED ON INFORMATION FURNISHED TO THE ENGINEER AND ARE BELIEVED TO BE ACCURATE, IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THEIR RESPECTIVE SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE STARTING CONSTRUCTION AND/OR FABRICATION OF ANY MATERIAL FOR THIS PROJECT. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER AND THE ENGINEER.

I. DESIGN DATA

ROOF LOAD
LIVE LOAD — 20 PSF
COLLATERAL LOAD ALLOWANCE — 5 PSF

BASIC WIND LOAD AS PER ASCE 7–16 FOR 220 MPH. WIND VELOCITY. VELOCITY, EXPOSURE D, CATEGORY II (I=1.00)

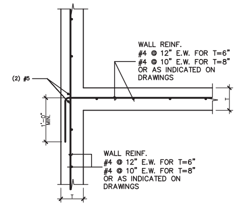
SEISMIC AS PER PRBC–2018 & ASCE 7–16, BLDG. CAT. II, SITE CLASS C, DESIGN CATEGORY D, S_S=1.12, S_1=0.40, S_{DS}=0.747, S_{D1}=0.373, F_S=0.150*W AT SERVICE

ALLOWABLE SOIL BEARING

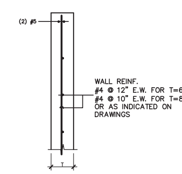
THE ALLOWABLE SOIL BEARING PRESSURE WAS ASSUMED ON 2,000 PSF AT 1'–6" BELOW EXISTING GROUND LEVEL FOR INDIVIDUAL SPREAD AND WALL FOOTINGS. ALL FOOTING TO BEAR ON NATURAL SOIL.

LEGEND & ABBREVIATION

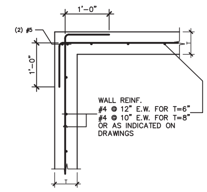
(solid band)	CAST IN PLACE CONC. WALL OR COL. ABOVE & BELOW
(hatched band)	CAST IN PLACE CONC. WALL OR COL. ABOVE ONLY
(dashed band)	CAST IN PLACE CONC. WALL OR COL. BELOW ONLY
S.S.R.	SHEAR STRENGHT REQUIRED (PLF) FOR DIAPHRAGM ACTION
C.J.	CONSTRUCTION JOINT (SEE DETAIL)
S.C.J.	SOFT CUT JOINT (SEE DETAIL)
A.I.S.C.	AMERICAN INSTITUDE OF STEEL CONSTRUCTION
A.C.I.	AMERICAN CONCRETE INSTITUDE
P.C.I.	PRE–CAST CONCRETE INSTITUDE
A.W.S.	AMERICAN WELDING SOCIETY
P.R.B.C.	PUERTO RICO BUILDING CODE
E.W.	EACH WAY
T	TOP
B	BOTTOM
E.F.	EACH FACE
F.F.E.	FINISH FLOOR ELEVATION
R.E.	ROOF ELEVATION
T.O.S.	TOP OF STEEL
T.O.J.	TOP OF JOIST
T.O.B.	TOP OF BEAM
B.O.B.	BOTTOM OF BEAM
T.O.P.	TOP OF PARAPET
STL.	STEEL
B.U.R.	BUILT UP ROOFING
H.K.B.	HILTI KWIK BOLT 2
N.I.C.	NOT INCLUDED IN CONTRACT
ADD.	ADDITIONAL
COMP.	COMPLETE



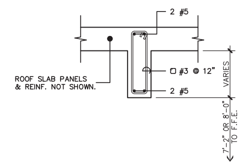
A S001 CONCRETE WALL INTERSECTION DETAIL



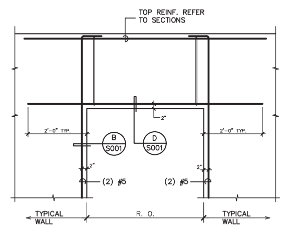
B S001 CONCRETE WALL END CONDITION DETAIL



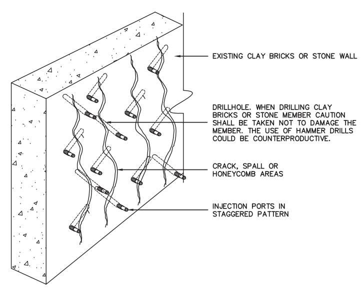
C S001 CONCRETE WALL CORNER DETAIL



D S001 TYPICAL DOOR LINTEL DETAIL



E S001 TYPICAL LINTEL OR BEAM ELEVATION
SCALE: 1/2" = 1'–0"



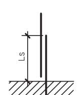
1. PUMP HELIBOND NON–SHRINK GROUT THRU INJECTION PORTS FOR 45 SECONDS AND THEN PAUSE TO ALLOW THE MATERIAL TO REACT AND FLOW INTO ALL OF THE VOIDS, CRACKS AND CREVICES.

2. WATCH FOR MATERIAL FLOW AND TO APPEAR ON THE SURFACE. WHEN MOVEMENT STOPS, BEGIN INJECTING INTO THE NEXT PACKER. CLEAN EXCESS AS REQUIRED.

3. WHEN FILLING VERTICAL CRACKS, AND LARGE SPALL OR HONEYCOMB AREAS, BEGIN INJECTING AT THE BOTTOM, PROCEED LATERALLY AND THEN WORK VERTICALLY ON THE CRACK AND/OR SPALL OR HONEYCOMB AREA.

4. IF CRACKS EXTEND THRU WALL, PLUG THE OPPOSITE SIDE WITH THE RECOMMENDED MORTAR. REFER TO PRESERVATION SPECIFICATIONS PREPARED BY THE PROJECT LEADER ARCHEOLOGIST.

F S001 CONCRETE WALL CRACKS INJECTION DETAIL

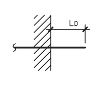


TENSION SPLICE SCHEDULE (F'c = 5,000 psi)

BAR	#3	#4	#5	#6	#7	#8
Ls (TOP)	24"	32"	40"	48"	56"	64"
Ls (OTHER)	18"	25"	32"	37"	44"	50"

(F'c = 4,000 psi)

BAR	#3	#4	#5	#6	#7	#8
Ls (TOP)	27"	36"	44"	53"	62"	71"
Ls (OTHER)	21"	27"	34"	41"	48"	55"

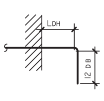


DEVELOPMENT LENGTH (STRAIGHT) SCHEDULE (F'c = 5,000 psi)

BAR	#3	#4	#5	#6	#7	#8
Ld (TOP)	20"	25"	31"	38"	44"	49"
Ld (OTHER)	15"	19"	24"	29"	34"	38"

(F'c = 4,000 psi)

BAR	#3	#4	#5	#6	#7	#8
Ld (TOP)	21"	27"	34"	42"	48"	55"
Ld (OTHER)	16"	21"	26"	32"	37"	42"



DEVELOPMENT LENGTH (HOOKED) SCHEDULE (F'c = 5,000 psi)

BAR	#3	#4	#5	#6	#7	#8
Ldh	7"	9"	11"	13"	15"	17"

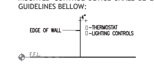
SCHEDULE (F'c = 4000 psi)

BAR	#3	#4	#5	#6	#7	#8
Ldh	7"	10"	12"	14"	17"	19"

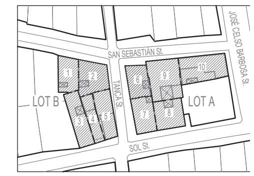
Digitally signed by Fernando Cortes Chevres Date: 2021.08.25 13:10:23 -04'00'

FERNANDO CORTES & ASSOCIATES
STRUCTURAL & CIVIL ENGINEERS
Suite 112, MSC 180, 100 Gran Bulevar Paseos
San Juan, Puerto Rico 00926-5955
Tel. : 787/748-4330 email:fcortes@fcaeng.com

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

NOTA IMPORTANTE:

Yo, FERNANDO CORTÉS, INGENIERO, LICENCIA 8523, certifico que soy el profesional que diseñó la FASE ESTRUCTURAL, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14–2004, 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.

REVISIONS

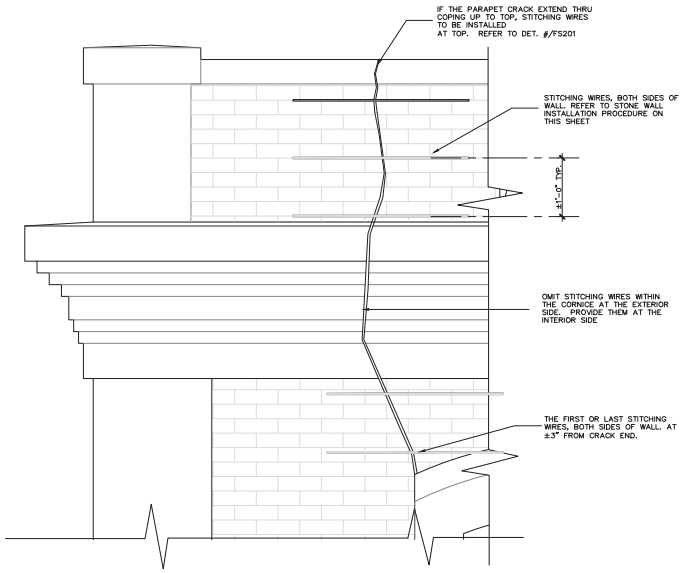
NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R

TITLE: LOT B -STRUCTURAL NOTES & TYPICAL DETAILS

OWNER:
DRAWN BY:
SCALE:
CHECKED BY: FERNANDO LUGO
DATE:
PROJECT: 20 09
SHEET: S-0.1

ROSSILUGO ARCHITECTURE



BRICKS WALL CRACK REPAIR DETAIL

SCALE 1½" = 1'-0" (A S-0.2)

STONE WALLS STITCHING PROCEDURE

1- AT THE INDICATED LOCATIONS CUT OUT HORIZONTAL SLOT INTO THE HORIZONTAL MORTAR BEDS, EXTENDING 20" EACH SIDE OF CRACK, ½" WIDTH BY 1¾" DEEP.

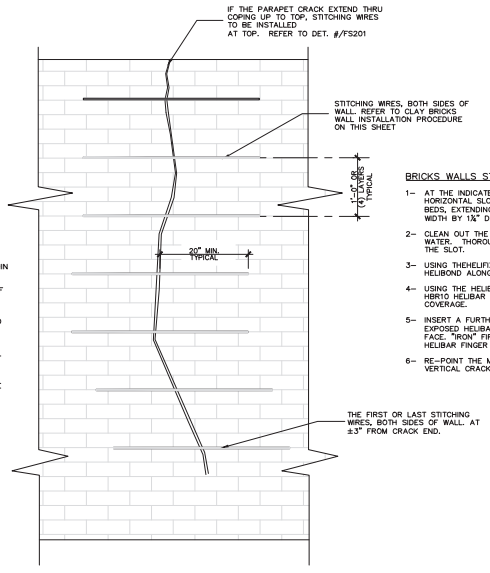
2- CLEAN OUT THE SLOTS AND FLUSH WITH CLEAN WATER. THOROUGHLY SOAK THE SUBSTRATE WITHIN THE SLOT.

3- USING THEHELIFIX POINTING GUN, INJECT A BED OF HELIBOND ALONG THE BACK OF THE SLOT.

4- USING THE HELIBAR INSERTION TOOL, PUSH ONE HBR10 HELIBAR INTO THE GROUT TO OBTAIN GOOD COVERAGE.

5- INSERT A FURTHER BEAD OF HELIBOND OVER THE EXPOSED HELIBAR, FINISHING ⅜" @ ½" FROM WALL FACE. "IRON" FIRMLY INTO THE SLOT USING THE HELIBAR FINGER TROWEL.

6- RE-POINT THE MORTAR BED AND MAKE GOOD THE VERTICAL CRACK WITH CRACKBOND TE.



CLAY BRICKS WALL CRACK REPAIR DETAIL

SCALE 1½" = 1'-0" (B S-0.2)

BRICKS WALLS STITCHING PROCEDURE

1- AT THE INDICATED LOCATIONS CUT OUT HORIZONTAL SLOT INTO THE HORIZONTAL MORTAR BEDS, EXTENDING 20" EACH SIDE OF CRACK, ½" WIDTH BY 1¾" DEEP.

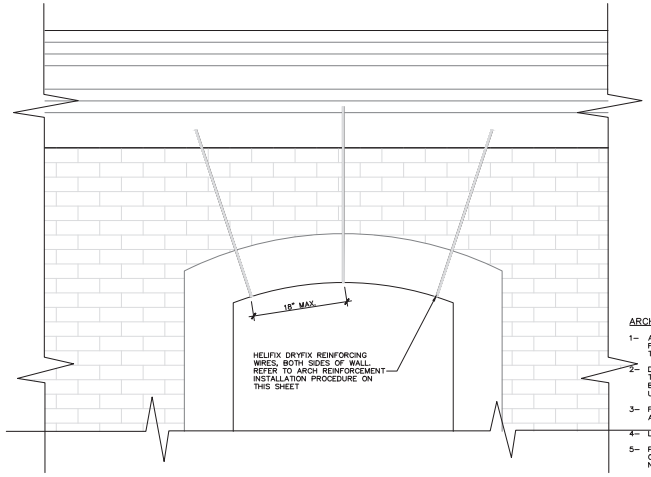
2- CLEAN OUT THE SLOTS AND FLUSH WITH CLEAN WATER. THOROUGHLY SOAK THE SUBSTRATE WITHIN THE SLOT.

3- USING THEHELIFIX POINTING GUN, INJECT A BED OF HELIBOND ALONG THE BACK OF THE SLOT.

4- USING THE HELIBAR INSERTION TOOL, PUSH ONE HBR10 HELIBAR INTO THE GROUT TO OBTAIN GOOD COVERAGE.

5- INSERT A FURTHER BEAD OF HELIBOND OVER THE EXPOSED HELIBAR, FINISHING ⅜" @ ½" FROM WALL FACE. "IRON" FIRMLY INTO THE SLOT USING THE HELIBAR FINGER TROWEL.

6- RE-POINT THE MORTAR BED AND MAKE GOOD THE VERTICAL CRACK WITH CRACKBOND TE.



ARCH REPAIR DETAIL

SCALE 1½" = 1'-0" (C S-0.2)

ARCH DRY PINING PROCEDURE

1- AT THE INDICATED LOCATIONS MARK THE POSITION FOR THE DRYFIX TIE ON THE BOTTOM SURFACE OF THE ARCH.

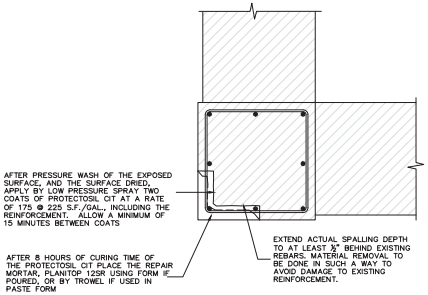
2- DRILL AN APPROPRIATE DIAMETER PILOT HOLE THROUGH THE EXTERIOR LEAF AND INTO THE BACK-UP SUBSTRATE TO 24" MINIMUM DEPTH, USING A ROTARY PERCUSSION DRILL.

3- FIX THE SPECIAL DRYFIX PDA INSERTION TOOL TO AN ELECTRIC HAMMER DRILL (SDS TYPE).

4- LOAD THE DRYFIX TIE INTO THE INSERTION TOOL.

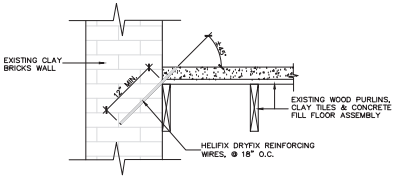
5- POWER-DRIVE THE TIE INTO POSITION UNTIL ITS OUTER END IS RECESSED BELOW THE FACE OF THE NEAR LEAF BY THE INSERTION TOOL.

6- PATCH THE ENTRY HOLE WITH MATCHING MATERIAL.



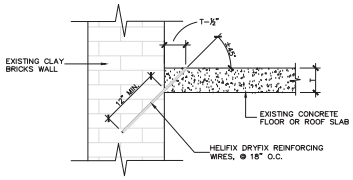
CONCRETE SPALLING REPAIR DETAIL

SCALE 1½" = 1'-0" (D S-0.2)



WOOD & CONC. FILL SLAB ANCHORAGE DETAIL

NOT TO SCALE (E S-0.2)



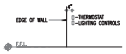
CONCRETE SLAB ANCHORAGE DETAIL

NOT TO SCALE (F S-0.2)

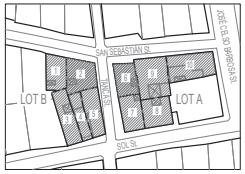
FERNANDO CORTES & ASSOCIATES
STRUCTURAL & CIVIL ENGINEERS
Suite 112, MSC 180, 100 Gran Bulevar Paseos
San Juan, Puerto Rico 00926-5955
Tel.: 787-746-4110 email:fcortes@fcaeng.com

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.

2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO CORTES CHEVERES
LIC. 8523
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO CORTES, INGENIERO, LICENCIA 8523, certifico que soy el profesional que diseñó la FASE ESTRUCTURAL, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto de Permisos para Obras y Urbanizaciones, Reglamentos y Código 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 la dispuesto en la Ley 14-2004, 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 se haya producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por cualquier persona con mi consentimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

REVISIONS

NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

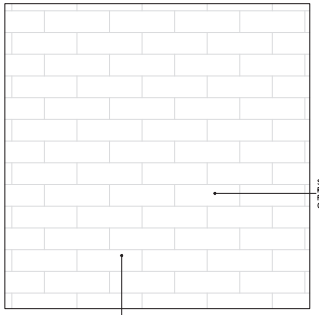
TITLE: LOT B - EXISTING WALLS REPAIR & RETROFIT DETAILS

OWNER:
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE:
DATE: 20 / 09
PROJECT
SHEET: S-0.2

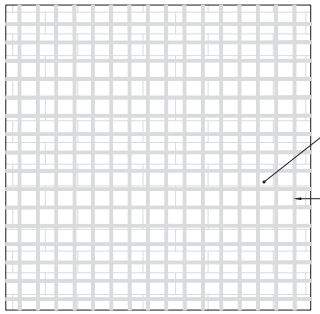
ROSSILUGO ARCHITECTURE

S:\FCA Projects\2020\2020-31\20-140 San Sebastian St Apartments\Lot-B\20-140 SSA S003 Block B BRICKS WALLS REPAIR DETAILS.dwg, 8/25/2021 1:03:11 PM, ...AutoCAD PDF (General Documentation).pc3

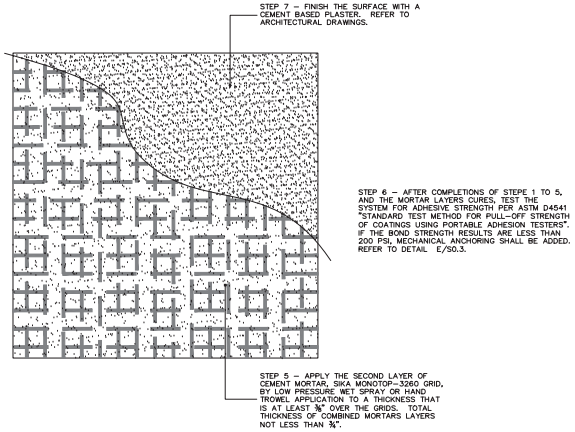
BASE BID, SIKA CARBODUR-300 GRID BI-DIRECTIONAL CARBON FIBER FABRIC
OPTIONAL SIKAWRAP 350 GRID BI-DIRECTIONAL GLASS FIBER FABRIC



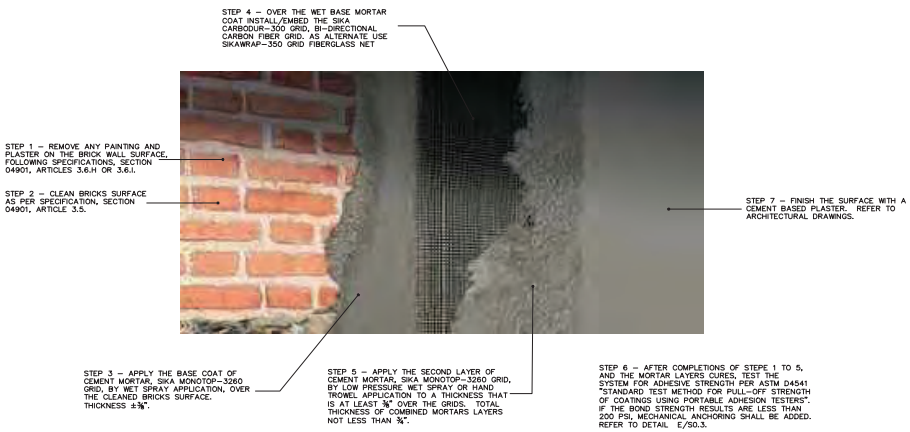
CLAY BRICKS WALL SHEAR STRENGTHENING PHASE A DETAIL (A S-0.3)
SCALE 1½" = 1'-0"



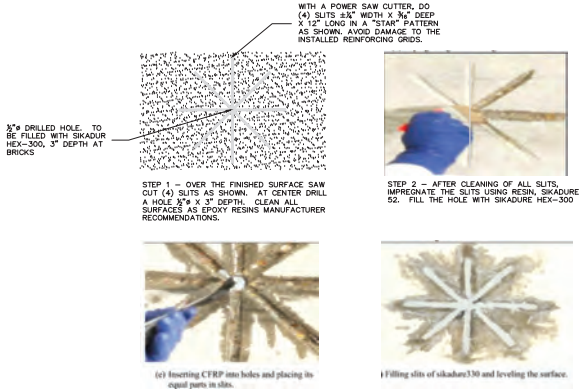
CLAY BRICKS WALL SHEAR STRENGTHENING PHASE B DETAIL (B S-0.3)
SCALE 1½" = 1'-0"



CLAY BRICKS WALL SHEAR STRENGTHENING PHASE C DETAIL (C S-0.3)
SCALE 1½" = 1'-0"



CLAY BRICKS WALL SHEAR STRENGTHENING GENERAL DETAIL (D S-0.3)
SCALE 1½" = 1'-0"

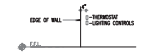


STRENGTHENING MECHANICAL ANCHORAGE DETAIL (E S-0.3)
SCALE 1½" = 1'-0"

MORTAR ADHESIVE BASED SYSTEM

FERNANDO CORTES & ASSOCIATES
STRUCTURAL & CIVIL ENGINEERS
Suite 112, MSC 180, 100 Gran Bulevar Paseos
San Juan, Puerto Rico 00926-5955
Tel.: 787-746-4130 email:fcortes@fcaeng.com

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.

KEY PLAN

NOTA IMPORTANTE:

Yo, FERNANDO CORTES, INGENIERO, LICENCIA 8523, certifico que soy el profesional que diseñó la FASE ESTRUCTURAL, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones del Reglamento Conjunto de Permisos para Obras y Construcciones, Reglamentos y Código 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 14-2004, según enmendada, conocida como la Ley para la Inversión por la Industria Puertorriqueña y con la Ley Núm. 319 de 15 de mayo de 1998, 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 y que dichas declaraciones no se ajusten a la verdad, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

REVISIONS

NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

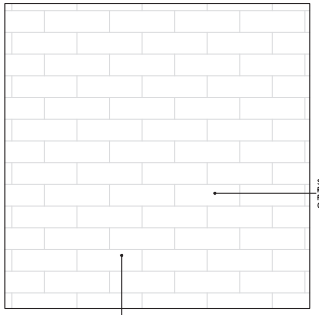
TITLE: LOT B - BRICKS WALL SHEAR STRENGTHENING DETAILS

OWNER:	PROJECT	SHEET
DRAWN BY: / SCALE: / CHECKED BY: FERNANDO LUGO / DATE:	20 09	S-0.3

ROSSILUGO ARCHITECTURE

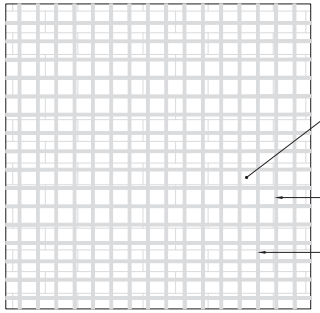
S:\FCA Projects\2020\2020-31\20-140 San Sebastian St Apartments\Lot-B\20-140 SSA S003 Block B BRICKS WALLS REPAIR DETAILS.dwg, 8/25/2021 1:03:12 PM, AutoCAD PDF (General Documentation).pc3

ALTERNATE "A.1", SIKAWRAP HEX-100 G UNI-DIRECTIONAL GLASS FIBER FABRIC



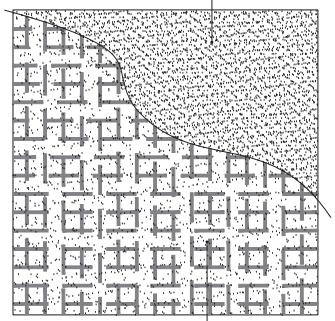
CLAY BRICKS WALL SHEAR STRENGTHENING PHASE A DETAIL (A S-0.4)

SCALE 1½" = 1'-0"



CLAY BRICKS WALL SHEAR STRENGTHENING PHASE B DETAIL (B S-0.4)

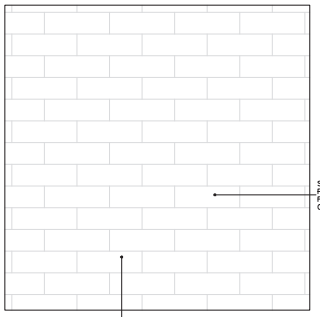
SCALE 1½" = 1'-0"



CLAY BRICKS WALL SHEAR STRENGTHENING PHASE C DETAIL (C S-0.4)

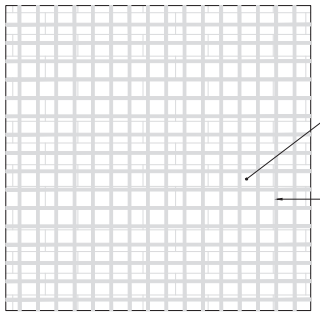
SCALE 1½" = 1'-0"

ALTERNATE "A.2", SIKAWRAP HEX-106 G BI-DIRECTIONAL GLASS FIBER FABRIC



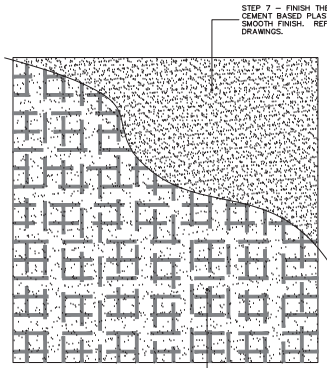
CLAY BRICKS WALL SHEAR STRENGTHENING PHASE A DETAIL (D S-0.4)

SCALE 1½" = 1'-0"



CLAY BRICKS WALL SHEAR STRENGTHENING PHASE B DETAIL (E S-0.4)

SCALE 1½" = 1'-0"



CLAY BRICKS WALL SHEAR STRENGTHENING PHASE C DETAIL (F S-0.4)

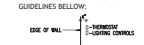
SCALE 1½" = 1'-0"

EPOXY ADHESIVE BASED SYSTEM

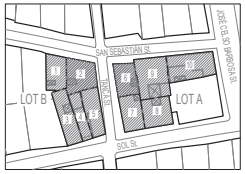
FERNANDO CORTES & ASSOCIATES
STRUCTURAL & CIVIL ENGINEERS
Suite 112, MSC 180, 100 Gran Bulevar Paseos
San Juan, Puerto Rico 00926-5955
Tel.: 787-748-4130 email:fcortes@fcassg.com

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.

2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO CORTES CHEVERES
LIC. 8523
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO CORTES, INGENIERO, LICENCIA 8523, certifico que soy el profesional que diseñó la FASE ESTRUCTURAL, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones del Reglamento Conjunto y Reglamentos Conjuntos, Reglamentos y Reglamentos y Código 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 he cumplido cabalmente con lo dispuesto en la Ley 14-2004, 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 cualquier persona con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

REVISIONS

NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

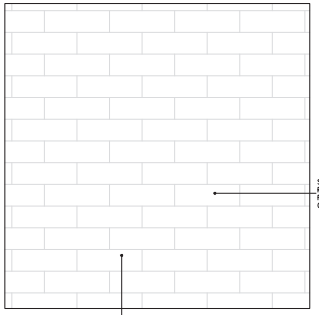
TITLE: LOT B - ALTERNATE "A" BRICKS WALL SHEAR STRENGTHENING DETAILS

OWNER:
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE:
DATE:
PROJECT: 20 / 09
SHEET: S-0.4

ROSSILUGO ARCHITECTURE

S:\FCA Projects\2020\2020-3\20-140 San Sebastian St Apartments\Lot-B\20-140 SSA S003 Block B BRICKS WALLS REPAIR DETAILS.dwg, 8/25/2021 1:03:17 PM, AutoCAD PDF (General Documentation).pc3

ALTERNATE "B.1", SIKAWRAP HEX-103 C UNI-DIRECTIONAL CARBON FIBER FABRIC

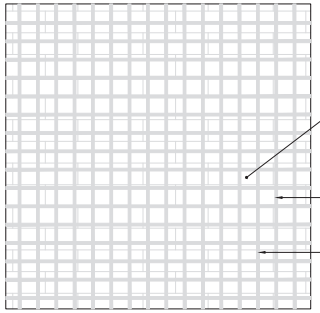


STEP 1 – REMOVE ANY PAINTING AND PLASTER ON THE BRICK WALL SURFACE, FOLLOWING SPECIFICATIONS, SECTION 04901, ARTICLES 3.6.H OR 3.6.I.

STEP 2 – CLEAN BRICKS SURFACE AS PER SPECIFICATION, SECTION 04901, ARTICLE 3.5.

CLAY BRICKS WALL SHEAR STRENGTHENING PHASE A DETAIL (A / S-0.4)

SCALE 1½" = 1'-0"



STEP 3 – SATURATE THE SIKAWRAP HEX-100 G UNI-DIRECTIONAL GLASS FIBER GRIDS WITH THE EPOXY PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS

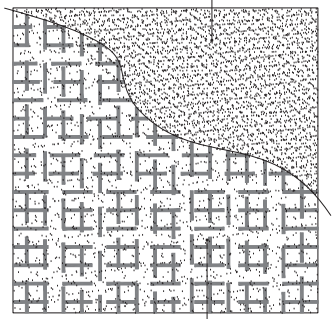
STEP 4 – APPLY THE BASE COAT OF SIKADUR HEX 300 OVER THE CLEANED BRICKS SURFACE.

STEP 5 – OVER THE WET EPOXY BASE COAT INSTALL/EMBED THE FIRST SIKAWRAP 103 C, HORIZONTAL DIRECTION.

STEP 6 – OVER THE STILL WET EPOXY BASE COAT AND FIRST GRID, APPLY A SECOND COAT OF THE EPOXY AND INSTALL/EMBED THE SECOND SIKAWRAP 103 C, VERTICAL DIRECTION.

CLAY BRICKS WALL SHEAR STRENGTHENING PHASE B DETAIL (B / S-0.4)

SCALE 1½" = 1'-0"



STEP 8 – FINISH THE SURFACE WITH A CEMENT BASED PLASTER, SUCH AS SIKAQUICK SMOOTH FINISH. REFER TO ARCHITECTURAL DRAWINGS.

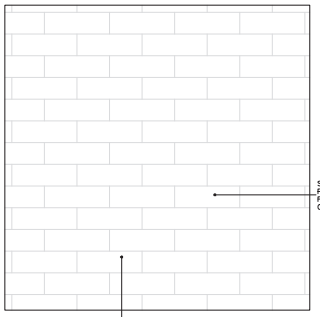
STEP 9 – AFTER THE COMPLETE INSTALLATION, AND THE MORTAR LAYERS CURES, TEST THE SYSTEM FOR ADHESING STRENGTH PER ASTM D4541 "STANDARD TEST METHOD FOR PULL-OFF STRENGTH OF COATINGS USING PORTABLE ADHESION TESTERS". IF THE BOND STRENGTH RESULTS ARE LESS THAN 200 PSI, MECHANICAL ANCHORING SHALL BE ADDED. REFER TO DETAIL #/S0.#.

STEP 7 – APPLY OVER THE RETROFITED SURFACE ONE COAT OF SIKALIQUID WELD BONDING AGENT, PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS. ALLOW TO DRY FOR AT LEAST 1 HOUR PRIOR TO APPLY THE FINISH MORTAR OF STEP 8.

CLAY BRICKS WALL SHEAR STRENGTHENING PHASE C DETAIL (C / S-0.4)

SCALE 1½" = 1'-0"

ALTERNATE "B.2", SIKAWRAP 113 C BI-DIRECTIONAL CARBON FIBER FABRIC

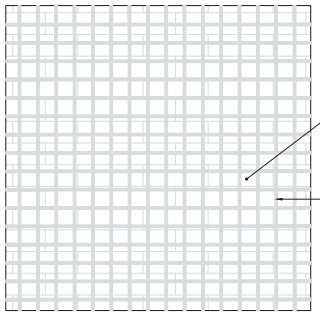


STEP 1 – REMOVE ANY PAINTING AND PLASTER ON THE BRICK WALL SURFACE, FOLLOWING SPECIFICATIONS, SECTION 04901, ARTICLES 3.6.H OR 3.6.I.

STEP 2 – CLEAN BRICKS SURFACE AS PER SPECIFICATION, SECTION 04901, ARTICLE 3.5.

CLAY BRICKS WALL SHEAR STRENGTHENING PHASE A DETAIL (D / S-0.4)

SCALE 1½" = 1'-0"



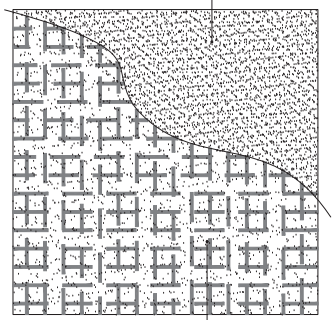
STEP 3 – SATURATE THE SIKAWRAP HEX-106 G BI-DIRECTIONAL GLASS FIBER GRIDS WITH THE EPOXY PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS

STEP 4 – APPLY THE BASE COAT OF SIKADUR HEX 300 OVER THE CLEANED BRICKS SURFACE.

STEP 5 – OVER THE WET EPOXY BASE COAT INSTALL/EMBED THE SIKAWRAP 113 C

CLAY BRICKS WALL SHEAR STRENGTHENING PHASE B DETAIL (E / S-0.4)

SCALE 1½" = 1'-0"



STEP 7 – FINISH THE SURFACE WITH A CEMENT BASED PLASTER, SUCH AS SIKAQUICK SMOOTH FINISH. REFER TO ARCHITECTURAL DRAWINGS.

STEP 8 – AFTER THE COMPLETE INSTALLATION, AND THE MORTAR LAYERS CURES, TEST THE SYSTEM FOR ADHESING STRENGTH PER ASTM D4541 "STANDARD TEST METHOD FOR PULL-OFF STRENGTH OF COATINGS USING PORTABLE ADHESION TESTERS". IF THE BOND STRENGTH RESULTS ARE LESS THAN 200 PSI, MECHANICAL ANCHORING SHALL BE ADDED. REFER TO DETAIL #/S0.#.

STEP 6 – APPLY OVER THE RETROFITED SURFACE ONE COAT OF SIKALIQUID WELD BONDING AGENT, PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS. ALLOW TO DRY FOR AT LEAST 1 HOUR PRIOR TO APPLY THE FINISH MORTAR OF STEP 8.

CLAY BRICKS WALL SHEAR STRENGTHENING PHASE C DETAIL (F / S-0.4)

SCALE 1½" = 1'-0"

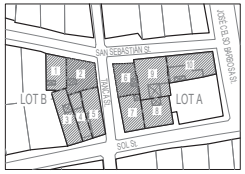
EPOXY ADHESIVE BASED SYSTEM

FERNANDO CORTES & ASSOCIATES
STRUCTURAL & CIVIL ENGINEERS
Suite 112, MSC 180, 100 Gran Bulevar Paseos
San Juan, Puerto Rico 00926-5955
Tel.: 787-746-4110 email:fcortes@fcaeng.com

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.

2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO CORTES CHEVERES
LIC. 8523
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO CORTES, INGENIERO, LICENCIA 8523, certifico que soy el profesional que diseñó la FASE ESTRUCTURAL, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto de Permisos para Obras y Urbanizaciones, Reglamentos y Código 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 la dispuesto en la Ley 14-2004, 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 yo seré responsable y se pueda a mi cargo cualquier sanción por mi conducta, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

REVISIONS

NUM.	DESCRIPTION	DATE

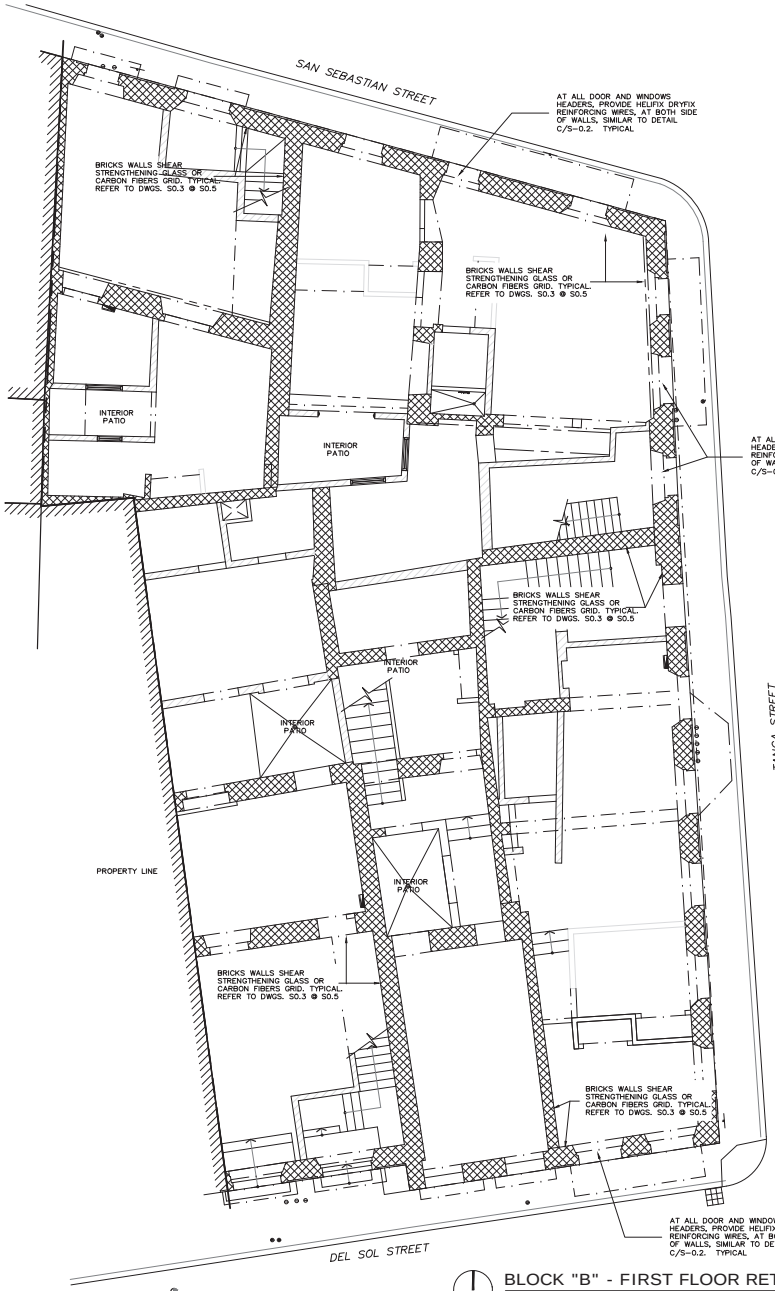
SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

TITLE: LOT B - ALTERNATE "B" BRICKS WALL SHEAR STRENGTHENING DETAILS

OWNER:
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE:
DATE:
PROJECT: 20 09
SHEET: S-0.5

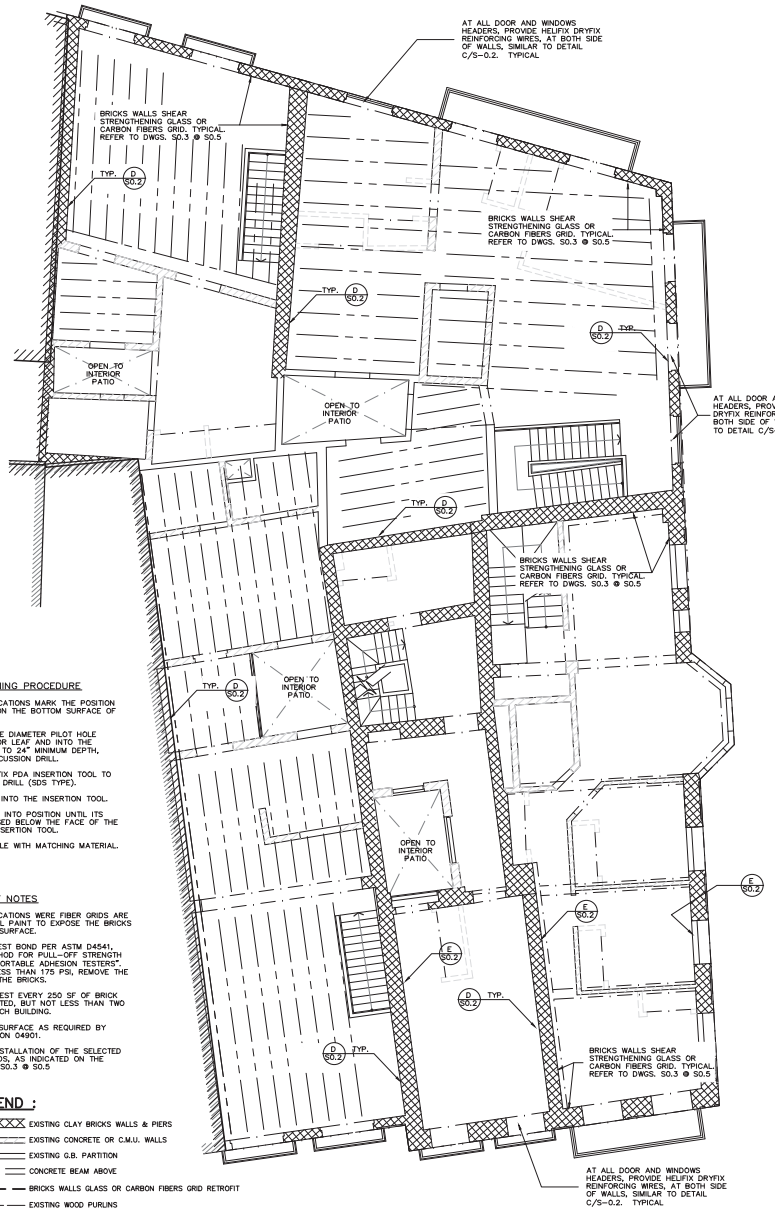
ROSSILUGO ARCHITECTURE

S:\FCA Projects\2020\2020-31\20-140 San Sebastian St Apartments\Lot-B\20-140 SSA S003 Block B BRICKS WALLS REPAIR DETAILS.dwg, 8/25/2021 1:03:22 PM, AutoCAD PDF (General Documentation).pc3



BLOCK "B" - FIRST FLOOR RETROFIT PLAN

SCALE 3/16" = 1'-0"



BLOCK "B" - SECOND FLOOR RETROFIT PLAN

SCALE 3/16" = 1'-0"

ARCH/LINTEL DRY PINING PROCEDURE

1- AT THE INDICATED LOCATIONS MARK THE POSITION FOR THE DRYFIX TIE ON THE BOTTOM SURFACE OF THE ARCH.

2- DRILL AN APPROPRIATE DIAMETER PILOT HOLE THROUGH THE EXTERIOR LEAF AND INTO THE BACK-UP SUBSTRATE TO 24" MINIMUM DEPTH, USING A ROTARY PERCUSSION DRILL.

3- FIX THE SPECIAL DRYFIX PDA INSERTION TOOL TO AN ELECTRIC HAMMER DRILL (SDS TYPE).

4- LOAD THE DRYFIX TIE INTO THE INSERTION TOOL.

5- POWER-DRIVE THE TIE INTO POSITION UNTIL ITS OUTER END IS RECESSED BELOW THE FACE OF THE NEAR LEAF BY THE INSERTION TOOL.

6- PATCH THE ENTRY HOLE WITH MATCHING MATERIAL.

BRICK WALL RETROFIT NOTES

1- AT THE INDICATED LOCATIONS WERE FIBER GRIDS ARE REQUIRED, REMOVE ALL PAINT TO EXPOSE THE BRICKS OR CEMENT PLASTER SURFACE.

2- IF PLASTER EXISTS, TEST BOND PER ASTM D4541, "STANDARD TEST METHOD FOR PULL-OFF STRENGTH OF COATINGS USING PORTABLE ADHESION TESTERS". IF BOND RESULT IS LESS THAN 175 PSI, REMOVE THE PLASTER TO EXPOSE THE BRICKS.

3- PERFORM PULL-OFF TEST EVERY 250 SF OF BRICK WALL TO BE RETROFITTED, BUT NOT LESS THAN TWO (2) PER LEVEL ON EACH BUILDING.

4- CLEAN THE EXPOSED SURFACE AS REQUIRED BY SPECIFICATIONS, SECTION 04901.

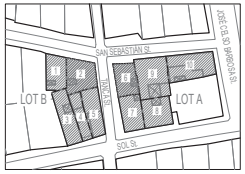
5- PROCEED WITH THE INSTALLATION OF THE SELECTED SYSTEM OF FIBER GRIDS, AS INDICATED ON THE APPLICABLE DRAWING S0.3 @ S0.5

LEGEND :

- EXISTING CLAY BRICKS WALLS & PIERS
- EXISTING CONCRETE OR C.M.U. WALLS
- EXISTING G.B. PARTITION
- CONCRETE BEAM ABOVE
- BRICKS WALLS GLASS OR CARBON FIBERS GRID RETROFIT
- EXISTING WOOD PURLINS

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO CORTES CHEVERES
LIC. 8523
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO CORTES, INGENIERO, LICENCIA 8523, certifico que soy el profesional que diseñó la FASE ESTRUCTURAL, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones del Reglamento Conjunto de Permisos, Reglamento de Ordenamiento Territorial, Reglamentos y Código 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 la dispuesto en la Ley 14-2004, según enmendada, conocida como la Ley para la Inversión por la Industria Puertorriqueña y con la Ley Núm. 319 de 15 de mayo de 1998, 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 cualquier otra persona en nuestro nombre, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

REVISIONS

NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

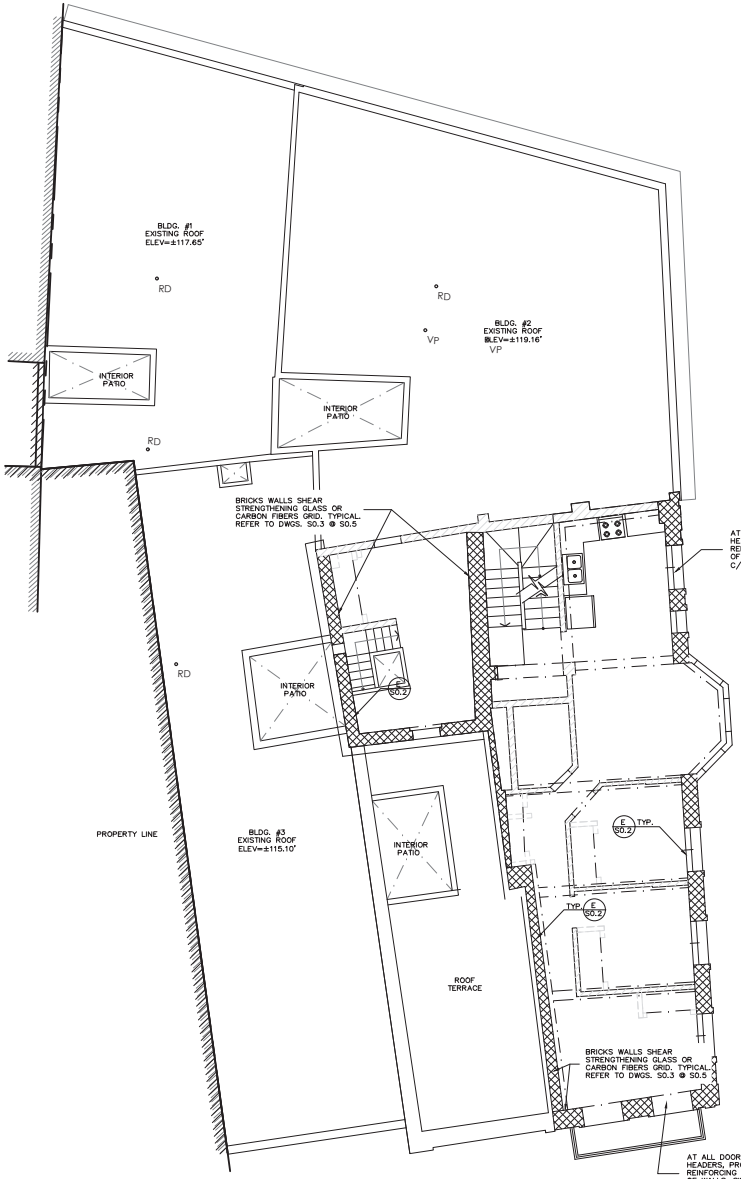
TITLE: LOT B - FIRST & SECOND FLOORS RETROFIT PLAN

OWNER:
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE:
DATE: 20 09
PROJECT
SHEET: S-2.0

FERNANDO CORTES & ASSOCIATES
STRUCTURAL & CIVIL ENGINEERS
Suite 112, MSC 180, 100 Gran Bulevar Paseos
San Juan, Puerto Rico 00926-5955
Tel.: 787-746-4130 email:fcortes@fcaeng.com

ROSSILUGO
ARCHITECTURE

S:\FCA Projects\2020\2020-31\20-140 San Sebastian St Apartments\Lot-B\20-140 SSA S200 Block B First Floor Plan.dwg, 8/25/2021 1:03:32 PM, _AutoCAD PDF (General Documentation).pc3



BLOCK "B" - THIRD FLOOR RETROFIT PLAN

SCALE 3/16" = 1'-0"

ARCH/LINTEL DRY PINING PROCEDURE

1- AT THE INDICATED LOCATIONS MARK THE POSITION FOR THE DRYFIX TIE ON THE BOTTOM SURFACE OF THE ARCH.

2- DRILL AN APPROPRIATE DIAMETER PILOT HOLE THROUGH THE EXTERIOR LEAF AND INTO THE BACK-UP SUBSTRATE TO 24" MINIMUM DEPTH, USING A ROTARY PERCUSSION DRILL.

3- FIX THE SPECIAL DRYFIX PDA INSERTION TOOL TO AN ELECTRIC HAMMER DRILL (SDS TYPE).

4- LOAD THE DRYFIX TIE INTO THE INSERTION TOOL.

5- POWER-DRIVE THE TIE INTO POSITION UNTIL ITS OUTER END IS RECESSED BELOW THE FACE OF THE NEAR LEAF BY THE INSERTION TOOL.

6- PATCH THE ENTRY HOLE WITH MATCHING MATERIAL.

BRICK WALL RETROFIT NOTES

1- AT THE INDICATED LOCATIONS WERE FIBER GRIDS ARE REQUIRED, REMOVE ALL PAINT TO EXPOSE THE BRICKS OR CEMENT PLASTER SURFACE.

2- IF PLASTER EXISTS, TEST BOND PER ASTM D4541, "STANDARD TEST METHOD FOR PULL-OFF STRENGTH OF COATINGS USING PORTABLE ADHESION TESTERS". IF BOND RESULT IS LESS THAN 175 PSI, REMOVE THE PLASTER TO EXPOSE THE BRICKS.

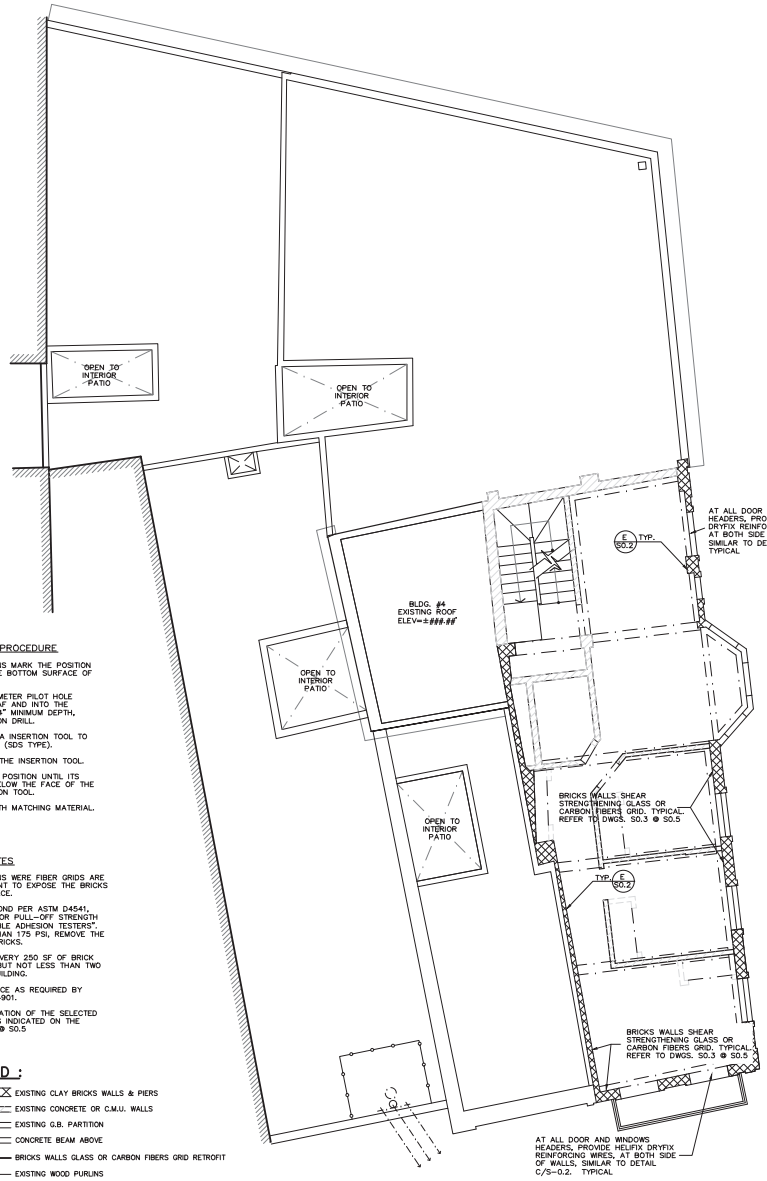
3- PERFORM PULL-OFF TEST EVERY 250 SF OF BRICK WALL TO BE RETROFITTED, BUT NOT LESS THAN TWO (2) PER LEVEL ON EACH BUILDING.

4- CLEAN THE EXPOSED SURFACE AS REQUIRED BY SPECIFICATIONS, SECTION 04901.

5- PROCEED WITH THE INSTALLATION OF THE SELECTED SYSTEM OF FIBER GRIDS, AS INDICATED ON THE APPLICABLE DRAWING S0.3 @ S0.5

LEGEND :

- EXISTING CLAY BRICKS WALLS & PIERS
- EXISTING CONCRETE OR C.M.U. WALLS
- EXISTING G.B. PARTITION
- CONCRETE BEAM ABOVE
- BRICKS WALLS GLASS OR CARBON FIBERS GRID RETROFIT
- EXISTING WOOD PURLINS



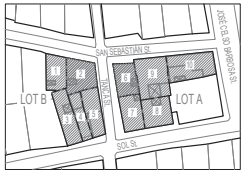
BLOCK "B" - FOURTH FLOOR RETROFIT PLAN

SCALE 3/16" = 1'-0"

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.

2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:

8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.



KEY PLAN

FERNANDO CORTES CHEVERES
LIC. 8523
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO CORTES, INGENIERO, LICENCIA 8523, certifico que soy el profesional que diseñó la FASE ESTRUCTURAL, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones de la Ley Núm. 135 de 15 de junio de 1967, según enmendada, sus Reglamentos y Código 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 he cumplido cabalmente con lo dispuesto en la Ley 14-2004, según enmendada, conocida como la Ley para la Inversión por la Industria Puertorriqueña y con la Ley Núm. 318 de 15 de mayo de 1998, 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 y que afecte cualquier aspecto de este proyecto, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

REVISIONS

NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

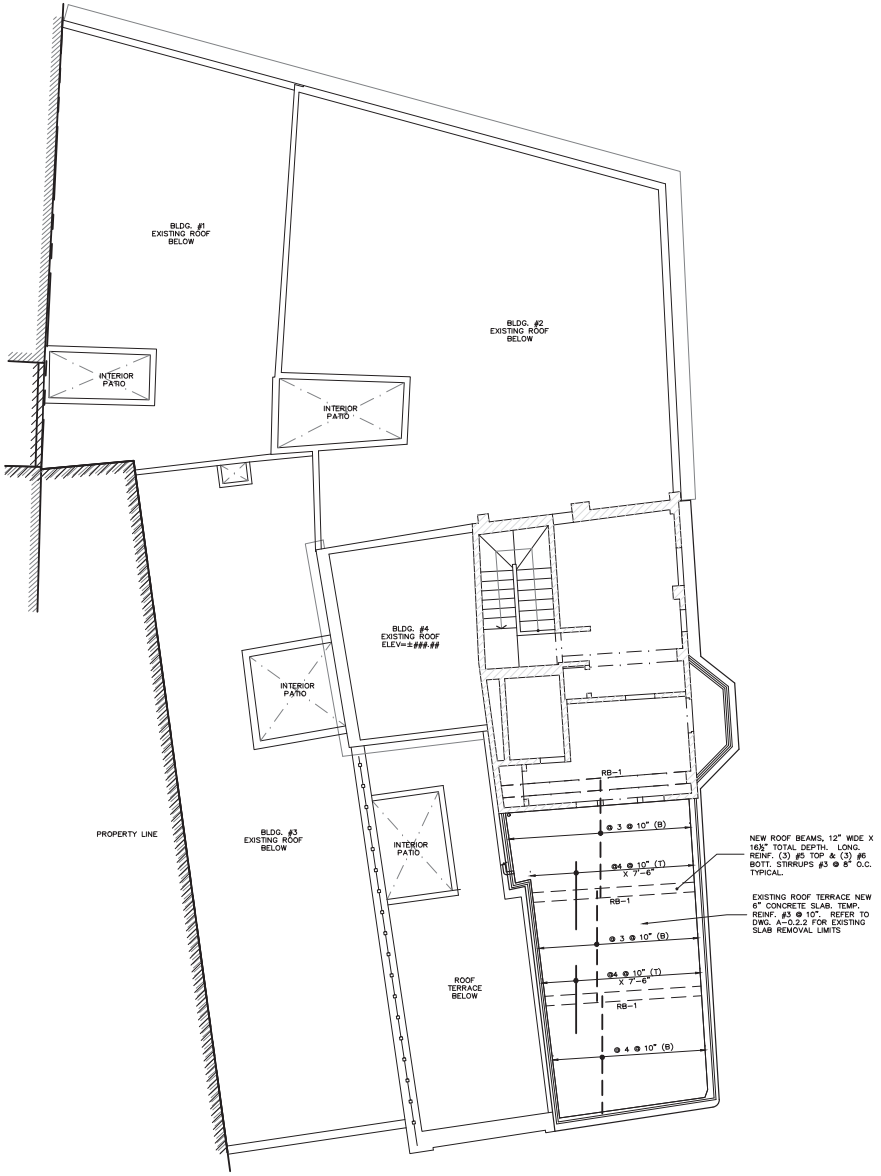
TITLE: LOT B - THIRD & FOURTH FLOORS RETROFIT PLANS

OWNER:
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE:
DATE:
PROJECT: 20 09
SHEET: S-2.1

FERNANDO CORTES & ASSOCIATES
STRUCTURAL & CIVIL ENGINEERS
Suite 112, MSC 180, 100 Gran Bulevar Paseos
San Juan, Puerto Rico 00926-5955
Tel.: 787-748-4130 email:fcortes@fcaeng.com

ROSSILUGO
ARCHITECTURE

S:\FCA Projects\2020\2020-31\20-140 San Sebastian St Apartments\Lot-B\20-140 SSA S201 Block B Third-Fourth Floor Plans.dwg, 8/25/2021 1:03:40 PM, _AutoCAD PDF (General Documentation).pc3



BLOCK "B" - FIFTH FLOOR RETROFIT PLAN

SCALE 3/16" = 1'-0"

LEGEND :

- EXISTING CLAY BRICKS WALLS & PIERS
- EXISTING CONCRETE OR C.M.U. WALLS
- EXISTING G.B. PARTITION
- CONCRETE BEAM ABOVE
- BRICKS WALLS GLASS OR CARBON FIBERS GRID RETROFIT
- EXISTING WOOD PURLINS

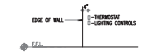
BLOCK "B" - ROOF RETROFIT PLAN

SCALE 3/16" = 1'-0"

FERNANDO CORTES & ASSOCIATES
STRUCTURAL & CIVIL ENGINEERS
Suite 112, MSC 180, 100 Gran Bulevar Paseos
San Juan, Puerto Rico 00926-5955
Tel.: 787-746-4110 email:fcortes@fcaeng.com

1. THIS DRAWINGS AND ALL ITS CONTENTS ARE INTELLECTUAL PROPERTY OF ROSSILUGO ARCHITECTURE. COPIES OR REPRODUCTIONS CAN ONLY BE DONE WITH A WRITTEN CONSENT BY THE ARCHITECT. THIS DOCUMENT WILL BE USED ONLY FOR THE PROJECT WHICH IT WAS EXPRESSLY DESIGNED FOR.

2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EVERY DIMENSION, LEVEL AND ACTUAL SITE CONDITION BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY DISCREPANCY, ERROR OR OMISSION MUST BE NOTIFIED PRIOR TO COMMENCEMENT IN ORDER TO MAKE ANY NECESSARY CORRECTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE.
3. CONTRACTOR WILL USE ONLY DRAWINGS STAMPED "FOR CONSTRUCTION" AND SIGNED BY ARCHITECT.
4. VALID DIMENSIONS ARE SHOWN WRITTEN ON THE DRAWING. (DIRECT MEASURING MUST BE AVOIDED).
5. LEVEL 0'-0" IS RELATIVE TO THE FINISHED FLOOR OF MAIN ACCESS LEVEL ON FIRST FLOOR.
6. ANY CHANGE OR MODIFICATION TO THIS DRAWINGS MUST BE AUTHORIZED BY THE PROFESSIONAL IN CHARGE.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, LIGHTING CONTROL DEVICES, A/C THERMOSTATS AND ANY WALL MOUNTED CONTROL DEVICE SHALL BE LOCATED FOLLOWING THE GUIDELINES BELLOW:



8. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, CEILING HUNG INFRASTRUCTURE SUCH AS PLUMBING PIPING, ELECTRICAL CONDUITS, MECHANICAL EQUIPMENT AND DUCTS, SPRINKLER SYSTEM, ETC., SHALL BE INSTALLED AS CLOSE TO THE STRUCTURAL SLAB AND BEAMS AS POSSIBLE.
9. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, EXISTING STRUCTURAL SLAB SHALL NOT BE AFFECTED IN ANY WAY FOR CONDUIT INSTALLATION, INCLUDING PERFORATIONS, PARTIAL DEMOLITIONS, SLOTTING, ETC. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT AN INTERVENTION IS REQUIRED.
10. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS, ALL RECEPTACLES COVERS SHALL BE WHITE COLOR.

KEY PLAN

FERNANDO CORTES CHEVERES
LIC. 8523
PUERTO RICO

NOTA IMPORTANTE:

Yo, FERNANDO CORTES, INGENIERO, LICENCIA 8523, certifico que soy el profesional que diseñó la FASE ESTRUCTURAL, en estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones del Reglamento Conjunto de Permisos para Obras y Construcción, los Reglamentos y Código 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 he cumplido cabalmente con lo dispuesto en la Ley 14-2004, según enmendada, conocida como la Ley para la Inversión por la Industria Puertorriqueña y con la Ley Núm. 319 de 15 de mayo de 1998, 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 cualquier persona con mi consentimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

REVISIONS

NUM.	DESCRIPTION	DATE

SAN SEBASTIAN APARTMENTS
FULL REHABILITATION
SAN JUAN, P.R.

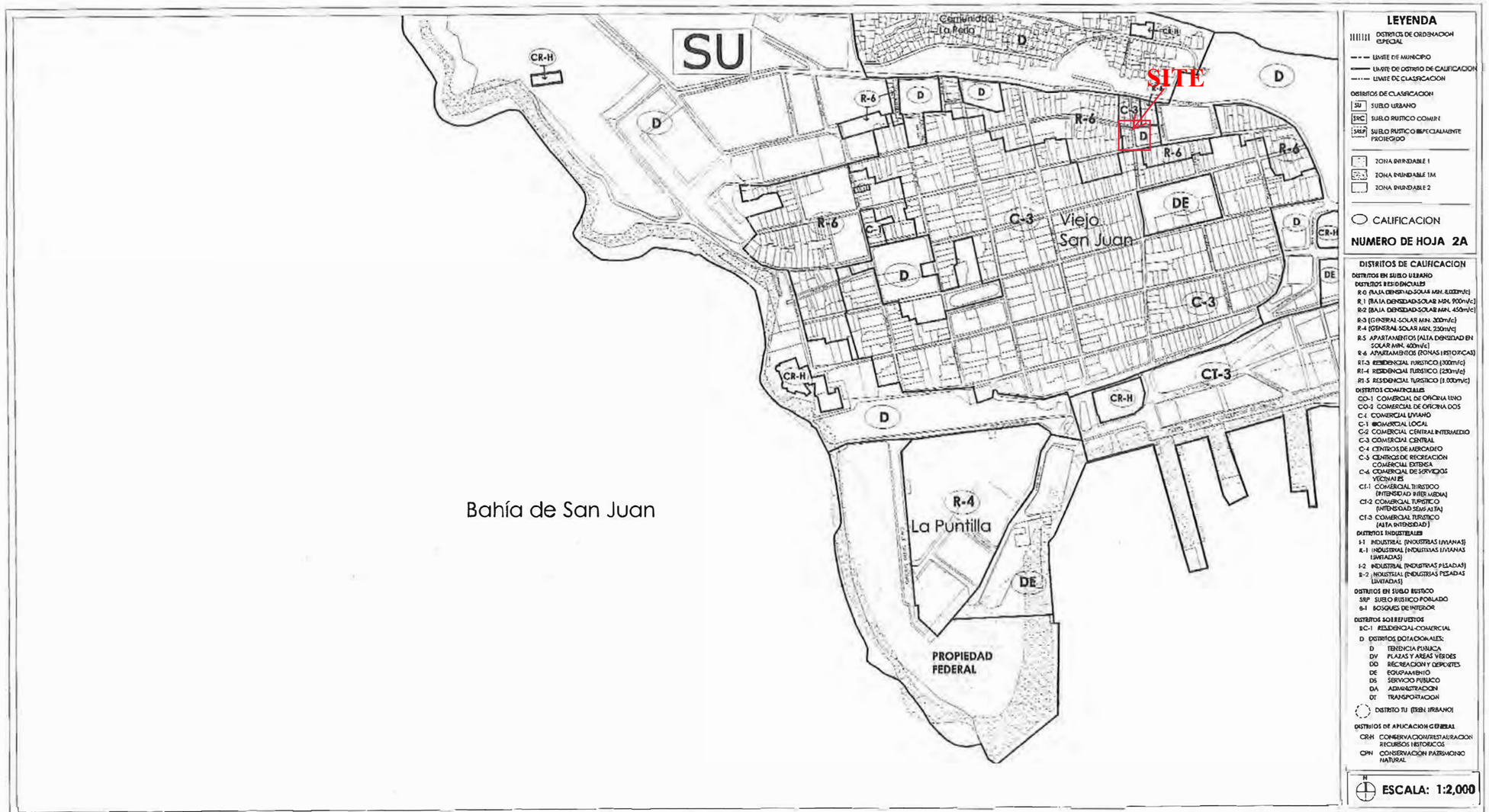
TITLE: LOT B - FIFTH FLOOR & ROOF RETROFIT PLANS

OWNER:
DRAWN BY:
CHECKED BY: FERNANDO LUGO
SCALE:
DATE: 20 / 09
PROJECT
SHEET: S-2.2

ROSSILUGO ARCHITECTURE

S:\FCA Projects\2020\2020-31\20-140 San Sebastian St Apartments\Lot-B\20-140 SSA S202 Block B Fifth-Roof Plans.dwg, 8/25/2021 1:03:43 PM, AutoCAD PDF (General Documentation).pc3

12



CERTIFICACIÓN
ADOPTADO POR LA JUNTA DE PLANIFICACIÓN DE PUERTO RICO
MYRNA MARTÍNEZ HERNÁNDEZ
SECRETARIA INTERINA
02 MAR 2014
VIGENCIA

Mapa de Calificación de Suelo
Municipio Autónomo de San Juan

0 50 100 200
METROS

ADOPTADO POR LA JUNTA DE PLANIFICACIÓN DE PUERTO RICO
CONFORME A LA RESOLUCIÓN C-18-36
ESTA HOJA REVOCA A LAS ANTERIORES
SEGÚN ENMENDADA EN 27 AGO 2013

1A
2A 2B
3B
4B

13

GOBIERNO DE PUERTO RICO
Departamento de Desarrollo Económico y Comercio
Oficina de Gerencia de Permisos

Número de Caso:
2021-391564-PCOC-019389

Notificación de Requisitos para Aprobación de Permiso de Construcción

San Sebastian Apartments Full Rehabilitation - Lot A

Datos de Localización

Dirección Física

CALLE TANCA ESQ SOL ESQ SAN SEBASTIAN VIEJO SAN JUAN
, San Juan, Puerto Rico

Número(s) de Catastro

022-092-021-06

Materiales de Construcción

Hormigón Armado y Bloques
Madera y Combinaciones

Área

Cabida de los desarrollos: 549.4836 m²

Área Bruta de Construcción: 14282.0 p²

Dueño

SanSe PR LLC

Proyectista

Arquitecto Fernando Lugo Lic. No. 8495

Tipo de Solicitud

Nueva

Estimado de Costo de la Obra ($USD)

Costo Estimado (Original) $3,762,600.03

Asunto

Rehabilitación de cinco edificios existentes localizados en el Lote A entre las calles San Sebastian, Tanca y Sol del Viejo San Juan. La rehabilitación persigue poner los edificios al día con los códigos de construcción vigentes en cuanto a su estado estructural, seguridad y reemplazo de todo material afectado incluyendo terminaciónes, puertas y ventanas.

Requerimientos

Estimado(a) :Arquitecto Fernando Lugo Lic. No. 8495

Por medio de esta notificación se le informa que para que se le otorgue una aprobación final a su solicitud, tendrá que cumplir con las condiciones señaladas a continuación:

1. Someter la Certificación para el Trámite de Permiso de Construcción o Urbanización (Póliza Eventual), según formalizado en la Oficina correspondiente de la Corporación del Fondo del Seguro del Estado.

2. Someter evidencia de que se han satisfecho los arbitrios municipales correspondientes a esta obra, de conformidad con la Ley Núm. 88 del 24 de junio de 1971, copia del decreto de exención como evidencia de que le es de aplicación al Artículo 2, Sección C de la Ley de Incentivos Contributivos de 1987, Ley Número 8 del 24 de enero de 1987, según enmendada, o certificación al efecto de la Oficina de Exención Contributiva Industrial del Departamento de Estado.

3. Someter una foto del rótulo que identificará la construcción (debidamente instalado) a tenor con lo dispuesto en el Reglamento Conjunto vigente. Será responsabilidad del desarrollador la instalación de un rótulo con tamaño mínimo de 2' x 4' en la entrada principal de la propiedad que incluya lo siguiente: número de solicitud, tipo de solicitud presentada, nombre del dueño y proponente de la obra, dirección postal y electrónica de la OGPE o Municipio Autónomo para comentarios sobre la solicitud.

4. Someter copia firmada de la siguiente información de la obra:
   a. Fecha de comienzo de la obra.
   b. Tiempo de construcción
   c. Número de empleos directos a crear.

Condiciones Especiales

NINGUNA

Notificación de Requisitos para Aprobación de Permiso de Construcción

Aviso

Es de entenderse que esta notificación no es autorización ni permiso para iniciar las obras de construcción y que la vigencia de esta notificación está limitada por el Reglamento Conjunto vigente, según facultado por la Ley Núm. 161 de 1 de diciembre de 2009 para la Reforma del Proceso de Permisos de Puerto Rico, según enmendada. Esta notificación quedará sin efecto a los dos años, a partir de la fecha de expedición.

Firma / Sellos

Fecha de Expedición:
13/10/2021 CATM

Carlos Alberto Troche Moreira
Ingeniero Licenciado
Lic. 8885 PE RPA
Puerto Rico
Fecha de Expiración: 2023-08-15

SBP SINGLE BUSINESS PORTAL

GOBIERNO DE PUERTO RICO
Departamento de Desarrollo Económico y Comercio
Oficina de Gerencia de Permisos

Número de Caso:
2021-391576-PCOC-019406

Notificación de Requisitos para Aprobación de Permiso de Construcción

San Sebastian Apartments Full Rehabilitation - Lot B

Datos de Localización

Dirección Física

CALLE SAN SEBASTIAN, CALLE TANCA, CALLE SOL DEL VIEJO SAN JUAN
, San Juan, Puerto Rico

Número(s) de Catastro

022-092-020-13

Materiales de Construcción

Hormigón Armado y Bloques
Madera y Combinaciones

Área

Cabida de los desarrollos: 436.24 m²

Área Bruta de Construcción: 12051.03 p²

Dueño

SanSe PR LLC

Proyectista

Arquitecto Fernando Lugo Lic. No. 8495

Tipo de Solicitud

Nueva

Estimado de Costo de la Obra ($USD)

Costo Estimado (Original) $3,341,348.97

Asunto

Rehabilitacieón de cinco edificios de apartamentos localizados en el Lote B entre las calles San Sebastian, Sol y Tanca. La rehabilitación persigue poner al día las estructuras con los códigos de construccion vigente en cuanto al estado estructural, de seguridad y de reemplazo de materiales afectados, incluyendo terminaciones, puertas y ventanas.

Requerimientos

Estimado(a) :Arquitecto Fernando Lugo Lic. No. 8495

Por medio de esta notificación se le informa que para que se le otorgue una aprobación final a su solicitud, tendrá que cumplir con las condiciones señaladas a continuación:

1. Someter la Certificación para el Trámite de Permiso de Construcción o Urbanización (Póliza Eventual), según formalizado en la Oficina correspondiente de la Corporación del Fondo del Seguro del Estado.

2. Someter evidencia de que se han satisfecho los arbitrios municipales correspondientes a esta obra, de conformidad con la Ley Núm. 88 del 24 de junio de 1971, copia del decreto de exención como evidencia de que le es de aplicación al Artículo 2, Sección C de la Ley de Incentivos Contributivos de 1987, Ley Número 8 del 24 de enero de 1987, según enmendada, o certificación al efecto de la Oficina de Exención Contributiva Industrial del Departamento de Estado.

3. Someter una foto del rótulo que identificará la construcción (debidamente instalado) a tenor con lo dispuesto en el Reglamento Conjunto vigente. Será responsabilidad del desarrollador la instalación de un rótulo con tamaño mínimo de 2' x 4' en la entrada principal de la propiedad que incluya lo siguiente: número de solicitud, tipo de solicitud presentada, nombre del dueño y proponente de la obra, dirección postal y electrónica de la OGPE o Municipio Autónomo para comentarios sobre la solicitud.

4. Someter copia firmada de la siguiente información de la obra:
   a. Fecha de comienzo de la obra.
   b. Tiempo de construcción
   c. Número de empleos directos a crear.

Condiciones Especiales

NINGUNA

Notificación de Requisitos para Aprobación de Permiso de Construcción

Aviso

Es de entenderse que esta notificación no es autorización ni permiso para iniciar las obras de construcción y que la vigencia de esta notificación está limitada por el Reglamento Conjunto vigente, según facultado por la Ley Núm. 161 de 1 de diciembre de 2009 para la Reforma del Proceso de Permisos de Puerto Rico, según enmendada. Esta notificación quedará sin efecto a los dos años, a partir de la fecha de expedición.

Firma / Sellos

Fecha de Expedición:
13/10/2021 CATM

Carlos Alberto Troche Moreira
Ingeniero
Licenciado
Lic. 8885 PE RPA
Puerto Rico

Fecha de Expiración: 2023-08-15

SBP
SINGLE BUSINESS PORTAL

14

ASBESTOS and LEAD BASED PAINT

Inspection Report

For

Residential Property
Twenty-five (25) dwelling units (apartments)
San Sebastián Apartments
Old San Juan, P.R.

Contact person: Kazandra Sierra (as operator/client representative)

Client Name: Fernando L. Sumaza & Company, Inc.
c/o Alexandra Domenech
PO Box 3685,
Mayagüez, P.R. 00681

Survey Date: March 11, 12 & 13, 2020

Inspectors: Norma I. Torres
Asb. PREQB I.D. # ASB-0318-0200-SI
LBP PREQB I.D. # 3244-1219-LI-001

Angel A. Burgos
Asb. PREQB I.D. # ASB-0319-0191-SI
LBP PREQB I.D. # LBPI-05520-043

Eduardo Colón - Asb. PREQB I.D. # ASB-0919-0595-SI

Emanuel Ortiz - Asb. PREQB I.D. # ASB-0519-0286-SI

NORTOL'S PREQB Lead Firm #: LBPF-02420-004
NORTOL'S USEPA Lead Firm #: NAF-F121771-2
XRF-direct reading Instrument: *Pb200i Alpha (serial #1142 or #2279)*

Table of Contents

Introduction 3

Summary of Findings 4

Asbestos Survey Report 4

- Asbestos-Containing Findings
- Survey Protocol
- Sampling Procedures
- Regulatory Review

Lead Based Paint Survey Report 7

- Lead Based Paint Findings
- Survey Protocol and Sampling Procedures
- LBP Background and Regulatory review

Conclusion and Limitations 12

Attachment 1 – Representative pictures

Attachment 2 – Diagrams

Attachment 3 – Asbestos Laboratory Report and Chain of Custody

Attachment 4 – LBP XRF Tabulated Results

Attachment 5 – Inspector, Company, XRF-Instrument and Laboratory Certificates

I. INTRODUCTION

As part of the environmental due diligence, an Asbestos and Lead Based Paint survey was conducted at the Residential Property identified as San Sebastián Apartments, Old San Juan, P.R. There are twenty-five (25) dwelling units (apartments) distributed in ten (10) separate buildings, located at San Sebastián street, Sol street and De la Tanca street. The inspection was completed by Nortol Environmental & Occupational Safety, Inc. (**Nortol.**) between March 11, 12 & 13, 2020. Accesses to the site were granted by Kazandra Sierra as operator/client representative.

The vinyl floor tiles and its mastic were positive to asbestos while lead-based paint is present on few interior concrete walls/columns and some ceramic wall tiles are lead-glazed according to the XRF-direct instrument readings. The scope of work under contract included the following tasks within referenced project:

- Inspection, sampling and assessment of suspected Asbestos Containing Materials and Lead Based Paint at the project;
- Determine the overall composition of the collected samples by means of Polarized Light Microscopy (PLM) analysis; and Paint's lead contents by X-Ray direct reading instrument;
- Prepare this Inspection Report with findings and suggestions.

The subject property includes ten (10) pre-1978, multistory-story buildings used for residential purposes in the Old San Juan, P.R. At the time of the survey the buildings were occupied. Previous asbestos or lead-based paint surveys were not available for this project.

The project includes functional spaces such as common stairs, reception areas, living rooms, dining rooms, kitchens, bathrooms, bedrooms and balconies. Most of the main structure's components are concrete/brick. The floors have vinyl tiles or hard tiles while doors/doorframes are wood or metal. Wood ceilings was observed on most of the apartments. No A/C system was observed at the time of the inspection. Other main building details are metal or wood windows and burglar fences/gates. The main roofs were not accessed. See Attachment 1.0 for representative pictures.

II. SUMMARY OF FINDINGS

On March 11, 12 and 13, 2020, Nortol Environmental & Occupational Safety, Inc. (**Nortol.**) conducted an Asbestos and Lead-based Paint Survey at the Residential Property identified as San Sebastián Apartments, twenty-five (25) dwelling units (apartments) distributed in ten (10) separate buildings, located at Old San Juan, P.R. The vinyl floor tiles and/or it mastic located in the apartments were positive to asbestos.

XRF direct reading was conducted at the painted components of the project to determine its lead concentration. Some interior concrete columns and walls were found to be above the established threshold for the classification of Lead-Based Paint bearing per the Housing and Urban Development guideline of $\geq$1.0 mg/cm^2. Also, some interior ceramic wall tiles are lead-glazed. Other components were negative.

III. ASBESTOS SURVEY REPORT

A. Asbestos-Containing Findings:

According to this survey, the homogeneous vinyl floor tiles, and its mastics were considered as suspect asbestos containing materials. The samples were analyzed by Polarized Light Microscopy (PLM). Sample's results are as follow:

Table 1.0			
Description	**Area (see Attachments 1 & 2)**	**Asbestos result* (see Attachment 3)**	**Approximately amount****
Vinyl floor tiles & mastic.	274-1B Apartment	Positive in mastic (chrysotile 2%)	1510 sq. ft.
Vinyl floor tiles & mastic.	50-2A Apartment	Positive (chrysotile 2%)	2200 sq. ft.
Vinyl floor tiles & mastic.	50-2B Apartment	Positive in mastic (chrysotile 2%)	1800 sq. ft.
Vinyl floor tiles & mastic.	52-5A Apartment	Positive in mastic (chrysotile 2%)	1800 sq. ft.
Vinyl floor tiles & mastic.	52-5C Apartment	Positive in mastic (chrysotile 2%)	1050 sq. ft.
Vinyl floor tiles & mastic.	51-6C Apartment	Positive in mastic (chrysotile 2%)	1300 sq. ft.

Cont. Table 1.0			
Description	**Area (see Attachments 1 & 2)**	**Asbestos result* (see Attachment 3)**	**Approximately amount****
Vinyl floor tiles mastic.	301-7A Apartment	Positive in mastic (chrysotile 2%)	1050 sq. ft.
Vinyl floor tiles mastic.	301-7B Apartment	Positive in mastic (chrysotile 2%)	1250 sq. ft.
Vinyl floor tiles mastic.	303-8A	Positive in mastic (chrysotile 2%)	1300 sq. ft.
Vinyl floor tiles mastic.	300-9A	Positive in mastic (chrysotile 2%)	1760 sq. ft.
Vinyl floor tiles mastic.	50-10B	Positive in mastic (chrysotile 2%)	1650 sq. ft.

** All apartments are homogeneous in vinyl floor tiles/mastics.*
*** Needs to be confirmed on site.*

Areas were considered homogeneous based in the type of materials on the surface. These vinyl asbestos floor tiles (VAFT) and its mastic are considered as Miscellaneous, Category 1, Non-friable material in regular condition.

Accessed terrace's roof membranes were sampled resulting non-detected for asbestos. However, the sampling of the main roofs was out-of-the scope of the inspection since access was not allowed based on security issues.

Attachment 1.0 includes representative pictures. Diagrams indicating approximated location of VAFT (as sampled) are included in the Attachment 2.0. The laboratory results and chain of custody are included as Attachment 3.0.

B. Survey Protocol:

This activity was conducted following the latest protocol for assessing materials suspected of containing asbestos as defined by the U.S. Environmental Protection Agency (EPA). It involved a visual walk-through inspection of the accessible areas of the building in order to develop an inventory of Suspect ACBM homogeneous materials.

During the sampling activities, suspect ACM was touched and observed by the inspector to determine its friability and physical condition. A friable material is defined as a material that when dry, can be crumbled, or reduced to powder by the hand pressure. Friability of a material directly relates to a potential of the asbestos fibers to be released. The

inspector assessed the suspect ACBM according to their physical condition and potential damage.

Materials such as metals, concrete, wood, aluminum, rubbers, quarry (hard or hydraulic) tiles are not considered as suspect to asbestos.

C. Sampling Procedure:

The technique used for sampling the suspected accessible materials was designed to minimize possible fiber release and in turn possible contamination of surrounding areas. Representative suspected material samples were collected in accordance with the EPA's AHERA/ASHARA guidelines and procedures presented in the *Guide for Controlling Asbestos Containing Materials in Building (EPA 560-6-85-024, June 1985)* and characterized following the *National Emission Standard for Hazardous Air Pollution (NESHAP)*, subpart M-Asbestos, 40 CFR Part 61-Standard for Demolition and Renovation. Samples of the homogeneous accessible materials were collected in quantities sufficient to determine asbestos content, and then placed in airtight bags. The bagged samples were properly collected, labeled, and identified. A Chain of Custody form was completed for collected bulk samples which were analyzed by an independent laboratory using the Polarized Light Microscopy (PLM) method. The laboratory utilizes dispersion staining techniques according to US EPA method 600/M4-82-020 incorporating visual estimates of identified material percentages.

D. Regulatory Review:

According to NESHAP's standards (40 CFR 61.141), Asbestos Containing Building Materials are classified into three categories: Category I - Nonfriable asbestos-containing material (ACM), Category II – other Nonfriable ACM, and Friable asbestos material Regulated asbestos-containing material (RACM).

According to EPA-AHERA/ASHARA's standards (40 CFR Part 763), ACBM's are classified into three categories: Surfacing material, Thermal System Insulation (TSI) and Miscellaneous material.

Once the inspector has identified the ACM in a building, he or she must perform a physical assessment of TSI and friable material. Under § 763.88 of the AHERA Rule, the physical assessment of ACBM involve classifying the material into one of the following seven Categories: Damaged or significantly damaged TSI ACM; Damaged friable surfacing ACM;

Significantly damaged friable surfacing ACM; Damaged or significantly damaged friable miscellaneous ACM; ACBM with potential for damage; ACBM with potential for significant damage; and Any remaining friable ACBM or friable suspected ACBM.

The PR *Departamento de Recursos Naturales y Ambientales*-former Environmental Quality Board (Regulation for the Control of Atmospheric Pollution-Rule 422) enacted in 1996, required all commercial and public building, including industries to identify asbestos containing building materials in their structures and take appropriate actions to control the release of asbestos fiber. Asbestos inspection is part of the permitting application process for any future project in the buildings which may include renovation or demolition activities regulated by the PR State/Municipal Offices. To obtain demolition permits in Puerto Rico is necessary to includes a certification (OGP-PGC-009 or equivalent) stating that there is not asbestos containing material in the project.

IV. LEAD BASED PAINT/LEAD-GLAZE SURVEY REPORT

A. Lead Based Paint Findings

By definition set forth in "*24 CFR Part § 35.86: Lead-Based Paint means paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square centimeter or 0.5 percent by weight.*"

Some concrete components from the limited apartments described in Table 2.0 have lead-based paints as per current definition. Results were compared to a reference standard limit of **1.0 mg/cm^2.** Some ceramic wall tiles are lead-glazed according to the XRF-direct screening as described in Table 3.0.

See Attachment 1.0 for pictures as reference and Attachment 2.0 for diagrams indicating approximated lead-based paint or lead-glazed components locations. Attachment 4.0 identifies the surveyed components.

Table 2.0 Concrete components positive to lead-based paint		
Location	**Description**	**Approximately amount***
52-5A, Living Room, Interior	Concrete wall, Side A	275 sq. ft.
52-5A, Bedroom 1, Interior	Concrete wall, Side A	96 sq. ft.
52-5A Bedroom 2, Interior	Concrete walls, Side A, B & C	384 sq. ft.
51-6C Living Room, Interior	Concrete wall, Side C	104 sq. ft.
51-6C Bedroom 1, Interior	Concrete wall, Side B	143 sq. ft.

*** Needs to be confirmed on site.*

Table 3.0 Ceramic components with lead-glaze		
Location	**Description**	**Approximately amount***
52-5A, Front Entrance, Exterior	Ceramic floor tiles	8 sq. ft.
274-1A, Kitchen, Interior	Ceramic walls tiles, Sides B, C & D	24 sq. ft.
274-1B, Kitchen, Interior	Ceramic walls tiles, Sides C & D	18 sq. ft.
283-3A Kitchen, Interior	Ceramic wall tiles, Side C & D	36 sq. ft.
51-6A Kitchen, Interior	Ceramic wall tiles, Side A & D	16 sq. ft.
283-3B Kitchen, Interior	Ceramic wall tiles, Side C & D	36 sq. ft.
303-8B Kitchen, Interior	Ceramic wall tiles, Side C & D	30 sq. ft.

*** Needs to be confirmed on site.*

B. Ceramic and porcelain components

The existing lead-glazed components (i.e. kitchen backsplash ceramic tiles) were screened with the XRF instrument showing readings >1.0 mg/cm^2. In Puerto Rico, it is common to use the XRF-direct reading instrument on lead-glazed components (ceramic, porcelain, etc.) even though its manufacturer's Performance Characteristic Sheet do not certify for these substrates. It is the professional opinion of **Nortol.** that the use of the XRF-direct reading instrument on non-certified substrates is not scientifically validated by the manufacturer and therefore the results may be questionable in Law court.

According to the Environmental Protection Agency (EPA), laboratory analysis overtakes the XRF instrument. Several years ago, when the XRF instrument was not available, the ceramic tiles if necessary were analyzed by the Atomic Absorption Spectrophotometry (AAS) laboratory method. Furthermore, the EPA in their *Renovation, Repair, and Painting (RRP) Rule, Frequent Questions, March 22, 2018* establish:

Question (23002-15691)
Does the RRP Rule apply to renovations that disturb ceramic tile where the glaze on the tile contains lead at regulated levels?

Answer
No. Ceramic tile glaze is neither a surface coating nor a painted surface. Therefore, renovations that disturb ceramic tile glaze are not subject to the RRP Rule.

Ceramic tiles are still available with lead glaze; these are being sold and installed in homes. HUD's American Healthy Homes Survey found some tiles with lead loadings of 1.0 mg/cm^2 or more in homes built after 1977. (HUD, 2011). However, the new PR *Reglamento para el Manejo Adecuado de Actividades de Pintura con Base de Plomo* requires to evaluate ceramic components for lead-based paint.

C. Survey Protocol and Sampling Procedure

The survey was conducted following the *HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (1997 Revision, Chapter 7)*. The technique used for sampling the suspected painted components was the XRF instrument. The following guidelines were used to perform LBP testing:

1. Achieve inventory of painted surfaces.
2. Select areas to be tested.
3. Perform XRF testing.
4. Review and evaluate the data.
5. Report findings

The XRF instrument was set at Standard Paint Mode showing reading "Positive" or "Negative" with a 95% confident reading. The result is reported in mg/cm^2. The letters A, B, C, and D used in the survey refers to:

A ⇒ Main entrance side orientation (east)
B ⇒ Left side orientation
C ⇒ Rear side orientation
D ⇒ Right side orientation

D. Lead Based Paint Background and Regulatory Review

Overexposure to lead is one of the most common situations found in industry. It is also a major potential public health risk. Lead poisoning is the leading environmentally induced illness in children. At greatest risk are children under the age of six because they are undergoing rapid neurological and physical development. In general population, lead may be present at hazardous concentrations in food, water, and air. Sources include Lead-Based Paint, urban soil and dust, and drinking water.

Lead is commonly added to industrial paints because of its characteristic to resist corrosion. Industries with particularly high potential exposures include: construction work involving welding, cutting, brazing, blasting, etc., on lead paint surfaces; most smelter operations either as a trace contaminant or as a major product; secondary lead smelters where lead is recovered from batteries; radiator repair shops; and firing ranges. Oral ingestion may represent a major route of exposure in contaminated workplaces. Once in the blood, lead is distributed primarily among three routes - blood, soft tissue (kidney, bone marrow, liver, and brain) and mineralizing tissue (bones and teeth).

Hazard of lead in paint has been defined by the Department of Housing and Urban Development as 1.0 mg/cm^2 as measured by an XRF instrument, or Atomic Absorption Spectroscopy (AAS); or 0.5% by weight (or 5,000 ppm) as measured by AAS, or Inductive Coupled Plasma (ICP). The same level was adopted by EPA regulations published in 1992, under Title X.

Although Occupational Safety and Health Administration (OSHA) regulations for occupational lead exposure have been in effect since 1971 for the construction and general industries, the agency recognized the need to provide better protection and revised the regulations for general industry in 1978. The 1978 lead standard, however, excluded the construction industry from coverage because of insufficient information regarding lead use in construction.

In 1990, the National Institute for Occupational Safety and Health (NIOSH) set a national goal to eliminate worker exposures resulting in blood lead concentrations greater than 25 micrograms per deciliter (25 µg/dl) of whole blood. Consequently, OSHA began developing a proposal for a comprehensive standard regulating occupational exposure to lead in construction. In October 1992, the Congress passed Section 1031 of Title X of the Housing and Community Development Act of 1992 (P. L. 102-550) requiring OSHA to issue an interim final lead standard for the construction industry, effective until OSHA issues a final standard. The interim final rule, published on May 4, 1993, amends the OSHA standards for occupational health and environmental controls in Subpart D of Title 29 *Code of Federal Regulations* (CFR) 1926 by adding a new section 1926.62, containing employee protection requirements for construction workers exposed to lead.

On July 1998 the PR *Departamento de Recursos Naturales y Ambientales* - former PR Environmental Quality Board regulations regarding to Lead Based Paint was created to issue activity permits, accredit institutions and certificate persons involved in Lead Based Paint activities in Puerto Rico. Local regulations require all lead to be managed as a special waste. On August 2019 this regulation was replaced by the new *Reglamento para el Manejo Adecuado de Actividades de Pintura con Base de Plomo*. To obtain a demolition permit in Puerto Rico is necessary to includes a certification (OGP-PGC-010 or equivalent) stating that there is no lead-based paint in the project.

V. CONCLUSION AND LIMITATIONS

Asbestos Containing Materials (vinyl floor tile's and its mastic), lead-based paint and lead-glazed ceramic tiles were identified at the Residential Property identified as San Sebastián Apartments, twenty-five (25) dwelling units (apartments), distributed in ten (10) separate buildings, located at Old San Juan, P.R.

Removal of Asbestos Containing Material and Lead-based Paint components has the widest applicability. It also is the only truly permanent solution, since no building or equipment containing asbestos or lead-based paint can be demolished or renovated without first removing the ACM and the LBP. If a proposed demolition plan is in schedule, please refer to 29 CFR 1926.1101, 29 CFR 1926.62, Construction Industry Standards, National Emissions Standards for Hazardous Air Pollutants (NESHAP) (40 CFR 61), and the Environmental Quality Board Rule 422 (now *Departamento de Recursos Naturales y Ambientales*) and Lead Control Program for procedures concerning to asbestos and lead-based paint removal prior to commencement of any renovation and/or demolition activity.

Attachment 5.0 includes the laboratory, asbestos and lead-based paint inspectors and company accreditations. The Certification Forms PGC-009 and PGC-010 may be provided as soon as evidence of the PR approved asbestos and lead-based paint abatement project be available.

The results, findings, and conclusions expressed in this report are based only on conditions that were noted between March 11 to 13, 2020 **Nortol.** assessment of this project. Any conditions or materials that could not be visually identified were not inspected and may differ from those conditions or materials noted. It was not within the scope of the activity to remove surface materials to investigate portions of the structure or materials that may lay beneath the surface. **Nortol.** selection of sample locations and frequency of sampling was based on **Nortol.** observations and the assumption that like materials in the same area are homogeneous in content. Access was not allowed to the main roof areas. If any demolition is proposed in this area, the suspect asbestos and lead-based paint components, if any, must be assessed before.

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

Attachment 1.0

Representative pictures

Ángel A. Burgos
NORTOL Environmental & Occupational Safety, Inc.

SAN SEBASTIAN APARTMENTS ACM PHOTO LOG

Historic Structure

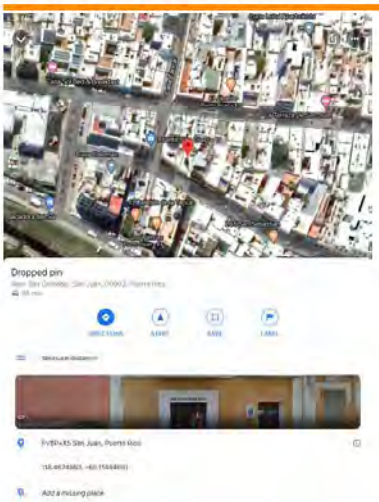
Wednesday, March 11, 2020

Prepared For SUMAZA

Viejo San Juan, P.R.

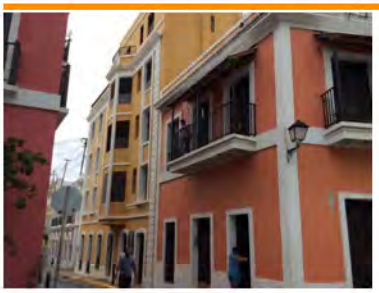
FRONT VIEW: (18.4674863, -66.1145468)

Project Name: San Sebastian Apartments.



LOCATION: (18.4674863, -66.1145468)

EXTERIOR VIEW-SIDE A



EXTERIOR VIEW-SIDE B

EXTERIOR VIEW- SIDE C

EXTERIOR VIEW- SIDE D

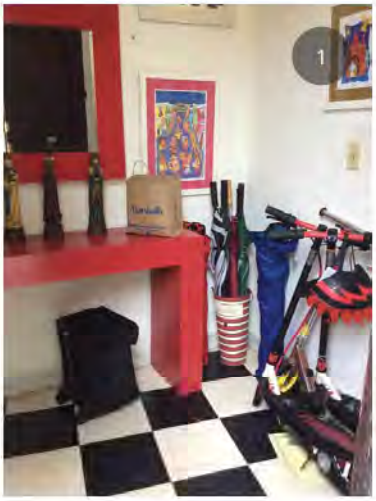
NO ACCESS.

SUSPECTED ASBESTOS CONTAINING MATERIAL?

SACM visible.

SACM VISIBLE - APARTMENT 274-1B

Vinyl floor tile. Samples collected in Entrance first floor and Living Room second Floor. (3 samples were collected. Aprox. 1510 SF)

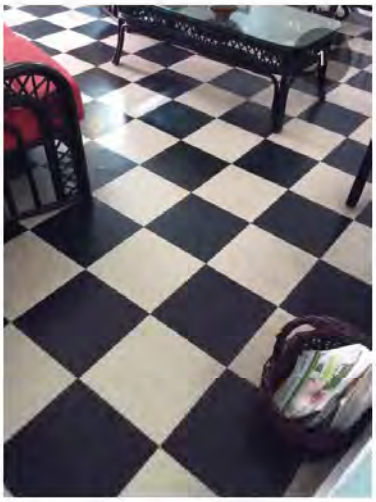


SACM VISIBLE - APARTMENT 50-2A

Vinyl floor tile. Samples collected in Bedroom 1. (3 samples were collected. Aprox. 2200 SF)

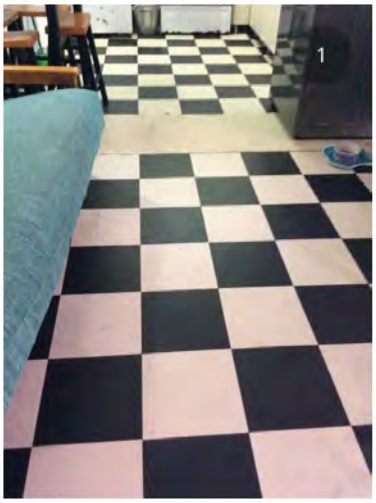
SACM VISIBLE - APARTMENT 50-2B

Vinyl floor tile. Samples collected in Entrance first floor and Living Room second Floor. (3 samples were collected. Aprox. 1800 SF)



SACM VISIBLE - APARTMENT 52-5A

Vinyl floor tile. Samples collected in Living Room and Bedroom 1. (3 samples was collected. Aprox. 1800 SF)



Norma I. Torres
NORTOL Environmental & Occupational Safety, Inc.

SAN SEBASTIAN APARTMENTS ACM PHOTO LOG

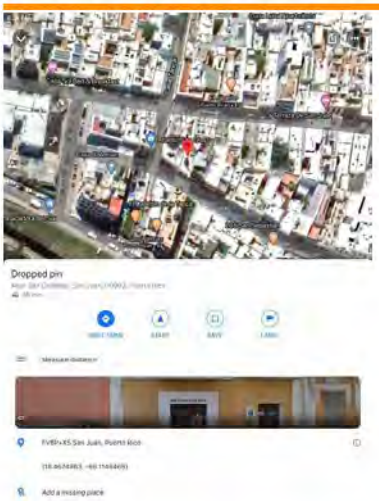
Historic Structure

Thursday, March 12, 2020

Prepared For SUMAZA

Viejo San Juan, P.R.

FRONT VIEW: (18.4674863, -66.1145468)



LOCATION: (18.4674863, -66.1145468)

EXTERIOR VIEW-SIDE A

EXTERIOR VIEW-SIDE B

NO ACCESS

EXTERIOR VIEW- SIDE C

NO ACCESS

EXTERIOR VIEW- SIDE D

NO ACCESS

SUSPECTED ASBESTOS CONTAINING MATERIAL?

SACM visible and sampled.

SACM VISIBLE - APT 52 - 5-C

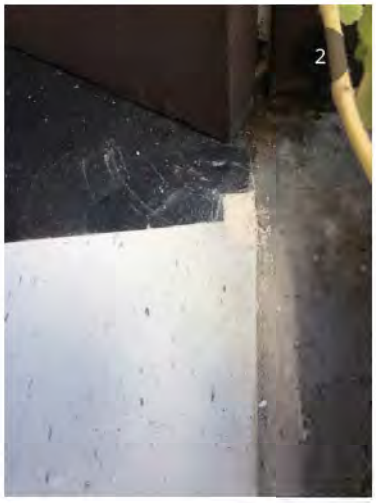
Were taken 2 samples on Vinyl floor tile, (Aprox. 1050 SF. of VFT)

SACM VISIBLE - APT. 51 - 6-A

Were taken 2 samples on Vinyl floor tile, (Aprox. 1250SF. of VFT)

SACM VISIBLE - APT. 51 - 6-C

Were taken 2 samples on Vinyl floor tile, (Aprox. 1300 SF. of VFT)



SACM VISIBLE - APT 301 - 7-A

Were taken 2 samples on Vinyl floor tile, (Aprox. 1050 SF. of VFT) (no photo to show)

SACM VISIBLE - APT 301 - 7-B

Were taken 2 samples on Vinyl floor tile, (Aprox. 1250 SF. of VFT) (no photo to show)

Ángel A. Burgos
NORTOL Environmental & Occupational Safety, Inc.

SAN SEBASTIAN APARTMENTS ACM PHOTO LOG

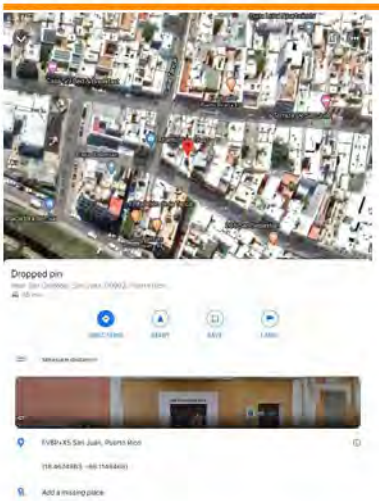
Historic Structure

Friday, March 13, 2020

Prepared For SUMAZA

Viejo San Juan, P.R.

FRONT VIEW: (18.4674863, -66.1145468)



LOCATION: (18.4674863, -66.1145468)

EXTERIOR VIEW-SIDE A

EXTERIOR VIEW-SIDE B

NO ACCESS

EXTERIOR VIEW- SIDE C

NO ACCESS

EXTERIOR VIEW- SIDE D

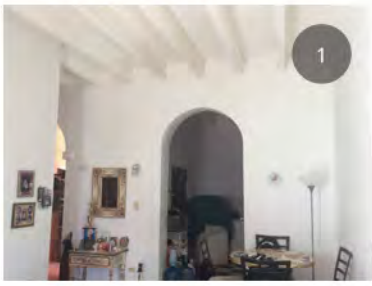
NO ACCESS

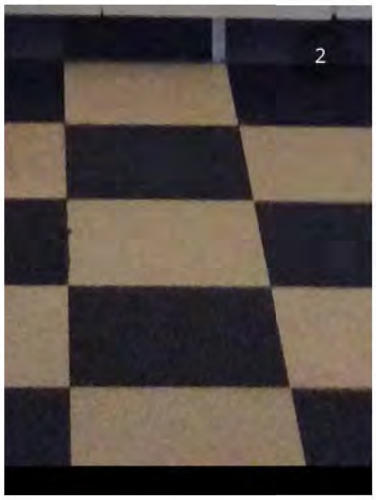
SUSPECTED ASBESTOS CONTAINING MATERIAL?

SACM visible and sampled.

SACM VISIBLE - APARTMENT 8-B

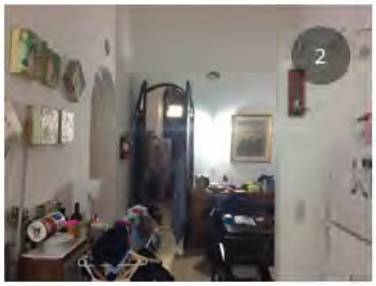
Were taken 2 samples of Vinyl floor tile, (Aprox. 1410 SF. of VFT.)

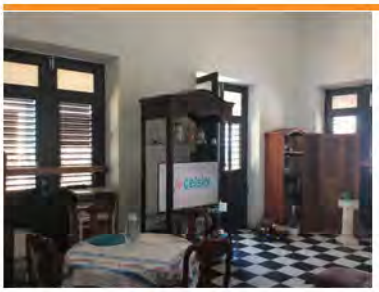




SACM VISIBLE - APARTMENT 300 - 9-A

Were taken 2 samples of Vinyl floor tile, (Aprox. 1760 SF. of VFT.)





SACM VISIBLE - APARTMENT 50 - 10-B

Were taken 2 samples of Vinyl floor tile, (Aprox. 1650 SF. of VFT.)

SACM VISIBLE - APARTMENT 52-5A

Were taken 2 samples of Vinyl floor tile, (Aprox. 900 SF. of VFT.) (no photo to show)

Ángel A. Burgos
NORTOL Environmental & Occupational Safety, Inc.

SAN SEBASTIAN APARTMENTS LBP PHOTO LOG

Historic Structure

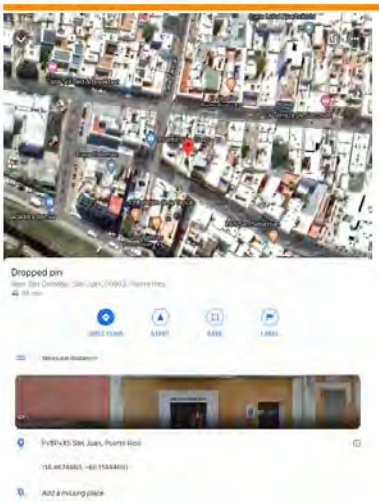
Wednesday, March 11, 2020

Prepared For SUMAZA

Viejo San Juan, P.R.

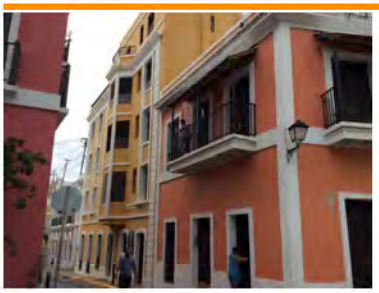
FRONT VIEW: (18.4674863, -66.1145468)

Project Name: SAN SEBASTIAN APARTMENTS



LOCATION: (18.4674863, -66.1145468)

EXTERIOR VIEW-SIDE A



EXTERIOR VIEW-SIDE B

EXTERIOR VIEW- SIDE C

EXTERIOR VIEW- SIDE D

NO ACCESS.

SOME MATERIAL WITH LEAD-BASED PAINT?

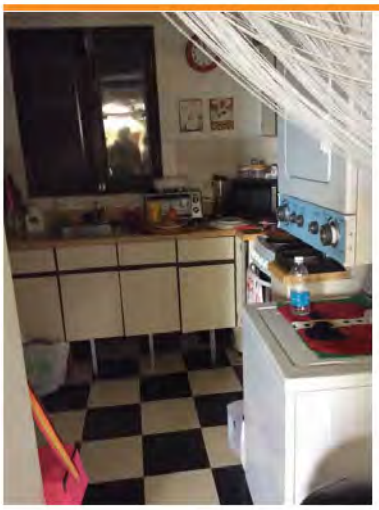
LBP Detected.

LEAD-GLAZE DETECTED - APARTMENT 274-1A

Kitchen -Reading #14 - wall B, ceramic beige, 3.6 mg/cm2 (6 sf Aprox.)

Kitchen -Reading #15 - wall C, ceramic beige, 3.8 mg/cm2 (8 sf Aprox.)

Kitchen -Reading #16 - wall D, ceramic beige, 3.6 mg/cm2 (10 sf Aprox.)



LEAD-GLAZE DETECTED - APARTMENT 274-1B

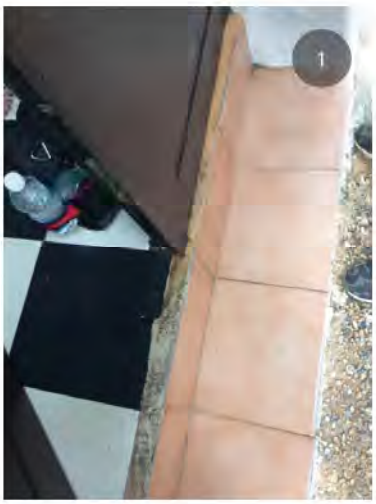
Kitchen -Reading #78- wall C, ceramic white, 3.6 mg/cm2 (8 sf Aprox.)

Kitchen -Reading #79 - wall D, ceramic white, 3.9 mg/cm2 (10 sf Aprox.)

LEAD-GLAZE DETECTED - APARTMENT 52-5A

Apartment 52-5A - Exterior - Reading #144- floor ceramic brown, 3.1 mg/cm2 (8 sf Aprox.)

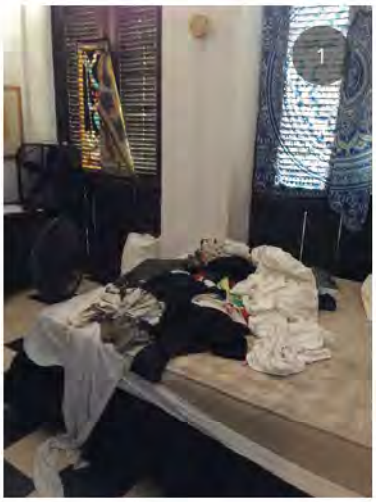
Apartment 52-5A - Living Room / Kitchen - Reading #145 - Wall A, concrete white, 1.3 mg/cm2 (275 sf Aprox.)



LBP DETECTED - APARTMENT 52-5A

Bedroom 1 - Reading #163- wall A concrete white, 2.6 mg/cm2 (96 sf Aprox.)

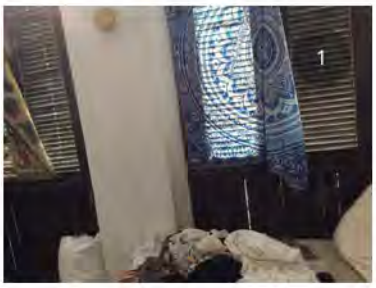
Bedroom 2 - Reading #167 wall A concrete white, 2.2 mg/cm2 (96 sf Aprox.)

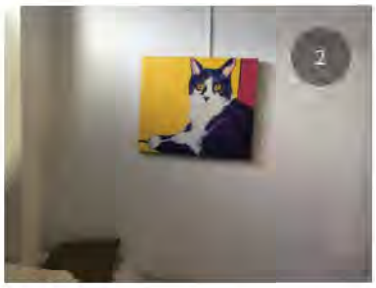


LBP DETECTED - APARTMENT 52-5A

Bedroom 2 - Reading #168 wall B concrete white, 1.3 mg/cm2 (156 sf Aprox.)

Bedroom 2 - Reading #169 wall C concrete white, 1.3 mg/cm2 (132 sf Aprox.)

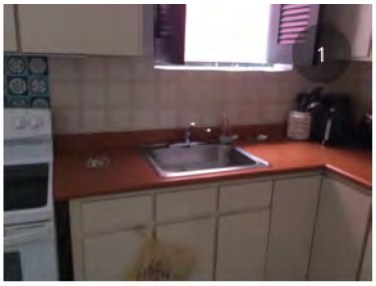




LEAD-GLAZE DETECTED - APARTMENT 283-3A

Kitchen - Reading #184 wall C Ceramic beige, 4.0 mg/cm2 (18 sf Aprox.)

Kitchen - Reading #185 wall D Ceramic beige, 3.7 mg/cm2 (18 sf Aprox.)



Norma I. Torres
NORTOL Environmental & Occupational Safety, Inc.

SAN SEBASTIAN APARTMENTS LBP PHOTO LOG

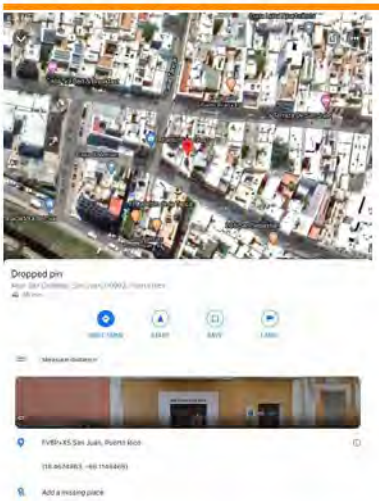
Historic Structure

Thursday, March 12, 2020

Prepared For SUMAZA

Viejo San Juan, P.R.

FRONT VIEW: (18.4674863, -66.1145468)



LOCATION: (18.4674863, -66.1145468)

EXTERIOR VIEW-SIDE A

EXTERIOR VIEW-SIDE B

NO ACCESS

EXTERIOR VIEW- SIDE C

NO ACCESS

EXTERIOR VIEW- SIDE D

NO ACCESS

SOME MATERIAL WITH LEAD-BASED PAINT?

LBP Detected positive

LEAD-GLAZE DETECTED - APT. 51 - 6-A

Kitchen -Reading #131 - wall A, ceramic tile, beige, 3.5 mg/cm2 (4 sf. Aprox.)

Kitchen -Reading #132 - wall D, ceramic, tile beige, 3.7 mg/cm2 (12 sf. Aprox.)

LBP DETECTED - APT. 51 - 6-C

Living room - Reading #185 - white concrete wall C, 2.5 mg/cm2 (104 sf. approx.)

LBP DETECTED - APT. 51 - 6-C

Bedroom - Reading #198 - white concrete wall B (to the sea), 1.9 mg/cm2 (143 sf. approx.)

LEAD-GLAZE DETECTED - APT. 283 - 3-B

Kitchen - Reading #283 beige ceramic tile, wall C 2.6 mg/cm2 (16 sf. Aprox.) (no photo to show)

Kitchen - Reading #284 beige ceramic tile, wall D, 3.1 mg/cm2 (20 sf. Aprox.) (no photo to show)

Ángel A. Burgos
NORTOL Environmental & Occupational Safety, Inc.

SAN SEBASTIAN APARTMENTS LBP PHOTO LOG

Historic Structure

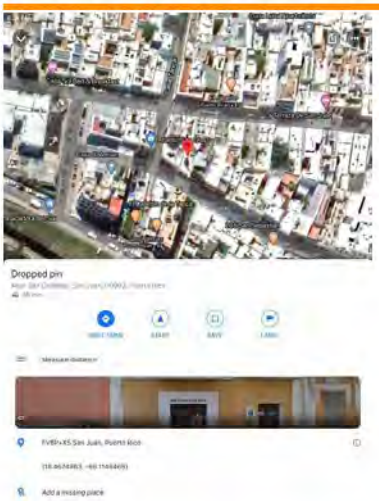
Friday, March 13, 2020

Prepared For SUMAZA

Viejo San Juan, P.R.

8 Issues Identified

FRONT VIEW: (18.4674863, -66.1145468)



LOCATION: (18.4674863, -66.1145468)

EXTERIOR VIEW-SIDE A

EXTERIOR VIEW-SIDE B

NO ACCESS

EXTERIOR VIEW- SIDE C

NO ACCESS

EXTERIOR VIEW- SIDE D

NO ACCESS

SOME MATERIAL WITH LEAD-BASED PAINT?

LBP Detected positive.

LBP DETECTED - APARTMENT 303 - 8-B

Kitchen- Reading #65- wall C, ceramic tile beige, 3.5 mg/cm2 (14 sf. Aprox.)

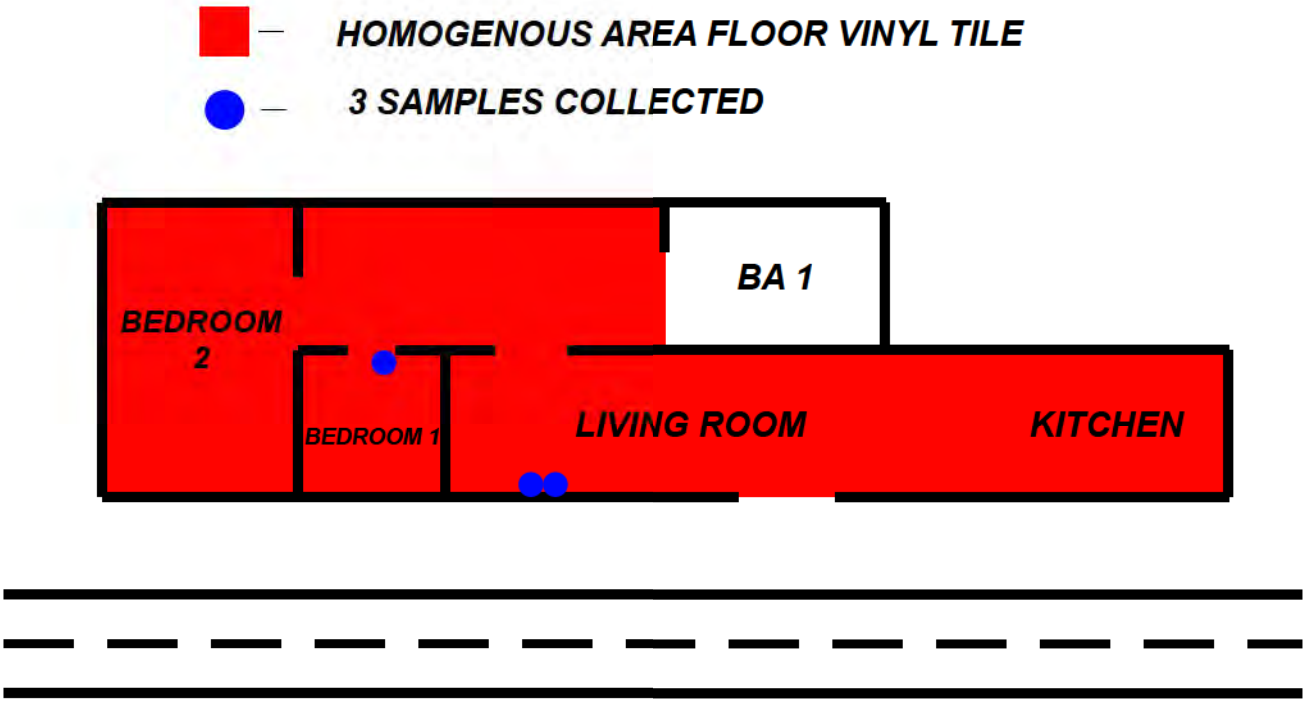
Kitchen- Reading #66- wall D, ceramic tile beige, 3.1 mg/cm2 (16 sf. Aprox.)

Attachment 2.0

Representative Diagrams

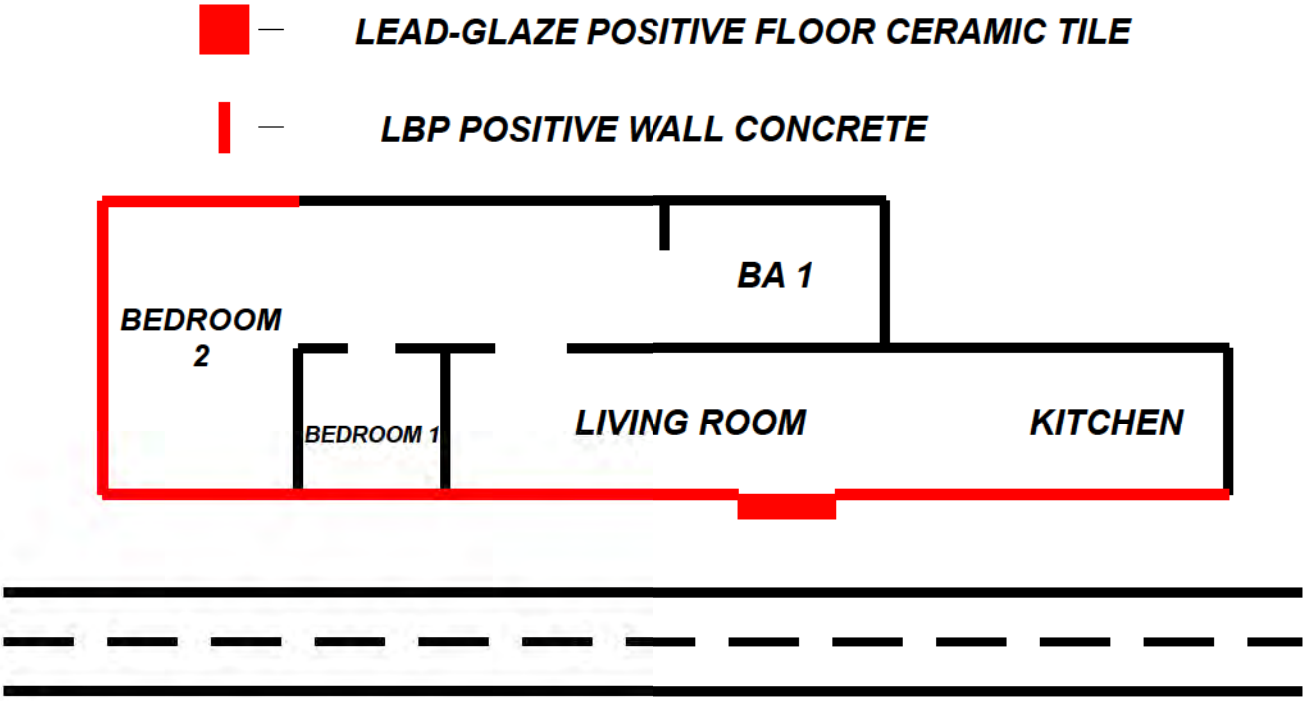
Approximate location of Vinyl Asbestos Floor Tiles, Lead-based Paint or Lead-glazed Components

ACM CROQUIS



APARTMENT 52 5A
CALLE TANCA
VIEJO SAN JUAN, PR

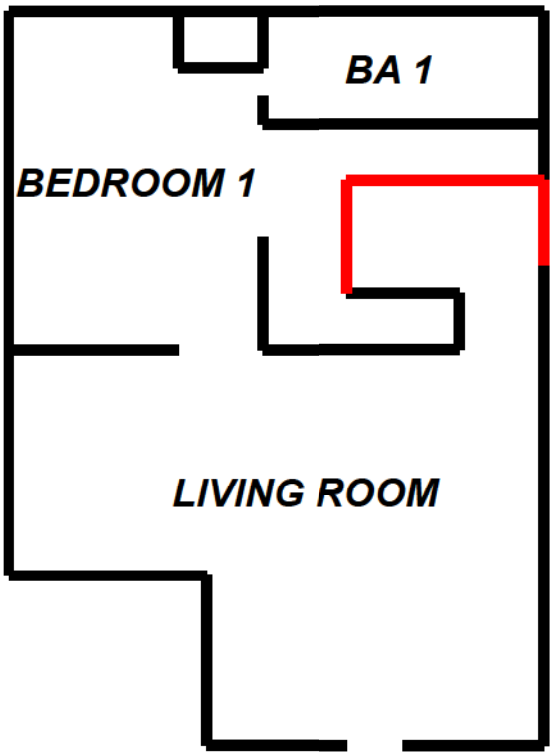
LBP CROQUIS



APARTMENT 52 5A
CALLE TANCA
VIEJO SAN JUAN, PR

LBP CROQUIS

LEAD-GLAZE POSITIVE WALL CERAMIC



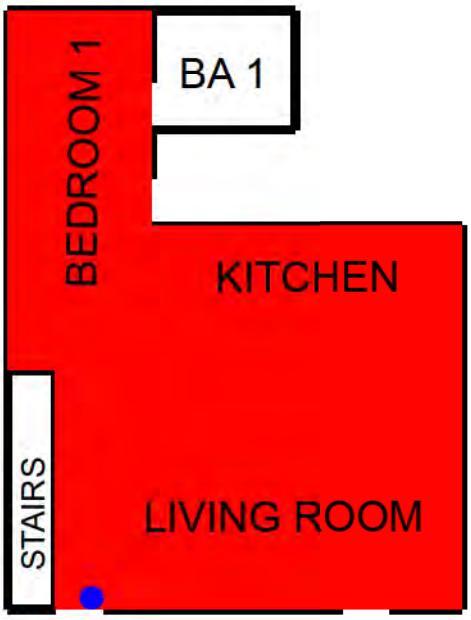
APARTMENT 274 1A
CALLE SAN SEBASTIAN
VIEJO SAN JUAN, PR

ACM CROQUIS

SECOND FLOOR

– ***HOMOGENOUS AREA FLOOR VINYL TILE***

– ***1 SAMPLE COLLECTED***



FIRST FLOOR

– ***2 SAMPLES***

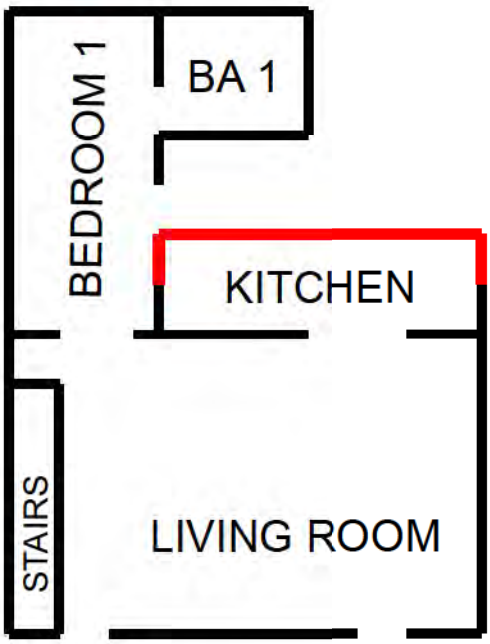
– ***HOMOGENOUS AREA***

APARTMENT 274 2A
CALLE SAN SEBASTIAN
VIEJO SAN JUAN, PR

LBP CROQUIS

SECOND FLOOR

LEAD-GLAZE POSITIVE WALL CERAMIC



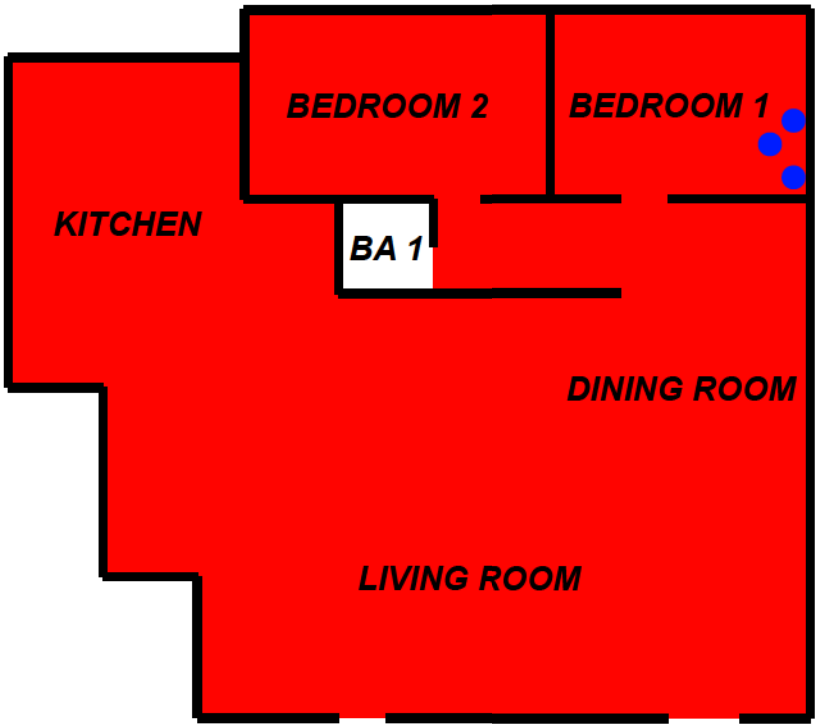
FIRST FLOOR

APARTMENT 274 1B
CALLE SAN SEBASTIAN
VIEJO SAN JUAN, PR

ACM CROQUIS

— HOMOGENOUS AREA FLOOR VINYL TILE

— 3 SAMPLES COLLECTED



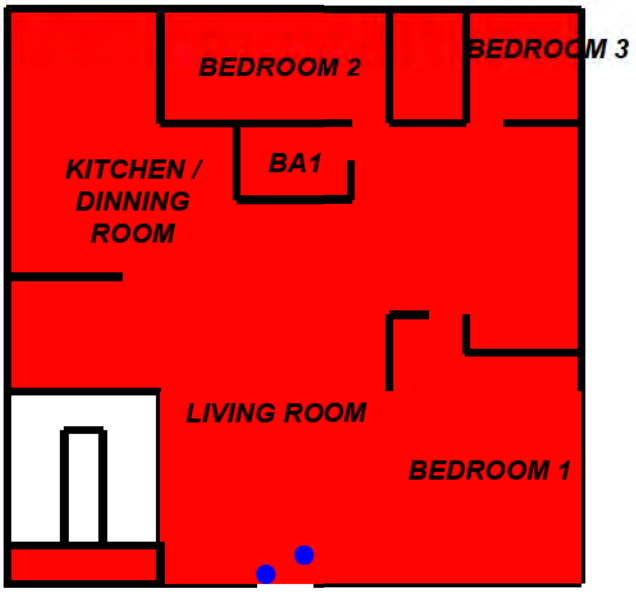
APARTMENT 50 2A
CALLE TANCA
VIEJO SAN JUAN, PR

ACM CROQUIS

SECOND FLOOR

HOMOGENOUS AREA VINYL FLOOR TILE

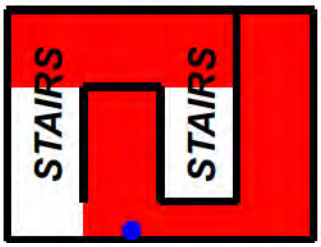
2 SAMPLES COLLECTED

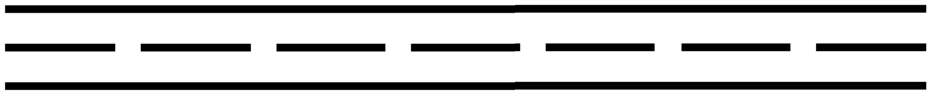


FIRST FLOOR

HOMOGENOUS AREA VINYL FLOOR TILE

1 SAMPLE

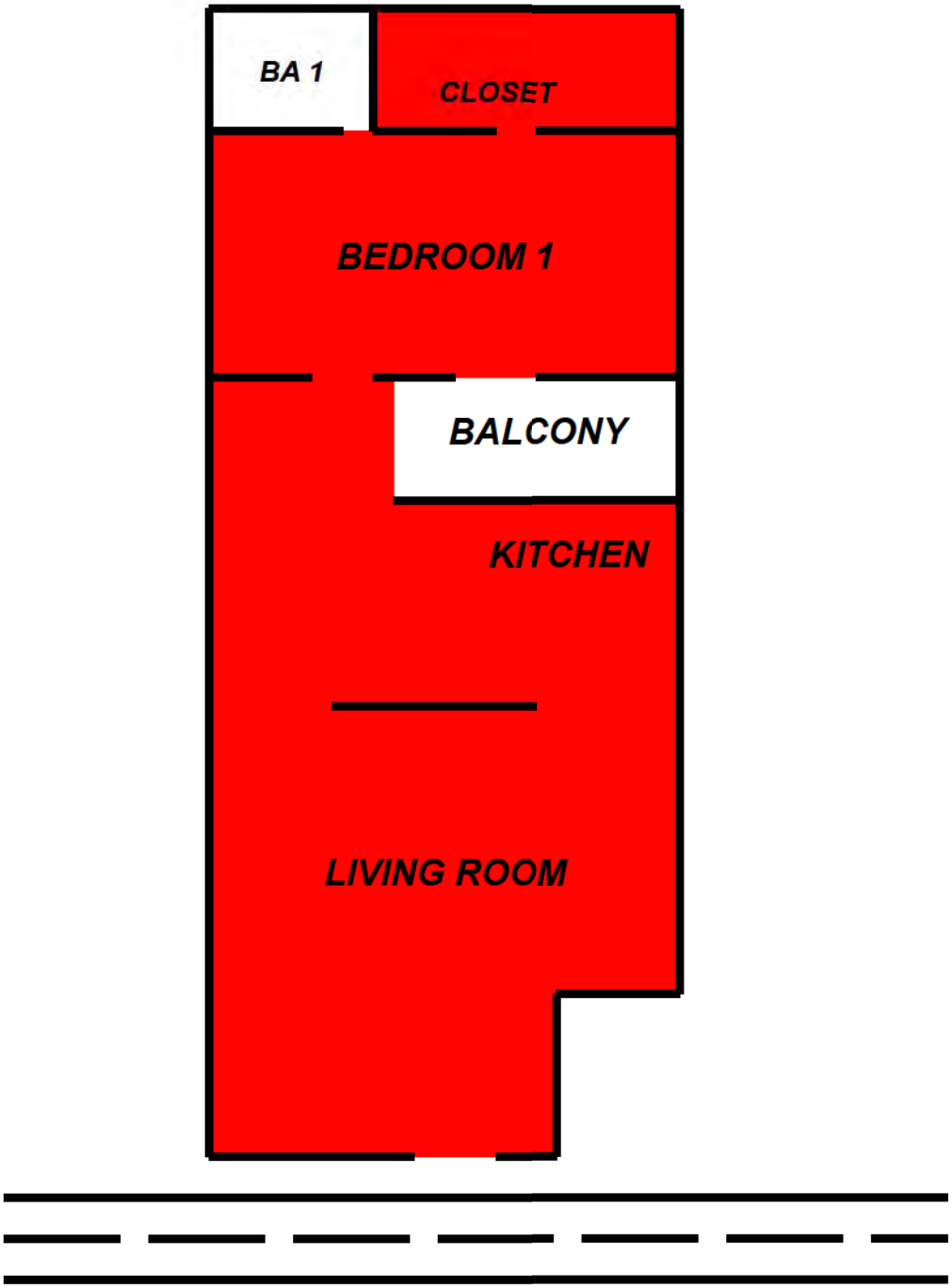




APARTMENT 50 2B
CALLE TANCA
VIEJO SAN JUAN, PR

ACM CROQUIS

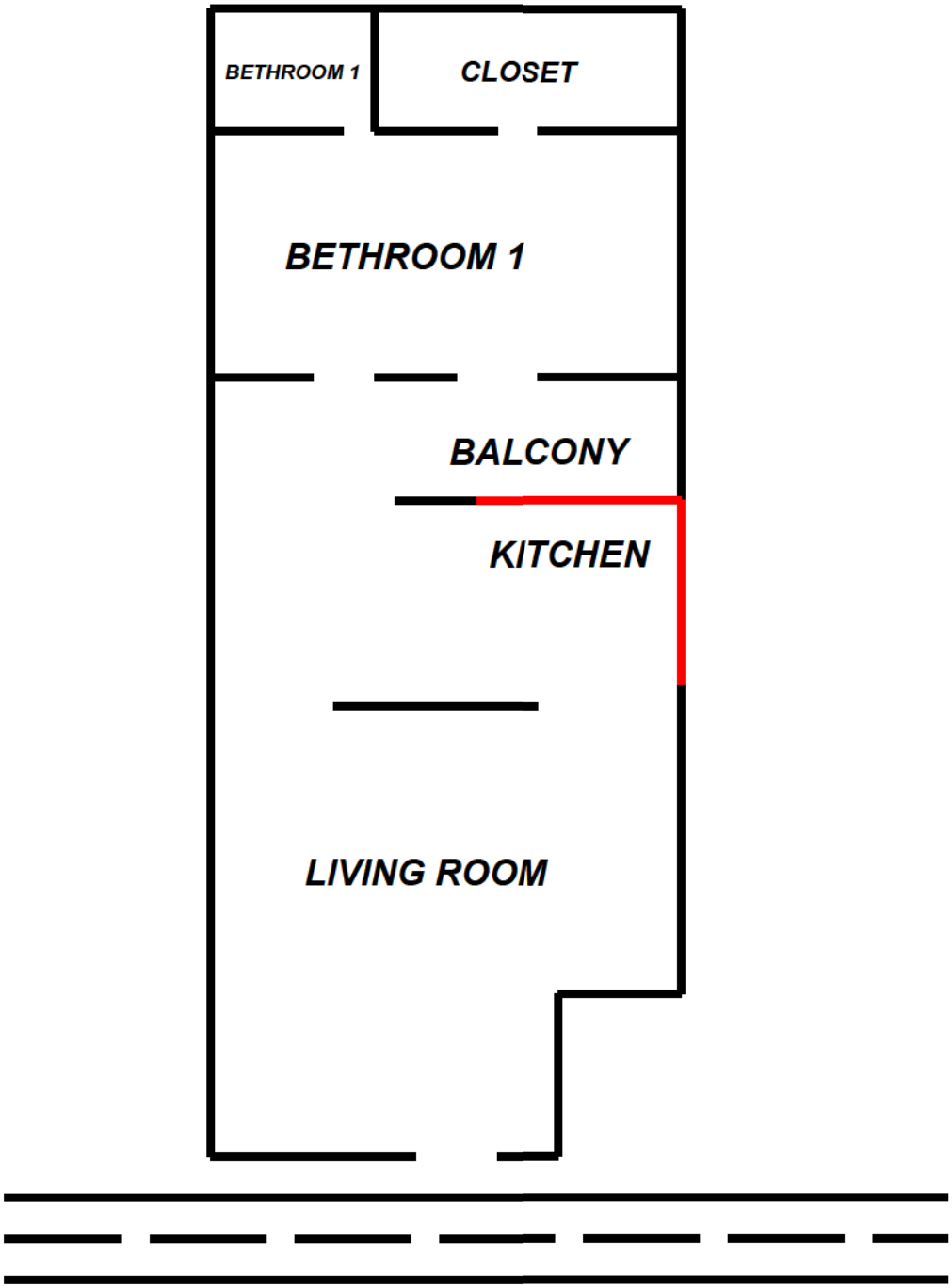
— HOMOGENOUS AREA FLOOR VINYL TILE



APARTMENT 283 3A
CALLE SOL
VIEJO SAN JUAN, PR

LBP CROQUIS

— LEAD-GLAZE POSITIVE WALL CERAMIC TILE



APARTMENT 283 3A
CALLE SOL
VIEJO SAN JUAN, PR

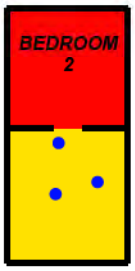
ACM CROQUIS

THIRD FLOOR

— HOMOGENOUS AREA ROOFING MEMBRANE

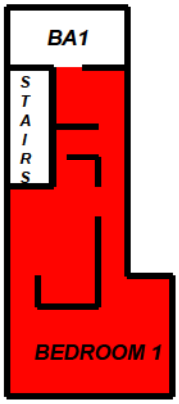
— 3 SAMPLES COLLECTED ROOFING MEMBRANE

— HOMOGENOUS AREA FLOOR VINYL TILE



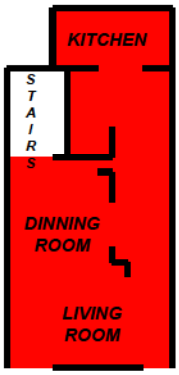
SECOND FLOOR

— HOMOGENOUS AREA FLOOR VINYL TILE



FIRST FLOOR

— HOMOGENOUS AREA FLOOR VINYL TILE

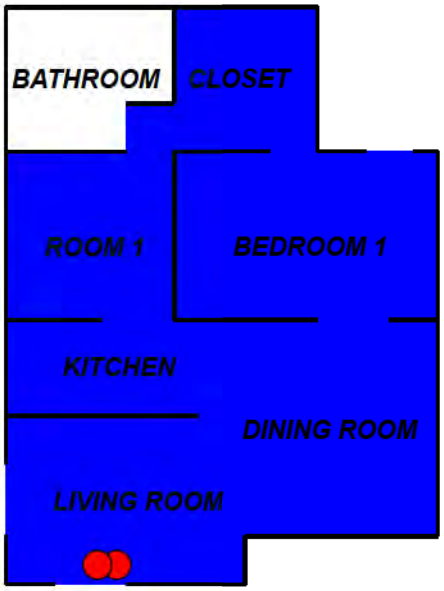


APARTMENT 285 4A
CALLE SOL
VIEJO SAN JUAN, PR

SAN SEBASTIAN APTM. ACM CROQUIS APT. 301 - 7-A

– HOMOGENEOUS AREA VINYL FLOOR TILE

– WERE TAKEN 2 SAMPLES VINYL FLOOR TILE

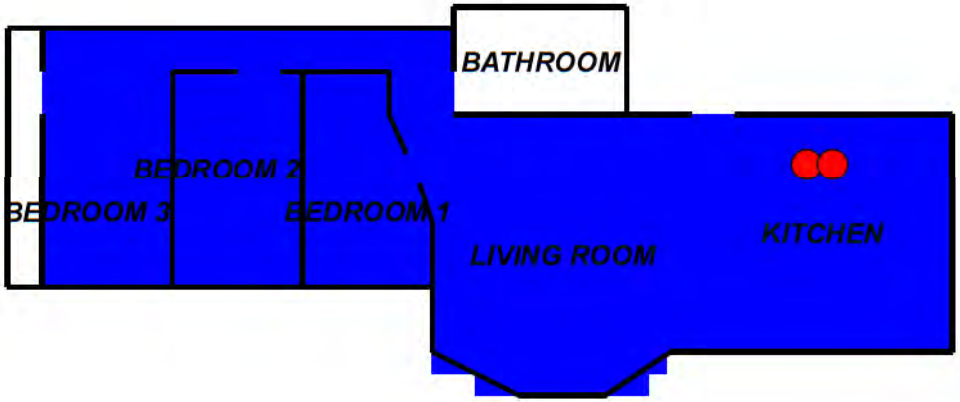


CALLE SOL, APT. 301 - 7-A

SAN SEBASTIAN APTM. ACM CROQUIS APT. 52 - 5-C

– WERE TAKEN 2 SAMPLES VINYL FLOOR TILE
(1 WHITE, AND 1 BLACK)

– HOMOGENEOUS AREA OF VINYL FLOOR TILE

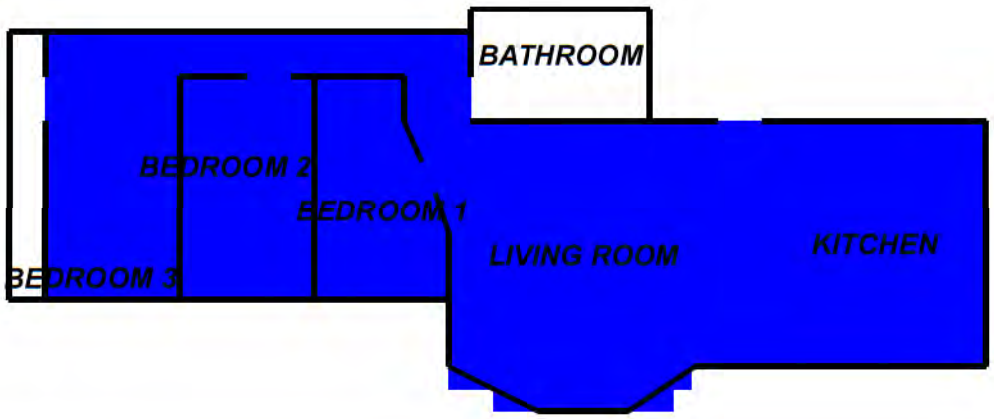


nortol.

CALLE TANCA, APT. 52 - 5-C

SAN SEBASTIAN APTM. ACM CROQUIS APT. 52 - 5-D

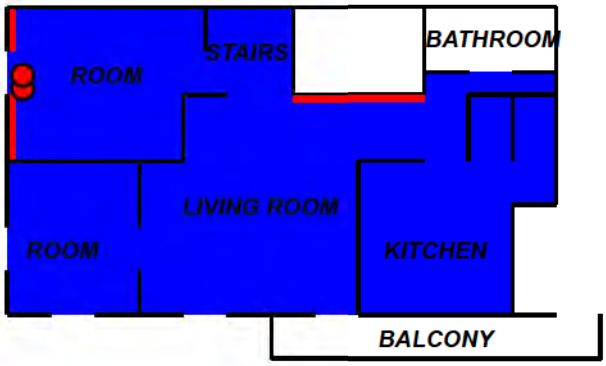
– HOMOGENEOUS AREA OF VINYL FLOOR TILE



CALLE TANCA, APT. 52 - 5-D

SAN SEBASTIAN APTM. ACM LBP
CROQUIS APT. 51 - 6 C

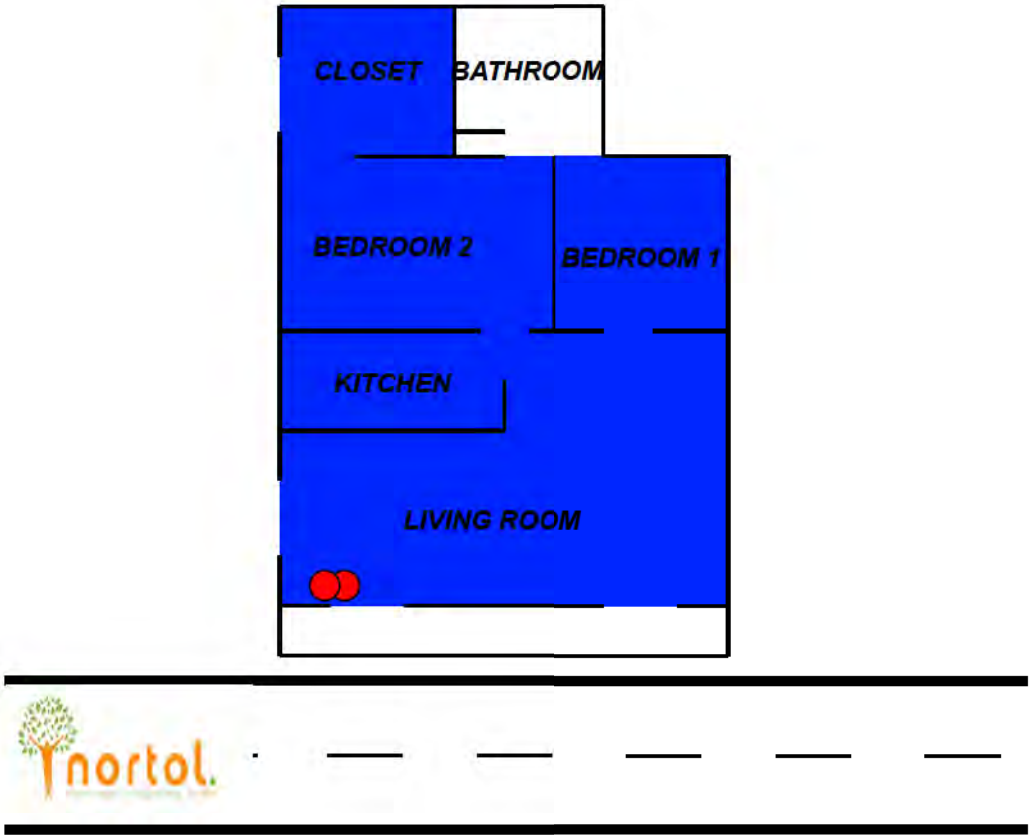
- WERE TAKEN 2 SAMPLES VINYL FLOOR TILE
- CONCRETE WALL DETECTED POSITIVE LEAD-BASED PAINT
- HOMOGENEOUS AREA VINYL FLOOR TILE



CALLE TANCA APT. 51 - 6-C

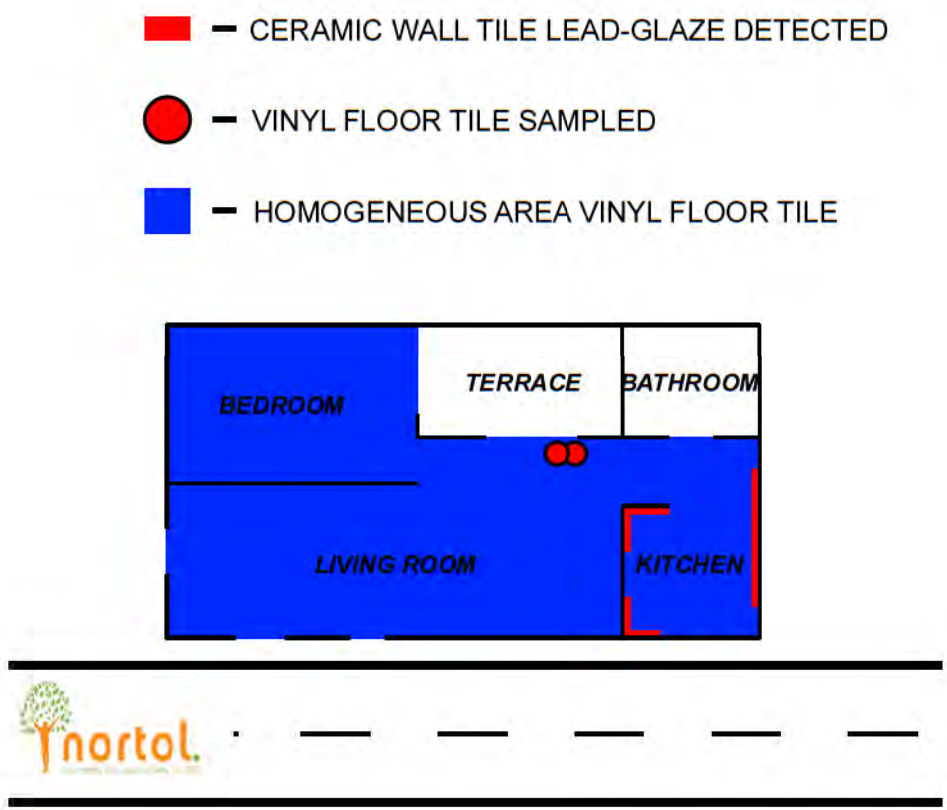
SAN SEBASTIAN APTM. ACM CROQUIS APT. 301 - 7-B

- WERE TAKEN 2 SAMPLES VINYL FLOOR TILE
- HOMOGENEOUS AREA VINYL FLOOR TILE



CALLE SOL, APT. 301 - 7-B

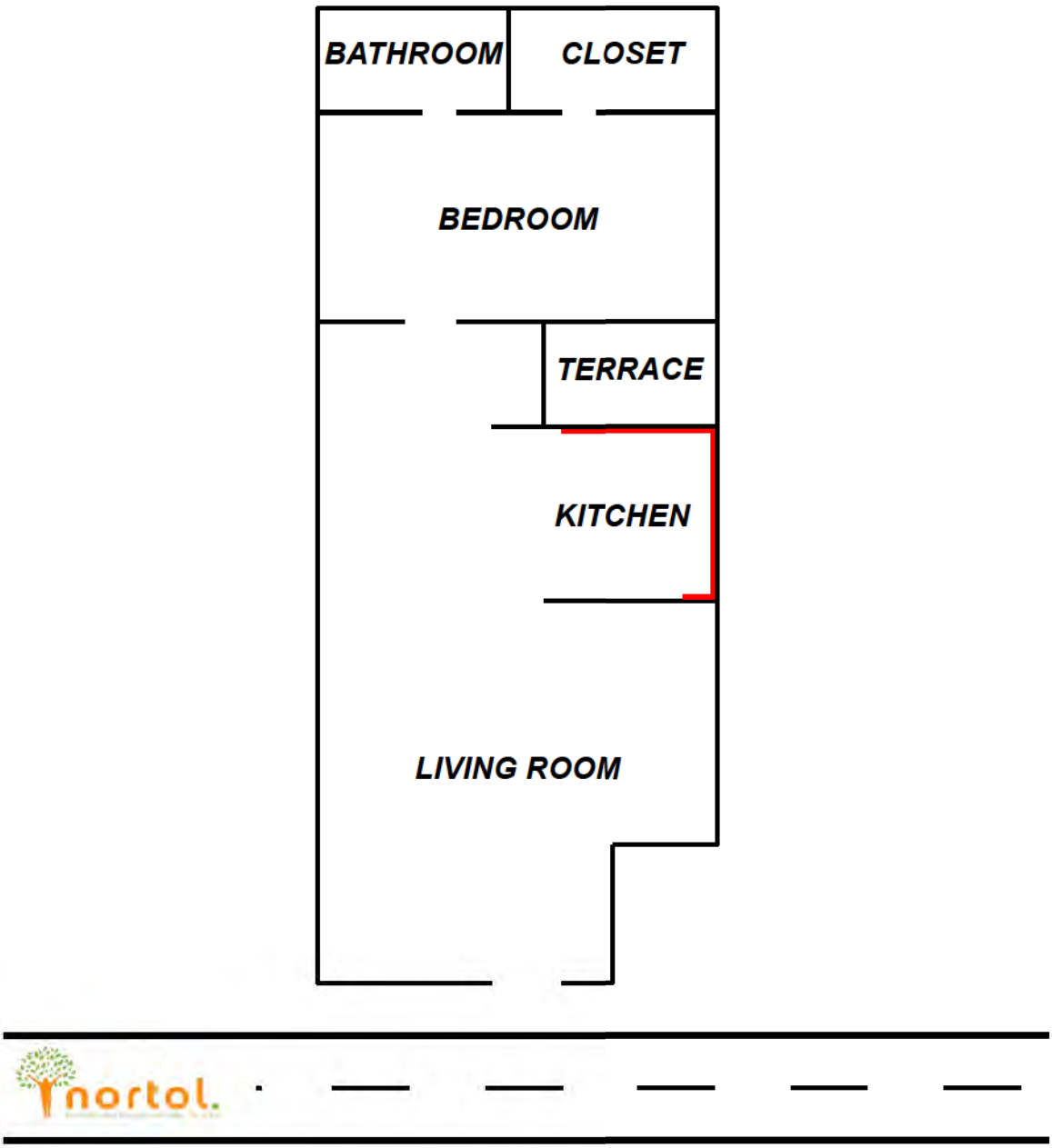
SAN SEBASTIAN APTM. LBP & ACM CROQUIS APT. 51 - 6-



CALLE TANCA, APT. 51 - 6-A

SAN SEBASTIAN APTM. LBP CROQUIS APT. 283 - 3-B

– CERAMIC WALL TILE LEAD-GLAZE POSITIVE

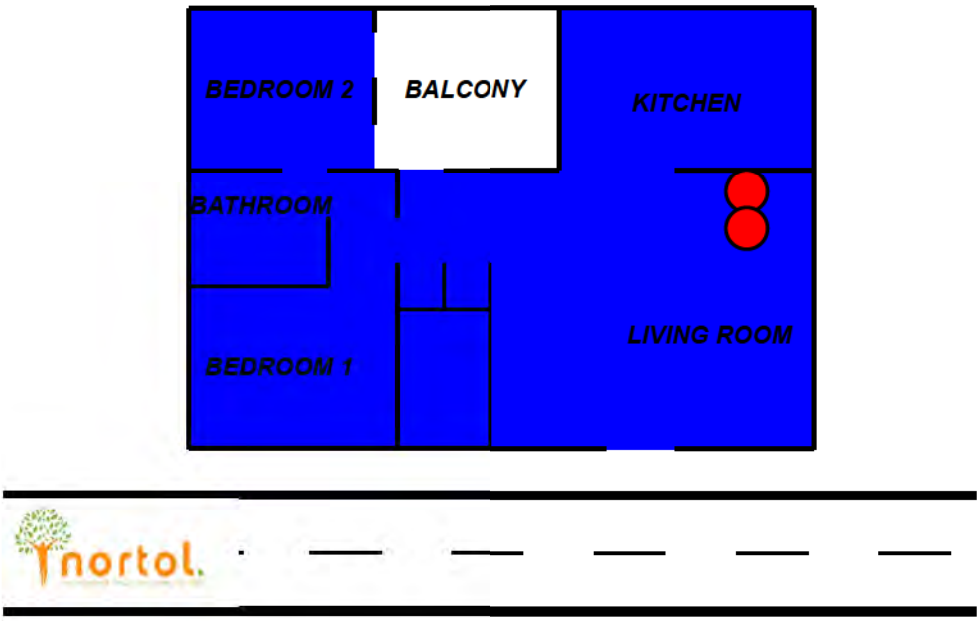


CALLE SOL, APT. 283 3-B

SAN SEBASTIAN APTM. ACM CROQUIS APT. 303 - 8-A

- WERE TAKEN 2 SAMPLES VINYL FLOOR TILE

- HOMOGENEOUS AREA VINYL FLOOR TILE

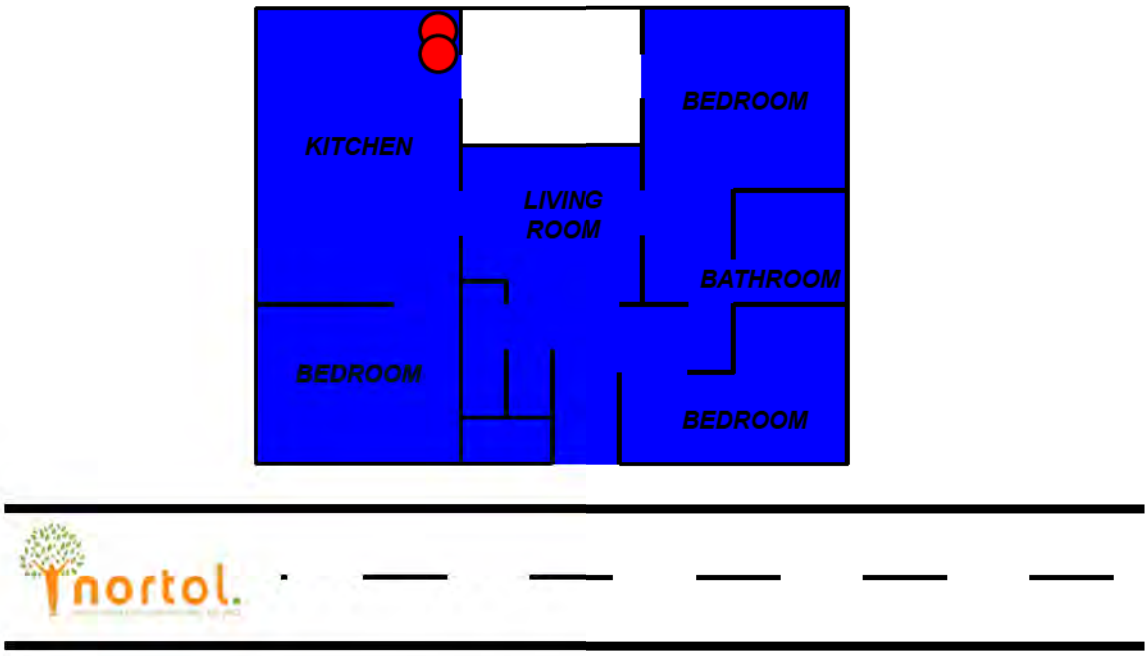


CALLE SOL, APT. 303 - 8-A

SAN SEBASTIAN APTM. ACM CROQUIS APT. 300 - 9-A

– WERE TAKEN 2 SAMPLES VINYL FLOOR TILE

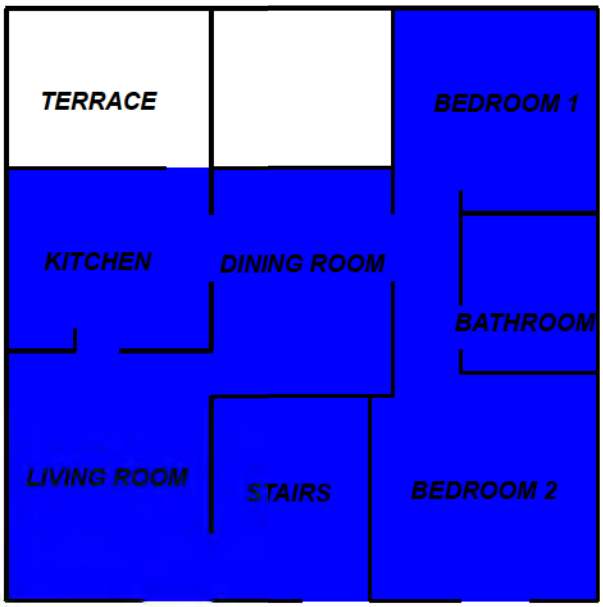
– HOMOGENEOUS AREA VINYL FLOOR TILE



CALLE SAN SEBASTIAN APT. 300 - 9-A

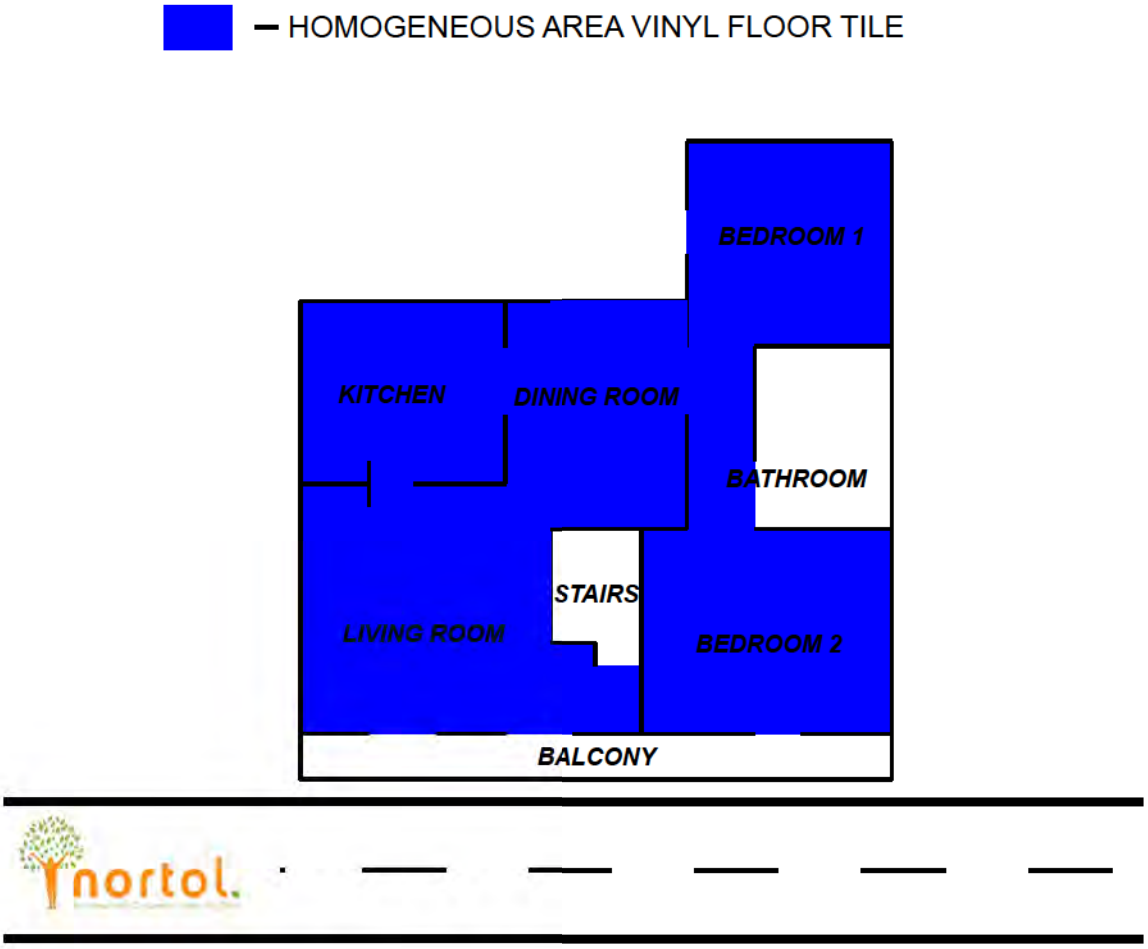
SAN SEBASTIAN APTM. ACM CROQUIS APT. 300 - 9-B

– HOMOGENEOUS AREA VINYL FLOOR TILE



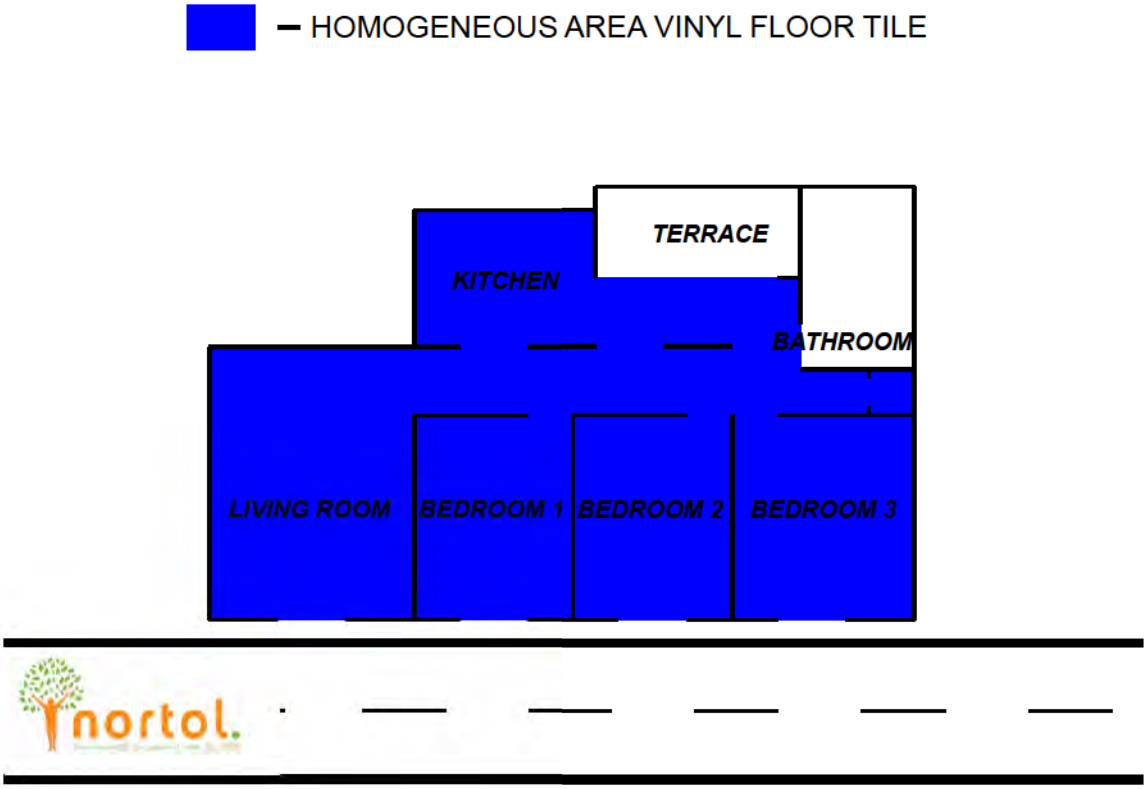
CALLE SAN SEBASTIAN APT. 300 - 9-B

SAN SEBASTIAN APTM. ACM CROQUIS APT. 300 - 9-C



CALLE SAN SEBASTIAN APT. 300 - 9-C

SAN SEBASTIAN APTM. ACM CROQUIS APT. 302 - 10-A

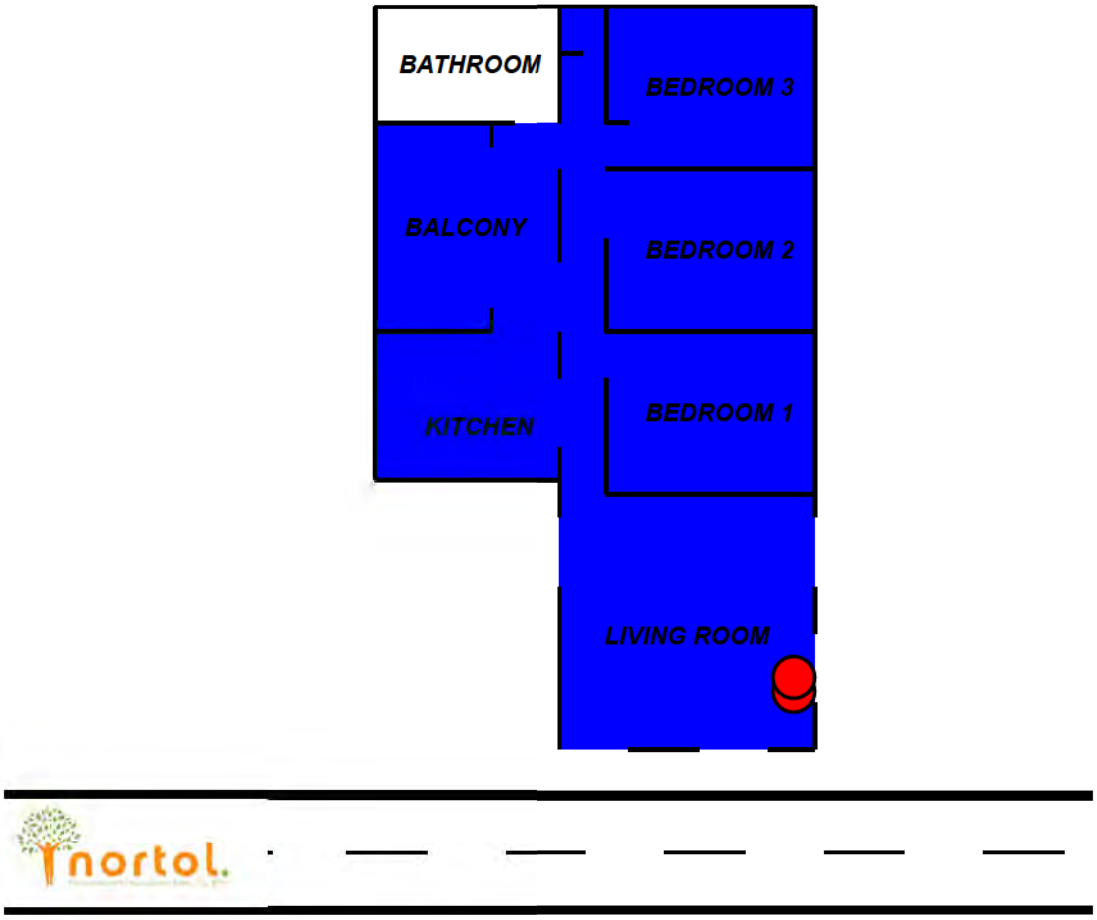


CALLE SAN SEBASTIAN APT. 302 - 10-A

SAN SEBASTIAN APTM. ACM CROQUIS APT. 50 - 10-B

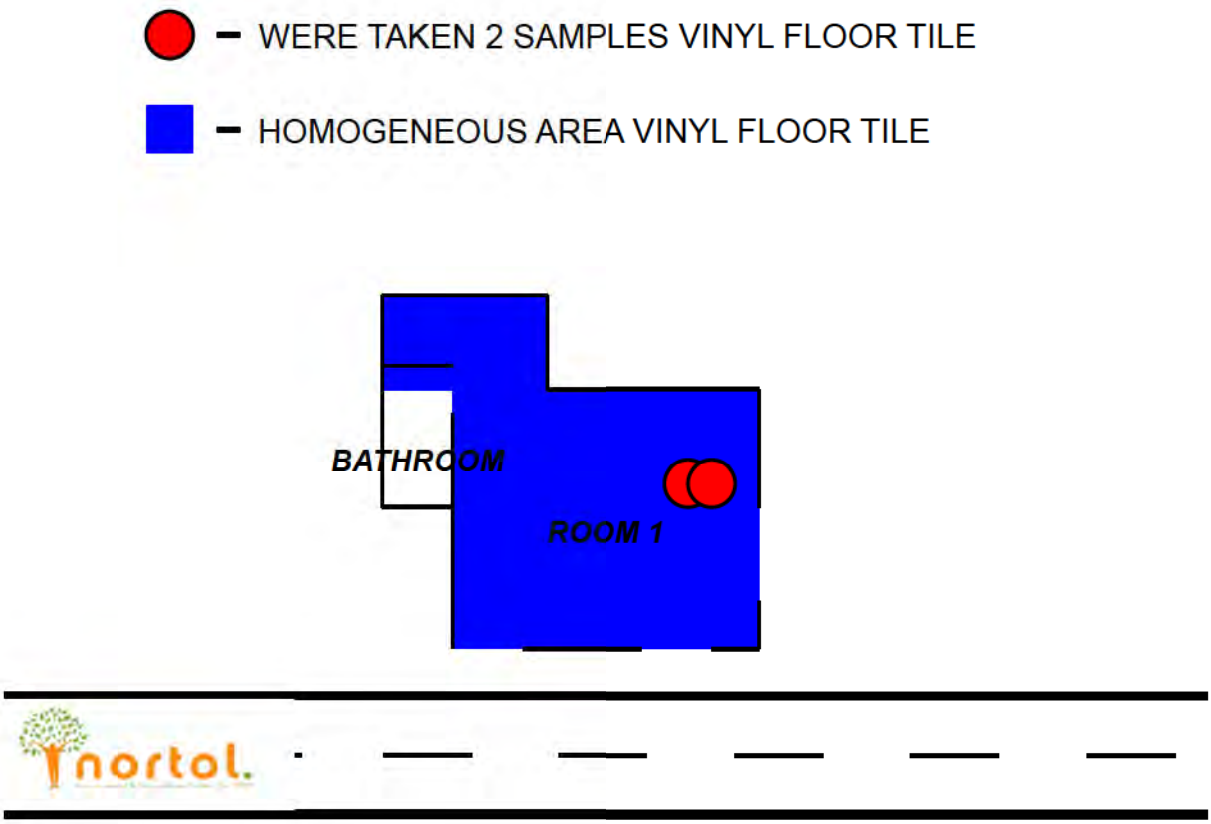
- WERE TAKEN 2 SAMPLES VINYL FLOOR TILE

- HOMOGENEOUS AREA VINYL FLOOR TILE



CALLE BARBOSA, 50, APT. 10-B

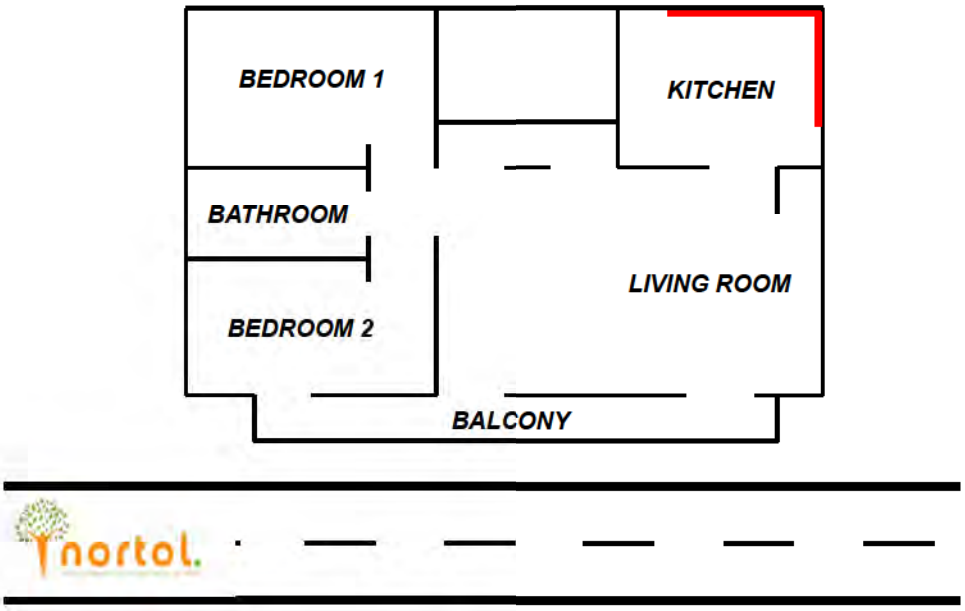
SAN SEBASTIAN APTM. ACM CROQUIS APT. 50 - 3-B



CALLE BARBOSA, APT. 50 - 3-B (SUMAZA)

SAN SEBASTIAN APTM. LBP CROQUIS APT. 303 - 8-B

WHITE CERAMIC WALL TILE LEAD-GLAZE DETECTED



CALLE SOL APT. 303 - 8-B

Attachment 3.0

Asbestos Laboratory Report and Chain of Custody

eurofins | CEI

March 17, 2020

Nortol Environmental & Occupational Safety, Inc.
PO Box 366457
San Juan, PR 00936-6457

CLIENT PROJECT: San Sebastian Apartments, Old San Juan, PR
CEI LAB CODE: A203341

Dear Customer:

Enclosed are asbestos analysis results for PLM Bulk samples received at our laboratory on March 16, 2020. The samples were analyzed for asbestos using polarizing light microscopy (PLM) per the EPA 600 Method.

Sample results containing >1% asbestos are considered asbestos-containing materials (ACMs) per EPA regulatory requirements. The detection limit for the EPA 600 Method is <1% asbestos by weight as determined by visual estimation.

Thank you for your business and we look forward to continuing good relations.

Kind Regards,

Tianbao Bai, Ph.D., CIH
Laboratory Director

NVLAP® TESTING
NVLAP LAB CODE 101768-0

eurofins | CEI

ASBESTOS ANALYTICAL REPORT
By: Polarized Light Microscopy

Prepared for

Nortol Environmental & Occupational Safety, Inc.

CLIENT PROJECT: San Sebastian Apartments, Old San Juan, PR

LAB CODE: A203341

TEST METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

REPORT DATE: 03/17/20

TOTAL SAMPLES ANALYZED: 35

SAMPLES >1% ASBESTOS: 26

eurofins | CEI

Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: San Sebastian Apartments, Old San Juan, PR **LAB CODE:** A203341

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
SSASJ-01		A52510A	Black	Vinyl Floor Tile	None Detected
		A52510B	Black	Mastic	Chrysotile 2%
SSASJ-02		A52511A	Tan	Vinyl Floor Tile	None Detected
		A52511B	Black	Mastic	Chrysotile 2%
SSASJ-03		A52512A	Tan	Vinyl Floor Tile	None Detected
		A52512B	Black	Mastic	Chrysotile 2%
SSASJ-04		A52513A	Tan	Vinyl Floor Tile	Chrysotile 2%
	Layer 1	A52513B	Black	Mastic	Chrysotile 2%
	Layer 2	A52513B	Gray	Leveling Compound	None Detected
SSASJ-05		A52514A	Black	Vinyl Floor Tile	Chrysotile 2%
	Layer 1	A52514B	Tan	Mastic	None Detected
	Layer 2	A52514B	Black	Mastic	Chrysotile 2%
SSASJ-06		A52515A	Tan	Vinyl Floor Tile	None Detected
		A52515B	Black	Mastic	Chrysotile 2%
SSASJ-07		A52516A	Black	Vinyl Floor Tile	None Detected
		A52516B	Black	Mastic	Chrysotile 3%
SSASJ-08		A52517A	Tan	Vinyl Floor Tile	None Detected
		A52517B	Black	Mastic	Chrysotile 3%
SSASJ-09		A52518A	Black	Vinyl Floor Tile	None Detected
		A52518B	Black	Mastic	Chrysotile 3%
SSASJ-10		A52519	Black	Roof Membrane	None Detected
SSASJ-11	Layer 1	A52520	Black	Roof Membrane	None Detected
	Layer 2	A52520	Off-white	Roof Membrane	None Detected
SSASJ-12	Layer 1	A52521	Black	Roof Membrane	None Detected
	Layer 2	A52521	Off-white	Roof Membrane	None Detected
SSASJ-13		A52522A	Tan	Vinyl Floor Tile	None Detected
		A52522B	Black	Mastic	Chrysotile 2%
SSASJ-14		A52523A	Black	Vinyl Floor Tile	None Detected
		A52523B	Black	Mastic	Chrysotile 2%
SSASJ-15		A52524A	Black	Vinyl Floor Tile	None Detected
		A52524B	Black	Mastic	Chrysotile 2%

eurofins | CEI

Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: San Sebastian Apartments, Old San Juan, PR **LAB CODE:** A203341

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
SSASJ-16		A52525A	Black	Vinyl Floor Tile	None Detected
	Layer 1	A52525B	Tan	Mastic	None Detected
	Layer 2	A52525B	Black	Mastic	Chrysotile 2%
SSASJ-17		A52526A	Tan	Vinyl Floor Tile	None Detected
		A52526B	Black	Mastic	Chrysotile 2%
SSASJ-18		A52527A	Black	Vinyl Floor Tile	None Detected
		A52527B	Tan	Mastic	None Detected
SSASJ-19		A52528A	Tan	Vinyl Floor Tile	None Detected
		A52528B	Tan	Mastic	None Detected
SSASJ-20		A52529A	Black	Vinyl Floor Tile	None Detected
	Layer 1	A52529B	Black	Mastic	Chrysotile 2%
	Layer 2	A52529B	Tan	Mastic	None Detected
SSASJ-21		A52530A	Tan	Vinyl Floor Tile	None Detected
		A52530B	Tan	Mastic	None Detected
SSASJ-22		A52531A	Black	Vinyl Floor Tile	None Detected
		A52531B	Black	Mastic	Chrysotile 2%
SSASJ-23		A52532A	Black	Vinyl Floor Tile	None Detected
		A52532B	Black	Mastic	Chrysotile 2%
SSASJ-24		A52533A	Tan	Vinyl Floor Tile	None Detected
		A52533B	Black	Mastic	Chrysotile 2%
SSASJ-25		A52534A	Black	Vinyl Floor Tile	None Detected
		A52534B	Black	Mastic	None Detected
SSASJ-26		A52535A	Tan	Vinyl Floor Tile	None Detected
		A52535B	Black	Mastic	Chrysotile 2%
SSASJ-27		A52536A	Black	Vinyl Floor Tile	None Detected
		A52536B	Black	Mastic	Chrysotile 2%
SSASJ-28		A52537A	Black	Vinyl Floor Tile	None Detected
		A52537B	Black	Mastic	Chrysotile 2%
SSASJ-29		A52538A	Beige	Vinyl Floor Tile	None Detected
		A52538B	Yellow	Mastic	None Detected
SSASJ-30		A52539A	Gray	Vinyl Floor Tile	None Detected

Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: San Sebastian Apartments, Old San Juan, PR **LAB CODE:** A203341

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
		A52539B	Black	Mastic	Chrysotile 2%
SSASJ-31		A52540A	Beige	Vinyl Floor Tile	None Detected
		A52540B	Yellow	Mastic	None Detected
SSASJ-32		A52541A	Black	Vinyl Floor Tile	None Detected
	Layer 1	A52541B	Black	Mastic	Chrysotile 2%
	Layer 2	A52541B	Gray	Mortar	None Detected
SSASJ-33		A52542A	Tan	Vinyl Floor Tile	None Detected
	Layer 1	A52542B	Black	Mastic	Chrysotile 2%
	Layer 2	A52542B	Gray	Mortar	None Detected
SSASJ-34		A52543A	Black	Vinyl Floor Tile	None Detected
		A52543B	Tan	Mastic	None Detected
SSASJ-35		A52544	Tan	Vinyl Floor Tile	None Detected

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

eurofins | CEI

Client: Nortol Environmental & Occupational Safety, Inc.
PO Box 366457
San Juan, PR 00936-6457

Lab Code: A203341
Date Received: 03-16-20
Date Analyzed: 03-16-20
Date Reported: 03-17-20

Project: San Sebastian Apartments, Old San Juan, PR

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
SSASJ-01 A52510A	Vinyl Floor Tile	Homogeneous Black Non-fibrous Bound			90% 10%	Vinyl Silicates	None Detected
A52510B	Mastic	Homogeneous Black Fibrous Bound	3%	Cellulose	95%	Mastic	**2% Chrysotile**
SSASJ-02 A52511A	Vinyl Floor Tile	Homogeneous Tan Non-fibrous Bound			95% 5%	Vinyl Silicates	None Detected
A52511B	Mastic	Homogeneous Black Fibrous Bound	3%	Cellulose	95%	Mastic	**2% Chrysotile**
SSASJ-03 A52512A	Vinyl Floor Tile	Homogeneous Tan Non-fibrous Bound			95% 5%	Vinyl Silicates	None Detected
A52512B	Mastic	Homogeneous Black Fibrous Bound	3%	Cellulose	95%	Mastic	**2% Chrysotile**
SSASJ-04 A52513A	Vinyl Floor Tile	Homogeneous Tan Non-fibrous Bound			93% 5%	Vinyl Silicates	**2% Chrysotile**

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

eurofins | CEI

Client: Nortol Environmental & Occupational Safety, Inc.
PO Box 366457
San Juan, PR 00936-6457

Lab Code: A203341
Date Received: 03-16-20
Date Analyzed: 03-16-20
Date Reported: 03-17-20

Project: San Sebastian Apartments, Old San Juan, PR

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
Layer 1 A52513B	Mastic	Homogeneous Black Fibrous Bound	3%	Cellulose	95%	Mastic	**2% Chrysotile**
Layer 2 A52513B	Leveling Compound	Homogeneous Gray Non-fibrous Bound			85% 15%	Binder Silicates	None Detected
SSASJ-05 A52514A	Vinyl Floor Tile	Homogeneous Black Non-fibrous Bound			93% 5%	Vinyl Silicates	**2% Chrysotile**
Layer 1 A52514B	Mastic	Homogeneous Tan Non-fibrous Bound	2%	Cellulose	98%	Mastic	None Detected
Layer 2 A52514B	Mastic	Homogeneous Black Fibrous Bound	3%	Cellulose	95%	Mastic	**2% Chrysotile**
SSASJ-06 A52515A	Vinyl Floor Tile	Homogeneous Tan Non-fibrous Bound			95% 5%	Vinyl Silicates	None Detected
A52515B	Mastic	Homogeneous Black Fibrous Bound	3%	Cellulose	95%	Mastic	**2% Chrysotile**

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

eurofins | CEI

Client: Nortol Environmental & Occupational Safety, Inc.
PO Box 366457
San Juan, PR 00936-6457

Lab Code: A203341
Date Received: 03-16-20
Date Analyzed: 03-16-20
Date Reported: 03-17-20

Project: San Sebastian Apartments, Old San Juan, PR

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
SSASJ-07 A52516A	Vinyl Floor Tile	Homogeneous Black Non-fibrous Bound			95% 5%	Vinyl Silicates	None Detected
A52516B	Mastic	Homogeneous Black Fibrous Bound	2%	Cellulose	95%	Mastic	**3% Chrysotile**
SSASJ-08 A52517A	Vinyl Floor Tile	Homogeneous Tan Non-fibrous Bound			95% 5%	Vinyl Silicates	None Detected
A52517B	Mastic	Homogeneous Black Fibrous Bound	2%	Cellulose	95%	Mastic	**3% Chrysotile**
SSASJ-09 A52518A	Vinyl Floor Tile	Homogeneous Black Non-fibrous Bound			95% 5%	Vinyl Silicates	None Detected
A52518B	Mastic	Homogeneous Black Fibrous Bound	2%	Cellulose	95%	Mastic	**3% Chrysotile**
SSASJ-10 A52519	Roof Membrane	Heterogeneous Black Fibrous Bound	5% 5%	Fiberglass Cellulose	45% 45%	Tar Rubber	None Detected

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

eurofins | CEI

Client: Nortol Environmental & Occupational Safety, Inc.
PO Box 366457
San Juan, PR 00936-6457

Lab Code: A203341
Date Received: 03-16-20
Date Analyzed: 03-16-20
Date Reported: 03-17-20

Project: San Sebastian Apartments, Old San Juan, PR

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
SSASJ-11 Layer 1 A52520	Roof Membrane	Heterogeneous Black Fibrous Bound	3% 2%	Cellulose Fiberglass	90% 5%	Tar Silicates	None Detected
Layer 2 A52520	Roof Membrane	Heterogeneous Off-white Non-fibrous Bound	<1%	Cellulose	35% 65%	Binder Silicates	None Detected
SSASJ-12 Layer 1 A52521	Roof Membrane	Heterogeneous Black Fibrous Bound	5% 5%	Fiberglass Cellulose	45% 45%	Tar Rubber	None Detected
Layer 2 A52521	Roof Membrane	Heterogeneous Off-white Non-fibrous Bound	<1%	Cellulose	35% 65%	Binder Silicates	None Detected
SSASJ-13 A52522A	Vinyl Floor Tile	Homogeneous Tan Non-fibrous Bound			95% 5%	Vinyl Silicates	None Detected
A52522B	Mastic	Homogeneous Black Fibrous Bound	3%	Cellulose	95%	Mastic	**2% Chrysotile**
SSASJ-14 A52523A	Vinyl Floor Tile	Homogeneous Black Non-fibrous Bound			95% 5%	Vinyl Silicates	None Detected

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

eurofins | CEI

Client: Nortol Environmental & Occupational Safety, Inc.
PO Box 366457
San Juan, PR 00936-6457

Lab Code: A203341
Date Received: 03-16-20
Date Analyzed: 03-16-20
Date Reported: 03-17-20

Project: San Sebastian Apartments, Old San Juan, PR

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
A52523B	Mastic	Homogeneous Black Fibrous Bound	3%	Cellulose	95%	Mastic	**2% Chrysotile**
SSASJ-15 A52524A	Vinyl Floor Tile	Homogeneous Black Non-fibrous Bound			95% 5%	Vinyl Silicates	None Detected
A52524B	Mastic	Homogeneous Black Fibrous Bound	3%	Cellulose	95%	Mastic	**2% Chrysotile**
SSASJ-16 A52525A	Vinyl Floor Tile	Homogeneous Black Non-fibrous Bound			90% 10%	Vinyl Silicates	None Detected
Layer 1 A52525B	Mastic	Homogeneous Tan Non-fibrous Bound	2%	Cellulose	98%	Mastic	None Detected
Layer 2 A52525B	Mastic	Homogeneous Black Fibrous Bound	3%	Cellulose	95%	Mastic	**2% Chrysotile**
SSASJ-17 A52526A	Vinyl Floor Tile	Homogeneous Tan Non-fibrous Bound			90% 10%	Vinyl Silicates	None Detected

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

eurofins | CEI

Client: Nortol Environmental & Occupational Safety, Inc.
PO Box 366457
San Juan, PR 00936-6457

Lab Code: A203341
Date Received: 03-16-20
Date Analyzed: 03-16-20
Date Reported: 03-17-20

Project: San Sebastian Apartments, Old San Juan, PR

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
A52526B	Mastic	Homogeneous Black Fibrous Bound	3%	Cellulose	95%	Mastic	2% Chrysotile
SSASJ-18 A52527A	Vinyl Floor Tile	Homogeneous Black Non-fibrous Bound			90% 10%	Vinyl Silicates	None Detected
A52527B	Mastic	Homogeneous Tan Non-fibrous Bound	2%	Cellulose	90% 8%	Mastic Silicates	None Detected
SSASJ-19 A52528A	Vinyl Floor Tile	Homogeneous Tan Non-fibrous Bound			90% 10%	Vinyl Silicates	None Detected
A52528B	Mastic	Homogeneous Tan Non-fibrous Bound	2%	Cellulose	90% 8%	Mastic Silicates	None Detected
SSASJ-20 A52529A	Vinyl Floor Tile	Homogeneous Black Non-fibrous Bound			90% 10%	Vinyl Silicates	None Detected
Layer 1 A52529B	Mastic	Homogeneous Black Fibrous Bound	3%	Cellulose	95%	Mastic	2% Chrysotile

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

eurofins | CEI

Client: Nortol Environmental & Occupational Safety, Inc.
PO Box 366457
San Juan, PR 00936-6457

Lab Code: A203341
Date Received: 03-16-20
Date Analyzed: 03-16-20
Date Reported: 03-17-20

Project: San Sebastian Apartments, Old San Juan, PR

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
Layer 2 A52529B	Mastic	Homogeneous Tan Non-fibrous Bound	2%	Cellulose	90% 8%	Mastic Silicates	None Detected
SSASJ-21 A52530A	Vinyl Floor Tile	Homogeneous Tan Non-fibrous Bound			100%	Vinyl	None Detected
A52530B	Mastic	Homogeneous Tan Non-fibrous Bound	2%	Cellulose	98%	Mastic	None Detected
SSASJ-22 A52531A	Vinyl Floor Tile	Homogeneous Black Non-fibrous Bound			100%	Vinyl	None Detected
A52531B	Mastic	Homogeneous Black Fibrous Bound	3%	Cellulose	95%	Mastic	**2% Chrysotile**
SSASJ-23 A52532A	Vinyl Floor Tile	Homogeneous Black Non-fibrous Bound			100%	Vinyl	None Detected
A52532B	Mastic	Homogeneous Black Fibrous Bound	3%	Cellulose	95%	Mastic	**2% Chrysotile**

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

eurofins | CEI

Client: Nortol Environmental & Occupational Safety, Inc.
PO Box 366457
San Juan, PR 00936-6457

Lab Code: A203341
Date Received: 03-16-20
Date Analyzed: 03-16-20
Date Reported: 03-17-20

Project: San Sebastian Apartments, Old San Juan, PR

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
SSASJ-24 A52533A	Vinyl Floor Tile	Homogeneous Tan Non-fibrous Bound			100%	Vinyl	None Detected
A52533B	Mastic	Homogeneous Black Fibrous Bound	3%	Cellulose	95%	Mastic	**2% Chrysotile**
SSASJ-25 A52534A	Vinyl Floor Tile	Homogeneous Black Non-fibrous Bound			100%	Vinyl	None Detected
A52534B	Mastic	Homogeneous Black Fibrous Bound	3%	Cellulose	90% 7%	Mastic Silicates	None Detected
SSASJ-26 A52535A	Vinyl Floor Tile	Homogeneous Tan Non-fibrous Bound			100%	Vinyl	None Detected
A52535B	Mastic	Homogeneous Black Fibrous Bound	3%	Cellulose	95%	Mastic	**2% Chrysotile**
SSASJ-27 A52536A	Vinyl Floor Tile	Homogeneous Black Non-fibrous Bound			100%	Vinyl	None Detected

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

eurofins | CEI

Client: Nortol Environmental & Occupational Safety, Inc.
PO Box 366457
San Juan, PR 00936-6457

Lab Code: A203341
Date Received: 03-16-20
Date Analyzed: 03-16-20
Date Reported: 03-17-20

Project: San Sebastian Apartments, Old San Juan, PR

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
A52536B	Mastic	Homogeneous Black Fibrous Bound	3%	Cellulose	95%	Mastic	**2% Chrysotile**
SSASJ-28 A52537A	Vinyl Floor Tile	Homogeneous Black Non-fibrous Bound			100%	Vinyl	None Detected
A52537B	Mastic	Homogeneous Black Fibrous Bound	3%	Cellulose	95%	Mastic	**2% Chrysotile**
SSASJ-29 A52538A	Vinyl Floor Tile	Homogeneous Beige Non-fibrous Bound			100%	Vinyl	None Detected
A52538B	Mastic	Homogeneous Yellow Fibrous Bound	2%	Cellulose	98%	Mastic	None Detected
SSASJ-30 A52539A	Vinyl Floor Tile	Homogeneous Gray Non-fibrous Bound			100%	Vinyl	None Detected
A52539B	Mastic	Homogeneous Black Fibrous Bound	3%	Cellulose	95%	Mastic	**2% Chrysotile**

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

eurofins | CEI

Client: Nortol Environmental & Occupational Safety, Inc.
PO Box 366457
San Juan, PR 00936-6457

Lab Code: A203341
Date Received: 03-16-20
Date Analyzed: 03-16-20
Date Reported: 03-17-20

Project: San Sebastian Apartments, Old San Juan, PR

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
SSASJ-31 A52540A	Vinyl Floor Tile	Homogeneous Beige Non-fibrous Bound			100%	Vinyl	None Detected
A52540B	Mastic	Homogeneous Yellow Fibrous Bound	2%	Cellulose	98%	Mastic	None Detected
SSASJ-32 A52541A	Vinyl Floor Tile	Homogeneous Black Non-fibrous Bound			100%	Vinyl	None Detected
Layer 1 A52541B	Mastic	Homogeneous Black Fibrous Bound	3%	Cellulose	95%	Mastic	**2% Chrysotile**
Layer 2 A52541B	Mortar	Homogeneous Gray Non-fibrous Bound			65% 35%	Silicates Binder	None Detected
SSASJ-33 A52542A	Vinyl Floor Tile	Homogeneous Tan Non-fibrous Bound			100%	Vinyl	None Detected
Layer 1 A52542B	Mastic	Homogeneous Black Fibrous Bound	3%	Cellulose	95%	Mastic	**2% Chrysotile**

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

eurofins | CEI

Client: Nortol Environmental & Occupational Safety, Inc.
PO Box 366457
San Juan, PR 00936-6457

Lab Code: A203341
Date Received: 03-16-20
Date Analyzed: 03-16-20
Date Reported: 03-17-20

Project: San Sebastian Apartments, Old San Juan, PR

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
Layer 2 A52542B	Mortar	Homogeneous Gray Non-fibrous Bound			65% 35%	Silicates Binder	None Detected
SSASJ-34 A52543A	Vinyl Floor Tile	Homogeneous Black Non-fibrous Bound			100%	Vinyl	None Detected
A52543B	Mastic	Homogeneous Tan Fibrous Bound	2%	Cellulose	98%	Mastic	None Detected
SSASJ-35 A52544	Vinyl Floor Tile	Homogeneous Tan Non-fibrous Bound			100%	Vinyl	None Detected

eurofins | CEI

LEGEND:	**Non-Anth**	**= Non-Asbestiform Anthophyllite**
	Non-Trem	**= Non-Asbestiform Tremolite**
	Calc Carb	**= Calcium Carbonate**

METHOD: **EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020**

REPORTING LIMIT: **<1% by visual estimation**

REPORTING LIMIT FOR POINT COUNTS: **0.25% by 400 Points or 0.1% by 1,000 Points**

REGULATORY LIMIT: **>1% by weight**

Due to the limitations of the EPA 600 method, nonfriable organically bound materials (NOBs) such as vinyl floor tiles can be difficult to analyze via polarized light microscopy (PLM). EPA recommends that all NOBs analyzed by PLM, and found not to contain asbestos, be further analyzed by Transmission Electron Microscopy (TEM). Please note that PLM analysis of dust and soil samples for asbestos is not covered under NVLAP accreditation. *Estimated measurement of uncertainty is available on request.*

This report relates only to the samples tested or analyzed and may not be reproduced, except in full, without written approval by Eurofins CEI. Eurofins CEI makes no warranty representation regarding the accuracy of client submitted information in preparing and presenting analytical results. Interpretation of the analytical results is the sole responsibility of the client. Samples were received in acceptable condition unless otherwise noted. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.

Information provided by customer includes customer sample ID and sample description.

ANALYST: **McLane Brown**

APPROVED BY: **Tianbao Bai, Ph.D., CIH**
Laboratory Director

NVLAP® TESTING
NVLAP LAB CODE 101768-0

A203341

730 SE Maynard Road, Cary, NC 27511
Tel: 866-481-1412; Fax: 919-481-1442

eurofins | CEI

CHAIN OF CUSTODY

LAB USE ONLY:	
CEI Lab Code: A203341 (35)	
CEI Lab I.D. Range: A52510-A52544	

COMPANY CONTACT INFORMATION	
Company: **NORTOL ENVIRONMENTAL**	Client #:
Address: **PO BOX 366457**	Job Contact: **N. TORRES**
SAN JUAN, PR 00936-6457	Email: **info@nortol-pr.com**
	Tel: **(787) 420-0220**
Project Name: **SAN SEBASTIAN APARTMENTS**	Fax: N/A
Location: **Old San Juan, PR**	P.O. #: 2020-MISC

ASBESTOS	METHOD	TURN AROUND TIME			
		SAME DAY	24-hrs	2 DAY	DAY
PLM BULK	**EPA 600**	☐	☒	☐	☐
PLM POINT COINT (400)	EPA 600	☐	☐	☐	☐
PLM POINT COINT (1000)	EPA 600	☐	☐	☐	☐
TEM BULK	CHATFIELD	☐	☐	☐	☐

REMARKS: None

☒ Accept Samples
☐ Reject Samples

SAMPLE ID#	DESCRIPTION / LOCATION	VOLUME/ AREA	COMMENTS
SSASJ-01	VINYL FLOOR TILE / APT 1B	N/A	BLACK
SSASJ-02	VINYL FLOOR TILE / APT 1B	N/A	TAN
SSASJ-03	VINYL FLOOR TILE / APT 1B	N/A	TAN
SSASJ-04	VINYL FLOOR TILE / APT 2A	N/A	TAN
SSASJ-05	VINYL FLOOR TILE / APT 2A	N/A	BLACK
SSASJ-06	VINYL FLOOR TILE / APT 2A	N/A	TAN
SSASJ-07	VINYL FLOOR TILE / APT 2B	N/A	BLACK
SSASJ-08	VINYL FLOOR TILE / APT 2B	N/A	TAN
SSASJ-09	VINYL FLOOR TILE / APT 2B	N/A	BLACK
SSASJ-10	ROOF MEMBRANE /BLDG 283 ACCESS APT 4A	N/A	
SSASJ-11	ROOF MEMBRANE /BLDG 283 ACCESS APT 4A	N/A	
SSASJ-12	ROOF MEMBRANE /BLDG 283 ACCESS APT 4A	N/A	
SSASJ-13	VINYL FLOOR TILE / APT 5A	N/A	TAN
SSASJ-14	VINYL FLOOR TILE / APT 5A	N/A	BLACK
SSASJ-15	VINYL FLOOR TILE / APT 5A	N/A	BLACK
SSASJ-16	VINYL FLOOR TILE / APT 5C	N/A	BLACK
SSASJ-17	VINYL FLOOR TILE / APT 5C	N/A	TAN
SSASJ-18	VINYL FLOOR TILE / APT 6A	N/A	BLACK
SSASJ-19	VINYL FLOOR TILE / APT 6A	N/A	TAN
SSASJ-20	VINYL FLOOR TILE / APT 6C	N/A	BLACK
SSASJ-21	VINYL FLOOR TILE / APT 6C	N/A	TAN
SSASJ-22	VINYL FLOOR TILE / APT 7A	N/A	BLACK
SSASJ-23	VINYL FLOOR TILE / APT 7A	N/A	TAN

730 SE Maynard Road, Cary, NC 27511
Tel: 866-481-1412; Fax: 919-481-1442

CHAIN OF CUSTODY

eurofins | CEI

LAB USE ONLY:	
CEI Lab Code: A203341 (35)	
CEI Lab I.D. Range: A52510 - A52544	

COMPANY CONTACT INFORMATION	
Company: **NORTOL ENVIRONMENTAL**	Client #:
Address: **PO BOX 366457**	Job Contact: **N. TORRES**
SAN JUAN, PR 00936-6457	Email: **info@nortol-pr.com**
	Tel: **(787) 420-0220**
Project Name: **SAN SEBASTIAN APARTMENTS**	Fax: N/A
Location: **Old San Juan, PR**	P.O. #: 2020-MISC

ASBESTOS	METHOD	TURN AROUND TIME			
		SAME DAY	24-hrs	2 DAY	DAY
PLM BULK	**EPA 600**	☐	☒	☐	☐
PLM POINT COINT (400)	EPA 600	☐	☐	☐	☐
PLM POINT COINT (1000)	EPA 600	☐	☐	☐	☐
TEM BULK	CHATFIELD	☐	☐	☐	☐

REMARKS: None

☐ Accept Samples
☐ Reject Samples

SAMPLE ID#	DESCRIPTION / LOCATION	VOLUME/ AREA	COMMENTS
SSASJ-24	VINYL FLOOR TILE / APT 7B	N/A	TAN
SSASJ-25	VINYL FLOOR TILE / APT 7B	N/A	BLACK
SSASJ-26	VINYL FLOOR TILE / APT 8A	N/A	TAN
SSASJ-27	VINYL FLOOR TILE / APT 8A	N/A	BLACK
SSASJ-28	VINYL FLOOR TILE / APT 9A	N/A	BOTTOM
SSASJ-29	VINYL FLOOR TILE / APT 9A	N/A	TOP
SSASJ-30	VINYL FLOOR TILE / APT 9A	N/A	BOTTOM
SSASJ-31	VINYL FLOOR TILE / APT 9A	N/A	TOP
SSASJ-32	VINYL FLOOR TILE / APT 10B	N/A	BLACK
SSASJ-33	VINYL FLOOR TILE / APT 10B	N/A	TAN
SSASJ-34	VINYL FLOOR TILE / APT SUMAZA	N/A	BLACK
SSASJ-35	VINYL FLOOR TILE / APT SUMAZA	N/A	TAN

Relinquished By:	Date/Time	Received By:
N. Torres	031320/1800	CB 3/16 9:00

*Call to confirm RUSH analysis.

Samples will be disposed of 30 days after analysis

Attachment 4.0

LBP XRF Tabulated Results

SAN SEBASTIAN APARTMENTS (274-1A / 274-1B / 274-2A / 274-2B / 52-5A / 283-3A / 283-4A)

Company	Heuresis Corp.
Model	Pb200i
Type	XRF Lead Paint Analyzer
Serial Num.	2279
App Version	Pb200i-4.1-11

Notes:

Job Id	Reading #	Concentration	Units	Result	Floor	Action Level	Date	Time	Inspector	Room	Structure	Component	Substrate	Wall	Color	Condition	Aprox Quantity
274-1A	1	1	mg/cm2	Positive	1	1	2020-03-11	10:54:13	A. Burgos	Calibration							
274-1A	2	1	mg/cm2	Positive	1	1	2020-03-11	10:54:26	A. Burgos	Calibration							
274-1A	3	1.1	mg/cm2	Positive	1	1	2020-03-11	10:54:41	A. Burgos	Calibration							
274-1A	4	0.1	mg/cm2	Negative	1	1	2020-03-11	11:02:48	A. Burgos	Apartment Exterior	Room	Wall	Concrete	A	Yellow	Intact	
274-1A	5	0.1	mg/cm2	Negative	1	1	2020-03-11	11:03:09	A. Burgos	Apartment Exterior	Column		Concrete	A	White	Intact	
274-1A	6	0.2	mg/cm2	Negative	1	1	2020-03-11	11:03:27	A. Burgos	Apartment Exterior	Door		Wood	A	Brown	Intact	
274-1A	7	0.2	mg/cm2	Negative	1	1	2020-03-11	11:03:43	A. Burgos	Apartment Exterior	Door	Frame	Wood	A	Brown	Intact	
274-1A	8	0.1	mg/cm2	Negative	1	1	2020-03-11	11:06:18	A. Burgos	Living Room/Dining Room	Room	Wall	Concrete	A	White	Intact	
274-1A	9	0.1	mg/cm2	Negative	1	1	2020-03-11	11:06:35	A. Burgos	Living Room/Dining Room	Room	Wall	Concrete	B	Beige	Intact	
274-1A	10	0.1	mg/cm2	Negative	1	1	2020-03-11	11:06:50	A. Burgos	Living Room/Dining Room	Room	Wall	Concrete	C	White	Intact	
274-1A	11	0.1	mg/cm2	Negative	1	1	2020-03-11	11:07:05	A. Burgos	Living Room/Dining Room	Room	Wall	Concrete	D	White	Intact	
274-1A	12	0	mg/cm2	Negative	1	1	2020-03-11	11:07:24	A. Burgos	Living Room/Dining Room	Room	Floor	Ceramic	-	Beige	Intact	
274-1A	13	-0.1	mg/cm2	Negative	1	1	2020-03-11	11:08:49	A. Burgos	Kitchen	Room	Wall	Concrete	A	White	Intact	
274-1A	14	3.6	mg/cm2	Positive	1	1	2020-03-11	11:09:08	A. Burgos	Kitchen	Room	Wall	Ceramic	B	Beige	Intact	6 SQ. FT.
274-1A	15	3.8	mg/cm2	Positive	1	1	2020-03-11	11:09:44	A. Burgos	Kitchen	Room	Wall	Ceramic	C	Beige	Intact	8 SQ. FT
274-1A	16	3.6	mg/cm2	Positive	1	1	2020-03-11	11:10:11	A. Burgos	Kitchen	Room	Wall	Ceramic	D	Beige	Intact	10 SQ. FT.
274-1A	17	0.1	mg/cm2	Negative	1	1	2020-03-11	11:10:38	A. Burgos	Kitchen	Room	Wall	Concrete	D	White	Intact	
274-1A	18	-0.1	mg/cm2	Negative	1	1	2020-03-11	11:16:32	A. Burgos	Bedroom 1	Room	Wall	Concrete	A	White	Intact	
274-1A	19	0.2	mg/cm2	Negative	1	1	2020-03-11	11:16:46	A. Burgos	Bedroom 1	Room	Wall	Concrete	B	White	Intact	
274-1A	20	0.2	mg/cm2	Negative	1	1	2020-03-11	11:17:00	A. Burgos	Bedroom 1	Room	Wall	Concrete	C	White	Intact	
274-1A	21	-0.1	mg/cm2	Negative	1	1	2020-03-11	11:17:15	A. Burgos	Bedroom 1	Room	Wall	Concrete	D	White	Intact	
274-1A	22	0.2	mg/cm2	Negative	1	1	2020-03-11	11:17:35	A. Burgos	Bedroom 1	Door		Wood	A	Brown	Intact	
274-1A	23	0	mg/cm2	Negative	1	1	2020-03-11	11:17:53	A. Burgos	Bedroom 1	Door	Frame	Wood	A	Brown	Intact	
274-1A	24	0.3	mg/cm2	Negative	1	1	2020-03-11	11:18:26	A. Burgos	Bedroom 1	Door		Metal	D	Brown	Intact	
274-1A	25	0.1	mg/cm2	Negative	1	1	2020-03-11	11:18:40	A. Burgos	Bedroom 1	Door	Frame	Metal	D	Brown	Intact	
274-1A	26	-0.1	mg/cm2	Negative	1	1	2020-03-11	11:20:37	A. Burgos	Bathroom	Room	Wall	Concrete	A	White	Intact	
274-1A	27	0.1	mg/cm2	Negative	1	1	2020-03-11	11:20:50	A. Burgos	Bathroom	Room	Wall	Concrete	B	White	Intact	
274-1A	28	-0.1	mg/cm2	Negative	1	1	2020-03-11	11:21:02	A. Burgos	Bathroom	Room	Wall	Concrete	C	White	Intact	
274-1A	29	0.4	mg/cm2	Negative	1	1	2020-03-11	11:21:20	A. Burgos	Bathroom	Room	Wall	Ceramic	A	Beige	Intact	
274-1A	30	0.2	mg/cm2	Negative	1	1	2020-03-11	11:21:34	A. Burgos	Bathroom	Room	Wall	Ceramic	C	Beige	Intact	
274-1A	31	0.1	mg/cm2	Negative	1	1	2020-03-11	11:21:56	A. Burgos	Bathroom	Room	Wall	Ceramic	D	Beige	Intact	
274-1A	32	0.1	mg/cm2	Negative	1	1	2020-03-11	11:22:14	A. Burgos	Bathroom	Room	Floor	Ceramic	-	White	Intact	
274-1A	33	-0.3	mg/cm2	Negative	1	1	2020-03-11	11:22:38	A. Burgos	Bathroom	Room	Sink	Ceramic	C	White	Intact	
274-1A	34	-0.1	mg/cm2	Negative	1	1	2020-03-11	11:22:56	A. Burgos	Bathroom	Room	Toilet	Ceramic	C	White	Intact	
274-1A	35	0.2	mg/cm2	Negative	1	1	2020-03-11	11:23:50	A. Burgos	Bathroom	Window		Wood	A	Brown	Intact	
274-1A	36	-0.1	mg/cm2	Negative	1	1	2020-03-11	11:25:06	A. Burgos	Balcony	Room	Wall	Concrete	A	Yellow	Intact	
274-1A	37	0	mg/cm2	Negative	1	1	2020-03-11	11:25:18	A. Burgos	Balcony	Room	Wall	Concrete	C	Yellow	Intact	
274-1A	38	0	mg/cm2	Negative	1	1	2020-03-11	11:25:31	A. Burgos	Balcony	Room	Wall	Concrete	D	Yellow	Intact	
274-1A	39	0	mg/cm2	Negative	1	1	2020-03-11	11:25:51	A. Burgos	Balcony	Room	Floor	Concrete	-	Red	Intact	
274-1B	40	0.1	mg/cm2	Negative	1	1	2020-03-11	11:29:37	A. Burgos	Reception 1st Level	Door		Wood	A	Brown	Intact	
274-1B	41	0.2	mg/cm2	Negative	1	1	2020-03-11	11:29:52	A. Burgos	Reception 1st Level	Door	Frame	Wood	A	Brown	Intact	
274-1B	42	0	mg/cm2	Negative	1	1	2020-03-11	11:31:56	A. Burgos	Reception 1st Level	Room	Wall	Concrete	A	White	Intact	
274-1B	43	-0.1	mg/cm2	Negative	1	1	2020-03-11	11:32:08	A. Burgos	Reception 1st Level	Room	Wall	Concrete	C	White	Intact	
274-1B	44	-0.1	mg/cm2	Negative	1	1	2020-03-11	11:32:28	A. Burgos	Reception 1st Level	Room	Floor	Concrete	-	Gray	Intact	
50-2A	45	0	mg/cm2	Negative	1	1	2020-03-11	11:37:11	A. Burgos	Living Room/Dining Room	Door		Wood	A	Brown	Intact	
50-2A	46	0.2	mg/cm2	Negative	1	1	2020-03-11	11:37:28	A. Burgos	Living Room/Dining Room	Door	Frame	Wood	A	Brown	Intact	
50-2A	47	0	mg/cm2	Negative	1	1	2020-03-11	11:37:48	A. Burgos	Living Room/Dining Room	Room	Wall	Concrete	A	White	Intact	
50-2A	48	0	mg/cm2	Negative	1	1	2020-03-11	11:38:04	A. Burgos	Living Room/Dining Room	Room	Wall	Concrete	B	White	Intact	
50-2A	49	0	mg/cm2	Negative	1	1	2020-03-11	11:38:19	A. Burgos	Living Room/Dining Room	Room	Wall	Concrete	C	White	Intact	
50-2A	50	0.1	mg/cm2	Negative	1	1	2020-03-11	11:38:33	A. Burgos	Living Room/Dining Room	Room	Wall	Concrete	D	White	Intact	
50-2A	51	0	mg/cm2	Negative	1	1	2020-03-11	11:39:37	A. Burgos	Kitchen	Room	Wall	Concrete	A	White	Intact	
50-2A	52	0	mg/cm2	Negative	1	1	2020-03-11	11:39:51	A. Burgos	Kitchen	Room	Wall	Concrete	B	White	Intact	
50-2A	53	0	mg/cm2	Negative	1	1	2020-03-11	11:40:05	A. Burgos	Kitchen	Room	Wall	Concrete	C	White	Intact	
50-2A	54	-0.1	mg/cm2	Negative	1	1	2020-03-11	11:40:18	A. Burgos	Kitchen	Room	Wall	Concrete	D	White	Intact	
50-2A	55	0.2	mg/cm2	Negative	1	1	2020-03-11	11:43:55	A. Burgos	Bedroom 1	Room	Wall	Concrete	A	White	Intact	
50-2A	56	0.2	mg/cm2	Negative	1	1	2020-03-11	11:44:23	A. Burgos	Bedroom 1	Room	Wall	Drywall	B	White	Intact	
50-2A	57	-0.1	mg/cm2	Negative	1	1	2020-03-11	11:44:43	A. Burgos	Bedroom 1	Room	Wall	Concrete	C	White	Intact	
50-2A	58	0	mg/cm2	Negative	1	1	2020-03-11	11:45:00	A. Burgos	Bedroom 1	Room	Wall	Concrete	D	White	Intact	
50-2A	59	0	mg/cm2	Negative	1	1	2020-03-11	11:46:04	A. Burgos	Bedroom 2	Room	Wall	Concrete	A	White	Intact	
50-2A	60	0.1	mg/cm2	Negative	1	1	2020-03-11	11:46:18	A. Burgos	Bedroom 2	Room	Wall	Concrete	B	White	Intact	
50-2A	61	0.2	mg/cm2	Negative	1	1	2020-03-11	11:46:33	A. Burgos	Bedroom 2	Room	Wall	Concrete	C	White	Intact	
50-2A	62	0.2	mg/cm2	Negative	1	1	2020-03-11	11:47:05	A. Burgos	Bedroom 2	Room	Wall	Drywall	D	White	Intact	
50-2A	63	0.2	mg/cm2	Negative	1	1	2020-03-11	11:49:52	A. Burgos	Bathroom	Room	Wall	Concrete	A	White	Intact	
50-2A	64	0.4	mg/cm2	Negative	1	1	2020-03-11	11:50:22	A. Burgos	Bathroom	Room	Wall	Ceramic	B	Beige	Intact	
50-2A	65	0.2	mg/cm2	Negative	1	1	2020-03-11	11:50:49	A. Burgos	Bathroom	Room	Wall	Ceramic	C	Beige	Intact	
50-2A	66	0.1	mg/cm2	Negative	1	1	2020-03-11	11:51:47	A. Burgos	Bathroom	Room	Wall	Concrete	D	White	Intact	
50-2A	67	-0.3	mg/cm2	Negative	1	1	2020-03-11	11:52:08	A. Burgos	Bathroom	Room		Ceramic	A	White	Intact	
50-2A	68	0	mg/cm2	Negative	1	1	2020-03-11	11:52:29	A. Burgos	Bathroom	Room	Floor	Ceramic	-	Beige	Intact	

SAN SEBASTIAN APARTMENTS (274-1A / 274-1B / 274-2A / 274-2B / 52-5A / 283-3A / 283-4A)

Company	Heuresis Corp.
Model	Pb200i
Type	XRF Lead Paint Analyzer
Serial Num.	2279
App Version	Pb200i-4.1-11

Notes:

Job Id	Reading #	Concentration	Units	Result	Floor	Action Level	Date	Time	Inspector	Room	Structure	Component	Substrate	Wall	Color	Condition	Aprox Quantity
274-1B	69	0.1	mg/cm2	Negative	2	1	2020-03-11	12:01:53	A. Burgos	Living Room/Dining Room	Room	Wall	Concrete	A	White	Intact	
274-1B	70	-0.1	mg/cm2	Negative	2	1	2020-03-11	12:02:07	A. Burgos	Living Room/Dining Room	Room	Wall	Concrete	B	White	Intact	
274-1B	71	-0.1	mg/cm2	Negative	2	1	2020-03-11	12:02:25	A. Burgos	Living Room/Dining Room	Room	Wall	Concrete	C	White	Intact	
274-1B	72	0.1	mg/cm2	Negative	2	1	2020-03-11	12:02:37	A. Burgos	Living Room/Dining Room	Room	Wall	Concrete	D	White	Intact	
274-1B	73	0.1	mg/cm2	Negative	2	1	2020-03-11	12:03:01	A. Burgos	Living Room/Dining Room	Door		Wood	A	Brown	Intact	
274-1B	74	0.2	mg/cm2	Negative	2	1	2020-03-11	12:03:17	A. Burgos	Living Room/Dining Room	Door	Frame	Wood	A	Brown	Intact	
274-1B	75	0.1	mg/cm2	Negative	2	1	2020-03-11	12:03:35	A. Burgos	Living Room/Dining Room	Balluster		Wood	A	Brown	Intact	
274-1B	76	0	mg/cm2	Negative	2	1	2020-03-11	12:05:00	A. Burgos	Kitchen	Room	Wall	Concrete	A	White	Intact	
274-1B	77	0	mg/cm2	Negative	2	1	2020-03-11	12:05:16	A. Burgos	Kitchen	Room	Wall	Ceramic	B	White	Intact	
274-1B	78	3.6	mg/cm2	Positive	2	1	2020-03-11	12:05:29	A. Burgos	Kitchen	Room	Wall	Ceramic	C	White	Intact	8 SQ. FT
274-1B	79	3.9	mg/cm2	Positive	2	1	2020-03-11	12:06:12	A. Burgos	Kitchen	Room	Wall	Ceramic	D	White	Intact	10 SQ. FT.
274-1B	80	-0.1	mg/cm2	Negative	2	1	2020-03-11	12:12:24	A. Burgos	Bedroom	Room	Wall	Concrete	A	White	Intact	
274-1B	81	0.1	mg/cm2	Negative	2	1	2020-03-11	12:12:42	A. Burgos	Bedroom	Room	Wall	Concrete	B	Pink	Intact	
274-1B	82	0.2	mg/cm2	Negative	2	1	2020-03-11	12:12:59	A. Burgos	Bedroom	Room	Wall	Drywall	C	White	Intact	
274-1B	83	0	mg/cm2	Negative	2	1	2020-03-11	12:13:15	A. Burgos	Bedroom	Room	Wall	Concrete	D	White	Intact	
274-1B	84	-0.2	mg/cm2	Negative	2	1	2020-03-11	12:15:42	A. Burgos	Bathroom	Room	Wall	Concrete	A	White	Intact	
274-1B	85	0	mg/cm2	Negative	2	1	2020-03-11	12:15:57	A. Burgos	Bathroom	Room	Wall	Concrete	B	White	Intact	
274-1B	86	0	mg/cm2	Negative	2	1	2020-03-11	12:16:10	A. Burgos	Bathroom	Room	Wall	Concrete	C	White	Intact	
274-1B	87	-0.1	mg/cm2	Negative	2	1	2020-03-11	12:16:28	A. Burgos	Bathroom	Room	Wall	Ceramic	A	White	Intact	
274-1B	88	-0.1	mg/cm2	Negative	2	1	2020-03-11	12:16:42	A. Burgos	Bathroom	Room	Wall	Ceramic	C	White	Intact	
274-1B	89	0	mg/cm2	Negative	2	1	2020-03-11	12:16:55	A. Burgos	Bathroom	Room	Wall	Ceramic	D	White	Intact	
274-1B	90	0.4	mg/cm2	Negative	2	1	2020-03-11	12:17:14	A. Burgos	Bathroom	Room	Floor	Ceramic	-	Beige	Intact	
274-1B	91	0.1	mg/cm2	Negative	2	1	2020-03-11	12:17:29	A. Burgos	Bathroom	Room	Floor	Ceramic	-	Gray	Intact	
274-1B	92	-0.1	mg/cm2	Negative	2	1	2020-03-11	12:17:55	A. Burgos	Bathroom	Room	Sink	Ceramic	C	White	Intact	
274-1B	93	-0.1	mg/cm2	Negative	2	1	2020-03-11	12:18:04	A. Burgos	Bathroom	Room	Toilet	Ceramic	C	White	Intact	
50-2B	94	0.2	mg/cm2	Negative	1	1	2020-03-11	12:41:12	A. Burgos	Reception	Door		Wood	A	Brown	Intact	
50-2B	95	0	mg/cm2	Negative	1	1	2020-03-11	12:41:28	A. Burgos	Reception	Door	Frame	Wood	A	Brown	Intact	
50-2B	96	-0.1	mg/cm2	Negative	1	1	2020-03-11	12:41:48	A. Burgos	Reception	Room	Wall	Concrete	A	White	Intact	
50-2B	97	0	mg/cm2	Negative	1	1	2020-03-11	12:42:01	A. Burgos	Reception	Room	Wall	Concrete	B	White	Intact	
50-2B	98	0.1	mg/cm2	Negative	1	1	2020-03-11	12:42:16	A. Burgos	Reception	Room	Wall	Concrete	C	White	Intact	
50-2B	99	0.1	mg/cm2	Negative	1	1	2020-03-11	12:42:30	A. Burgos	Reception	Room	Wall	Concrete	D	White	Intact	
50-2B	100	0.1	mg/cm2	Negative	1	1	2020-03-11	12:43:50	A. Burgos	Reception	Stair	Floor	Concrete	-	Red	Intact	
50-2B	101	0	mg/cm2	Negative	1	1	2020-03-11	12:44:04	A. Burgos	Reception	Stair	Balluster	Wood	-	Brown	Intact	
50-2B	102	0	mg/cm2	Negative	2	1	2020-03-11	12:45:45	A. Burgos	Living Room	Room	Wall	Concrete	A	White	Intact	
50-2B	103	0	mg/cm2	Negative	2	1	2020-03-11	12:45:59	A. Burgos	Living Room	Room	Wall	Concrete	B	White	Intact	
50-2B	104	-0.1	mg/cm2	Negative	2	1	2020-03-11	12:46:14	A. Burgos	Living Room	Room	Wall	Concrete	C	White	Intact	
50-2B	105	0.2	mg/cm2	Negative	2	1	2020-03-11	12:46:39	A. Burgos	Living Room	Room	Wall	Drywall	D	White	Intact	
50-2B	106	0.1	mg/cm2	Negative	2	1	2020-03-11	12:47:02	A. Burgos	Living Room	Door		Metal	A	Brown	Intact	
50-2B	107	0.3	mg/cm2	Negative	2	1	2020-03-11	12:47:18	A. Burgos	Living Room	Door	Frame	Metal	A	Brown	Intact	
50-2B	108	0	mg/cm2	Negative	2	1	2020-03-11	12:53:36	A. Burgos	Kitchen/Dining Room	Room	Wall	Concrete	A	White	Intact	
50-2B	109	-0.1	mg/cm2	Negative	2	1	2020-03-11	12:53:50	A. Burgos	Kitchen/Dining Room	Room	Wall	Concrete	B	White	Intact	
50-2B	110	0	mg/cm2	Negative	2	1	2020-03-11	12:54:12	A. Burgos	Kitchen/Dining Room	Room	Wall	Concrete	D	White	Intact	
50-2B	111	0.2	mg/cm2	Negative	2	1	2020-03-11	12:54:30	A. Burgos	Kitchen/Dining Room	Room	Wall	Ceramic	B	White	Intact	
50-2B	112	-0.1	mg/cm2	Negative	2	1	2020-03-11	12:54:43	A. Burgos	Kitchen/Dining Room	Room	Wall	Ceramic	C	White	Intact	
50-2B	113	0	mg/cm2	Negative	2	1	2020-03-11	12:54:56	A. Burgos	Kitchen/Dining Room	Room	Wall	Ceramic	D	White	Intact	
50-2B	114	0	mg/cm2	Negative	2	1	2020-03-11	12:57:27	A. Burgos	Bedroom 1	Room	Wall	Concrete	A	White	Intact	
50-2B	115	0.1	mg/cm2	Negative	2	1	2020-03-11	12:57:43	A. Burgos	Bedroom 1	Room	Wall	Concrete	B	White	Intact	
50-2B	116	0.3	mg/cm2	Negative	2	1	2020-03-11	12:58:09	A. Burgos	Bedroom 1	Room	Wall	Drywall	C	White	Intact	
50-2B	117	0	mg/cm2	Negative	2	1	2020-03-11	12:58:26	A. Burgos	Bedroom 1	Room	Wall	Concrete	D	White	Intact	
50-2B	118	0	mg/cm2	Negative	2	1	2020-03-11	12:59:48	A. Burgos	Bedroom 1	Door		Wood	D	Brown	Intact	
50-2B	119	0.2	mg/cm2	Negative	2	1	2020-03-11	13:00:04	A. Burgos	Bedroom 1	Door	Frame	Wood	D	Brown	Intact	
50-2B	120	0	mg/cm2	Negative	2	1	2020-03-11	13:01:21	A. Burgos	Bedroom 2	Room	Wall	Concrete	A	White	Intact	
50-2B	121	-0.2	mg/cm2	Negative	2	1	2020-03-11	13:01:35	A. Burgos	Bedroom 2	Room	Wall	Concrete	B	White	Intact	
50-2B	122	0	mg/cm2	Negative	2	1	2020-03-11	13:01:50	A. Burgos	Bedroom 2	Room	Wall	Concrete	C	White	Intact	
50-2B	123	0.1	mg/cm2	Negative	2	1	2020-03-11	13:02:04	A. Burgos	Bedroom 2	Room	Wall	Drywall	D	White	Intact	
50-2B	124	-0.1	mg/cm2	Negative	2	1	2020-03-11	13:03:17	A. Burgos	Bedroom 3	Room	Wall	Concrete	A	White	Intact	
50-2B	125	0.1	mg/cm2	Negative	2	1	2020-03-11	13:03:33	A. Burgos	Bedroom 3	Room	Wall	Drywall	B	White	Intact	
50-2B	126	-0.2	mg/cm2	Negative	2	1	2020-03-11	13:04:05	A. Burgos	Bedroom 3	Room	Wall	Concrete	C	White	Intact	
50-2B	127	0	mg/cm2	Negative	2	1	2020-03-11	13:04:23	A. Burgos	Bedroom 3	Room	Wall	Concrete	D	White	Intact	
50-2B	128	-0.2	mg/cm2	Negative	2	1	2020-03-11	13:06:14	A. Burgos	Bathroom	Room	Wall	Concrete	A	White	Intact	
50-2B	129	-0.1	mg/cm2	Negative	2	1	2020-03-11	13:06:27	A. Burgos	Bathroom	Room	Wall	Concrete	C	White	Intact	
50-2B	130	0	mg/cm2	Negative	2	1	2020-03-11	13:06:44	A. Burgos	Bathroom	Room	Wall	Concrete	D	White	Intact	
50-2B	131	0	mg/cm2	Negative	2	1	2020-03-11	13:07:03	A. Burgos	Bathroom	Room	Wall	Ceramic	A	Beige	Intact	
50-2B	132	0	mg/cm2	Negative	2	1	2020-03-11	13:07:15	A. Burgos	Bathroom	Room	Wall	Ceramic	B	Beige	Intact	
50-2B	133	0	mg/cm2	Negative	2	1	2020-03-11	13:07:27	A. Burgos	Bathroom	Room	Wall	Ceramic	C	Beige	Intact	
50-2B	134	-0.1	mg/cm2	Negative	2	1	2020-03-11	13:07:49	A. Burgos	Bathroom	Room	Floor	Ceramic	-	Beige	Intact	
50-2B	135	0	mg/cm2	Negative	2	1	2020-03-11	13:08:37	A. Burgos	Bathroom	Room	Sink	Ceramic	A	White	Intact	
50-2B	136	0	mg/cm2	Negative	2	1	2020-03-11	13:08:44	A. Burgos	Bathroom	Room	Toilet	Ceramic	A	White	Intact	

SAN SEBASTIAN APARTMENTS (274-1A / 274-1B / 274-2A / 274-2B / 52-5A / 283-3A / 283-4A)

Company	Heuresis Corp.
Model	Pb200i
Type	XRF Lead Paint Analyzer
Serial Num.	2279
App Version	Pb200i-4.1-11

Notes:

Job Id	Reading #	Concentration	Units	Result	Floor	Action Level	Date	Time	Inspector	Room	Structure	Component	Substrate	Wall	Color	Condition	Aprox Quantity
50-2B	137	0	mg/cm2	Negative	2	1	2020-03-11	13:10:55	A. Burgos	Balcony	Room	Wall	Concrete	-	Peach	Intact	
50-2B	138	-0.1	mg/cm2	Negative	2	1	2020-03-11	13:11:18	A. Burgos	Balcony	Column		Concrete	-	White	Intact	
50-2B	139	0.4	mg/cm2	Negative	2	1	2020-03-11	13:11:49	A. Burgos	Balcony	Room	Handrail	Metal	-	Brown	Intact	
50-2B	140	0	mg/cm2	Negative	2	1	2020-03-11	13:12:13	A. Burgos	Balcony	Room	Floor	Concrete	-	Red	Intact	
50-2B	141	0.1	mg/cm2	Negative	2	1	2020-03-11	13:13:37	A. Burgos	-	-	-	-	-	-	-	
52-5A	142	0.2	mg/cm2	Negative	1	1	2020-03-11	13:27:04	A. Burgos	House	Room	Wall	Concrete	A	Yellow	Intact	
52-5A	143	0.5	mg/cm2	Negative	1	1	2020-03-11	13:27:29	A. Burgos	House	Column		Concrete	A	White	Intact	
52-5A	144	3.1	mg/cm2	Positive	1	1	2020-03-11	13:28:00	A. Burgos	House	Room	Floor	Ceramic	-	Brown	Intact	8 SQ. FT
52-5A	145	1.3	mg/cm2	Positive	1	1	2020-03-11	13:31:43	A. Burgos	Living Room/Kitchen	Room	Wall	Concrete	A	White	Intact	275 SQ. FT.
52-5A	146	0.2	mg/cm2	Negative	1	1	2020-03-11	13:32:23	A. Burgos	Living Room/Kitchen	Room	Wall	Drywall	B	White	Intact	
52-5A	147	0	mg/cm2	Negative	1	1	2020-03-11	13:32:38	A. Burgos	Living Room/Kitchen	Room	Wall	Concrete	C	White	Intact	
52-5A	148	0	mg/cm2	Negative	1	1	2020-03-11	13:32:58	A. Burgos	Living Room/Kitchen	Room	Wall	Concrete	D	White	Intact	
52-5A	149	0.3	mg/cm2	Negative	1	1	2020-03-11	13:33:13	A. Burgos	Living Room/Kitchen	Room	Wall	Ceramic	D	Beige	Intact	
52-5A	150	0.5	mg/cm2	Negative	1	1	2020-03-11	13:33:31	A. Burgos	Living Room/Kitchen	Room	Wall	Ceramic	A	Beige	Intact	
52-5A	151	0.1	mg/cm2	Negative	1	1	2020-03-11	13:33:52	A. Burgos	Living Room/Kitchen	Door		Metal	A	Brown	Intact	
52-5A	152	0.3	mg/cm2	Negative	1	1	2020-03-11	13:34:08	A. Burgos	Living Room/Kitchen	Door	Frame	Metal	A	Brown	Intact	
52-5A	153	-0.1	mg/cm2	Negative	1	1	2020-03-11	13:37:48	A. Burgos	Bathroom	Room	Wall	Concrete	A	White	Intact	
52-5A	154	-0.2	mg/cm2	Negative	1	1	2020-03-11	13:38:02	A. Burgos	Bathroom	Room	Wall	Concrete	B	White	Intact	
52-5A	155	0	mg/cm2	Negative	1	1	2020-03-11	13:38:16	A. Burgos	Bathroom	Room	Wall	Concrete	C	White	Intact	
52-5A	156	0.3	mg/cm2	Negative	1	1	2020-03-11	13:38:45	A. Burgos	Bathroom	Room	Wall	Ceramic	A	Beige	Intact	
52-5A	157	0.1	mg/cm2	Negative	1	1	2020-03-11	13:38:59	A. Burgos	Bathroom	Room	Wall	Ceramic	C	Beige	Intact	
52-5A	158	0	mg/cm2	Negative	1	1	2020-03-11	13:39:15	A. Burgos	Bathroom	Room	Wall	Ceramic	D	Beige	Intact	
52-5A	159	0.1	mg/cm2	Negative	1	1	2020-03-11	13:39:32	A. Burgos	Bathroom	Room	Floor	Ceramic	-	Beige	Intact	
52-5A	160	-0.3	mg/cm2	Negative	1	1	2020-03-11	13:40:22	A. Burgos	Bathroom	Room	Sink	Ceramic	C	White	Intact	
52-5A	161	0	mg/cm2	Negative	1	1	2020-03-11	13:40:34	A. Burgos	Bathroom	Room	Toilet	Ceramic	C	White	Intact	
52-5A	162	0.2	mg/cm2	Negative	1	1	2020-03-11	13:45:37	A. Burgos	Bedroom 1	Room	Wall	Drywall	D	White	Intact	
52-5A	163	2.6	mg/cm2	Positive	1	1	2020-03-11	13:47:08	A. Burgos	Bedroom 1	Room	Wall	Concrete	A	White	Intact	96 SQ. FT.
52-5A	164	0.2	mg/cm2	Negative	1	1	2020-03-11	13:49:47	A. Burgos	Bedroom 1	Room	Wall	Drywall	C	White	Intact	
52-5A	165	0.2	mg/cm2	Negative	1	1	2020-03-11	13:50:18	A. Burgos	Bedroom 1	Room	Wall	Drywall	D	White	Intact	
52-5A	166	0.1	mg/cm2	Negative	1	1	2020-03-11	13:51:01	A. Burgos	Bedroom 1	Closet	Shelf	Wood	-	White	Intact	
52-5A	167	2.2	mg/cm2	Positive	1	1	2020-03-11	13:52:26	A. Burgos	Bedroom 2	Room	Wall	Concrete	A	White	Intact	96 SQ. FT.
52-5A	168	1.3	mg/cm2	Positive	1	1	2020-03-11	13:52:58	A. Burgos	Bedroom 2	Room	Wall	Concrete	B	White	Intact	156 SQ. FT.
52-5A	169	1.3	mg/cm2	Positive	1	1	2020-03-11	13:53:27	A. Burgos	Bedroom 2	Room	Wall	Concrete	C	White	Intact	132 SQ. FT.
52-5A	170	0.1	mg/cm2	Negative	1	1	2020-03-11	13:57:41	A. Burgos	Hallway	Room	Wall	Drywall	A	White	Intact	
52-5A	171	0.2	mg/cm2	Negative	1	1	2020-03-11	13:58:14	A. Burgos	Hallway	Room	Wall	Concrete	C	White	Intact	
283-3A	172	-0.1	mg/cm2	Negative	1	1	2020-03-11	14:37:42	A. Burgos	Apartment Exterior	Room	Wall	Concrete	A	Pink	Intact	
283-3A	173	0	mg/cm2	Negative	1	1	2020-03-11	14:38:07	A. Burgos	Apartment Exterior	Column		Concrete	A	White	Intact	
283-3A	174	0.2	mg/cm2	Negative	1	1	2020-03-11	14:38:33	A. Burgos	Apartment Exterior	Room	Gate	Metal	A	Brown	Intact	
283-3A	175	0	mg/cm2	Negative	1	1	2020-03-11	14:38:53	A. Burgos	Apartment Exterior	Door		Wood	A	Brown	Intact	
283-3A	176	0.2	mg/cm2	Negative	1	1	2020-03-11	14:39:08	A. Burgos	Apartment Exterior	Door	Frame	Wood	A	Brown	Intact	
283-3A	177	0	mg/cm2	Negative	1	1	2020-03-11	14:40:52	A. Burgos	Living Room	Room	Wall	Concrete	A	White	Intact	
283-3A	178	0.1	mg/cm2	Negative	1	1	2020-03-11	14:41:59	A. Burgos	Living Room	Room	Wall	Concrete	B	White	Intact	
283-3A	179	0.1	mg/cm2	Negative	1	1	2020-03-11	14:42:20	A. Burgos	Living Room	Room	Wall	Concrete	C	White	Intact	
283-3A	180	0	mg/cm2	Negative	1	1	2020-03-11	14:42:35	A. Burgos	Living Room	Room	Wall	Concrete	D	White	Intact	
283-3A	181	0.1	mg/cm2	Negative	1	1	2020-03-11	14:45:57	A. Burgos	Kitchen	Room	Wall	Concrete	A	White	Intact	
283-3A	182	0	mg/cm2	Negative	1	1	2020-03-11	14:46:10	A. Burgos	Kitchen	Room	Wall	Concrete	B	White	Intact	
283-3A	183	0.2	mg/cm2	Negative	1	1	2020-03-11	14:46:28	A. Burgos	Kitchen	Room	Wall	Concrete	C	White	Intact	
283-3A	184	4	mg/cm2	Positive	1	1	2020-03-11	14:46:50	A. Burgos	Kitchen	Room	Wall	Ceramic	C	Beige	Intact	18 SQ. FT.
283-3A	185	3.7	mg/cm2	Positive	1	1	2020-03-11	14:48:19	A. Burgos	Kitchen	Room	Wall	Ceramic	D	Beige	Intact	18 SQ. FT.
283-3A	186	0	mg/cm2	Negative	1	1	2020-03-11	14:50:02	A. Burgos	Kitchen	Room	Baseboard	Ceramic	A	Gray	Intact	
283-3A	187	0	mg/cm2	Negative	1	1	2020-03-11	14:50:16	A. Burgos	Kitchen	Room	Baseboard	Ceramic	B	Gray	Intact	
283-3A	188	0.1	mg/cm2	Negative	1	1	2020-03-11	14:52:03	A. Burgos	Bedroom	Room	Wall	Concrete	A	White	Intact	
283-3A	189	0.2	mg/cm2	Negative	1	1	2020-03-11	14:52:16	A. Burgos	Bedroom	Room	Wall	Concrete	B	White	Intact	
283-3A	190	-0.1	mg/cm2	Negative	1	1	2020-03-11	14:52:29	A. Burgos	Bedroom	Room	Wall	Concrete	C	White	Intact	
283-3A	191	0.1	mg/cm2	Negative	1	1	2020-03-11	14:52:43	A. Burgos	Bedroom	Room	Wall	Concrete	D	White	Intact	
283-3A	192	0.3	mg/cm2	Negative	1	1	2020-03-11	14:53:06	A. Burgos	Bedroom	Door		Wood	A	Brown	Intact	
283-3A	193	0.1	mg/cm2	Negative	1	1	2020-03-11	14:53:20	A. Burgos	Bedroom	Door	Frame	Wood1	A	Brown	Intact	
283-3A	194	-0.1	mg/cm2	Negative	1	1	2020-03-11	14:55:39	A. Burgos	Bathroom	Room	Wall	Concrete	A	White	Intact	
283-3A	195	0	mg/cm2	Negative	1	1	2020-03-11	14:55:51	A. Burgos	Bathroom	Room	Wall	Concrete	C	White	Intact	
283-3A	196	-0.1	mg/cm2	Negative	1	1	2020-03-11	14:56:07	A. Burgos	Bathroom	Room	Wall	Concrete	D	White	Intact	
283-3A	197	0.5	mg/cm2	Negative	1	1	2020-03-11	14:56:44	A. Burgos	Bathroom	Room	Wall	Ceramic	A	Beige	Intact	
283-3A	198	0.6	mg/cm2	Negative	1	1	2020-03-11	14:57:01	A. Burgos	Bathroom	Room	Wall	Ceramic	B	Beige	Intact	
283-3A	199	0.7	mg/cm2	Negative	1	1	2020-03-11	14:57:17	A. Burgos	Bathroom	Room	Wall	Ceramic	C	Beige	Intact	
283-3A	200	-0.2	mg/cm2	Negative	1	1	2020-03-11	14:57:39	A. Burgos	Bathroom	Room	Sink	Ceramic	C	White	Intact	
283-3A	201	0	mg/cm2	Negative	1	1	2020-03-11	14:57:48	A. Burgos	Bathroom	Room	Toilet	Ceramic	C	White	Intact	
283-3A	202	0.2	mg/cm2	Negative	1	1	2020-03-11	14:57:56	A. Burgos	Bathroom	Room	Bath tube	Ceramic	C	Beige	Intact	
283-3A	203	0	mg/cm2	Negative	1	1	2020-03-11	14:58:35	A. Burgos	Bathroom	Room	Floor	Ceramic	-	Beige	Intact	
283-3A	204	0.1	mg/cm2	Negative	1	1	2020-03-11	14:59:54	A. Burgos	Balcony	Room	Wall	Concrete	A	Pink	Intact	

SAN SEBASTIAN APARTMENTS (274-1A / 274-1B / 274-2A / 274-2B / 52-5A / 283-3A / 283-4A)

Company	Heuresis Corp.
Model	Pb200i
Type	XRF Lead Paint Analyzer
Serial Num.	2279
App Version	Pb200i-4.1-11

Notes:

Job Id	Reading #	Concentration	Units	Result	Floor	Action Level	Date	Time	Inspector	Room	Structure	Component	Substrate	Wall	Color	Condition	Aprox Quantity
283-3A	205	0.1	mg/cm2	Negative	1	1	2020-03-11	15:00:02	A. Burgos	Balcony	Room	Wall	Concrete	A	White	Intact	
283-3A	206	0.1	mg/cm2	Negative	1	1	2020-03-11	15:00:15	A. Burgos	Balcony	Room	Wall	Concrete	B	White	Intact	
283-3A	207	-0.1	mg/cm2	Negative	1	1	2020-03-11	15:00:28	A. Burgos	Balcony	Room	Wall	Concrete	C	White	Intact	
283-3A	208	0.1	mg/cm2	Negative	1	1	2020-03-11	15:00:44	A. Burgos	Balcony	Room	Wall	Concrete	D	Pink	Intact	
283-3A	209	0	mg/cm2	Negative	1	1	2020-03-11	15:01:19	A. Burgos	Balcony	Room	Floor	Concrete	-	Orange	Intact	
285-4A	210	0	mg/cm2	Negative	1	1	2020-03-11	15:07:41	A. Burgos	Apartment Exterior	Room	Wall	Concrete	A	Green	Intact	
285-4A	211	0.3	mg/cm2	Negative	1	1	2020-03-11	15:07:49	A. Burgos	Apartment Exterior	Room	Wall	Concrete	A	White	Intact	
285-4A	212	0	mg/cm2	Negative	1	1	2020-03-11	15:08:12	A. Burgos	Apartment Exterior	Room	Floor	Ceramic	-	Beige	Intact	
285-4A	213	0.2	mg/cm2	Negative	1	1	2020-03-11	15:09:52	A. Burgos	Living Room	Room	Wall	Concrete	A	White	Intact	
285-4A	214	0	mg/cm2	Negative	1	1	2020-03-11	15:10:06	A. Burgos	Living Room	Room	Wall	Concrete	B	White	Intact	
285-4A	215	0.1	mg/cm2	Negative	1	1	2020-03-11	15:10:22	A. Burgos	Living Room	Room	Wall	Concrete	C	Green	Intact	
285-4A	216	0.1	mg/cm2	Negative	1	1	2020-03-11	15:10:34	A. Burgos	Living Room	Room	Wall	Concrete	D	White	Intact	
285-4A	217	0.1	mg/cm2	Negative	1	1	2020-03-11	15:11:42	A. Burgos	Dining Room	Room	Wall	Concrete	A	Green	Intact	
285-4A	218	0	mg/cm2	Negative	1	1	2020-03-11	15:12:12	A. Burgos	Dining Room	Room	Wall	Concrete	B	Green	Intact	
285-4A	219	-0.1	mg/cm2	Negative	1	1	2020-03-11	15:12:26	A. Burgos	Dining Room	Room	Wall	Concrete	C	Green	Intact	
285-4A	220	-0.1	mg/cm2	Negative	1	1	2020-03-11	15:12:38	A. Burgos	Dining Room	Room	Wall	Concrete	D	Green	Intact	
285-4A	221	0	mg/cm2	Negative	1	1	2020-03-11	15:12:55	A. Burgos	Dining Room	Room	Floor	Concrete	-	Red	Intact	
285-4A	222	0.2	mg/cm2	Negative	1	1	2020-03-11	15:14:16	A. Burgos	Kitchen	Room	Wall	Concrete	A	White	Intact	
285-4A	223	0.1	mg/cm2	Negative	1	1	2020-03-11	15:14:29	A. Burgos	Kitchen	Room	Wall	Concrete	B	White	Intact	
285-4A	224	0	mg/cm2	Negative	1	1	2020-03-11	15:14:42	A. Burgos	Kitchen	Room	Wall	Concrete	C	White	Intact	
285-4A	225	0	mg/cm2	Negative	1	1	2020-03-11	15:14:57	A. Burgos	Kitchen	Room	Wall	Concrete	D	White	Intact	
285-4A	226	0.1	mg/cm2	Negative	1	1	2020-03-11	15:15:13	A. Burgos	Kitchen	Room	Wall	Ceramic	C	Beige	Intact	
285-4A	227	0	mg/cm2	Negative	1	1	2020-03-11	15:15:25	A. Burgos	Kitchen	Room	Wall	Ceramic	D	Beige	Intact	
285-4A	228	0	mg/cm2	Negative	1	1	2020-03-11	15:16:31	A. Burgos	Kitchen	Stair	Floor	Concrete	-	Red	Intact	
285-4A	229	0.1	mg/cm2	Negative	1	1	2020-03-11	15:16:58	A. Burgos	Kitchen	Stair	Wall	Concrete	B	White	Intact	
285-4A	230	-0.2	mg/cm2	Negative	2	1	2020-03-11	15:19:34	A. Burgos	Bathroom	Room	Wall	Concrete	A	White	Intact	
285-4A	231	0.1	mg/cm2	Negative	2	1	2020-03-11	15:19:50	A. Burgos	Bathroom	Room	Wall	Concrete	B	White	Intact	
285-4A	232	0	mg/cm2	Negative	2	1	2020-03-11	15:20:10	A. Burgos	Bathroom	Room	Wall	Concrete	C	Blue	Intact	
285-4A	233	0.1	mg/cm2	Negative	2	1	2020-03-11	15:20:36	A. Burgos	Bathroom	Room	Wall	Ceramic	C	Beige	Intact	
285-4A	234	0.2	mg/cm2	Negative	2	1	2020-03-11	15:20:56	A. Burgos	Bathroom	Room	Wall	Ceramic	D	Beige	Intact	
285-4A	235	0.1	mg/cm2	Negative	2	1	2020-03-11	15:21:32	A. Burgos	Bathroom	Room	Floor	Ceramic	-	Beige	Intact	
285-4A	236	-0.1	mg/cm2	Negative	2	1	2020-03-11	15:21:48	A. Burgos	Bathroom	Room	Sink	Ceramic	C	White	Intact	
285-4A	237	0.1	mg/cm2	Negative	2	1	2020-03-11	15:21:55	A. Burgos	Bathroom	Room	Toilet	Ceramic	C	White	Intact	
285-4A	238	0	mg/cm2	Negative	2	1	2020-03-11	15:23:40	A. Burgos	Hallway	Room	Wall	Concrete	B	White	Intact	
285-4A	239	0	mg/cm2	Negative	2	1	2020-03-11	15:23:54	A. Burgos	Hallway	Room	Wall	Concrete	D	White	Intact	
285-4A	240	0	mg/cm2	Negative	2	1	2020-03-11	15:25:25	A. Burgos	Bedroom 1	Room	Wall	Concrete	A	White	Intact	
285-4A	241	0.1	mg/cm2	Negative	2	1	2020-03-11	15:25:37	A. Burgos	Bedroom 1	Room	Wall	Concrete	B	White	Intact	
285-4A	242	-0.1	mg/cm2	Negative	2	1	2020-03-11	15:25:55	A. Burgos	Bedroom 1	Room	Wall	Concrete	C	Pink	Intact	
285-4A	243	-0.1	mg/cm2	Negative	2	1	2020-03-11	15:26:07	A. Burgos	Bedroom 1	Room	Wall	Concrete	D	White	Intact	
285-4A	244	0.2	mg/cm2	Negative	2	1	2020-03-11	15:26:28	A. Burgos	Bedroom 1	Room	Wall	Drywall	-	Gray	Intact	
285-4A	245	-0.1	mg/cm2	Negative	3	1	2020-03-11	15:28:23	A. Burgos	Bedroom 2	Room	Wall	Concrete	A	Brown	Intact	
285-4A	246	0	mg/cm2	Negative	3	1	2020-03-11	15:28:37	A. Burgos	Bedroom 2	Room	Wall	Concrete	B	White	Intact	
285-4A	247	0.2	mg/cm2	Negative	3	1	2020-03-11	15:28:53	A. Burgos	Bedroom 2	Room	Wall	Concrete	C	White	Intact	
285-4A	248	-0.1	mg/cm2	Negative	3	1	2020-03-11	15:29:08	A. Burgos	Bedroom 2	Room	Wall	Concrete	D	Brown	Intact	
285-4A	249	0.2	mg/cm2	Negative	3	1	2020-03-11	15:30:04	A. Burgos	Bedroom 2	Door		Wood	A	Brown	Intact	
285-4A	250	0	mg/cm2	Negative	3	1	2020-03-11	15:30:19	A. Burgos	Bedroom 2	Door	Frame	Wood	A	Brown	Intact	
285-4A	251	0	mg/cm2	Negative	3	1	2020-03-11	15:33:01	A. Burgos	Balcony	Room	Wall	Concrete	B	Beige	Intact	
285-4A	252	0	mg/cm2	Negative	3	1	2020-03-11	15:33:29	A. Burgos	Balcony	Room	Wall	Concrete	C	Green	Intact	
285-4A	253	0	mg/cm2	Negative	3	1	2020-03-11	15:33:48	A. Burgos	Balcony	Room	Wall	Concrete	D	Yellow	Intact	
285-4A	254	-0.2	mg/cm2	Negative	3	1	2020-03-11	15:34:36	A. Burgos	Balcony	Room	Floor	Concrete	-	Beige	Intact	
285-4A	255	0.2	mg/cm2	Negative	3	1	2020-03-11	15:35:05	A. Burgos	Balcony	Room	Grid	Metal	B	Brown	Intact	
285-4A	256	1.1	mg/cm2	Positive	3	1	2020-03-11	15:37:35	A. Burgos	Calibration							
285-4A	257	1.1	mg/cm2	Positive	3	1	2020-03-11	15:37:49	A. Burgos	Calibration							
285-4A	258	1.2	mg/cm2	Positive	3	1	2020-03-11	15:38:03	A. Burgos	Calibration							

285-4A

SAN SEBASTIAN APARTMENTS (52-5C / 52-5D / 52-5E / 51-6A / 51-6B / 51-6C / 301-7A / 301-7B / 283-3B

Company	Heuresis Corp.
Model	Pb200i
Type	XRF Lead Paint Analyzer
Serial Num.	1142
App Version	Pb200i-4.1-11

Job Id	Reading #	Concentration	Units	Result	Floor	Action Level	Date	Time	Inspector	Room	Structure	Component	Substrate	Wall	Color	Condition	Approx Qty
-	1	0.2	mg/cm2	Negative	3	1	3/12/2020	9:15:09	N. Torres	Calibration							
-	2	0.8	mg/cm2	Negative	3	1	3/12/2020	9:15:18	N. Torres	Calibration							
-	3	0	mg/cm2	Negative	3	1	3/12/2020	9:15:52	N. Torres	Calibration							
52-5C	4	-0.1	mg/cm2	Negative	3	1	3/12/2020	9:22:07	N. Torres	Living Room/Kitchen	Room	Wall	Concrete	A	Black	Intact	
52-5C	5	-0.1	mg/cm2	Negative	3	1	3/12/2020	9:22:40	N. Torres	Living Room/Kitchen	Column		Concrete	A	White	Intact	
52-5C	6	0	mg/cm2	Negative	3	1	3/12/2020	9:23:23	N. Torres	Living Room/Kitchen	Room	Wall	Concrete	A	Red	Intact	
52-5C	7	0.1	mg/cm2	Negative	3	1	3/12/2020	9:24:10	N. Torres	Living Room/Kitchen	Door		Wood	A	Brown	Intact	
52-5C	8	-0.1	mg/cm2	Negative	3	1	3/12/2020	9:24:32	N. Torres	Living Room/Kitchen	Door	Casing	Wood	A	Brown	Intact	
52-5C	9	0.3	mg/cm2	Negative	3	1	3/12/2020	9:25:03	N. Torres	Living Room/Kitchen	Room	Wall	Ceramic	A	Beige	Intact	
52-5C	10	0.3	mg/cm2	Negative	3	1	3/12/2020	9:25:27	N. Torres	Living Room/Kitchen	Room	Wall	Ceramic	B	Beige	Intact	
52-5C	11	-0.2	mg/cm2	Negative	3	1	3/12/2020	9:25:56	N. Torres	Living Room/Kitchen	Room	Wall	Concrete	C	White	Intact	
52-5C	12	0.2	mg/cm2	Negative	3	1	3/12/2020	9:26:25	N. Torres	Living Room/Kitchen	Room	Wall	Concrete	D	White	Intact	
52-5C	13	0.1	mg/cm2	Negative	3	1	3/12/2020	9:26:43	N. Torres	Living Room/Kitchen	Room	Wall	Concrete	D	Black	Intact	
52-5C	14	0.1	mg/cm2	Negative	3	1	3/12/2020	9:27:36	N. Torres	Living Room/Kitchen	Window		Metal	D	Brown	Intact	
52-5C	15	-0.1	mg/cm2	Negative	3	1	3/12/2020	9:29:02	N. Torres	Bathroom	Room	Wall	Concrete	A	White	Intact	
52-5C	16	-0.2	mg/cm2	Negative	3	1	3/12/2020	9:29:27	N. Torres	Bathroom	Room	Wall	Concrete	C	White	Intact	
52-5C	17	-0.1	mg/cm2	Negative	3	1	3/12/2020	9:29:43	N. Torres	Bathroom	Room	Wall	Concrete	D	White	Intact	
52-5C	18	0	mg/cm2	Negative	3	1	3/12/2020	9:30:09	N. Torres	Bathroom	Room	Wall	Ceramic	B	Beige	Intact	
52-5C	19	0.4	mg/cm2	Negative	3	1	3/12/2020	9:31:24	N. Torres	Bathroom	Room	Floor	Ceramic	-	White	Intact	
52-5C	20	0	mg/cm2	Negative	3	1	3/12/2020	9:32:18	N. Torres	Bathroom	Door		Wood	D	Brown	Intact	
52-5C	21	0.2	mg/cm2	Negative	3	1	3/12/2020	9:32:33	N. Torres	Bathroom	Door	Casing	Wood	D	Brown	Intact	
52-5C	22	0.1	mg/cm2	Negative	3	1	3/12/2020	9:34:09	N. Torres	Hallway	Room	Wall	Concrete	A	Black	Intact	
52-5C	23	-0.1	mg/cm2	Negative	3	1	3/12/2020	9:34:25	N. Torres	Hallway	Room	Wall	Concrete	C	White	Intact	
52-5C	24	-0.2	mg/cm2	Negative	3	1	3/12/2020	9:36:14	N. Torres	Bedroom 1	Room	Wall	Concrete	B	Beige	Intact	
52-5C	25	0.3	mg/cm2	Negative	3	1	3/12/2020	9:36:32	N. Torres	Bedroom 1	Room	Wall	Concrete	C	Violet	Intact	
52-5C	26	0.2	mg/cm2	Negative	3	1	3/12/2020	9:36:49	N. Torres	Bedroom 1	Room	Wall	Concrete	D	Beige	Intact	
52-5C	27	0	mg/cm2	Negative	3	1	3/12/2020	9:38:00	N. Torres	Bedroom 1	Room	Wall	Concrete	A	Beige	Intact	
52-5C	28	0.2	mg/cm2	Negative	3	1	3/12/2020	9:38:36	N. Torres	Bedroom 1	Door		Wood	A	Brown	Intact	
52-5C	29	-0.1	mg/cm2	Negative	3	1	3/12/2020	9:38:53	N. Torres	Bedroom 1	Door	Casing	Wood	A	Brown	Intact	
52-5C	30	0.2	mg/cm2	Negative	3	1	3/12/2020	9:39:22	N. Torres	Bedroom 1	Room	Wall	Wood	A	Beige	Intact	
52-5C	31	0.2	mg/cm2	Negative	3	1	3/12/2020	9:40:13	N. Torres	Bedroom 2	Room	Wall	Concrete	A	Beige	Intact	
52-5C	32	0.1	mg/cm2	Negative	3	1	3/12/2020	9:40:29	N. Torres	Bedroom 2	Room	Wall	Concrete	B	Beige	Intact	
52-5C	33	0.1	mg/cm2	Negative	3	1	3/12/2020	9:40:46	N. Torres	Bedroom 2	Room	Wall	Concrete	C	Beige	Intact	
52-5C	34	-0.1	mg/cm2	Negative	3	1	3/12/2020	9:41:07	N. Torres	Bedroom 2	Room	Wall	Concrete	D	Beige	Intact	
52-5C	35	0	mg/cm2	Negative	3	1	3/12/2020	9:41:40	N. Torres	Bedroom 2	Door		Wood	A	Brown	Intact	
52-5C	36	0.2	mg/cm2	Negative	3	1	3/12/2020	9:41:54	N. Torres	Bedroom 2	Door	Casing	Wood	A	Brown	Intact	
52-5C	37	0	mg/cm2	Negative	3	1	3/12/2020	9:43:42	N. Torres	Bedroom 3	Room	Wall	Concrete	A	White	Intact	
52-5C	38	0.1	mg/cm2	Negative	3	1	3/12/2020	9:43:55	N. Torres	Bedroom 3	Room	Wall	Concrete	B	White	Intact	
52-5C	39	-0.1	mg/cm2	Negative	3	1	3/12/2020	9:44:12	N. Torres	Bedroom 3	Room	Wall	Concrete	C	White	Intact	
52-5C	40	-0.1	mg/cm2	Negative	3	1	3/12/2020	9:44:28	N. Torres	Bedroom 3	Room	Wall	Concrete	D	Violet	Intact	
52-5C	41	0	mg/cm2	Negative	3	1	3/12/2020	9:44:57	N. Torres	Bedroom 3	Door		Wood	B	Brown	Intact	
52-5C	42	0.2	mg/cm2	Negative	3	1	3/12/2020	9:45:11	N. Torres	Bedroom 3	Door	Casing	Wood	B	Brown	Intact	
52-5C	43	0	mg/cm2	Negative	3	1	3/12/2020	9:46:38	N. Torres	Exterior	Door		Wood	D	Brown	Intact	
52-5C	44	0.1	mg/cm2	Negative	3	1	3/12/2020	9:48:18	N. Torres	Exterior	Floor		Concrete	-	Brick	Intact	
52-5C	45	0.1	mg/cm2	Negative	3	1	3/12/2020	9:49:02	N. Torres	Exterior	Railing		Metal	-	Brown	Intact	
52-5C	46	0	mg/cm2	Negative	3	1	3/12/2020	9:50:41	N. Torres	Hallway	Shelf		Wood	A	Beige	Intact	
52-5C	47	0	mg/cm2	Negative	3	1	3/12/2020	9:54:40	N. Torres	Stairwell	Room	Wall	Concrete	A	Orange	Intact	
52-5C	48	0.2	mg/cm2	Negative	3	1	3/12/2020	9:55:20	N. Torres	Stairwell	Room	Wall	Concrete	B	Orange	Intact	
52-5C	49	0.1	mg/cm2	Negative	3	1	3/12/2020	9:55:34	N. Torres	Stairwell	Room	Wall	Concrete	C	Orange	Intact	
52-5C	50	0	mg/cm2	Negative	3	1	3/12/2020	9:55:49	N. Torres	Stairwell	Room	Wall	Concrete	D	Orange	Intact	
52-5C	51	0	mg/cm2	Negative	3	1	3/12/2020	9:57:24	N. Torres	Stairwell	Room	Column	Concrete	-	Orange	Intact	
52-5C	52	0.1	mg/cm2	Negative	3	1	3/12/2020	9:58:07	N. Torres	Stairwell	Room	Floor	Ceramic	-	Beige	Intact	
52-5C	53	0	mg/cm2	Negative	3	1	3/12/2020	9:58:39	N. Torres	Stairwell	Room	Ceiling	Concrete	-	White	Intact	
52-5D	54	-0.1	mg/cm2	Negative	4	1	3/12/2020	10:04:52	N. Torres	Living Room/Kitchen	Room	Wall	Concrete	A	Blue	Intact	
52-5D	55	0	mg/cm2	Negative	4	1	3/12/2020	10:05:14	N. Torres	Living Room/Kitchen	Column		Concrete	A	Green	Intact	
52-5D	56	0.1	mg/cm2	Negative	4	1	3/12/2020	10:05:58	N. Torres	Living Room/Kitchen	Room	Wall	Ceramic	A	Beige	Intact	
52-5D	57	0.3	mg/cm2	Negative	4	1	3/12/2020	10:06:12	N. Torres	Living Room/Kitchen	Room	Wall	Ceramic	B	Beige	Intact	
52-5D	58	0.1	mg/cm2	Negative	4	1	3/12/2020	10:06:44	N. Torres	Living Room/Kitchen	Room	Wall	Concrete	C	Green	Intact	
52-5D	59	0	mg/cm2	Negative	4	1	3/12/2020	10:07:06	N. Torres	Living Room/Kitchen	Room	Wall	Concrete	D	Blue	Intact	
52-5D	60	0.2	mg/cm2	Negative	4	1	3/12/2020	10:07:32	N. Torres	Living Room/Kitchen	Door		Wood	A	Brown	Intact	
52-5D	61	0	mg/cm2	Negative	4	1	3/12/2020	10:07:50	N. Torres	Living Room/Kitchen	Door	Casing	Wood	A	Brown	Intact	
52-5D	62	0.1	mg/cm2	Negative	4	1	3/12/2020	10:08:54	N. Torres	Hallway	Room	Wall	Concrete	A	White	Intact	
52-5D	63	0	mg/cm2	Negative	4	1	3/12/2020	10:09:10	N. Torres	Hallway	Room	Wall	Concrete	C	White	Intact	
52-5D	64	0.1	mg/cm2	Negative	4	1	3/12/2020	10:09:46	N. Torres	Bathroom	Room	Wall	Concrete	A	Beige	Intact	
52-5D	65	0	mg/cm2	Negative	4	1	3/12/2020	10:10:38	N. Torres	Bathroom	Room	Wall	Concrete	C	Beige	Intact	
52-5D	66	-0.3	mg/cm2	Negative	4	1	3/12/2020	10:10:52	N. Torres	Bathroom	Room	Wall	Concrete	D	Beige	Intact	
52-5D	67	0.3	mg/cm2	Negative	4	1	3/12/2020	10:11:44	N. Torres	Bathroom	Room	Wall	Ceramic	B	Beige	Intact	
52-5D	68	0	mg/cm2	Negative	4	1	3/12/2020	10:12:30	N. Torres	Bathroom	Door		Wood	D	Brown	Intact	
52-5D	69	-0.1	mg/cm2	Negative	4	1	3/12/2020	10:12:44	N. Torres	Bathroom	Door	Casing	Wood	D	Brown	Intact	
52-5D	70	0.1	mg/cm2	Negative	4	1	3/12/2020	10:13:17	N. Torres	Bedroom 1	Door	Casing	Wood	D	Brown	Intact	
52-5D	71	-0.2	mg/cm2	Negative	4	1	3/12/2020	10:13:53	N. Torres	Bedroom 1	Door	Closet	Wood	D	Brown	Intact	
52-5D	72	0	mg/cm2	Negative	4	1	3/12/2020	10:14:20	N. Torres	Bedroom 1	Room		Concrete	A	Blue	Intact	
52-5D	73	-0.4	mg/cm2	Negative	4	1	3/12/2020	10:14:34	N. Torres	Bedroom 1	Room		Concrete	B	Blue	Intact	
52-5D	74	0.1	mg/cm2	Negative	4	1	3/12/2020	10:14:51	N. Torres	Bedroom 1	Room		Concrete	C	Blue	Intact	
52-5D	75	0	mg/cm2	Negative	4	1	3/12/2020	10:15:09	N. Torres	Bedroom 1	Room		Concrete	D	Beige	Intact	
52-5D	76	0	mg/cm2	Negative	4	1	3/12/2020	10:18:05	N. Torres	Bedroom 2	Room	Wall	Concrete	A	Beige	Intact	
52-5D	77	0.1	mg/cm2	Negative	4	1	3/12/2020	10:18:22	N. Torres	Bedroom 2	Closet	Wall	Concrete	B	Beige	Intact	
52-5D	78	0	mg/cm2	Negative	4	1	3/12/2020	10:20:07	N. Torres	Bedroom 2	Room	Wall	Wood	A	Beige	Intact	
52-5D	79	0	mg/cm2	Negative	4	1	3/12/2020	10:20:27	N. Torres	Bedroom 2	Room	Wall	Concrete	D	Beige	Intact	

SAN SEBASTIAN APARTMENTS (52-5C / 52-5D / 52-5E / 51-6A / 51-6B / 51-6C / 301-7A / 301-7B / 283-3B

Company	Heuresis Corp.
Model	Pb200i
Type	XRF Lead Paint Analyzer
Serial Num.	1142
App Version	Pb200i-4.1-11

Job Id	Reading #	Concentration	Units	Result	Floor	Action Level	Date	Time	Inspector	Room	Structure	Component	Substrate	Wall	Color	Condition	Approx Qty
52-SD	80	0.3	mg/cm2	Negative	4	1	3/12/2020	10:20:41	N. Torres	Bedroom 2	Room	Wall	Concrete	C	Beige	Intact	
52-SD	81	0.1	mg/cm2	Negative	4	1	3/12/2020	10:22:04	N. Torres	Bedroom 3	Room	Wall	Concrete	A	Green	Intact	
52-SD	82	0.1	mg/cm2	Negative	4	1	3/12/2020	10:22:37	N. Torres	Bedroom 3	Room	Wall	Concrete	B	Yellow	Intact	
52-SD	83	0	mg/cm2	Negative	4	1	3/12/2020	10:22:54	N. Torres	Bedroom 3	Room	Wall	Concrete	C	Yellow	Intact	
52-SD	84	0.1	mg/cm2	Negative	4	1	3/12/2020	10:23:08	N. Torres	Bedroom 3	Room	Wall	Concrete	D	Green	Intact	
52-SD	85	0.1	mg/cm2	Negative	4	1	3/12/2020	10:23:58	N. Torres	Exterior	Door		Wood	D	Brown	Intact	
52-SD	86	0.2	mg/cm2	Negative	4	1	3/12/2020	10:24:13	N. Torres	Exterior	Door	Casing	Wood	D	Brown	Intact	
52-SD	87	0.1	mg/cm2	Negative	4	1	3/12/2020	10:25:19	N. Torres	Exterior	Room	Wall	Concrete	-	Yellow	Intact	
52-SD	88	-0.1	mg/cm2	Negative	4	1	3/12/2020	10:26:57	N. Torres	Exterior	Column		Concrete	-	White	Intact	
52-SD	89	0.2	mg/cm2	Negative	4	1	3/12/2020	10:27:44	N. Torres	Exterior	Floor		Concrete	-	Gray	Intact	
52-SE	90	0.1	mg/cm2	Negative	5	1	3/12/2020	10:34:27	N. Torres	Living Room/Kitchen	Room	Wall	Concrete	A	Beige	Intact	
52-SE	91	0.1	mg/cm2	Negative	5	1	3/12/2020	10:36:00	N. Torres	Living Room/Kitchen	Room	Wall	Ceramic	A	Beige	Intact	
52-SE	92	0.1	mg/cm2	Negative	5	1	3/12/2020	10:37:54	N. Torres	Living Room/Kitchen	Door		Wood	A	Brown	Intact	
52-SE	93	-0.1	mg/cm2	Negative	5	1	3/12/2020	10:38:11	N. Torres	Living Room/Kitchen	Door	Casing	Wood	A	Brown	Intact	
52-SE	94	0	mg/cm2	Negative	5	1	3/12/2020	10:38:41	N. Torres	Living Room/Kitchen	Room	Wall	Concrete	B	Beige	Intact	
52-SE	95	0.1	mg/cm2	Negative	5	1	3/12/2020	10:39:05	N. Torres	Living Room/Kitchen	Column		Concrete	C	Beige	Intact	
52-SE	96	0.1	mg/cm2	Negative	5	1	3/12/2020	10:39:32	N. Torres	Living Room/Kitchen	Room	Wall	Concrete	D	Beige	Intact	
52-SE	97	0	mg/cm2	Negative	5	1	3/12/2020	10:40:13	N. Torres	Living Room/Kitchen	Room	Floor	Ceramic		Beige	Intact	
52-SE	98	-0.1	mg/cm2	Negative	5	1	3/12/2020	10:41:58	N. Torres	Bedroom	Room	Wall	Concrete	A	White	Intact	
52-SE	99	0.1	mg/cm2	Negative	5	1	3/12/2020	10:42:17	N. Torres	Bedroom	Room	Wall	Drywall	B	White	Intact	
52-SE	100	0.1	mg/cm2	Negative	5	1	3/12/2020	10:42:48	N. Torres	Bedroom	Room	Wall	Concrete	C	White	Intact	
52-SE	101	-0.1	mg/cm2	Negative	5	1	3/12/2020	10:43:06	N. Torres	Bedroom	Room	Wall	Concrete	D	White	Intact	
52-SE	102	-0.1	mg/cm2	Negative	5	1	3/12/2020	10:44:28	N. Torres	Bathroom	Room	Wall	Concrete	A	White	Intact	
52-SE	103	0	mg/cm2	Negative	5	1	3/12/2020	10:44:42	N. Torres	Bathroom	Room	Wall	Concrete	C	White	Intact	
52-SE	104	0.1	mg/cm2	Negative	5	1	3/12/2020	10:44:57	N. Torres	Bathroom	Room	Wall	Concrete	D	White	Intact	
52-SE	105	0.1	mg/cm2	Negative	5	1	3/12/2020	10:45:22	N. Torres	Bathroom	Room	Wall	Ceramic	B	Beige	Intact	
52-SE	106	0.2	mg/cm2	Negative	5	1	3/12/2020	10:46:52	N. Torres	Bathroom	Room	Floor	Ceramic	-	Beige	Intact	
52-SE	107	0	mg/cm2	Negative	5	1	3/12/2020	10:47:15	N. Torres	Bathroom	Door		Wood	D	Brown	Intact	
52-SE	108	0.1	mg/cm2	Negative	5	1	3/12/2020	10:47:30	N. Torres	Bathroom	Door	Casing	Wood	D	Brown	Intact	
52-SE	109	0.1	mg/cm2	Negative	5	1	3/12/2020	10:48:19	N. Torres	Bedroom	Door		Metal	D	Brown	Intact	
52-SE	110	0	mg/cm2	Negative	5	1	3/12/2020	10:49:48	N. Torres	Exterior	Room	Wall	Concrete	-	Orange	Intact	
52-SE	111	0.1	mg/cm2	Negative	5	1	3/12/2020	10:50:23	N. Torres	Exterior	Railing		Concrete	-	Orange	Intact	
52-SE	112	0.1	mg/cm2	Negative	5	1	3/12/2020	10:50:45	N. Torres	Exterior	Railing		Metal	-	Orange	Intact	
52-SE	113	-0.2	mg/cm2	Negative	5	1	3/12/2020	10:51:25	N. Torres	Exterior	Room	Floor	Concrete	-	Gray	Intact	
52-SE	114	-0.2	mg/cm2	Negative	5	1	3/12/2020	10:53:09	N. Torres	Exterior	Room	Wall	Concrete	-	Orange	Intact	
52-SE	115	0.1	mg/cm2	Negative	5	1	3/12/2020	10:56:02	N. Torres	Stairwell	Room	Railing	Concrete	-	Orange	Intact	
51-6A	116	0.1	mg/cm2	Negative	1	1	3/12/2020	11:01:16	N. Torres	Living Room	Column		Concrete	A	White	Intact	
51-6A	117	0.1	mg/cm2	Negative	1	1	3/12/2020	11:01:48	N. Torres	Living Room	Door		Wood	A	Brown	Intact	
51-6A	118	0	mg/cm2	Negative	1	1	3/12/2020	11:02:03	N. Torres	Living Room	Door	Casing	Wood	A	Brown	Intact	
51-6A	119	0	mg/cm2	Negative	1	1	3/12/2020	11:02:40	N. Torres	Living Room	Room	Wall	Concrete	B	White	Intact	
51-6A	120	0.2	mg/cm2	Negative	1	1	3/12/2020	11:02:59	N. Torres	Living Room	Room	Wall	Concrete	C	White	Intact	
51-6A	121	0	mg/cm2	Negative	1	1	3/12/2020	11:04:23	N. Torres	Living Room	Room	Wall	Concrete	D	White	Intact	
51-6A	122	0.1	mg/cm2	Negative	1	1	3/12/2020	11:07:53	N. Torres	Bedroom 1	Room	Wall	Drywall	A	Beige	Intact	
51-6A	123	0.5	mg/cm2	Negative	1	1	3/12/2020	11:09:29	N. Torres	Bedroom 1	Room	Wall	Concrete	C	Beige	Intact	
51-6A	124	0.2	mg/cm2	Negative	1	1	3/12/2020	11:09:52	N. Torres	Bedroom 1	Room	Wall	Concrete	C	Beige	Intact	
51-6A	125	0.1	mg/cm2	Negative	1	1	3/12/2020	11:10:28	N. Torres	Bedroom 1	Room	Wall	Concrete	D	Beige	Intact	
51-6A	126	0.1	mg/cm2	Negative	1	1	3/12/2020	11:10:52	N. Torres	Bedroom 1	Door		Wood	D	Brown	Intact	
51-6A	127	-0.2	mg/cm2	Negative	1	1	3/12/2020	11:12:52	N. Torres	Kitchen	Room	Wall	Concrete	A	White	Intact	
51-6A	128	0.2	mg/cm2	Negative	1	1	3/12/2020	11:13:09	N. Torres	Kitchen	Room	Wall	Concrete	B	White	Intact	
51-6A	129	0	mg/cm2	Negative	1	1	3/12/2020	11:13:28	N. Torres	Kitchen	Room	Wall	Concrete	C	White	Intact	
51-6A	130	0.2	mg/cm2	Negative	1	1	3/12/2020	11:14:01	N. Torres	Kitchen	Room	Wall	Concrete	D	White	Intact	
51-6A	131	3.5	mg/cm2	Positive	1	1	3/12/2020	11:14:32	N. Torres	Kitchen	Room	Wall	Ceramic	A	Beige	Intact	4 sq.ft.
51-6A	132	3.7	mg/cm2	Positive	1	1	3/12/2020	11:15:07	N. Torres	Kitchen	Room	Wall	Ceramic	D	Beige	Intact	12 sq.ft.
51-6A	133	0.2	mg/cm2	Negative	1	1	3/12/2020	11:19:00	N. Torres	Bathroom	Room	Wall	Concrete	A	Beige	Intact	
51-6A	134	0	mg/cm2	Negative	1	1	3/12/2020	11:19:15	N. Torres	Bathroom	Room	Wall	Concrete	B	Beige	Intact	
51-6B	135	0.1	mg/cm2	Negative	1	1	3/12/2020	11:19:30	N. Torres	Bathroom	Room	Wall	Concrete	C	Beige	Intact	
51-6B	136	0	mg/cm2	Negative	1	1	3/12/2020	11:19:46	N. Torres	Bathroom	Room	Wall	Concrete	D	Beige	Intact	
51-6B	137	0	mg/cm2	Negative	1	1	3/12/2020	11:20:25	N. Torres	Bathroom	Door		Wood	A	Brown	Intact	
51-6B	138	0.2	mg/cm2	Negative	1	1	3/12/2020	11:20:40	N. Torres	Bathroom	Door	Casing	Wood	A	Brown	Intact	
51-6B	139	0.2	mg/cm2	Negative	1	1	3/12/2020	11:21:21	N. Torres	Bathroom	Room	Ceiling	Concrete	-	Beige	Intact	
51-6B	140	0.1	mg/cm2	Negative	1	1	3/12/2020	11:25:12	N. Torres	Living Room	Railing		Wood	A	Brown	Intact	
51-6B	141	-0.1	mg/cm2	Negative	1	1	3/12/2020	11:25:19	N. Torres	Living Room	Baluster		Wood	A	Brown	Intact	
51-6B	142	0.1	mg/cm2	Negative	1	1	3/12/2020	11:31:01	N. Torres	Living Room/Dining Rm	Room	Wall	Concrete	A	White	Intact	
51-6B	143	-0.2	mg/cm2	Negative	1	1	3/12/2020	11:31:30	N. Torres	Living Room/Dining Room	Column		Concrete	A	Gray	Intact	
51-6B	144	0.1	mg/cm2	Negative	1	1	3/12/2020	11:31:55	N. Torres	Living Room/Dining Room	Door		Wood	A	Brown	Intact	
51-6B	145	0.2	mg/cm2	Negative	1	1	3/12/2020	11:32:09	N. Torres	Living Room/Dining Room	Door	Casing	Wood	A	Brown	Intact	
51-6B	146	0.3	mg/cm2	Negative	1	1	3/12/2020	11:32:46	N. Torres	Living Room/Dining Room	Room	Wall	Concrete	C	Beige	Intact	
51-6B	147	0.1	mg/cm2	Negative	1	1	3/12/2020	11:33:50	N. Torres	Living Room/Dining Room	Room	Wall	Drywall	D	Beige	Intact	
51-6B	148	-0.1	mg/cm2	Negative	1	1	3/12/2020	11:34:22	N. Torres	Living Room/Dining Room	Room	Wall	Concrete	A	Beige	Intact	
51-6B	149	0	mg/cm2	Negative	1	1	3/12/2020	11:34:48	N. Torres	Exterior	Railing		Metal	B	Brown	Intact	
51-6B	150	0.4	mg/cm2	Negative	1	1	3/12/2020	11:35:40	N. Torres	Exterior	Room	Wall	Concrete	A	Coral	Intact	
51-6B	151	0.2	mg/cm2	Negative	1	1	3/12/2020	11:36:40	N. Torres	Exterior	Column		Concrete	A	White	Intact	
51-6B	152	0.1	mg/cm2	Negative	1	1	3/12/2020	11:38:10	N. Torres	Exterior	Column		Concrete	B	White	Intact	
51-6B	153	0.3	mg/cm2	Negative	1	1	3/12/2020	11:38:39	N. Torres	Exterior	Room	Wall	Concrete	B	Coral	Intact	
51-6B	154	0.3	mg/cm2	Negative	1	1	3/12/2020	11:41:31	N. Torres	Kitchen	Room	Wall		A	Beige	Intact	
51-6B	155	0	mg/cm2	Negative	1	1	3/12/2020	11:41:50	N. Torres	Kitchen	Room	Wall	Concrete	B	White	Intact	
51-6B	156	-0.1	mg/cm2	Negative	1	1	3/12/2020	11:42:07	N. Torres	Kitchen	Room	Wall	Concrete	C	White	Intact	
51-6B	157	0	mg/cm2	Negative	1	1	3/12/2020	11:42:21	N. Torres	Kitchen	Room	Wall	Concrete	D	White	Intact	
51-6B	158	0	mg/cm2	Negative	1	1	3/12/2020	11:43:02	N. Torres	Kitchen	Window	Casing	Wood	A	Brown	Intact	

SAN SEBASTIAN APARTMENTS (52-5C / 52-5D / 52-5E / 51-6A / 51-6B / 51-6C / 301-7A / 301-7B / 283-3B

Company	Heuresis Corp.
Model	Pb200i
Type	XRF Lead Paint Analyzer
Serial Num.	1142
App Version	Pb200i-4.1-11

Job Id	Reading #	Concentration	Units	Result	Floor	Action Level	Date	Time	Inspector	Room	Structure	Component	Substrate	Wall	Color	Condition	Approx Qty
51-6B	159	-0.1	mg/cm2	Negative	1	1	3/12/2020	11:43:30	N. Torres	Kitchen	Room	Ceiling	Concrete		White	Intact	
51-6B	160	0.2	mg/cm2	Negative	1	1	3/12/2020	11:46:10	N. Torres	Bedroom	Room	Wall	Concrete	A	White	Intact	
51-6B	161	0.2	mg/cm2	Negative	1	1	3/12/2020	11:47:32	N. Torres	Bedroom	Room	Wall	Drywall	B	White	Intact	
51-6B	162	-0.2	mg/cm2	Negative	1	1	3/12/2020	11:48:28	N. Torres	Bedroom	Column		Concrete	C	Gray	Intact	
51-6B	163	0.2	mg/cm2	Negative	1	1	3/12/2020	11:48:50	N. Torres	Bedroom	Room	Wall	Concrete	D	White	Intact	
51-6B	164	0	mg/cm2	Negative	1	1	3/12/2020	11:49:33	N. Torres	Bedroom	Window	Casing	Wood	A	Brown	Intact	
51-6B	165	0	mg/cm2	Negative	1	1	3/12/2020	11:49:52	N. Torres	Bedroom	Door		Wood	A	Brown	Intact	
51-6B	166	0	mg/cm2	Negative	1	1	3/12/2020	11:50:45	N. Torres	Bedroom	Door	Casing	Wood	A	Brown	Intact	
51-6B	167	0.1	mg/cm2	Negative	1	1	3/12/2020	11:51:52	N. Torres	Bedroom	Shelf		Wood	B	Gray	Intact	
51-6B	168	0.1	mg/cm2	Negative	1	1	3/12/2020	11:52:11	N. Torres	Bedroom	Shelf Support		Wood	B	Gray	Intact	
51-6B	169	0	mg/cm2	Negative	1	1	3/12/2020	11:54:06	N. Torres	Bathroom	Room	Wall	Concrete	A	White	Intact	
51-6B	170	-0.2	mg/cm2	Negative	1	1	3/12/2020	11:54:23	N. Torres	Bathroom	Room	Wall	Concrete	B	White	Intact	
51-6B	171	-0.2	mg/cm2	Negative	1	1	3/12/2020	11:54:41	N. Torres	Bathroom	Room	Wall	Concrete	C	White	Intact	
51-6B	172	0.6	mg/cm2	Negative	1	1	3/12/2020	11:55:01	N. Torres	Bathroom	Room	Wall	Ceramic	D	Beige	Intact	
51-6B	173	0	mg/cm2	Negative	1	1	3/12/2020	11:56:14	N. Torres	Living Room/Dining Room	Door		Wood	A	Brown	Intact	
51-6C	174	0.2	mg/cm2	Negative	1	1	3/12/2020	11:56:29	N. Torres	Living Room/Dining Room	Door	Casing	Wood	A	Brown	Intact	
51-6C	175	0	mg/cm2	Negative	2	1	3/12/2020	12:00:44	N. Torres	Stairwell	Room	Wall	Concrete	A	White	Intact	
51-6C	176	0.2	mg/cm2	Negative	2	1	3/12/2020	12:01:57	N. Torres	Stairwell	Room	Wall	Concrete	B	White	Intact	
51-6C	177	-0.2	mg/cm2	Negative	2	1	3/12/2020	12:02:36	N. Torres	Stairwell	Room	Wall	Concrete	C	White	Intact	
51-6C	178	-0.2	mg/cm2	Negative	2	1	3/12/2020	12:02:54	N. Torres	Stairwell	Room	Wall	Concrete	D	White	Intact	
51-6C	179	0.1	mg/cm2	Negative	2	1	3/12/2020	12:04:15	N. Torres	Stairwell	Room	Floor	Ceramic	-	Beige	Intact	
51-6C	180	0.1	mg/cm2	Negative	2	1	3/12/2020	12:04:45	N. Torres	Stairwell	Railing		Wood	-	Brown	Intact	
51-6C	181	0.1	mg/cm2	Negative	3	1	3/12/2020	12:08:12	N. Torres	Living Room	Door		Metal	A	Brown	Intact	
51-6C	182	0.2	mg/cm2	Negative	3	1	3/12/2020	12:08:31	N. Torres	Living Room	Door	Casing	Metal	A	Brown	Intact	
51-6C	183	0.2	mg/cm2	Negative	3	1	3/12/2020	12:09:04	N. Torres	Living Room	Column		Concrete	A	White	Intact	
51-6C	184	0.1	mg/cm2	Negative	3	1	3/12/2020	12:09:46	N. Torres	Living Room	Room	Wall	Concrete	B	White	Intact	
51-6C	185	2.5	mg/cm2	Positive	3	1	3/12/2020	12:09:16	N. Torres	Living Room	Room	Wall	Concrete	C	White	Intact	104 sq.ft.
51-6C	186	-0.2	mg/cm2	Negative	3	1	3/12/2020	12:10:56	N. Torres	Living Room	Room	Wall	Concrete	D	Peach	Intact	
51-6C	187	1.3	mg/cm2	Positive	3	1	3/12/2020	12:11:39	N. Torres	Living Room	Room	Wall	Concrete	C	White	Intact	see above
51-6C	188	-0.1	mg/cm2	Negative	3	1	3/12/2020	12:14:23	N. Torres	Kitchen	Room	Wall	Concrete	A	White	Intact	
51-6C	189	0	mg/cm2	Negative	3	1	3/12/2020	12:15:06	N. Torres	Kitchen	Room	Wall	Ceramic	B	Beige	Intact	
51-6C	190	-0.3	mg/cm2	Negative	3	1	3/12/2020	12:15:55	N. Torres	Kitchen	Room	Wall	Concrete	C	White	Intact	
51-6C	191	0.2	mg/cm2	Negative	3	1	3/12/2020	12:20:31	N. Torres	Calibration							
51-6C	192	0.8	mg/cm2	Negative	3	1	3/12/2020	12:20:41	N. Torres	Calibration							
51-6C	193	1.1	mg/cm2	Positive	3	1	3/12/2020	12:20:58	N. Torres	Calibration							
51-6C	194	0.1	mg/cm2	Negative	3	1	3/12/2020	12:21:51	N. Torres	Kitchen	Room	Wall	Concrete	C	Beige	Intact	
51-6C	195	0.2	mg/cm2	Negative	3	1	3/12/2020	12:25:15	N. Torres	Kitchen	Room	Wall	Concrete	C	Beige	Intact	
51-6C	196	0.1	mg/cm2	Negative	3	1	3/12/2020	12:25:57	N. Torres	Kitchen	Window		Wood	A	Brown	Intact	
51-6C	197	0.1	mg/cm2	Negative	3	1	3/12/2020	12:28:35	N. Torres	Bedroom	Room	Wall	Concrete	A	White	Intact	
51-6C	198	1.9	mg/cm2	Positive	3	1	3/12/2020	12:29:04	N. Torres	Bedroom	Room	Wall to sea	Concrete	B	White	Intact	143 sq.ft.
51-6C	199	-0.1	mg/cm2	Negative	3	1	3/12/2020	12:30:16	N. Torres	Bedroom	Door		Wood	B	Brown	Intact	
51-6C	200	-0.2	mg/cm2	Negative	3	1	3/12/2020	12:30:44	N. Torres	Bedroom	Door	Casing	Wood	B	Brown	Intact	
51-6C	201	0.1	mg/cm2	Negative	3	1	3/12/2020	12:31:27	N. Torres	Bedroom	Column		Concrete	C	White	Intact	
51-6C	202	-0.2	mg/cm2	Negative	3	1	3/12/2020	12:32:08	N. Torres	Bedroom	Room	Wall	Concrete	C	White	Intact	
51-6C	203	0.1	mg/cm2	Negative	3	1	3/12/2020	12:33:11	N. Torres	Bedroom	Door	Casing	Wood	D	Brown	Intact	
51-6C	204	0	mg/cm2	Negative	3	1	3/12/2020	12:35:35	N. Torres	Exterior	Room	Wall	Concrete	-	Coral	Intact	
51-6C	205	-0.2	mg/cm2	Negative	3	1	3/12/2020	12:36:14	N. Torres	Exterior	Room	Wall	Concrete	-	Coral	Intact	
51-6C	206	0	mg/cm2	Negative	3	1	3/12/2020	12:38:49	N. Torres	Exterior	Room	Wall	Concrete	-	White	Intact	
301-7A	207	0.1	mg/cm2	Negative	3	1	3/12/2020	12:41:31	N. Torres	Exterior	Room	Wall	Concrete	-	Orange	Intact	
301-7A	208	0.1	mg/cm2	Negative	3	1	3/12/2020	12:43:19	N. Torres	Bedroom 2	Room	Wall	Concrete	A	White	Intact	
301-7A	209	-0.1	mg/cm2	Negative	3	1	3/12/2020	12:43:53	N. Torres	Bedroom 2	Room	Wall	Concrete	B	White	Intact	
301-7A	210	0.1	mg/cm2	Negative	3	1	3/12/2020	12:44:10	N. Torres	Bedroom 2	Room	Wall	Concrete	C	White	Intact	
301-7A	211	0.1	mg/cm2	Negative	3	1	3/12/2020	12:44:24	N. Torres	Bedroom 2	Room	Wall	Concrete	D	White	Intact	
301-7A	212	0	mg/cm2	Negative	3	1	3/12/2020	12:47:27	N. Torres	Exterior	Room	Wall	Concrete	A	Orange	Intact	
301-7A	213	0.1	mg/cm2	Negative	3	1	3/12/2020	12:48:00	N. Torres	Exterior	Window	Frame	Concrete	A	White	Intact	
301-7A	214	-0.1	mg/cm2	Negative	1	1	3/12/2020	13:37:16	N. Torres	Living Room	Room	Wall	Concrete	A	White	Intact	
301-7A	215	0.2	mg/cm2	Negative	1	1	3/12/2020	13:38:06	N. Torres	Living Room	Room	Wall	Concrete	B	White	Intact	
301-7A	216	-0.1	mg/cm2	Negative	1	1	3/12/2020	13:38:30	N. Torres	Living Room	Room	Wall	Concrete	C	White	Intact	
301-7A	217	0.2	mg/cm2	Negative	1	1	3/12/2020	13:38:58	N. Torres	Living Room	Room	Wall	Concrete	D	White	Intact	
301-7A	218	-0.1	mg/cm2	Negative	1	1	3/12/2020	13:39:30	N. Torres	Living Room	Room	Wall	Ceramic	C	Gray	Intact	
301-7A	219	0.2	mg/cm2	Negative	1	1	3/12/2020	13:40:01	N. Torres	Living Room	Door		Metal	A	Black	Intact	
301-7A	220	0	mg/cm2	Negative	1	1	3/12/2020	13:40:39	N. Torres	Living Room	Room	Wall	Concrete	D	White	Intact	
301-7A	221	0	mg/cm2	Negative	1	1	3/12/2020	13:41:55	N. Torres	Kitchen	Room	Wall	Concrete	B	White	Intact	
301-7A	222	-0.3	mg/cm2	Negative	1	1	3/12/2020	13:42:10	N. Torres	Kitchen	Room	Wall	Concrete	C	White	Intact	
301-7A	223	0	mg/cm2	Negative	1	1	3/12/2020	13:43:04	N. Torres	Kitchen	Room	Wall	Concrete	A	White	Intact	
301-7A	224	-0.1	mg/cm2	Negative	1	1	3/12/2020	13:43:23	N. Torres	Bedroom 1	Room	Wall	Concrete	B	White	Intact	
301-7A	225	0.1	mg/cm2	Negative	1	1	3/12/2020	13:43:45	N. Torres	Bedroom 1	Room	Wall	Concrete	C	White	Intact	
301-7A	226	0.1	mg/cm2	Negative	1	1	3/12/2020	13:44:21	N. Torres	Bedroom 1	Room	Wall	Concrete	D	White	Intact	
301-7A	227	-0.2	mg/cm2	Negative	1	1	3/12/2020	13:48:00	N. Torres	Bedroom 2	Room	Wall	Concrete	A	White	Intact	
301-7A	228	0.2	mg/cm2	Negative	1	1	3/12/2020	13:48:14	N. Torres	Bedroom 2	Room	Wall	Concrete	B	White	Intact	
301-7A	229	0	mg/cm2	Negative	1	1	3/12/2020	13:49:27	N. Torres	Bedroom 2	Column		Concrete	C	White	Intact	
301-7A	230	0	mg/cm2	Negative	1	1	3/12/2020	13:49:56	N. Torres	Bedroom 2	Door		Wood	C	Brown	Intact	
301-7A	231	0	mg/cm2	Negative	1	1	3/12/2020	13:51:53	N. Torres	Bathroom	Room	Wall	Concrete	A	White	Intact	
301-7A	232	0	mg/cm2	Negative	1	1	3/12/2020	13:52:31	N. Torres	Bathroom	Window		Wood	B	Brown	Intact	
301-7A	233	-0.2	mg/cm2	Negative	1	1	3/12/2020	13:53:03	N. Torres	Bathroom	Room	Wall	Ceramic	D	Beige	Intact	
301-7A	234	0.1	mg/cm2	Negative	1	1	3/12/2020	13:53:29	N. Torres	Bathroom	Door	Casing	Wood	D	Brown	Intact	
301-7A	235	0.1	mg/cm2	Negative	1	1	3/12/2020	13:59:38	N. Torres	Bedroom 1	Beam		Wood	-	White	Intact	
301-7A	236	0.1	mg/cm2	Negative	1	1	3/12/2020	13:59:48	N. Torres	Bedroom 1	Ceiling		Wood	-	White	Intact	
301-7A	237	0.2	mg/cm2	Negative	1	1	3/12/2020	14:00:07	N. Torres	Bedroom 1	Beam		Wood	-	White	Intact	

SAN SEBASTIAN APARTMENTS (52-5C / 52-5D / 52-5E / 51-6A / 51-6B / 51-6C / 301-7A / 301-7B / 283-3B

Company	Heuresis Corp.
Model	Pb200i
Type	XRF Lead Paint Analyzer
Serial Num.	1142
App Version	Pb200i-4.1-11

Job Id	Reading #	Concentration	Units	Result	Floor	Action Level	Date	Time	Inspector	Room	Structure	Component	Substrate	Wall	Color	Condition	Approx Qty
301-7A	238	0.1	mg/cm2	Negative	1	1	3/12/2020	14:03:34	N. Torres	Exterior	Room	Wall	Concrete	A	Coral	Intact	
301-7A	239	0.3	mg/cm2	Negative	1	1	3/12/2020	14:03:43	N. Torres	Exterior	Room	Wall	Concrete	A	White	Intact	
301-7B	240	-0.2	mg/cm2	Negative	1	1	3/12/2020	14:15:09	N. Torres	Living Room/Dining Rm	Room	Wall	Concrete	A	White	Intact	
301-7B	241	0	mg/cm2	Negative	1	1	3/12/2020	14:15:27	N. Torres	Living Room/Dining Rm	Room	Wall	Concrete	B	White	Intact	
301-7B	242	-0.1	mg/cm2	Negative	1	1	3/12/2020	14:15:46	N. Torres	Living Room/Dining Rm	Room	Wall	Concrete	C	White	Intact	
301-7B	243	0.1	mg/cm2	Negative	1	1	3/12/2020	14:17:05	N. Torres	Living Room/Dining Rm	Room	Wall	Concrete	D	White	Intact	
301-7B	244	0.2	mg/cm2	Negative	1	1	3/12/2020	14:17:51	N. Torres	Stairwell	Room	Floor	Concrete	-	Gray	Intact	
301-7B	245	0.1	mg/cm2	Negative	1	1	3/12/2020	14:20:21	N. Torres	Living Room/Dining Rm	Door	Casing	Wood	A	Brown	Intact	
301-7B	246	0	mg/cm2	Negative	1	1	3/12/2020	14:21:01	N. Torres	Living Room/Dining Rm	Door		Wood	B	Brown	Intact	
301-7B	247	-0.1	mg/cm2	Negative	1	1	3/12/2020	14:21:53	N. Torres	Exterior	Room	Wall	Concrete	B	Coral	Intact	
301-7B	248	0.1	mg/cm2	Negative	1	1	3/12/2020	14:23:40	N. Torres	Living Room/Dining Rm	Beam		Wood	-	White	Intact	
301-7B	249	0.2	mg/cm2	Negative	1	1	3/12/2020	14:23:56	N. Torres	Living Room/Dining Rm	Ceiling		Wood	-	White	Intact	
301-7B	250	0.1	mg/cm2	Negative	1	1	3/12/2020	14:24:18	N. Torres	Living Room/Dining Rm	Beam		Wood	-	White	Intact	
301-7B	251	0.1	mg/cm2	Negative	1	1	3/12/2020	14:26:02	N. Torres	Kitchen	Room	Wall	Ceramic	B	White	Intact	
301-7B	252	0	mg/cm2	Negative	1	1	3/12/2020	14:26:29	N. Torres	Kitchen	Room	Wall	Concrete	C	White	Intact	
301-7B	253	0.1	mg/cm2	Negative	1	1	3/12/2020	14:27:35	N. Torres	Bedroom 1	Room	Wall	Concrete	A	White	Intact	
301-7B	254	0.1	mg/cm2	Negative	1	1	3/12/2020	14:27:55	N. Torres	Bedroom 1	Room	Wall	Concrete	B	White	Intact	
301-7B	255	-0.1	mg/cm2	Negative	1	1	3/12/2020	14:28:11	N. Torres	Bedroom 1	Room	Wall	Concrete	C	White	Intact	
301-7B	256	0.1	mg/cm2	Negative	1	1	3/12/2020	14:28:26	N. Torres	Bedroom 1	Room	Wall	Concrete	D	White	Intact	
301-7B	257	0.1	mg/cm2	Negative	2	1	3/12/2020	14:30:25	N. Torres	Bathroom	Room	Wall	Concrete	A	White	Intact	
301-7B	258	-0.1	mg/cm2	Negative	2	1	3/12/2020	14:30:41	N. Torres	Bathroom	Room	Wall	Concrete	C	White	Intact	
301-7B	259	0	mg/cm2	Negative	2	1	3/12/2020	14:30:58	N. Torres	Bathroom	Room	Wall	Concrete	D	White	Intact	
301-7B	260	0.4	mg/cm2	Negative	2	1	3/12/2020	14:31:18	N. Torres	Bathroom	Room	Wall	Ceramic	B	Beige	Intact	
301-7B	261	-0.5	mg/cm2	Negative	2	1	3/12/2020	14:31:39	N. Torres	Bathroom	Room	Sink	Other	C	White	Intact	
301-7B	262	-0.2	mg/cm2	Negative	2	1	3/12/2020	14:31:48	N. Torres	Bathroom	Room	Toilet	Other	C	White	Intact	
301-7B	263	0.1	mg/cm2	Negative	2	1	3/12/2020	14:32:15	N. Torres	Bathroom	Room	Floor	Ceramic	-	Multi	Intact	
301-7B	264	-0.1	mg/cm2	Negative	2	1	3/12/2020	14:36:14	N. Torres	Bedroom 2	Room	Wall	Concrete	A	White	Intact	
301-7B	265	0.1	mg/cm2	Negative	2	1	3/12/2020	14:36:44	N. Torres	Bedroom 2	Room	Wall	Drywall	B	White	Intact	
301-7B	266	-0.2	mg/cm2	Negative	2	1	3/12/2020	14:37:04	N. Torres	Bedroom 2	Room	Wall	Concrete	C	White	Intact	
301-7B	267	0	mg/cm2	Negative	2	1	3/12/2020	14:37:21	N. Torres	Bedroom 2	Room	Wall	Concrete	D	White	Intact	
301-7B	268	-0.1	mg/cm2	Negative	2	1	3/12/2020	14:38:10	N. Torres	Bedroom 2	Door		Wood	A	Brown	Intact	
301-7B	269	0.2	mg/cm2	Negative	2	1	3/12/2020	14:38:27	N. Torres	Bedroom 2	Door	Casing	Wood	A	Brown	Intact	
301-7B	270	0.1	mg/cm2	Negative	2	1	3/12/2020	14:39:11	N. Torres	Living Room/Dining Rm	Railing		Metal	A	Brown	Intact	
283-3B	271	-0.1	mg/cm2	Negative	2	1	3/12/2020	14:54:53	N. Torres	Living Room	Room	Wall	Concrete	A	White	Intact	
283-3B	272	0.1	mg/cm2	Negative	2	1	3/12/2020	14:55:09	N. Torres	Living Room	Room	Wall	Concrete	B	White	Intact	
283-3B	273	-0.1	mg/cm2	Negative	2	1	3/12/2020	14:55:41	N. Torres	Living Room	Column		Concrete	C	White	Intact	
283-3B	274	0	mg/cm2	Negative	2	1	3/12/2020	14:56:07	N. Torres	Living Room	Room	Wall	Concrete	D	White	Intact	
283-3B	275	0	mg/cm2	Negative	2	1	3/12/2020	14:56:55	N. Torres	Living Room	Door		Wood	A	Brown	Intact	
283-3B	276	0	mg/cm2	Negative	2	1	3/12/2020	14:57:15	N. Torres	Living Room	Door	Casing	Metal	A	Brown	Intact	
283-3B	277	0.1	mg/cm2	Negative	2	1	3/12/2020	14:57:54	N. Torres	Exterior	Railing		Metal	A	Brown	Intact	
283-3B	278	0	mg/cm2	Negative	2	1	3/12/2020	14:58:23	N. Torres	Balcony	Room	Floor	Concrete	A	Gray	Intact	
283-3B	279	-0.2	mg/cm2	Negative	2	1	3/12/2020	14:59:44	N. Torres	Living Room	Stair	Risers	Concrete	D	Orange	Intact	
283-3B	280	0.2	mg/cm2	Negative	2	1	3/12/2020	15:03:57	N. Torres	Living Room	Room	Beam	Wood	-	White	Intact	
283-3B	281	-0.1	mg/cm2	Negative	2	1	3/12/2020	15:04:07	N. Torres	Living Room	Ceiling		Wood	-	White	Intact	
283-3B	282	-0.2	mg/cm2	Negative	2	1	3/12/2020	15:04:20	N. Torres	Living Room	Column	Molding	Wood	-	White	Intact	
283-3B	283	2.6	mg/cm2	Positive	2	1	3/12/2020	15:06:54	N. Torres	Kitchen	Room	Wall	Ceramic	C	Beige	Intact	16 sq.ft.
283-3B	284	3.1	mg/cm2	Positive	2	1	3/12/2020	15:07:17	N. Torres	Kitchen	Room	Wall	Ceramic	D	Beige	Intact	20 sq.ft.
283-3B	285	-0.2	mg/cm2	Negative	2	1	3/12/2020	15:08:49	N. Torres	Exterior	Room	Wall	Concrete	C	Coral	Intact	
283-3B	286	0.1	mg/cm2	Negative	2	1	3/12/2020	15:09:09	N. Torres	Bedroom	Door		Wood	A	Brown	Intact	
283-3B	287	-0.1	mg/cm2	Negative	2	1	3/12/2020	15:09:26	N. Torres	Bedroom	Door	Casing	Wood	A	Brown	Intact	
283-3B	288	0.1	mg/cm2	Negative	2	1	3/12/2020	15:10:00	N. Torres	Bedroom	Room	Wall	Concrete	A	White	Intact	
283-3B	289	-0.1	mg/cm2	Negative	2	1	3/12/2020	15:10:45	N. Torres	Bedroom	Room	Wall	Concrete	B	White	Intact	
283-3B	290	0.1	mg/cm2	Negative	2	1	3/12/2020	15:11:03	N. Torres	Bedroom	Room	Wall	Concrete	C	White	Intact	
283-3B	291	-0.1	mg/cm2	Negative	2	1	3/12/2020	15:11:19	N. Torres	Bedroom	Room	Wall	Concrete	D	White	Intact	
283-3B	292	0.1	mg/cm2	Negative	2	1	3/12/2020	15:11:47	N. Torres	Bedroom	Closet	Casing	Concrete	A	White	Intact	
283-3B	293	0	mg/cm2	Negative	2	1	3/12/2020	15:13:15	N. Torres	Bathroom	Room	Wall	Concrete	A	White	Intact	
283-3B	294	0.2	mg/cm2	Negative	2	1	3/12/2020	15:13:31	N. Torres	Bathroom	Room	Wall	Concrete	C	White	Intact	
283-3B	295	-0.1	mg/cm2	Negative	2	1	3/12/2020	15:13:46	N. Torres	Bathroom	Room	Wall	Concrete	D	White	Intact	
283-3B	296	0.7	mg/cm2	Negative	2	1	3/12/2020	15:14:05	N. Torres	Bathroom	Room	Wall	Ceramic	B	Beige	Intact	
283-3B	297	0.6	mg/cm2	Negative	2	1	3/12/2020	15:14:22	N. Torres	Bathroom	Room	Wall	Ceramic	B	Beige	Intact	
283-3B	298	-0.1	mg/cm2	Negative	2	1	3/12/2020	15:17:11	N. Torres	Bathroom	Room	Sink	Other	C	White	Intact	
283-3B	299	-0.1	mg/cm2	Negative	2	1	3/12/2020	15:17:19	N. Torres	Bathroom	Room	Toilet	Other	C	White	Intact	
283-3B	300	-0.1	mg/cm2	Negative	2	1	3/12/2020	15:17:39	N. Torres	Bathroom	Room	Floor	Ceramic	-	Beige	Intact	
283-3B	301	0.1	mg/cm2	Negative	2	1	3/12/2020	15:18:00	N. Torres	Bathroom	Room	Bathtub	Other	-	Beige	Intact	
283-3B	302	0.2	mg/cm2	Negative	2	1	3/12/2020	15:19:48	N. Torres	Exterior	Room	Wall	Concrete	A	Orange	Intact	
283-3B	303	0	mg/cm2	Negative	2	1	3/12/2020	15:20:15	N. Torres	Exterior	Column		Concrete	A	White	Intact	
-	304	0	mg/cm2	Negative		1	3/12/2020	15:21:37	N. Torres	Calibration							
-	305	0.1	mg/cm2	Negative		1	3/12/2020	15:22:36	N. Torres	Calibration							
-	306	1	mg/cm2	Positive		1	3/12/2020	15:22:50	N. Torres	Calibration							

SAN SEBASTIAN APARMENTS (303-8A / 303-8B / 300-9A / 300-9B / 300-9C / 302-10A / 50-10D / SUMAZA-APT)

Company	Heuresis Corp.
Model	Pb200i
Type	XRF Lead Paint Analyzer
Serial Num.	2279
App Version	Pb200i-4.1-11

Notes:

Job Id	Reading #	Concentration	Units	Result	Floor	Action Level	Date	Time	Inspector	Room	Structure	Component	Substrate	Wall	Color	Condition	Aprox. Quantity
303-8A	1	1.1	mg/cm2	Positive	1	1	2020-03-13	09:07:51	A. Burgos	Calibration							
303-8A	2	1.1	mg/cm2	Positive	1	1	2020-03-13	09:08:05	A. Burgos	Calibration							
303-8A	3	1.2	mg/cm2	Positive	1	1	2020-03-13	09:08:19	A. Burgos	Calibration							
303-8A	4	0	mg/cm2	Negative	1	1	2020-03-13	09:11:03	A. Burgos	Living Room	Room	Wall	Concrete	A	White	Intact	
303-8A	5	-0.1	mg/cm2	Negative	1	1	2020-03-13	09:11:17	A. Burgos	Living Room	Room	Wall	Concrete	B	White	Intact	
303-8A	6	0.1	mg/cm2	Negative	1	1	2020-03-13	09:11:30	A. Burgos	Living Room	Room	Wall	Concrete	C	White	Intact	
303-8A	7	-0.1	mg/cm2	Negative	1	1	2020-03-13	09:11:42	A. Burgos	Living Room	Room	Wall	Concrete	D	White	Intact	
303-8A	8	0.1	mg/cm2	Negative	1	1	2020-03-13	09:12:02	A. Burgos	Living Room	Door		Wood	A	Brown	Intact	
303-8A	9	0.1	mg/cm2	Negative	1	1	2020-03-13	09:12:18	A. Burgos	Living Room	Door	Frame	Wood	A	Brown	Intact	
303-8A	10	0	mg/cm2	Negative	1	1	2020-03-13	09:12:38	A. Burgos	Living Room	Room	Baseboard	Ceramic	A	Gray	Intact	
303-8A	11	-0.1	mg/cm2	Negative	1	1	2020-03-13	09:12:53	A. Burgos	Living Room	Room	Baseboard	Ceramic	B	Gray	Intact	
303-8A	12	-0.1	mg/cm2	Negative	1	1	2020-03-13	09:13:06	A. Burgos	Living Room	Room	Baseboard	Ceramic	C	Gray	Intact	
303-8A	13	0	mg/cm2	Negative	1	1	2020-03-13	09:13:22	A. Burgos	Living Room	Room	Baseboard	Ceramic	D	Gray	Intact	
303-8A	14	0.3	mg/cm2	Negative	1	1	2020-03-13	09:14:09	A. Burgos	Living Room	Room	Ceiling	Wood	-	White	Intact	
303-8A	15	0	mg/cm2	Negative	1	1	2020-03-13	09:15:38	A. Burgos	Bedroom 1	Room	Wall	Concrete	A	White	Intact	
303-8A	16	0.1	mg/cm2	Negative	1	1	2020-03-13	09:15:52	A. Burgos	Bedroom 1	Room	Wall	Concrete	B	White	Intact	
303-8A	17	0.1	mg/cm2	Negative	1	1	2020-03-13	09:16:06	A. Burgos	Bedroom 1	Room	Wall	Concrete	C	White	Intact	
303-8A	18	0.1	mg/cm2	Negative	1	1	2020-03-13	09:16:19	A. Burgos	Bedroom 1	Room	Wall	Concrete	D	White	Intact	
303-8A	19	0.1	mg/cm2	Negative	1	1	2020-03-13	09:18:12	A. Burgos	Bathroom	Room	Wall	Concrete	A	White	Intact	
303-8A	20	0	mg/cm2	Negative	1	1	2020-03-13	09:18:26	A. Burgos	Bathroom	Room	Wall	Concrete	C	White	Intact	
303-8A	21	-0.2	mg/cm2	Negative	1	1	2020-03-13	09:18:39	A. Burgos	Bathroom	Room	Wall	Concrete	D	White	Intact	
303-8A	22	0.5	mg/cm2	Negative	1	1	2020-03-13	09:18:59	A. Burgos	Bathroom	Room	Wall	Ceramic	A	Beige	Intact	
303-8A	23	0.5	mg/cm2	Negative	1	1	2020-03-13	09:19:12	A. Burgos	Bathroom	Room	Wall	Ceramic	B	Beige	Intact	
303-8A	24	0.6	mg/cm2	Negative	1	1	2020-03-13	09:19:26	A. Burgos	Bathroom	Room	Wall	Ceramic	C	Beige	Intact	
303-8A	25	0	mg/cm2	Negative	1	1	2020-03-13	09:19:43	A. Burgos	Bathroom	Room	Floor	Ceramic	-	White	Intact	
303-8A	26	0	mg/cm2	Negative	1	1	2020-03-13	09:19:58	A. Burgos	Bathroom	Room	Sink	Ceramic	A	White	Intact	
303-8A	27	-0.2	mg/cm2	Negative	1	1	2020-03-13	09:20:06	A. Burgos	Bathroom	Room	Toilet	Ceramic	A	White	Intact	
303-8A	28	0.2	mg/cm2	Negative	1	1	2020-03-13	09:20:21	A. Burgos	Bathroom	Room	Bath tube	Ceramic	B	White	Intact	
303-8A	29	0.1	mg/cm2	Negative	1	1	2020-03-13	09:21:49	A. Burgos	Kitchen	Room	Wall	Concrete	A	White	Intact	
303-8A	30	0.1	mg/cm2	Negative	1	1	2020-03-13	09:22:02	A. Burgos	Kitchen	Room	Wall	Concrete	B	White	Intact	
303-8A	31	0	mg/cm2	Negative	1	1	2020-03-13	09:22:15	A. Burgos	Kitchen	Room	Wall	Concrete	C	White	Intact	
303-8A	32	0.3	mg/cm2	Negative	1	1	2020-03-13	09:22:31	A. Burgos	Kitchen	Room	Wall	Ceramic	C	Beige	Intact	
303-8A	33	0.4	mg/cm2	Negative	1	1	2020-03-13	09:22:44	A. Burgos	Kitchen	Room	Wall	Ceramic	D	Beige	Intact	
303-8A	34	0.1	mg/cm2	Negative	1	1	2020-03-13	09:24:26	A. Burgos	Balcony	Room	Wall	Concrete	A	Orange	Intact	
303-8A	35	0.1	mg/cm2	Negative	1	1	2020-03-13	09:24:40	A. Burgos	Balcony	Room	Wall	Concrete	B	Orange	Intact	
303-8A	36	-0.1	mg/cm2	Negative	1	1	2020-03-13	09:24:54	A. Burgos	Balcony	Room	Wall	Concrete	C	Orange	Intact	
303-8A	37	0.2	mg/cm2	Negative	1	1	2020-03-13	09:25:11	A. Burgos	Balcony	Room	Wall	Drywall	C	White	Intact	
303-8A	38	-0.1	mg/cm2	Negative	1	1	2020-03-13	09:25:26	A. Burgos	Balcony	Room	Wall	Concrete	D	Orange	Intact	
303-8A	39	0.1	mg/cm2	Negative	1	1	2020-03-13	09:25:42	A. Burgos	Balcony	Room	Floor	Concrete	-	Red	Intact	
303-8A	40	0	mg/cm2	Negative	1	1	2020-03-13	09:27:32	A. Burgos	Bedroom 2	Room	Wall	Concrete	A	White	Intact	
303-8A	41	0	mg/cm2	Negative	1	1	2020-03-13	09:27:46	A. Burgos	Bedroom 2	Room	Wall	Concrete	B	White	Intact	
303-8A	42	0.1	mg/cm2	Negative	1	1	2020-03-13	09:28:00	A. Burgos	Bedroom 2	Room	Wall	Concrete	C	White	Intact	
303-8A	43	0	mg/cm2	Negative	1	1	2020-03-13	09:28:14	A. Burgos	Bedroom 2	Room	Wall	Concrete	D	White	Intact	
303-8A	44	0	mg/cm2	Negative	1	1	2020-03-13	09:28:41	A. Burgos	Bedroom 2	Closet	Shelf	Wood	C	White	Intact	
303-8A	45	0.3	mg/cm2	Negative	1	1	2020-03-13	09:29:03	A. Burgos	Bedroom 2	Door		Wood	D	Brown	Intact	
303-8A	46	0.1	mg/cm2	Negative	1	1	2020-03-13	09:29:17	A. Burgos	Bedroom 2	Door	Frame	Wood	D	Brown	Intact	
303-8A	47	0	mg/cm2	Negative	1	1	2020-03-13	09:31:10	A. Burgos	Apartment Exterior	Room	Wall	Concrete	A	Orange	Intact	
303-8A	48	0	mg/cm2	Negative	1	1	2020-03-13	09:31:28	A. Burgos	Apartment Exterior	Column		Concrete	A	White	Intact	
303-8B	49	0.1	mg/cm2	Negative	1	1	2020-03-13	09:33:44	A. Burgos	Apartment Reception	Room	Wall	Concrete	A	White	Intact	
303-8B	50	-0.2	mg/cm2	Negative	1	1	2020-03-13	09:33:58	A. Burgos	Apartment Reception	Room	Wall	Concrete	B	White	Intact	
303-8B	51	-0.2	mg/cm2	Negative	1	1	2020-03-13	09:34:10	A. Burgos	Apartment Reception	Room	Wall	Concrete	C	White	Intact	
303-8B	52	-0.2	mg/cm2	Negative	1	1	2020-03-13	09:34:30	A. Burgos	Apartment Reception	Room	Floor	Ceramic	-	Beige	Intact	
303-8B	53	0.1	mg/cm2	Negative	1	1	2020-03-13	09:34:43	A. Burgos	Apartment Reception	Room	Floor	Concrete	-	Gray	Intact	
303-8B	54	-0.1	mg/cm2	Negative	1	1	2020-03-13	09:35:06	A. Burgos	Apartment Reception	Closet	Shelf	Wood	D	Brown	Intact	
303-8B	55	0	mg/cm2	Negative	2	1	2020-03-13	09:39:21	A. Burgos	Living Room	Room	Wall	Concrete	A	White	Intact	
303-8B	56	0.1	mg/cm2	Negative	2	1	2020-03-13	09:39:34	A. Burgos	Living Room	Room	Wall	Concrete	B	White	Intact	
303-8B	57	0.1	mg/cm2	Negative	2	1	2020-03-13	09:39:48	A. Burgos	Living Room	Room	Wall	Concrete	C	White	Intact	
303-8B	58	0.1	mg/cm2	Negative	2	1	2020-03-13	09:40:01	A. Burgos	Living Room	Room	Wall	Concrete	D	White	Intact	
303-8B	59	0.1	mg/cm2	Negative	2	1	2020-03-13	09:40:21	A. Burgos	Living Room	Room	Floor	Ceramic	-	Beige	Intact	
303-8B	60	0.2	mg/cm2	Negative	2	1	2020-03-13	09:40:55	A. Burgos	Living Room	Door		Metal	A	Brown	Intact	
303-8B	61	0.2	mg/cm2	Negative	2	1	2020-03-13	09:41:28	A. Burgos	Living Room	Door	Frame	Metal	A	Brown	Intact	
303-8B	62	-0.2	mg/cm2	Negative	2	1	2020-03-13	09:43:10	A. Burgos	Kitchen	Room	Wall	Concrete	A	White	Intact	
303-8B	63	-0.1	mg/cm2	Negative	2	1	2020-03-13	09:43:28	A. Burgos	Kitchen	Room	Wall	Concrete	B	White	Intact	
303-8B	64	0.1	mg/cm2	Negative	2	1	2020-03-13	09:43:41	A. Burgos	Kitchen	Room	Wall	Concrete	C	White	Intact	
303-8B	65	3.5	mg/cm2	Positive	2	1	2020-03-13	09:44:18	A. Burgos	Kitchen	Room	Wall	Ceramic	C	Beige	Intact	14 SQ. FT.

SAN SEBASTIAN APARMENTS (303-8A / 303-8B / 300-9A / 300-9B / 300-9C / 302-10A / 50-10D / SUMAZA-APT)

Company	Heuresis Corp.
Model	Pb200i
Type	XRF Lead Paint Analyzer
Serial Num.	2279
App Version	Pb200i-4.1-11

Notes:

Job Id	Reading #	Concentration	Units	Result	Floor	Action Level	Date	Time	Inspector	Room	Structure	Component	Substrate	Wall	Color	Condition	Aprox. Quantity
303-8B	66	3.1	mg/cm2	Positive	2	1	2020-03-13	09:44:45	A. Burgos	Kitchen	Room	Wall	Ceramic	D	Beige	Intact	16 SQ. FT.
303-8B	67	0.1	mg/cm2	Negative	2	1	2020-03-13	09:47:47	A. Burgos	Bedroom 1	Room	Wall	Concrete	A	White	Intact	
303-8B	68	0	mg/cm2	Negative	2	1	2020-03-13	09:48:08	A. Burgos	Bedroom 1	Room	Wall	Concrete	B	White	Intact	
303-8B	69	-0.1	mg/cm2	Negative	2	1	2020-03-13	09:48:21	A. Burgos	Bedroom 1	Room	Wall	Concrete	C	White	Intact	
303-8B	70	0	mg/cm2	Negative	2	1	2020-03-13	09:48:34	A. Burgos	Bedroom 1	Room	Wall	Concrete	D	White	Intact	
303-8B	71	0.1	mg/cm2	Negative	2	1	2020-03-13	09:48:56	A. Burgos	Bedroom 1	Window		Metal	D	Black	Intact	
303-8B	72	0	mg/cm2	Negative	2	1	2020-03-13	09:50:17	A. Burgos	Bedroom 2	Room	Wall	Concrete	A	White	Intact	
303-8B	73	-0.1	mg/cm2	Negative	2	1	2020-03-13	09:50:30	A. Burgos	Bedroom 2	Room	Wall	Concrete	B	White	Intact	
303-8B	74	0	mg/cm2	Negative	2	1	2020-03-13	09:50:46	A. Burgos	Bedroom 2	Room	Wall	Concrete	C	White	Intact	
303-8B	75	-0.1	mg/cm2	Negative	2	1	2020-03-13	09:51:02	A. Burgos	Bedroom 2	Room	Wall	Concrete	D	White	Intact	
303-8B	76	0.1	mg/cm2	Negative	2	1	2020-03-13	09:51:28	A. Burgos	Bedroom 2	Door		Wood	C	Brown	Intact	
303-8B	77	0.1	mg/cm2	Negative	2	1	2020-03-13	09:51:45	A. Burgos	Bedroom 2	Door	Frame	Wood	C	Brown	Intact	
303-8B	78	0.1	mg/cm2	Negative	2	1	2020-03-13	09:58:46	A. Burgos	Bathroom	Room	Wall	Concrete	A	White	Intact	
303-8B	79	0	mg/cm2	Negative	2	1	2020-03-13	09:58:58	A. Burgos	Bathroom	Room	Wall	Concrete	C	White	Intact	
303-8B	80	-0.1	mg/cm2	Negative	2	1	2020-03-13	09:59:11	A. Burgos	Bathroom	Room	Wall	Concrete	D	White	Intact	
303-8B	81	0.2	mg/cm2	Negative	2	1	2020-03-13	09:59:58	A. Burgos	Bathroom	Room	Wall	Ceramic	A	Beige	Intact	
303-8B	82	0.2	mg/cm2	Negative	2	1	2020-03-13	10:01:08	A. Burgos	Bathroom	Room	Wall	Ceramic	B	Beige	Intact	
303-8B	83	0.2	mg/cm2	Negative	2	1	2020-03-13	10:01:38	A. Burgos	Bathroom	Room	Wall	Ceramic	C	Beige	Intact	
303-8B	84	0	mg/cm2	Negative	2	1	2020-03-13	10:02:01	A. Burgos	Bathroom	Room	Floor	Ceramic	-	Beige	Intact	
303-8B	85	0.2	mg/cm2	Negative	2	1	2020-03-13	10:02:38	A. Burgos	Bathroom	Room	Floor	Ceramic	-	Beige	Intact	
303-8B	86	-0.3	mg/cm2	Negative	2	1	2020-03-13	10:02:59	A. Burgos	Bathroom	Room	Sink	Ceramic	A	White	Intact	
303-8B	87	-0.3	mg/cm2	Negative	2	1	2020-03-13	10:03:06	A. Burgos	Bathroom	Room	Toilet	Ceramic	A	White	Intact	
303-8B	88	0	mg/cm2	Negative	2	1	2020-03-13	10:03:22	A. Burgos	Bathroom	Room	Floor	Ceramic	-	Beige	Intact	
303-8B	89	0	mg/cm2	Negative	2	1	2020-03-13	10:04:52	A. Burgos	Balcony	Room	Floor	Concrete	-	Red	Intact	
303-8B	90	0.1	mg/cm2	Negative	2	1	2020-03-13	10:05:22	A. Burgos	Balcony	Railing		Metal	-	Brown	Intact	
300-9A	91	0.1	mg/cm2	Negative	1	1	2020-03-13	10:16:45	A. Burgos	Apartment Exterior	Room	Wall	Concrete	A	Orange	Intact	
300-9A	92	0	mg/cm2	Negative	1	1	2020-03-13	10:17:27	A. Burgos	Apartment Exterior	Column		Concrete	A	White	Intact	
300-9A	93	0.1	mg/cm2	Negative	1	1	2020-03-13	10:17:48	A. Burgos	Apartment Exterior	Room	Gate	Metal	A	Brown	Intact	
300-9A	94	0.4	mg/cm2	Negative	1	1	2020-03-13	10:18:23	A. Burgos	Apartment Exterior	Room	Floor	Ceramic	-	Beige	Intact	
300-9A	95	-0.1	mg/cm2	Negative	1	1	2020-03-13	10:20:06	A. Burgos	Living Room	Room	Wall	Concrete	A	White	Intact	
300-9A	96	0	mg/cm2	Negative	1	1	2020-03-13	10:20:19	A. Burgos	Living Room	Room	Wall	Concrete	B	White	Intact	
300-9A	97	0.2	mg/cm2	Negative	1	1	2020-03-13	10:20:34	A. Burgos	Living Room	Room	Wall	Concrete	C	White	Intact	
300-9A	98	0	mg/cm2	Negative	1	1	2020-03-13	10:20:47	A. Burgos	Living Room	Room	Wall	Concrete	D	Orange	Intact	
300-9A	99	0.1	mg/cm2	Negative	1	1	2020-03-13	10:22:03	A. Burgos	Kitchen/Dining Room	Room	Wall	Concrete	A	White	Intact	
300-9A	100	0.1	mg/cm2	Negative	1	1	2020-03-13	10:22:29	A. Burgos	Kitchen/Dining Room	Room	Wall	Concrete	B	White	Intact	
300-9A	101	0.1	mg/cm2	Negative	1	1	2020-03-13	10:22:49	A. Burgos	Kitchen/Dining Room	Room	Wall	Concrete	C	White	Intact	
300-9A	102	0.1	mg/cm2	Negative	1	1	2020-03-13	10:23:03	A. Burgos	Kitchen/Dining Room	Room	Wall	Concrete	D	White	Intact	
300-9A	103	0.1	mg/cm2	Negative	1	1	2020-03-13	10:23:21	A. Burgos	Kitchen/Dining Room	Room	Wall	Ceramic	B	Beige	Intact	
300-9A	104	0.3	mg/cm2	Negative	1	1	2020-03-13	10:23:34	A. Burgos	Kitchen/Dining Room	Room	Wall	Ceramic	C	Beige	Intact	
300-9A	105	0.1	mg/cm2	Negative	1	1	2020-03-13	10:24:59	A. Burgos	Bedroom 1	Room	Wall	Concrete	A	White	Intact	
300-9A	106	0.1	mg/cm2	Negative	1	1	2020-03-13	10:25:14	A. Burgos	Bedroom 1	Room	Wall	Concrete	B	White	Intact	
300-9A	107	0	mg/cm2	Negative	1	1	2020-03-13	10:25:26	A. Burgos	Bedroom 1	Room	Wall	Concrete	C	White	Intact	
300-9A	108	0.2	mg/cm2	Negative	1	1	2020-03-13	10:25:44	A. Burgos	Bedroom 1	Room	Wall	Concrete	D	White	Intact	
300-9A	109	0.1	mg/cm2	Negative	1	1	2020-03-13	10:27:03	A. Burgos	Bedroom 1	Door		Wood	C	Brown	Intact	
300-9A	110	0.2	mg/cm2	Negative	1	1	2020-03-13	10:27:17	A. Burgos	Bedroom 1	Door	Frame	Wood	C	Brown	Intact	
300-9A	111	-0.2	mg/cm2	Negative	1	1	2020-03-13	10:28:34	A. Burgos	Bedroom 2	Room	Wall	Concrete	A	White	Intact	
300-9A	112	0	mg/cm2	Negative	1	1	2020-03-13	10:28:47	A. Burgos	Bedroom 2	Room	Wall	Concrete	B	White	Intact	
300-9A	113	0.1	mg/cm2	Negative	1	1	2020-03-13	10:29:01	A. Burgos	Bedroom 2	Room	Wall	Concrete	C	White	Intact	
300-9A	114	0.2	mg/cm2	Negative	1	1	2020-03-13	10:29:14	A. Burgos	Bedroom 2	Room	Wall	Concrete	D	White	Intact	
300-9A	115	0	mg/cm2	Negative	1	1	2020-03-13	10:30:48	A. Burgos	Balcony	Room	Wall	Concrete	A	Orange	Intact	
300-9A	116	0	mg/cm2	Negative	1	1	2020-03-13	10:31:01	A. Burgos	Balcony	Room	Wall	Concrete	B	Orange	Intact	
300-9A	117	0.2	mg/cm2	Negative	1	1	2020-03-13	10:31:15	A. Burgos	Balcony	Room	Wall	Concrete	C	Orange	Intact	
300-9A	118	0.1	mg/cm2	Negative	1	1	2020-03-13	10:31:29	A. Burgos	Balcony	Room	Wall	Concrete	D	Orange	Intact	
300-9A	119	0	mg/cm2	Negative	1	1	2020-03-13	10:32:12	A. Burgos	Balcony	Window		Metal	A	Brown	Intact	
300-9A	120	0	mg/cm2	Negative	1	1	2020-03-13	10:32:38	A. Burgos	Balcony	Room	Floor	Concrete	-	Red	Intact	
300-9A	121	-0.1	mg/cm2	Negative	1	1	2020-03-13	10:34:37	A. Burgos	Bathroom	Room	Wall	Concrete	A	White	Intact	
300-9A	122	0	mg/cm2	Negative	1	1	2020-03-13	10:34:50	A. Burgos	Bathroom	Room	Wall	Concrete	B	White	Intact	
300-9A	123	0.1	mg/cm2	Negative	1	1	2020-03-13	10:35:02	A. Burgos	Bathroom	Room	Wall	Concrete	D	White	Intact	
300-9A	124	0.1	mg/cm2	Negative	1	1	2020-03-13	10:35:16	A. Burgos	Bathroom	Room	Wall	Ceramic	B	Beige	Intact	
300-9A	125	0	mg/cm2	Negative	1	1	2020-03-13	10:35:29	A. Burgos	Bathroom	Room	Wall	Ceramic	C	Beige	Intact	
300-9A	126	0.1	mg/cm2	Negative	1	1	2020-03-13	10:35:44	A. Burgos	Bathroom	Room	Wall	Ceramic	D	Beige	Intact	
300-9A	127	0.2	mg/cm2	Negative	1	1	2020-03-13	10:35:58	A. Burgos	Bathroom	Room	Floor	Ceramic	-	Beige	Intact	
300-9A	128	-0.3	mg/cm2	Negative	1	1	2020-03-13	10:36:16	A. Burgos	Bathroom	Room	Sink	Ceramic	D	Beige	Intact	
300-9A	129	0	mg/cm2	Negative	1	1	2020-03-13	10:36:23	A. Burgos	Bathroom	Room	Toilet	Ceramic	D	Beige	Intact	
300-9A	130	0.2	mg/cm2	Negative	1	1	2020-03-13	10:37:28	A. Burgos	Bedroom 3	Room	Wall	Concrete	A	White	Intact	

SAN SEBASTIAN APARMENTS (303-8A / 303-8B / 300-9A / 300-9B / 300-9C / 302-10A / 50-10D / SUMAZA-APT)

Company	Heuresis Corp.
Model	Pb200i
Type	XRF Lead Paint Analyzer
Serial Num.	2279
App Version	Pb200i-4.1-11

Notes:

Job Id	Reading #	Concentration	Units	Result	Floor	Action Level	Date	Time	Inspector	Room	Structure	Component	Substrate	Wall	Color	Condition	Aprox. Quantity
300-9A	131	0	mg/cm2	Negative	1	1	2020-03-13	10:37:43	A. Burgos	Bedroom 3	Room	Wall	Concrete	B	White	Intact	
300-9A	132	0.1	mg/cm2	Negative	1	1	2020-03-13	10:38:01	A. Burgos	Bedroom 3	Room	Wall	Drywall	C	White	Intact	
300-9A	133	0.1	mg/cm2	Negative	1	1	2020-03-13	10:38:17	A. Burgos	Bedroom 3	Room	Wall	Concrete	D	White	Intact	
300-9A	134	0	mg/cm2	Negative	1	1	2020-03-13	10:39:13	A. Burgos	Bedroom 3	Door		Wood	C	Brown	Intact	
300-9A	135	0	mg/cm2	Negative	1	1	2020-03-13	10:39:27	A. Burgos	Bedroom 3	Door	Frame	Wood	C	Brown	Intact	
300-9B	136	-0.1	mg/cm2	Negative	2	1	2020-03-13	10:50:35	A. Burgos	Living Room	Room	Wall	Concrete	A	White	Intact	
300-9B	137	-0.2	mg/cm2	Negative	2	1	2020-03-13	10:50:49	A. Burgos	Living Room	Room	Wall	Concrete	B	White	Intact	
300-9B	138	0.2	mg/cm2	Negative	2	1	2020-03-13	10:51:07	A. Burgos	Living Room	Room	Wall	Concrete	C	White	Intact	
300-9B	139	0	mg/cm2	Negative	2	1	2020-03-13	10:51:16	A. Burgos	Living Room	Room	Wall	Concrete	C	Green	Intact	
300-9B	140	0	mg/cm2	Negative	2	1	2020-03-13	10:51:28	A. Burgos	Living Room	Room	Wall	Concrete	D	White	Intact	
300-9B	141	0.1	mg/cm2	Negative	2	1	2020-03-13	10:51:51	A. Burgos	Living Room	Door		Wood	D	Brown	Intact	
300-9B	142	0.2	mg/cm2	Negative	2	1	2020-03-13	10:52:05	A. Burgos	Living Room	Door	Frame	Wood	D	Brown	Intact	
300-9B	143	0.1	mg/cm2	Negative	2	1	2020-03-13	10:53:21	A. Burgos	Kitchen	Room	Wall	Ceramic	A	Gray	Intact	
300-9B	144	0.2	mg/cm2	Negative	2	1	2020-03-13	10:53:34	A. Burgos	Kitchen	Room	Wall	Ceramic	B	Gray	Intact	
300-9B	145	0.1	mg/cm2	Negative	2	1	2020-03-13	10:53:49	A. Burgos	Kitchen	Room	Wall	Ceramic	C	Gray	Intact	
300-9B	146	0	mg/cm2	Negative	2	1	2020-03-13	10:54:03	A. Burgos	Kitchen	Room	Wall	Concrete	C	Brown	Intact	
300-9B	147	0.2	mg/cm2	Negative	2	1	2020-03-13	10:54:17	A. Burgos	Kitchen	Room	Wall	Concrete	D	White	Intact	
300-9B	148	0	mg/cm2	Negative	2	1	2020-03-13	10:55:34	A. Burgos	Balcony	Room	Wall	Concrete	A	Orange	Intact	
300-9B	149	0.2	mg/cm2	Negative	2	1	2020-03-13	10:55:47	A. Burgos	Balcony	Room	Wall	Concrete	B	Orange	Intact	
300-9B	150	0	mg/cm2	Negative	2	1	2020-03-13	10:56:00	A. Burgos	Balcony	Room	Wall	Concrete	C	Orange	Intact	
300-9B	151	-0.1	mg/cm2	Negative	2	1	2020-03-13	10:56:14	A. Burgos	Balcony	Room	Wall	Concrete	D	Orange	Intact	
300-9B	152	0.2	mg/cm2	Negative	2	1	2020-03-13	10:56:33	A. Burgos	Balcony	Room	Floor	Concrete	-	Red	Intact	
300-9B	153	-0.1	mg/cm2	Negative	2	1	2020-03-13	10:56:59	A. Burgos	Balcony	Column		Concrete	A	White	Intact	
300-9B	154	0	mg/cm2	Negative	2	1	2020-03-13	10:57:57	A. Burgos	Dining Room	Room	Wall	Concrete	A	White	Intact	
300-9B	155	0.1	mg/cm2	Negative	2	1	2020-03-13	10:58:09	A. Burgos	Dining Room	Room	Wall	Concrete	B	White	Intact	
300-9B	156	0.3	mg/cm2	Negative	2	1	2020-03-13	10:58:24	A. Burgos	Dining Room	Room	Wall	Concrete	C	White	Intact	
300-9B	157	0	mg/cm2	Negative	2	1	2020-03-13	10:58:36	A. Burgos	Dining Room	Room	Wall	Concrete	D	Orange	Intact	
300-9B	158	0.1	mg/cm2	Negative	2	1	2020-03-13	10:59:16	A. Burgos	Dining Room	Window		Wood	A	Brown	Intact	
300-9B	159	0.2	mg/cm2	Negative	2	1	2020-03-13	10:59:32	A. Burgos	Dining Room	Window	Frame	Wood	A	Brown	Intact	
300-9B	160	0.2	mg/cm2	Negative	2	1	2020-03-13	11:01:11	A. Burgos	Bedroom 1	Room	Wall	Concrete	A	White	Intact	
300-9B	161	0	mg/cm2	Negative	2	1	2020-03-13	11:01:23	A. Burgos	Bedroom 1	Room	Wall	Concrete	B	White	Intact	
300-9B	162	-0.1	mg/cm2	Negative	2	1	2020-03-13	11:01:36	A. Burgos	Bedroom 1	Room	Wall	Concrete	C	White	Intact	
300-9B	163	0	mg/cm2	Negative	2	1	2020-03-13	11:01:49	A. Burgos	Bedroom 1	Room	Wall	Concrete	D	White	Intact	
300-9B	164	0.1	mg/cm2	Negative	2	1	2020-03-13	11:04:05	A. Burgos	Bathroom	Room	Wall	Concrete	A	White	Intact	
300-9B	165	-0.2	mg/cm2	Negative	2	1	2020-03-13	11:04:18	A. Burgos	Bathroom	Room	Wall	Concrete	B	White	Intact	
300-9B	166	0	mg/cm2	Negative	2	1	2020-03-13	11:04:29	A. Burgos	Bathroom	Room	Wall	Concrete	D	White	Intact	
300-9B	167	0.3	mg/cm2	Negative	2	1	2020-03-13	11:04:46	A. Burgos	Bathroom	Room	Wall	Ceramic	B	Beige	Intact	
300-9B	168	0.3	mg/cm2	Negative	2	1	2020-03-13	11:05:05	A. Burgos	Bathroom	Room	Wall	Ceramic	C	Beige	Intact	
300-9B	169	0.2	mg/cm2	Negative	2	1	2020-03-13	11:05:20	A. Burgos	Bathroom	Room	Wall	Ceramic	D	Beige	Intact	
300-9B	170	0.3	mg/cm2	Negative	2	1	2020-03-13	11:05:47	A. Burgos	Bathroom	Room	Floor	Ceramic	-	Beige	Intact	
300-9B	171	-0.4	mg/cm2	Negative	2	1	2020-03-13	11:06:20	A. Burgos	Bathroom	Room	Sink	Ceramic	D	White	Intact	
300-9B	172	-0.3	mg/cm2	Negative	2	1	2020-03-13	11:06:27	A. Burgos	Bathroom	Room	Toilet	Ceramic	D	White	Intact	
300-9B	173	0	mg/cm2	Negative	2	1	2020-03-13	11:07:27	A. Burgos	Bedroom 2	Room	Wall	Concrete	A	White	Intact	
300-9B	174	-0.1	mg/cm2	Negative	2	1	2020-03-13	11:07:40	A. Burgos	Bedroom 2	Room	Wall	Concrete	B	White	Intact	
300-9B	175	0	mg/cm2	Negative	2	1	2020-03-13	11:07:54	A. Burgos	Bedroom 2	Room	Wall	Concrete	C	White	Intact	
300-9B	176	0	mg/cm2	Negative	2	1	2020-03-13	11:08:06	A. Burgos	Bedroom 2	Room	Wall	Concrete	D	White	Intact	
300-9B	177	0.1	mg/cm2	Negative	2	1	2020-03-13	11:09:20	A. Burgos	Bedroom 2	Door		Wood	C	Brown	Intact	
300-9B	178	0.2	mg/cm2	Negative	2	1	2020-03-13	11:09:35	A. Burgos	Bedroom 2	Door	Frame	Wood	C	Brown	Intact	
302-10A	179	0.5	mg/cm2	Negative	1	1	2020-03-13	11:21:44	A. Burgos	Apartment Exterior	Room	Wall	Concrete	A	Green	Intact	
302-10A	180	0.4	mg/cm2	Negative	1	1	2020-03-13	11:22:16	A. Burgos	Apartment Exterior	Column		Concrete	A	White	Intact	
302-10A	181	0.1	mg/cm2	Negative	1	1	2020-03-13	11:24:10	A. Burgos	Living Room	Room	Wall	Concrete	A	White	Intact	
302-10A	182	0	mg/cm2	Negative	1	1	2020-03-13	11:24:22	A. Burgos	Living Room	Room	Wall	Concrete	B	White	Intact	
302-10A	183	0	mg/cm2	Negative	1	1	2020-03-13	11:24:35	A. Burgos	Living Room	Room	Wall	Concrete	C	White	Intact	
302-10A	184	0.1	mg/cm2	Negative	1	1	2020-03-13	11:24:52	A. Burgos	Living Room	Room	Wall	Drywall	D	White	Intact	
302-10A	185	0.1	mg/cm2	Negative	1	1	2020-03-13	11:25:13	A. Burgos	Living Room	Door		Metal	A	Brown	Intact	
302-10A	186	0.2	mg/cm2	Negative	1	1	2020-03-13	11:25:26	A. Burgos	Living Room	Door	Frame	Metal	A	Brown	Intact	
302-10A	187	0	mg/cm2	Negative	1	1	2020-03-13	11:26:51	A. Burgos	Kitchen	Room	Wall	Concrete	A	White	Intact	
302-10A	188	0.1	mg/cm2	Negative	1	1	2020-03-13	11:27:06	A. Burgos	Kitchen	Room	Wall	Ceramic	B	Beige	Intact	
302-10A	189	0.3	mg/cm2	Negative	1	1	2020-03-13	11:27:19	A. Burgos	Kitchen	Room	Wall	Ceramic	C	Beige	Intact	
302-10A	190	0.1	mg/cm2	Negative	1	1	2020-03-13	11:27:34	A. Burgos	Kitchen	Room	Wall	Ceramic	D	Beige	Intact	
302-10A	191	0.1	mg/cm2	Negative	1	1	2020-03-13	11:29:13	A. Burgos	Bedroom 1	Room	Wall	Concrete	A	White	Intact	
302-10A	192	0.1	mg/cm2	Negative	1	1	2020-03-13	11:29:36	A. Burgos	Bedroom 1	Room	Wall	Drywall	B	White	Intact	
302-10A	193	0.2	mg/cm2	Negative	1	1	2020-03-13	11:29:50	A. Burgos	Bedroom 1	Room	Wall	Drywall	C	White	Intact	
302-10A	194	0.1	mg/cm2	Negative	1	1	2020-03-13	11:30:13	A. Burgos	Bedroom 1	Room	Wall	Drywall	D	White	Intact	
302-10A	195	0	mg/cm2	Negative	1	1	2020-03-13	11:31:19	A. Burgos	Bedroom 2	Room	Wall	Concrete	A	White	Intact	

SAN SEBASTIAN APARMENTS (303-8A / 303-8B / 300-9A / 300-9B / 300-9C / 302-10A / 50-10D / SUMAZA-APT)

Company	Heuresis Corp.
Model	Pb200i
Type	XRF Lead Paint Analyzer
Serial Num.	2279
App Version	Pb200i-4.1-11

Notes:

Job Id	Reading #	Concentration	Units	Result	Floor	Action Level	Date	Time	Inspector	Room	Structure	Component	Substrate	Wall	Color	Condition	Aprox. Quantity
302-10A	196	0.3	mg/cm2	Negative	1	1	2020-03-13	11:31:41	A. Burgos	Bedroom 2	Room	Wall	Drywall	B	White	Intact	
302-10A	197	0.3	mg/cm2	Negative	1	1	2020-03-13	11:31:56	A. Burgos	Bedroom 2	Room	Wall	Drywall	C	White	Intact	
302-10A	198	0.2	mg/cm2	Negative	1	1	2020-03-13	11:32:08	A. Burgos	Bedroom 2	Room	Wall	Drywall	D	White	Intact	
302-10A	199	-0.2	mg/cm2	Negative	1	1	2020-03-13	11:32:42	A. Burgos	Bedroom 2	Column		Concrete	D	White	Intact	
302-10A	200	0	mg/cm2	Negative	1	1	2020-03-13	11:33:22	A. Burgos	Bedroom 2	Door		Wood	C	Brown	Intact	
302-10A	201	0.1	mg/cm2	Negative	1	1	2020-03-13	11:33:38	A. Burgos	Bedroom 2	Door	Frame	Wood	C	Brown	Intact	
302-10A	202	0	mg/cm2	Negative	1	1	2020-03-13	11:35:58	A. Burgos	Bedroom 3	Room	Wall	Concrete	A	White	Intact	
302-10A	203	0.2	mg/cm2	Negative	1	1	2020-03-13	11:36:13	A. Burgos	Bedroom 3	Room	Wall	Drywall	B	White	Intact	
302-10A	204	0.3	mg/cm2	Negative	1	1	2020-03-13	11:36:46	A. Burgos	Bedroom 3	Room	Wall	Drywall	C	White	Intact	
302-10A	205	-0.1	mg/cm2	Negative	1	1	2020-03-13	11:38:03	A. Burgos	Bedroom 3	Room	Wall	Concrete	D	White	Intact	
302-10A	206	0.1	mg/cm2	Negative	1	1	2020-03-13	11:40:52	A. Burgos	Bathroom	Room	Wall	Concrete	A	White	Intact	
302-10A	207	0.1	mg/cm2	Negative	1	1	2020-03-13	11:41:03	A. Burgos	Bathroom	Room	Wall	Concrete	B	White	Intact	
302-10A	208	0	mg/cm2	Negative	1	1	2020-03-13	11:41:19	A. Burgos	Bathroom	Room	Wall	Concrete	D	White	Intact	
302-10A	209	0.4	mg/cm2	Negative	1	1	2020-03-13	11:41:40	A. Burgos	Bathroom	Room	Wall	Ceramic	B	Beige	Intact	
302-10A	210	0.2	mg/cm2	Negative	1	1	2020-03-13	11:41:54	A. Burgos	Bathroom	Room	Wall	Ceramic	C	Beige	Intact	
302-10A	211	0.3	mg/cm2	Negative	1	1	2020-03-13	11:42:08	A. Burgos	Bathroom	Room	Wall	Ceramic	D	Beige	Intact	
302-10A	212	-0.4	mg/cm2	Negative	1	1	2020-03-13	11:42:29	A. Burgos	Bathroom	Room	Sink	Ceramic	D	White	Intact	
302-10A	213	-0.2	mg/cm2	Negative	1	1	2020-03-13	11:42:37	A. Burgos	Bathroom	Room	Toilet	Ceramic	D	White	Intact	
302-10A	214	0	mg/cm2	Negative	1	1	2020-03-13	11:43:53	A. Burgos	Balcony	Room	Wall	Concrete	C	Green	Intact	
302-10A	215	-0.1	mg/cm2	Negative	1	1	2020-03-13	11:44:07	A. Burgos	Balcony	Room	Wall	Concrete	D	Green	Intact	
302-10A	216	0	mg/cm2	Negative	1	1	2020-03-13	11:44:22	A. Burgos	Balcony	Room	Floor	Concrete	-	Gray	Intact	
50-10B	217	0.2	mg/cm2	Negative	1	1	2020-03-13	13:05:42	A. Burgos	Apartment Exterior	Room	Wall	Concrete	A	Green	Intact	
50-10B	218	0	mg/cm2	Negative	1	1	2020-03-13	13:05:59	A. Burgos	Apartment Exterior	Room	Wall	Concrete	B	Green	Intact	
50-10B	219	-0.1	mg/cm2	Negative	1	1	2020-03-13	13:06:13	A. Burgos	Apartment Exterior	Room	Wall	Concrete	C	Green	Intact	
50-10B	220	0.1	mg/cm2	Negative	1	1	2020-03-13	13:06:28	A. Burgos	Apartment Exterior	Room	Wall	Concrete	D	Green	Intact	
50-10B	221	0.2	mg/cm2	Negative	1	1	2020-03-13	13:06:53	A. Burgos	Apartment Exterior	Room	Floor	Ceramic	-	Beige	Intact	
50-10B	222	0.1	mg/cm2	Negative	1	1	2020-03-13	13:07:24	A. Burgos	Apartment Exterior	Door		Wood	A	Brown	Intact	
50-10B	223	0	mg/cm2	Negative	1	1	2020-03-13	13:08:32	A. Burgos	Apartment Exterior	Door	Frame	Wood	A	Brown	Intact	
50-10B	224	0.1	mg/cm2	Negative	1	1	2020-03-13	13:08:55	A. Burgos	Apartment Exterior	Room	Balluster	Wood	-	Brown	Intact	
50-10B	225	0.3	mg/cm2	Negative	1	1	2020-03-13	13:09:54	A. Burgos	Apartment Exterior	Room	Ceiling	Wood	-	White	Intact	
50-10B	226	0	mg/cm2	Negative	2	1	2020-03-13	13:12:22	A. Burgos	Living Room	Room	Wall	Concrete	A	White	Intact	
50-10B	227	-0.1	mg/cm2	Negative	2	1	2020-03-13	13:12:39	A. Burgos	Living Room	Room	Wall	Concrete	B	White	Intact	
50-10B	228	0.1	mg/cm2	Negative	2	1	2020-03-13	13:13:17	A. Burgos	Living Room	Room	Wall	Drywall	C	White	Intact	
50-10B	229	0.1	mg/cm2	Negative	2	1	2020-03-13	13:13:36	A. Burgos	Living Room	Room	Wall	Concrete	D	White	Intact	
50-10B	230	0.1	mg/cm2	Negative	2	1	2020-03-13	13:15:06	A. Burgos	Living Room	Railing		Wood	D	Brown	Intact	
50-10B	231	0	mg/cm2	Negative	2	1	2020-03-13	13:16:44	A. Burgos	Kitchen	Room	Wall	Ceramic	A	Beige	Intact	
50-10B	232	0	mg/cm2	Negative	2	1	2020-03-13	13:17:00	A. Burgos	Kitchen	Room	Wall	Ceramic	B	Beige	Intact	
50-10B	233	0.2	mg/cm2	Negative	2	1	2020-03-13	13:17:12	A. Burgos	Kitchen	Room	Wall	Ceramic	C	Beige	Intact	
50-10B	234	-0.2	mg/cm2	Negative	2	1	2020-03-13	13:17:44	A. Burgos	Kitchen	Room	Wall	Concrete	A	White	Intact	
50-10B	235	-0.1	mg/cm2	Negative	2	1	2020-03-13	13:17:57	A. Burgos	Kitchen	Room	Wall	Concrete	C	White	Intact	
50-10B	236	0	mg/cm2	Negative	2	1	2020-03-13	13:18:10	A. Burgos	Kitchen	Room	Wall	Concrete	D	White	Intact	
50-10B	237	0.1	mg/cm2	Negative	2	1	2020-03-13	13:20:29	A. Burgos	Bedroom 1	Room	Wall	Drywall	A	White	Intact	
50-10B	238	0.2	mg/cm2	Negative	2	1	2020-03-13	13:20:49	A. Burgos	Bedroom 1	Room	Wall	Drywall	B	White	Intact	
50-10B	239	0.1	mg/cm2	Negative	2	1	2020-03-13	13:21:02	A. Burgos	Bedroom 1	Room	Wall	Drywall	C	White	Intact	
50-10B	240	0	mg/cm2	Negative	2	1	2020-03-13	13:21:19	A. Burgos	Bedroom 1	Room	Wall	Concrete	D	White	Intact	
50-10B	241	0.1	mg/cm2	Negative	2	1	2020-03-13	13:23:36	A. Burgos	Bedroom 2	Room	Wall	Drywall	A	White	Intact	
50-10B	242	0.3	mg/cm2	Negative	2	1	2020-03-13	13:23:48	A. Burgos	Bedroom 2	Room	Wall	Drywall	B	White	Intact	
50-10B	243	0.2	mg/cm2	Negative	2	1	2020-03-13	13:24:00	A. Burgos	Bedroom 2	Room	Wall	Drywall	C	White	Intact	
50-10B	244	0.1	mg/cm2	Negative	2	1	2020-03-13	13:24:15	A. Burgos	Bedroom 2	Room	Wall	Concrete	D	White	Intact	
50-10B	245	0.2	mg/cm2	Negative	2	1	2020-03-13	13:24:50	A. Burgos	Bedroom 2	Column		Concrete	A	White	Intact	
50-10B	246	0.1	mg/cm2	Negative	2	1	2020-03-13	13:26:14	A. Burgos	Bedroom 3	Room	Wall	Drywall	A	White	Intact	
50-10B	247	0.2	mg/cm2	Negative	2	1	2020-03-13	13:26:27	A. Burgos	Bedroom 3	Room	Wall	Drywall	B	White	Intact	
50-10B	248	-0.1	mg/cm2	Negative	2	1	2020-03-13	13:26:43	A. Burgos	Bedroom 3	Room	Wall	Concrete	C	White	Intact	
50-10B	249	0	mg/cm2	Negative	2	1	2020-03-13	13:26:59	A. Burgos	Bedroom 3	Room	Wall	Concrete	D	White	Intact	
50-10B	250	0	mg/cm2	Negative	2	1	2020-03-13	13:28:46	A. Burgos	Bathroom	Room	Wall	Concrete	A	White	Intact	
50-10B	251	0.1	mg/cm2	Negative	2	1	2020-03-13	13:28:59	A. Burgos	Bathroom	Room	Wall	Concrete	C	White	Intact	
50-10B	252	-0.1	mg/cm2	Negative	2	1	2020-03-13	13:29:13	A. Burgos	Bathroom	Room	Wall	Concrete	D	White	Intact	
50-10B	253	0.1	mg/cm2	Negative	2	1	2020-03-13	13:29:36	A. Burgos	Bathroom	Room	Wall	Ceramic	A	Beige	Intact	
50-10B	254	0.1	mg/cm2	Negative	2	1	2020-03-13	13:29:50	A. Burgos	Bathroom	Room	Wall	Ceramic	B	Beige	Intact	
50-10B	255	0.3	mg/cm2	Negative	2	1	2020-03-13	13:30:02	A. Burgos	Bathroom	Room	Wall	Ceramic	C	Beige	Intact	
50-10B	256	-0.1	mg/cm2	Negative	2	1	2020-03-13	13:30:17	A. Burgos	Bathroom	Room	Floor	Ceramic	-	Beige	Intact	
50-10B	257	0.6	mg/cm2	Negative	2	1	2020-03-13	13:30:36	A. Burgos	Bathroom	Room	Sink	Ceramic	C	White	Intact	
50-10B	258	0.1	mg/cm2	Negative	2	1	2020-03-13	13:30:46	A. Burgos	Bathroom	Room	Toilet	Ceramic	C	White	Intact	
SUMAZA- APT	259	0.2	mg/cm2	Negative	1	1	2020-03-13	14:06:11	A. Burgos	Room 1	Room	Wall	Concrete	A	Gray	Deteriorated	
SUMAZA- APT	260	0.1	mg/cm2	Negative	1	1	2020-03-13	14:06:25	A. Burgos	Room 1	Room	Wall	Concrete	B	Beige	Deteriorated	

SAN SEBASTIAN APARMENTS (303-8A / 303-8B / 300-9A / 300-9B / 300-9C / 302-10A / 50-10D / SUMAZA-APT)

Company	Heuresis Corp.
Model	Pb200i
Type	XRF Lead Paint Analyzer
Serial Num.	2279
App Version	Pb200i-4.1-11

Notes:

Job Id	Reading #	Concentration	Units	Result	Floor	Action Level	Date	Time	Inspector	Room	Structure	Component	Substrate	Wall	Color	Condition	Aprox. Quantity
SUMAZA- APT	261	-0.3	mg/cm2	Negative	1	1	2020-03-13	14:06:41	A. Burgos	Room 1	Room	Wall	Concrete	C	Gray	Deteriorated	
SUMAZA- APT	262	0	mg/cm2	Negative	1	1	2020-03-13	14:06:57	A. Burgos	Room 1	Room	Wall	Concrete	D	Yellow	Deteriorated	
SUMAZA- APT	263	0.1	mg/cm2	Negative	1	1	2020-03-13	14:07:27	A. Burgos	Room 1	Door		Wood	D	Brown	Deteriorated	
SUMAZA- APT	264	0.1	mg/cm2	Negative	1	1	2020-03-13	14:07:45	A. Burgos	Room 1	Door	Frame	Wood	D	Brown	Deteriorated	
SUMAZA- APT	265	0.1	mg/cm2	Negative	1	1	2020-03-13	14:10:00	A. Burgos	Hallway	Room	Wall	Concrete	B	White	Deteriorated	
SUMAZA- APT	266	0	mg/cm2	Negative	1	1	2020-03-13	14:10:17	A. Burgos	Hallway	Room	Wall	Concrete	C	White	Deteriorated	
SUMAZA- APT	267	0	mg/cm2	Negative	1	1	2020-03-13	14:10:29	A. Burgos	Hallway	Room	Wall	Concrete	D	White	Deteriorated	
SUMAZA- APT	268	0	mg/cm2	Negative	1	1	2020-03-13	14:12:48	A. Burgos	Bathroom	Room	Wall	Concrete	B	White	Deteriorated	
SUMAZA- APT	269	0.1	mg/cm2	Negative	1	1	2020-03-13	14:13:12	A. Burgos	Bathroom	Room	Wall	Concrete	C	White	Deteriorated	
SUMAZA- APT	270	-0.2	mg/cm2	Negative	1	1	2020-03-13	14:13:25	A. Burgos	Bathroom	Room	Wall	Concrete	D	White	Deteriorated	
SUMAZA- APT	271	0.2	mg/cm2	Negative	1	1	2020-03-13	14:13:47	A. Burgos	Bathroom	Room	Floor	Ceramic	-	Red	Deteriorated	
SUMAZA- APT	272	0.1	mg/cm2	Negative	1	1	2020-03-13	14:13:56	A. Burgos	Bathroom	Room	Floor	Ceramic	-	Beige	Deteriorated	
SUMAZA- APT	273	-0.1	mg/cm2	Negative	1	1	2020-03-13	14:14:15	A. Burgos	Bathroom	Room	Sink	Ceramic	B	White	Deteriorated	
SUMAZA- APT	274	-0.3	mg/cm2	Negative	1	1	2020-03-13	14:14:31	A. Burgos	Bathroom	Room	Toilet	Ceramic	-	White	Deteriorated	
300-9C	275	0.1	mg/cm2	Negative	3	1	2020-03-13	14:23:04	A. Burgos	Living Room	Room	Wall	Concrete	A	White	Intact	
300-9C	276	0	mg/cm2	Negative	3	1	2020-03-13	14:23:17	A. Burgos	Living Room	Room	Wall	Concrete	B	White	Intact	
300-9C	277	0	mg/cm2	Negative	3	1	2020-03-13	14:23:32	A. Burgos	Living Room	Room	Wall	Concrete	C	White	Intact	
300-9C	278	-0.1	mg/cm2	Negative	3	1	2020-03-13	14:23:45	A. Burgos	Living Room	Room	Wall	Concrete	D	White	Intact	
300-9C	279	0	mg/cm2	Negative	3	1	2020-03-13	14:24:04	A. Burgos	Living Room	Door		Wood	-	Brown	Intact	
300-9C	280	-0.1	mg/cm2	Negative	3	1	2020-03-13	14:24:23	A. Burgos	Living Room	Door	Frame	Wood	-	Brown	Intact	
300-9C	281	0	mg/cm2	Negative	3	1	2020-03-13	14:25:40	A. Burgos	Kitchen	Room	Wall	Concrete	A	White	Intact	
300-9C	282	0.1	mg/cm2	Negative	3	1	2020-03-13	14:26:18	A. Burgos	Kitchen	Room	Wall	Ceramic	B	Beige	Intact	
300-9C	283	0.2	mg/cm2	Negative	3	1	2020-03-13	14:26:32	A. Burgos	Kitchen	Room	Wall	Ceramic	C	Beige	Intact	
300-9C	284	0.1	mg/cm2	Negative	3	1	2020-03-13	14:26:50	A. Burgos	Kitchen	Room	Wall	Concrete	D	White	Intact	
300-9C	285	0	mg/cm2	Negative	3	1	2020-03-13	14:27:46	A. Burgos	Dining Room	Room	Wall	Concrete	A	White	Intact	
300-9C	286	0	mg/cm2	Negative	3	1	2020-03-13	14:27:57	A. Burgos	Dining Room	Room	Wall	Concrete	B	White	Intact	
300-9C	287	0	mg/cm2	Negative	3	1	2020-03-13	14:28:10	A. Burgos	Dining Room	Room	Wall	Concrete	C	White	Intact	
300-9C	288	-0.1	mg/cm2	Negative	3	1	2020-03-13	14:28:24	A. Burgos	Dining Room	Room	Wall	Concrete	D	White	Intact	
300-9C	289	-0.1	mg/cm2	Negative	3	1	2020-03-13	14:30:01	A. Burgos	Bedroom 1	Room	Wall	Concrete	A	White	Intact	
300-9C	290	0.1	mg/cm2	Negative	3	1	2020-03-13	14:30:27	A. Burgos	Bedroom 1	Room	Wall	Concrete	B	Blue	Intact	
300-9C	291	0.1	mg/cm2	Negative	3	1	2020-03-13	14:30:38	A. Burgos	Bedroom 1	Room	Wall	Concrete	B	Yellow	Intact	
300-9C	292	0.2	mg/cm2	Negative	3	1	2020-03-13	14:30:50	A. Burgos	Bedroom 1	Room	Wall	Concrete	C	Yellow	Intact	
300-9C	293	0.1	mg/cm2	Negative	3	1	2020-03-13	14:31:03	A. Burgos	Bedroom 1	Room	Wall	Concrete	D	Yellow	Intact	
300-9C	294	0	mg/cm2	Negative	3	1	2020-03-13	14:31:12	A. Burgos	Bedroom 1	Room	Wall	Concrete	D	Blue	Intact	
300-9C	295	-0.1	mg/cm2	Negative	3	1	2020-03-13	14:32:52	A. Burgos	Bedroom 2	Room	Wall	Concrete	A	White	Intact	
300-9C	296	-0.1	mg/cm2	Negative	3	1	2020-03-13	14:33:04	A. Burgos	Bedroom 2	Room	Wall	Concrete	B	White	Intact	
300-9C	297	0	mg/cm2	Negative	3	1	2020-03-13	14:33:17	A. Burgos	Bedroom 2	Room	Wall	Concrete	C	White	Intact	
300-9C	298	0	mg/cm2	Negative	3	1	2020-03-13	14:33:30	A. Burgos	Bedroom 2	Room	Wall	Concrete	D	White	Intact	
300-9C	299	0.1	mg/cm2	Negative	3	1	2020-03-13	14:33:49	A. Burgos	Bedroom 2	Door		Wood	C	Brown	Intact	
300-9C	300	0.2	mg/cm2	Negative	3	1	2020-03-13	14:34:03	A. Burgos	Bedroom 2	Door	Frame	Wood	C	Brown	Intact	
300-9C	301	0	mg/cm2	Negative	3	1	2020-03-13	14:35:49	A. Burgos	Bathroom	Room	Wall	Concrete	A	White	Intact	
300-9C	302	-0.1	mg/cm2	Negative	3	1	2020-03-13	14:36:01	A. Burgos	Bathroom	Room	Wall	Concrete	B	White	Intact	
300-9C	303	0	mg/cm2	Negative	3	1	2020-03-13	14:36:14	A. Burgos	Bathroom	Room	Wall	Concrete	D	White	Intact	
300-9C	304	0.2	mg/cm2	Negative	3	1	2020-03-13	14:36:30	A. Burgos	Bathroom	Room	Wall	Ceramic	B	Beige	Intact	
300-9C	305	0.1	mg/cm2	Negative	3	1	2020-03-13	14:36:43	A. Burgos	Bathroom	Room	Wall	Ceramic	C	Beige	Intact	
300-9C	306	0.2	mg/cm2	Negative	3	1	2020-03-13	14:36:57	A. Burgos	Bathroom	Room	Wall	Ceramic	D	Beige	Intact	
300-9C	307	-0.1	mg/cm2	Negative	3	1	2020-03-13	14:37:14	A. Burgos	Bathroom	Room	Sink	Ceramic	D	White	Intact	
300-9C	308	0.1	mg/cm2	Negative	3	1	2020-03-13	14:37:22	A. Burgos	Bathroom	Room	Toilet	Ceramic	D	White	Intact	
300-9C	309	1.2	mg/cm2	Positive		1	2020-03-13	14:40:07	A. Burgos	Calibration							
300-9C	310	1.1	mg/cm2	Positive		1	2020-03-13	14:40:21	A. Burgos	Calibration							
300-9C	311	1.1	mg/cm2	Positive		1	2020-03-13	14:40:35	A. Burgos	Calibration							

Attachment 5.0

Inspector, Company, XRF Instrument and Laboratory Certificates

TARJETA DE REGISTRO
PARA LA REMOCION DE ASBESTO

Esta tarjeta autoriza a:

Norma I. Torres Lebrón

Inspector

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

ASB-0220-0108-SI

Número de Registro

28-ene-2021

Fecha de vencimiento

Firma Autorizada - Departamento Recursos Naturales y Ambientales

Puerto Rico
Asbestos Inspector Accreditation

TARJETA DE REGISTRO
LA REMOCION PARA DE ASBESTO

Esta tarjeta autoriza a:

Eduardo Colón León

Inspector

A trabajar en la remoción de asbesto en Puerto Rico. Esta persona NO es un empleado del DRNA.

ASB-0919-0595-SI

Número de Registro

19-sept-2020

Fecha de vencimiento

Firma Autorizada - Departamento Recursos Naturales y Ambientales

PR Environmental Quality Board
Asbestos Inspector Accreditation

PR Environmental Quality Board
Asbestos Inspector Accreditation

TARJETA DE REGISTRO
LA REMOCION PARA DE ASBESTO

Esta tarjeta autoriza a:

Emanuel Ortiz Vega

Inspector

A trabajar en la remoción de asbesto en P.R. Esta persona **NO** es un empleado, ni un representante de la Junta.

ASB-0519-0286-SI
Número de Registro

15-mar-2020
Fecha de vencimiento

Firma Autorizada
Junta de Calidad Ambiental

PR Environmental Quality Board
Asbestos Inspector Accreditation

UNITED STATES DEPARTMENT OF COMMERCE
National Institute of Standards and Technology
Gaithersburg, Maryland 20899

March 7, 2019

Tianbao Bai
Eurofins CEI, Inc.
730 SE Maynard Road
Cary, NC 27511

NVLAP Lab Code: 101768-0

Dear Dr. Bai,

Thank you for continuing your accreditation for Asbestos Fiber Analysis under the National Voluntary Laboratory Accreditation Program (NVLAP). This accreditation is effective until March 31, 2020, provided that your laboratory continues to comply with the accreditation requirements contained in the NVLAP Procedures.

Your updated accreditation documents are enclosed. You may reproduce these documents in their entirety and use the NVLAP symbol and/or term to reference your accredited status in accordance with the requirements published in NIST Handbook 150, 1.8. Accreditation does not relieve your laboratory from observing and complying with any applicable existing laws and/or regulations.

We are pleased to have you participate in NVLAP and look forward to your continued association with this program. If you have any questions concerning your NVLAP accreditation, please direct them to Hazel Richmond, Program Manager, Laboratory Accreditation Program, National Institute of Standards and Technology, 100 Bureau Dr. Stop 2140, Gaithersburg, MD 20899-2140; (301) 975-3024.

Sincerely,

Dana S. Leaman, Chief
National Voluntary Laboratory Accreditation Program

United States Department of Commerce
National Institute of Standards and Technology

Certificate of Accreditation to ISO/IEC 17025:2005

NVLAP LAB CODE: 101768-0

Eurofins CEI, Inc.

Cary, NC

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 17025:2005. 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).

2019-04-01 through 2020-03-31

Effective Dates

For the National Voluntary Laboratory Accreditation Program

National Voluntary Laboratory Accreditation Program

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2005

Eurofins CEI, Inc.
730 SE Maynard Road
Cary, NC 27511
Dr. Tianbao Bai
Phone: 919-481-1413 Fax: 919-481-1442
Email: tianbaobai@eurofinsus.com
http://www.eurofinsus.com/CEI

ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 101768-0

Bulk Asbestos Analysis

Code	*Description*
18/A01	EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples
18/A03	EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

Airborne Asbestos Analysis

Code	*Description*
18/A02	U.S. EPA's "Interim Transmission Electron Microscopy Analytical Methods-Mandatory and Nonmandatory-and Mandatory Section to Determine Completion of Response Actions" as found in 40 CFR, Part 763, Subpart E, Appendix A.

For the National Voluntary Laboratory Accreditation Program

CERTIFICACIÓN PLOMO PUERTO RICO

Esta tarjeta autoriza a:

Norma I. Torres Lebrón

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

Disciplina: **Inspector**

Fecha de Expiración: Diciembre 19, 2020

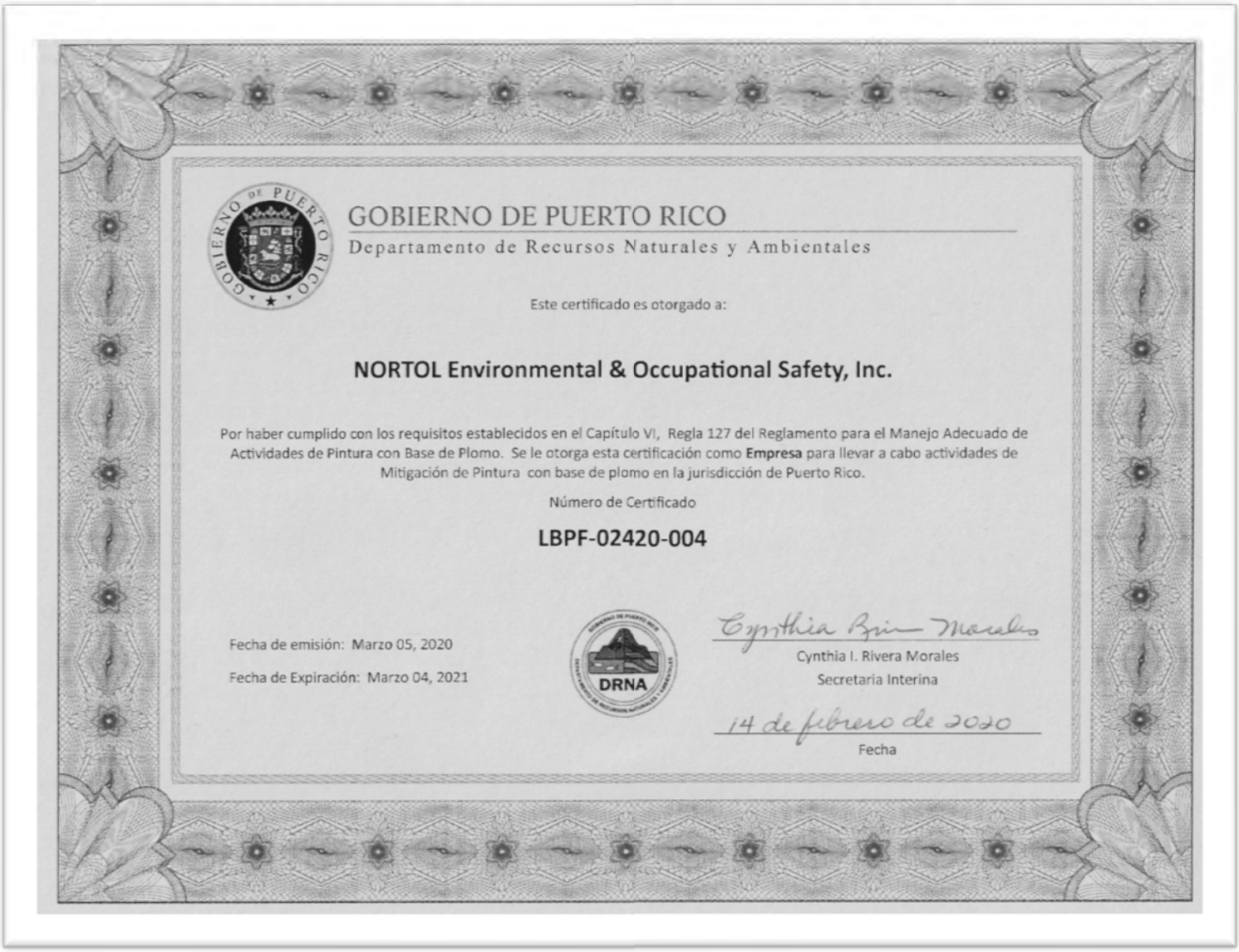
Firma Autorizada
Departamento de Recursos Naturales y Ambientales

Certificación #:
3244-1219-LI-001

LEAD-SAFE EPA CERTIFIED FIRM

NAT-F121771-2

Puerto Rico
Lead-based Paint Inspector and Company Accreditations



GOBIERNO DE PUERTO RICO
Departamento de Recursos Naturales y Ambientales

Este certificado es otorgado a:

NORTOL Environmental & Occupational Safety, Inc.

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 **Empresa** para llevar a cabo actividades de Mitigación de Pintura con base de plomo en la jurisdicción de Puerto Rico.

Número de Certificado

LBPF-02420-004

Fecha de emisión: Marzo 05, 2020

Fecha de Expiración: Marzo 04, 2021

DRNA

Cynthia I. Rivera Morales
Secretaria Interina

14 de febrero de 2020
Fecha

CERTIFICACIÓN PLOMO PUERTO RICO

Esta tarjeta autoriza a:

Angel Alexis Burgos Torres

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

Disciplina: **Inspector**

Fecha de Expiración: Febrero 27, 2021

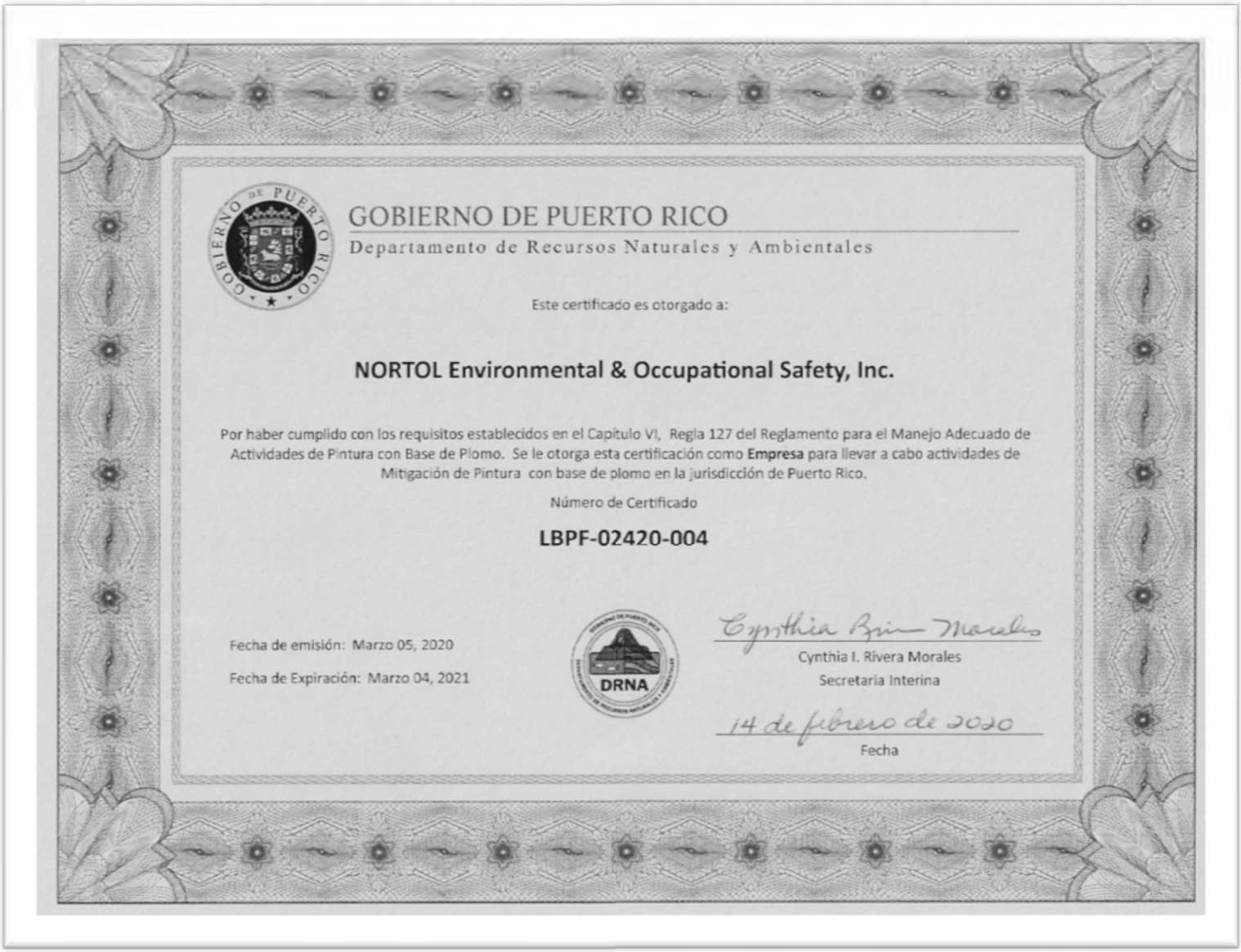
Firma Autorizada
Departamento de Recursos Naturales y Ambientales

Certificación #:
LBPI-05520-043

LEAD-SAFE EPA CERTIFIED FIRM

NAT-F121771-2

Puerto Rico
Lead-based Paint Inspector and Company Accreditations



GOBIERNO DE PUERTO RICO

Departamento de Recursos Naturales y Ambientales

Este certificado es otorgado a:

NORTOL Environmental & Occupational Safety, Inc.

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 **Empresa** para llevar a cabo actividades de Mitigación de Pintura con base de plomo en la jurisdicción de Puerto Rico.

Número de Certificado

LBPF-02420-004

Fecha de emisión: Marzo 05, 2020

Fecha de Expiración: Marzo 04, 2021

DRNA

Cynthia I. Rivera Morales
Secretaria Interina

14 de febrero de 2020
Fecha

Performance Characteristic Sheet

EFFECTIVE DATE: **December 1, 2015**

MANUFACTURER AND MODEL:

Make: ***Heuresis***
Models: ***Model Pb200i***
Source: ***^{57}Co, 5 mCi (nominal – new source)***

FIELD OPERATION GUIDANCE

OPERATING PARAMETERS:

Action Level mode

XRF CALIBRATION CHECK LIMITS:

0.8 to 1.2 mg/cm^2 (inclusive)

SUBSTRATE CORRECTION:

Not applicable

INCONCLUSIVE RANGE OR THRESHOLD:

ACTION LEVEL 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 using test results on building components in the HUD archive. Testing was conducted on 146 test samples in November 2015, with two separate instruments running software version 2.1-2 in Action Level test mode. The actual source strength of each instrument on the day of testing was approximately 2.0 mCi; source ages were approximately one year.

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.

XRF CALIBRATION CHECK:

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 the average (rounded to 1 decimal place) of three readings is outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instrument into control before XRF testing proceeds.

SUBSTRATE CORRECTION VALUE COMPUTATION:

Chapter 7 of the HUD Guidelines provides guidance on correcting XRF results for substrate bias. Supplemental guidance for using the paint film nearest 1.0 mg/cm^2 for substrate correction is provided:

XRF results are corrected for substrate bias by subtracting from each XRF result a correction value determined separately in each house for single-family housing or in each development for multifamily housing, for each substrate. The correction value is an average of XRF readings taken over the NIST SRM paint film nearest to 1.0 mg/cm^2 at test locations that have been scraped bare of their paint covering. Compute the correction values as follows:

> Using the same XRF instrument, take three readings on a bare substrate area covered with the NIST SRM paint film nearest 1 mg/cm^2. Repeat this procedure by taking three more readings on a second bare substrate area of the same substrate covered with the NIST SRM.
>
> Compute the correction value for each substrate type where XRF readings indicate substrate correction is needed by computing the average of all six readings as shown below.
>
> <u>For each substrate type</u> (the 1.02 mg/cm^2 NIST SRM is shown in this example; use the actual lead loading of the NIST SRM used for substrate correction):
>
> Correction value = (1st + 2nd + 3rd + 4th + 5th + 6th *Reading*)/6 - 1.02 mg/cm^2
>
> Repeat this procedure for each substrate requiring substrate correction in the house or housing development.

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.

Conduct XRF re-testing 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 and multi-family housing, a result is defined as 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 the 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 readings.

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

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:

In the Action Level paint test mode, the instrument takes the longest time to complete readings close to the Federal standard of 1.0 mg/cm^2. The table below shows the mean and standard deviation of actual reading times by reading level for paint samples during the November 2015 archive testing. The tested instruments reported readings to one decimal place. No significant differences in reading times by substrate were observed. These times apply only to instruments with the same source strength as those tested (2.0 mCi). Instruments with stronger sources will have shorter reading times and those with weaker sources, longer reading times, than those in the table.

Mean and Standard Deviation of Reading Times in Action Level Mode by Reading Level

Reading (mg/cm^2)	Mean Reading Time (seconds)	Standard Deviation (seconds)
< 0.7	3.48	0.47
0.7	7.29	1.92
0.8	13.95	1.78
0.9 – 1.2	15.25	0.66
1.3 – 1.4	6.08	2.50
≥ 1.5	3.32	0.05

CLASSIFICATION OF RESULTS:

XRF results are classified as **positive** if they are **greater than or equal** to the stated threshold for the instrument (1.0 mg/cm^2), and *negative* if they are *less than* the threshold.

DOCUMENTATION:

A report titled *Methodology for XRF Performance Characteristic Sheets* (EPA 747-R-95-008) 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. The report may be downloaded at http://www2.epa.gov/lead/methodology-xrf-performance-characteristic-sheets-epa-747-r-95-008-september-1997.

This XRF Performance Characteristic Sheet (PCS) was developed by QuanTech, Inc., under a contract with the XRF manufacturer.

15

Miguel A. Romero-Lugo

May 19, 2021

Mr. Fernando L. Sumaza Laborde
President/CEO
Fernando L. Sumaza & Co., LLC
3060 Road #64 – 1st. Floor
Mayagüez, PR 00680

RE: MAYOR ENDORSEMENT LETTER- REHABILITATION FOR AFFORDABLE HOUSING PROJECT SAN SEBASTIAN APARTMENTS – MUNICIPALITY OF SAN JUAN

Dear engineer Sumaza Laborde:

We received your letter regarding the rehabilitation of an affordable rental housing project to be known as *San Sebastián Apartments* (the "Project"), located at San Sebastián, Sol, Tanca and Barbosa streets at Viejo San Juan Ward in the Municipality of San Juan.

As described, the proposed project will be developed under Section 42 of the federal Internal Revenue Code, which created the federal Low-Income Housing Tax Credit Program ("LIHTC"), and the Community Development Block Grant-Disaster Relief ("CDBG-DR"), along with a combination of other local, state, and federal resources that may be available.

After an evaluation of the proposed rehabilitation, and based upon the needs of low-income families and single headed families in our municipality, we conclude that the Project is a valuable rehabilitation for the Municipality of San Juan because, it:

1) Promotes family and neighborhood stabilization.
2) Is conveniently located near main roads, healthcare, police station, entertainment and commercial facilities, public and private transportation hubs, among other amenities.
3) Will add to the affordable rental housing inventory 25 units.
4) Meets the needs of a special population, eligible single headed households.
5) The Project's rehabilitation includes green building initiatives, broadband infrastructure, and common areas and units will include energy efficiency equipment and appliances.

PO Box 9024100 San Juan, Puerto Rico 00902-4100
Phone: (787) 524-2500 | mromero@sanjuan.pr

6) The rehabilitation will include common areas, facilities and amenities for the use and enjoyment of the tenants.
7) Will comply with Housing Quality Standards (HQS), Section 504 Accessibility Standards, ADA, and Fair Housing Act requirements: and
8) Will address the need for low-income affordable housing in the municipality, (i) availability of safe, decent, and affordable rental housing for low-income single headed households, and (ii) makes available supportive services for the aforementioned population.

We endorse the rehabilitation of the Project, as it complies with our Land Development Plan ("Plan de Ordenamiento Territorial") to revitalize the municipality's Viejo San Juan sector. Given our share goal of ensuring safe, stable, and appropriate housing we support your efforts to develop San Sebastián Apartments and, look forward to the opportunity to address the need effectively and sustainably for affordable housing in San Juan.

Cordially,

Miguel A. Romero-Lugo

16

November 10, 2021

Ing. Fernando L. Sumaza Laborde
Po Box 3685
Mayagüez, PR 00681-3685

Project name: San Sebastián Apartments Full Rehabilitation
Calles Sol Tanca, San Sebastián & Barbosa

Subject: Environmental mitigation

Dear Eng. Sumaza Laborde,

Upon Asbestos and Lead paint inspection report prepared by Nortol, West LLC will subcontract execution of the work to a qualified and certified company.

All removal and mitigation will be performed strictly under the local and federal regulations.

Do not hesitate to contact us if you have any questions or require additional information.

Kelvin J. Irizarry Maldonado
Civil Division Manager
West LLC

787-831-1918
787-833-1512
westllc.com
yourbestally@westllc.com
PO Box 13849
San Juan PR 00908-3849
1715 Ave Ponce de León Suite S-1
San Juan, PR 00909

177

AUTORIDAD DE DESPERDICIOS SÓLIDOS
ESTADO LIBRE ASOCIADO DE PUERTO RICO

PLAN DE REDUCCIÓN, REUTILIZACIÓN Y RECICLAJE PARA PROYECTOS DE CONSTRUCCIÓN

1. Descripción del Proyecto
   (Breve descripción de la construcción a realizar)

La compañía SanSe PR LLC, representada en este acto por su socio Fernando L. Sumaza Laborde, propone rehabilitar completamente los Edificios 1-10 del proyecto San Sebastian Apartments (SSA). Como parte de las actividades que componen las obras, se requiere cierta demolición selectiva en las estructuras existentes como parte del reemplazo de tuberias de infraestructura. Señalamos que no se eliminarán ningun elemento estructural que comprometa las edificaciones. En fin, el propósito es rehabilitar los apartamentos existentes para atemperarlos y mantenerrlos en condición de vivienda optima.

2. Identificación del Plan

☒ Primer Plan ☐ Revisión

3. Identifique la manera en la que presentará el Plan

☒ Plan Individual ☐ Plan Grupal

4. Información General

Nombre de la compañía	SanSe PR, LLC
Dirección física	Calle San Sebastian, Calle Tanca, Calle Sol,Calle Barbosa, SJ, P.R.
Dirección postal	PO Box 3685 Mayaguez, PR 00681-3685
Teléfono	(787) - 831 - 6040 ( ) - -
Facsímil	(787) - - ( ) - -
Correo Electrónico (E-mail)	adomenech@sumaza.org
Página Cibernética (Web Site)	https://www.sumaza.org
Persona de mayor jerarquía	Fernando Sumaza Laborde
Puesto de la persona de mayor jerarquía	Socio Gestor

Cantidad de empleados en el proyecto	Tiempo regular 30 Tiempo parcial 5 Por contrato 5 Otros 5
Horario operacional	07:00 - 16:00
Persona contacto (Encargada del Plan)	Kelvin Irizarry
Puesto de la persona contacto	Gerente Division Civil
Teléfono de la persona contacto	787-366-9992
Facsímil de la persona contacto	kirizarry@westllc.com

4. Ubicación de los Proyectos (Si aplica)
   (De tener cinco o más proyectos completar el Anejo #1)

Pueblo	Dirección Física	Número de Empleados
San Juan	Calle San Sebastian, Calle Tanca / Calle Sol,Calle Barbosa, Santurce, SJ	30

5. Objetivos

1. Instituir diferentes componentes para capturar, ponderar y reciclar todos los residuos generados durante las actividades de rehabilitación del proyecto con viabilidad para ser reusados y/o reciclables de acuerdo con los mercados y expectativas de reciclaje disponibles en la isla de Puerto Rico.
2. Integrar como parte del Plan de Reciclaje, las operaciones y mantenimientos de los equipos a ser utilizados durante la rehabilitación de los apartamentos.
3. Integrar como parte del Plan de Reciclaje, los residuos generados en las áreas de oficina administrativas y áreas comunes del proyecto, tales como área de merendar y recreo.
4. Plástico, papel y aluminio seran manejado a tráves de la compañía de reciclaje.
5. Los metales serán manejados por la compañía contratista, West, y su manejador con permiso DS-1. Estos serán transportados a una instalación con permiso DS-2 para su proceso y luego ser exportado a mercado internacional mediante la contratacion de un intermediario (broker) debidamente autorizado.

6. Residuos de Construcción

Material[1]	Cantidad	Compañía de Recogido	Frecuencia de Recogido	Disposición/Mercado
Ej. hormigón	5 tons	Co. contratada	2 días consecutivos	Sitio que recibe
Hormigón	1000 yds³	Central Waste / Duarte / R4	Semanal	Reciclador de hormigón que posea DS-2. (Bayamon Aggregates & Recycling)
Varilla	5 ton	Central Waste / Duarte / R4/Schnitzer	Semanal	Reciclador de metal ferroso que posea DS-2 de DRNA. (Shnitzer, R4)
Alumnio (ventanas, puertas)	5,000 lbs	Central Waste / Duarte / R4 / Schnitzer	Semanal	Reciclador de metal no-ferroso que posea DS-2 de DRNA.(Shnitzer, R4)
C&D	100 yds	Central / Duarte Waste / R4	Semanal	Relleno Sanitario (Toa Alta, Vega Baja, Toa Baja, entre otros).
Otros Metales	0.3 yds	Central / Duarte Waste / R4	Mensual	Centro de Reciclaje Schnitzer / R4

7. Residuos Sólidos Generados

Material	Cantidad	Compañía de Recogido	Frecuencia de Recogido	Lugar de Disposición
Ej. domésticos	300 lbs	Co. contratada	2 días/semana	Ubicación del SRS
Domésticos	20 yds³	Central Waste / R4	1 día/semana	Relleno Sanitario (Toa Alta, Vega Baja, Toa Baja, entre otros).

8. Residuos Especiales y Universales (Si aplica)

Material[2]	Cantidad	Compañía de Recogido	Frecuencia de Recogido	Disposición/Mercado

[1] Otros ejemplos: asfalto, acero (varilla), aluminio (ventanas, puertas, etc.), material vegetativo
[2] Otros ejemplos: lámparas fluorescentes, baterías, termómetros, computadoras, lodos, placas, aceite de cocinar, aceite usado, cartuchos de tinta, plaguicidas, solventes

Ej. neumáticos	160 lbs	Co. contratada	mensual	Sitio que recibe
Lamparas	10,000 lbs	E-cycling / R4	mensual / por llamada	Disposición/Reciclaje (E-Cycling / R4)

9. Materiales Reciclables Recuperados

Material	Cantidad	Compañía de Recogido	Frecuencia de Recogido	Mercado
Ej. Papel	200 lbs	Co. Contratada	2 veces en semana	Sitio que recibe
Papel	0.05 yds³	Central / Duarte Waste / R4	1 vez al mes	IFCO / PRONATURA
Plástico	0.05 yds³	Central / Duarte Waste / R4	1 vez al mes	IFCO / PRONATURA

10. Certificación de la persona encargada de completar el documento

Nombre	Julio González [illegible], P.E.
Firma	
Fecha	1 de octubre de 2021

11. Carta de Compromiso

Esta carta va dirigida al director ejecutivo de la ADS. La misma debe contener el compromiso de la empresa con el *Plan de Reducción, Reutilización y Reciclaje para Proyectos de Construcción* expuesto en este formulario. Mediante la firma de este documento, el funcionario responsable se compromete al fiel cumplimiento de lo estipulado en el Plan. Este documento debe ser anejado al formulario.

_____

PARA USO EXCLUSIVO DE ADS		
Técnico Evaluador		
Acción Recomendada	☐Certificar	☐ No Certificar
Comentarios		
Firma		
Fecha de Expedición		
Fecha de Expiración		

AUTORIDAD DE DESPERDICIOS SÓLIDOS
ESTADO LIBRE ASOCIADO DE PUERTO RICO

Anejo #1

Ubicación de los Proyectos

Cantidad de Proyectos: 1

Pueblo	Dirección Física	Número de Empleados
San Juan	Calle San Sebastian, Calle Tanca, Calle Sol,Calle Barbosa, San Juan PR	30

BAYAMÓN AGGREGATES & RECYCLING, INC.
PO BOX 88, SABANA SECA, BAYAMÓN, PUERTO RICO 00952
TEL. (787) 383-5901 / EMIAL: BARINC@GMAIL.COM

A LA MANO

20 de septiembre de 2021

Departamento de Recursos Naturales y Ambientales y/u Oficina de Gerencia de Permisos (OGPe) y/o Municipio Autónomo de Bayamón y/u otras Agencias Gubernamentales Federales y Estatales

Asunto: 1. PLAN DE REDUCCIÓN, REUTILIZACIÓN Y RECICLAJE. ACTIVIDAD DE REHABILITACIÓN DE APARTAMENTOS DE VIVIENDA. SAN SEBASTIAN APARTMENTS. CALLE SAN SEBASTIAN, CALLE TANCA/SOL, SAN JUAN PUERTO RICO.

A quien pueda interesar:

Por este medio confirmamos que nuestra compañía ofrecerá servicios de reciclaje de hormigón y varillas al proyecto de epígrafe. Poseemos permiso de reciclaje otorgado por el Departamento de Recursos Naturales y Ambientales, IP-11-0236.

Cualquier duda pueden comunicarse con el suscribiente al (787) 383-5901.

Cordialmente,

Sr. Omar Rodríguez Morales

29 APR 2021

PERMISO PARA OPERAR UNA INSTALACIÓN DE DE DESPERDICIOS SÓLIDOS NO PELIGROSOS

SECCIÓN I – INFORMACIÓN GENERAL

Nombre de la Instalación	:	**Bayamón Aggregates & Recycling, Inc.**
Número de Permiso	:	**IP-11-0236 (Concesión)**
Dirección Física	:	**Carr. 174 Km. 7.8, Bo. Guaraguao, Bayamón PR**
Dirección Postal	:	**PO Box 88, Sabana Seca, Bayamón PR 00952**
Nombre del Representante	:	**Omar Rodríguez Morales**
Número de Teléfono	:	**787-383-5901**

SECCIÓN II - TIPO DE INSTALACIÓN Y DESCRIPCIÓN DE LOS DESPERDICIOS INCLUIDOS EN EL PERMISO

Las actividades contempladas en la solicitud del permiso de operación consisten en el **recibo, almacenaje, procesamiento y reciclaje de desperdicios sólidos no peligrosos en una propiedad industrial (cantera) de aproximadamente 150 cuerdas**. Estos desperdicios consisten en hormigón y asfalto producto de implosiones o demoliciones de estructuras y carreteras. La empresa recibe depósitos de lunes a sábado de 6:00 a.m. a 6:00 p.m. El material procesado es almacenado y será reutilizado, según las necesidades del mercado.

SECCIÓN III – CONDICIONES DEL PERMISO

El Departamento de Recursos Naturales y Ambientales (en adelante, DRNA) impondrá en los permisos de operación de instalaciones para desperdicios sólidos, nuevos o modificados, otorgados bajo la Regla 642 del Reglamento para el Manejo de los Desperdicios Sólidos No Peligrosos (en adelante, Reglamento), las condiciones que se enumeran a continuación, con las que estará de acuerdo el solicitante al aceptar el permiso.

Condiciones Generales:

1. El poseedor del permiso cumplirá con todas las condiciones. Cualquier incumplimiento constituirá una violación a este Reglamento, por lo que el DRNA podrá llevar acciones para obligarlo a cumplir.

2. El DRNA podrá modificar o revocar un permiso *motu proprio* o a solicitud del poseedor del permiso. Si en un término de quince (15 días) laborables, a partir del recibo de este permiso, el poseedor no solicita la revocación, se entenderá que acepta las condiciones impuestas al mismo.

29 APR 2021

3. El DRNA podrá solicitar al poseedor de un permiso que, dentro de un término razonable, provea cualquier información para determinar si existe causa para modificar o revocar, o para determinar si se está cumpliendo con sus términos.

4. El poseedor del permiso permitirá al DRNA o a un representante autorizado por éste, la entrada a la instalación para inspeccionar y verificar el cumplimiento con este Reglamento.

5. El poseedor del permiso notificará al DRNA, previo al inicio de cualquier cambio físico, la alteración o modificación a la operación permitida. El DRNA notificará por escrito si decide aceptar el cambio, la alteración o modificación.

6. Si el poseedor del permiso se percata de haber sometido alguna información incorrecta, lo notificará inmediatamente al DRNA, y brindará la información completa y correcta dentro del término de cinco (5) días a partir del hallazgo.

7. El permiso de operación no será transferible, y la solicitud de renovación del mismo debe presentarse, por el dueño o administrador, por lo menos sesenta (60) días antes de la fecha de expiración del permiso otorgado.

8. Si la solicitud de renovación no se realiza durante el período estipulado en el inciso anterior, el permiso quedará sin vigencia a su fecha de expiración. De expirarse el permiso, la instalación no podrá continuar operando hasta tanto obtenga un permiso de operación temporal o el DRNA haya emitido la renovación del permiso.

9. Toda modificación de permiso o información suplementaria requerida por el DRNA deberá ser firmada y certificada por el dueño, o en el caso de una corporación, por el presidente, vicepresidente u oficial de más alto rango con oficinas en Puerto Rico, o un representante debidamente autorizado por escrito por uno de los funcionarios antes mencionados. En el caso de municipios u otras entidades no corporativas, deberá ser firmada por un oficial responsable o equivalente.

10. El poseedor del permiso tomará los pasos necesarios para mitigar cualesquiera impactos adversos a la salud humana o al ambiente que resulten del incumplimiento con el Reglamento mencionado.

11. El poseedor del permiso operará y mantendrá, de forma apropiada, en todo momento, la instalación y todos los sistemas de tratamiento y control.

12. El poseedor del permiso preparará y someterá todos los informes requeridos por el Reglamento mencionado, que incluirán informes anuales de operación de la instalación.

13. El poseedor del permiso informará verbalmente cualquier incidente de incumplimiento con el Reglamento, al momento del hallazgo. Además, entregará un informe escrito, detallado, en o antes de cinco (5) días a partir de la notificación. Los informes verbales o escritos describirán la naturaleza del incumplimiento, su causa, duración, o duración anticipada si continúa, y todas las medidas que se

29 APR 2021

han tomado para solucionar la situación, mitigar cualquier daño a la salud humana o al ambiente y para evitar que situaciones similares vuelvan a desarrollarse.

14. El DRNA tendrá la potestad de imponer las condiciones adicionales necesarias para garantizar que se cumpla con los requisitos aplicables del Reglamento, que incluyen condiciones relacionadas a la duración del permiso y normas específicas.

SECCIÓN IV - CONDICIONES ADICIONALES

El Departamento de Recursos Naturales y Ambientales (en adelante, DRNA) impondrá en los permisos de operación de instalaciones para desperdicios sólidos, nuevos o modificados, otorgados bajo la Regla 642 del Reglamento para el Manejo de los Desperdicios Sólidos No Peligrosos (en adelante, Reglamento), las condiciones adicionales que se enumeran a continuación, con las que estará de acuerdo el solicitante al aceptar el permiso.

1. La instalación deberá colocar, en un lugar visible para empleados y visitantes, un diagrama donde ubique el equipo de emergencias, rutas de desalojo, salidas de emergencia, etc.

2. Los montículos de almacenamiento del hormigón o asfalto (procesados y sin procesar) deberán ser lo más compacto posible, manteniendo las dimensiones y alturas necesarias para un manejo estable y seguro de los mismos.

3. Se deberá conservar entre montículos el espacio suficiente para el tránsito del personal, maquinaria y equipo de respuesta a emergencias.

SECCIÓN V – APROBACIÓN Y VIGENCIA DEL PERMISO

El Departamento de Recursos Naturales y Ambientales, (en adelante, DRNA) autoriza a **Bayamón Aggregates & Recycling, Inc.**, localizado en **Bayamón**, a operar una instalación de desperdicios sólidos no peligrosos, para el almacenaje, procesamiento y reutilización de desperdicios sólidos no peligrosos. **Este permiso tendrá una vigencia de cinco (5) años, a partir de la fecha de otorgamiento**.

Este permiso está condicionado a que la entidad autorizada demuestre, a satisfacción del DRNA, que la operación de la instalación está y podrá permanecer en cumplimiento con todos los reglamentos aplicables y con el Plan de Operación aprobado por el DRNA, y conlleva la aceptación de las condiciones presentadas en este documento.

El DRNA podrá suspender o revocar este permiso de operación si se comprueba que se ha incurrido en alguna violación de las reglas o reglamentos vigentes y que no se esté cumpliendo con las condiciones estipuladas en este permiso.

SECCIÓN VI – APERCIBIMIENTO

De conformidad con la Sección 5.4 de la Ley Núm. 38-2017, conocida como Ley de Procedimiento Administrativo Uniforme del Gobierno de Puerto Rico, se le apercibe que: "*Toda persona a la que una agencia deniegue la concesión de una licencia, franquicia, permiso, endoso, autorización o gestión similar, tendrá derecho a impugnar la determinación de la agencia por medio de un procedimiento adjudicativo, según se establezca en la ley especial de que se trate y en el Capítulo III de dicha Ley*".

Otorgado en San Juan, Puerto Rico el 29 APR 2021.

DEPARTAMENTO DE RECURSOS NATURALES Y AMBIENTALES

Rafael A. Machargo Maldonado
Secretario

PFG/len

GOBIERNO DE PUERTO RICO
Departamento de Recursos Naturales y Ambientales

29 APR 2021

Sr. Omar Rodríguez Morales
Bayamón Aggregates & Recycling, Inc.
PO Box 88
Sabana Seca
Bayamón PR 00952

Estimado señor Rodríguez:

Renovación
Permiso para Operar una Instalación de Desperdicios Sólidos No Peligrosos
Bayamón Aggregates & Recycling, Inc. (IP-11-0236)
Bayamón PR

El Departamento de Recursos Naturales y Ambientales (en adelante, DRNA) le concede la renovación del permiso antes mencionado, con una **vigencia de cinco (5) años, a partir de su fecha de otorgamiento.**

De no estar conforme con las condiciones o términos bajo los cuales se concede el permiso incluido, podrá solicitar su revisión ante la Oficina del Secretario del DRNA. Para ello, se le concede veinte (20) días, contados a partir de la notificación.

Una vez transcurrido este término sin que se haya solicitado revisión, el permiso advendrá final. En caso de solicitar revisión, el permiso no se considerará final, hasta tanto el DRNA evalúe sus comentarios y emita su determinación.

De necesitar información adicional, puede comunicarse con el Sr. Pedro F. Guevara López, al (787) 767-8181, extensión 3202.

Cordialmente,

María A. Coronado Baca, P.G.
Gerente Interina
Área Contaminación de Terrenos

PFG/len

anejo

PMB 131 Box 2020 Barceloneta, PR 00617
Tel. 787-846-5454 • Fax. 787-846-0369
www.centralindustrialpr.com

Thermal Insulation • Asbestos / Lead Abatement • Scaffold Installation • Waste Disposal

5 de noviembre de 2021

Julio González Fortuño, PhD
Engineers & Environmental Consultants
PO Box 7316
Ponce, Puerto Rico 00732

Sr. González:

Central Industrial Services, Inc. transportará y dispondrá de los desperdicios generados en la actividad de Rehabilitación de Apartamentos de Viviendas San Sebastián Apartments localizado en Calle San Sebastián, Calle Tanca/Sol, San Juan, Puerto Rico. Según el número de permiso SR-09-0550 con vigencia hasta el 4 de septiembre de 2022. El material será transportado al vertedero indicado en el permiso aprobado.

El servicio está sujeto a cumplir con las políticas de transportación y disposición nuestras y con las regulaciones estatales, municipales y federales.

De necesitar información adicional, no dude en comunicarse.

Cordialmente,

Angel Santiago Rodriguez
Waste Disposal Manager

GOBIERNO DE PUERTO RICO

Departamento de Recursos Naturales y Ambientales

29 OCT 2019

PERMISO PARA OPERAR UN SERVICIO DE RECOLECCIÓN O TRANSPORTACIÓN DE DESPERDICIOS NO PELIGROSOS

SECCIÓN I – INFORMACIÓN GENERAL

Nombre de la Empresa : **Central Industrial Services Inc.**

Número de Permiso :**SR-09-0550 (Modificación)**

Dirección Física : **Carr. 2 km. 56.9 Sec. Cruce Dávila, Barceloneta, PR**

Dirección Postal : **PMB 131 Box 2020, Barceloneta, PR 00617**

Dueño : **Sr. Enrique Pérez Vázquez**

Número de Teléfono : **(787) 846-5454**

SECCIÓN II – TIPO DE DESPERDICIOS AUTORIZADOS EN EL PERMISO PARA LA RECOLECCIÓN Y TRANSPORTACIÓN Y LUGAR DE DISPOSICIÓN FINAL.

Los residuos autorizados a recolectar o transportar son: **Asbesto y plomo no peligroso (< 5 PPM), metales reciclables, chatarra, desperdicios solidos no peligrosos y escombros. Los cuales serán acarreados hasta las siguientes instalaciones: Allied Waste (Ponce Landfill), Allied Waste (Sistema de Relleno Sanitario Salinas), EC Waste (Peñuelas Valley Landfill), EC Waste (El Coquí Landfill, Humacao), Sistema de Relleno Sanitario Arecibo, Sistema de Relleno Sanitario Fajardo, Sistema de Relleno Sanitario Toa Baja, Sistema de Relleno Sanitario Municipal de Juana Díaz, Sistema de Relleno Sanitario Municipal de Vega Baja y Sistema de Relleno Sanitario Municipal de Moca. Schnitzer Puerto Rico Inc. (Facilidades de Bayamón, Salinas y Ponce).**

SECCIÓN III – DESCRIPCIÓN DE LOS VEHÍCULOS AUTORIZADOS EN EL PERMISO.

VEHICULOS AUTORIZADOS

Remolque o Camión

#	Marca	Año	Tablilla
1	MACK	2018	HP12271
2	FORD F450	1999	HP12662
3	MACK TRUCKS	2018	HP15887

SECCIÓN IV – CONDICIONES DE PERMISO

29 OCT 2019

1. El poseedor cumplirá con todas las condiciones del permiso y cualquier incumplimiento constituirá una violación a este Reglamento y la Junta de Calidad Ambiental podrá llevar acciones para obligarlo a cumplir.

2. La Junta de Calidad Ambiental podrá modificar o revocar un permiso *motu propio*, o a solicitud del poseedor del permiso. Si en un término de quince (15) días laborables a partir del recibo de este permiso el poseedor no solicita la revocación, se entenderá que acepta las condiciones impuestas al mismo.

3. La Junta de Calidad Ambiental podrá solicitar al poseedor de un permiso que dentro de un término razonable provea cualquier información para determinar si existe causa para modificar o revocar, o para determinar si se está cumpliendo con sus términos.

4. Si el poseedor del permiso se percata de haber sometido alguna información incorrecta lo notificará inmediatamente a la Junta de Calidad Ambiental, y brindará la información completa y correcta dentro del término de cinco (5) días a partir del hallazgo.

5. El permiso de operar un servicio de recolección o transportación no será transferible, y para su renovación, el dueño u operador deberá someter la solicitud por lo menos sesenta (60) días antes de la fecha de expiración del permiso otorgado.

6. Toda modificación de permiso o información suplementaria requerida por la Junta de Calidad Ambiental deberá ser firmada y certificada por el dueño, o en el caso de una corporación, por el presidente, vicepresidente u oficial de más alto rango con oficinas en Puerto Rico, o un representante debidamente autorizado por escrito por uno de los funcionarios antes mencionados. En el caso de municipios u otras entidades no corporativas, por un oficial responsable o equivalente.

7. El poseedor del permiso deberá rotular el vehículo autorizado con el número del permiso otorgado, nombre de la empresa y número de teléfono en ambos lados del mismo. Los números y letras no serán menores de dos (2) pulgadas de alto y no serán susceptibles a ser removidos, excepto por destrucción.
8. Ninguna persona transportará desperdicios sólidos no peligrosos en forma tal que puedan derramarse o descargarse en una vía pública. Todos los vehículos que se usen para transportar desperdicios sólidos no peligrosos estarán diseñados de forma tal que el desperdicio quede completamente encerrado y tapado.

9. Ninguna persona ocasionará o permitirá la recolección o transportación de desperdicios sólidos no peligrosos sin antes tomar todas las medidas para evitar fuegos, explosiones, olores objetables y atracción de vectores, y evitar que éstos resulten desagradables a la vista.

10. Ninguna persona ocasionará o permitirá la disposición de desperdicios sólidos no peligrosos en sitio alguno que no sea una instalación autorizada por la Junta de Calidad Ambiental para manejar ese tipo de desperdicio mediante un permiso expedido de acuerdo al Reglamento antes mencionado.

11. Ninguna persona ocasionará o permitirá la disposición de desperdicios sólidos no peligrosos en sitio alguno que no sea una instalación autorizada por la Junta de Calidad Ambiental para manejar ese tipo de desperdicio mediante un permiso expedido de acuerdo al Reglamento antes mencionado.

29 OCT 2019

12. El poseedor de este permiso solo podrá transportar los desperdicios sólidos no peligrosos indicados en la Sección II A hasta la instalación de disposición final indicado en la Sección II B de este permiso.

13. El poseedor de este permiso deberá cumplir a cabalidad con el Plan de Operación sometido con la solicitud de Permiso. El Plan de Operación aprobado formará parte de este permiso.

14. El poseedor de este permiso permitirá a un funcionario de la Junta de Calidad Ambiental, debidamente identificado, a entrar a su local para examinar, investigar o inspeccionar los equipos, vehículos, facilidades y documentos relacionados a este permiso en días y horas razonables. Se apercibe al poseedor de este permiso si negare el acceso o le impida realizar una inspección a un funcionario de la JCA debidamente identificado, está sujeto a las sanciones y acciones administrativas y legales pertinentes, según las disposiciones de la Ley 416 del 22 de septiembre de 2004, según enmendada, conocida como la Ley sobre Política Pública Ambiental.

15. Deberá conservar en todo momento copia de este permiso y el Plan de Operación en los vehículos autorizados bajo este permiso.

SECCIÓN V – APROBACIÓN Y VIGENCIA DEL PERMISO

Esta Junta de Calidad Ambiental autoriza a **Central Industrial Services Inc.**, a operar un servicio de recolección o transportación de desperdicios no peligrosos de desperdicios sólidos no peligrosos mencionados en la Sección II de este permiso, por un período de tres (**3**) años contados a partir de la fecha de otorgación original que es el 4 de septiembre de 2019.

Este permiso está condicionado a que la entidad autorizada demuestre a satisfacción de esta Junta, que la actividad de recolección y transportación está y permanecerá en cumplimiento con todos los reglamentos aplicables y con el Plan de Operación y Emergencia aprobado por esta Junta y conlleva la aceptación de las condiciones presentadas en el anejo que acompaña a este documento.

La Junta de Calidad Ambiental podrá suspender o revocar este permiso de operación si se comprueba que se ha incurrido en alguna violación de las reglas o reglamentos vigentes y que no se esté cumpliendo con las condiciones estipuladas en este permiso.

La Junta se reserva el derecho de intervenir con el servicio de recolección y transportación en otros aspectos no cubiertos en la autorización.

Otorgado en San Juan, Puerto Rico el 29 OCT 2019.

Tania Vázquez Rivera
Secretaria

R4 Enterprises Corp.

Recycling, Environmental & Remediation Services

•Postal Address•
PO Box 7316
Ponce PR 00732-7316
•Office•
Tel: (787) 675-9600
Fax: (787) 260-6003
•Email•
info@r4web.com
•Website•
http://www.r4web.com

A LA MANO

22 de septiembre de 2021

María Victoria Rodríguez, Gerente
Programa de Contaminación de Terrenos
Departamentos de Recursos Naturales y Ambientales
P. O. Box 366147 San Juan, Puerto Rico 00936

Re: Servicios de Manejo de
Desperdicios Sólidos
No Peligrosos (SR-39-206)

Estimada Señora Rodríguez:

Por este medio le informamos que la compañía *R4 Enterprises Corp.* estará brindando a la compañía SanSe PR LLC, los servicios de manejo de desperdicios sólidos no-peligrosos a ser generados durante las actividades de "Rehabilitación de las unidades de vivienda de los edificios denominados 1-10", ubicados en la Calle San Sebastián, Calle Tanca, Calle Sol, Calle Barbosa, SJ, P.R., PR.

Nuestra compañía transportará en camiones autorizado de tipo camión tipo Roll on/off a la instalación de Reciclaje de nuestra empresa ubicada en Juana Díaz, instalaciones de reciclaje asociadas a nuestra empresa y/o Relleno Sanitario Toa Baja/Vega Baja u otro siempre y cuando estén en nuestro permiso DS-2.

Cualquier duda o información adicional, favor de comunicarse con nuestra oficina.

Cordialmente;

Melvin González,
Presidente

vcl

November 05, 2021

Department of Natural and Environmental Resources /
Office of Permits Management
PO Box 366147
San Juan, PR 00936

RE: Acceptance and Recycling of Scrap Metal from Project:
Actividad de Rehabilitación de Apartamentos De Vivienda
San Sebastian Apartments
Calle San Sebastian, Calle Tanca/Sol
San Juan, Puerto Rico

To Whom It May Concern,

Schnitzer Puerto Rico, Inc. ("Schnitzer") is available to accept scrap metal originating from the subject project. The material can be accepted at any of the five Schnitzer facilities in Puerto Rico located in the municipalities of Salinas (IP-63-0087), Bayamón (IP-11-0131), Ponce (IP-58-0202-RP), Caguas (ET-13-0066) and Canovanas (IP-15-0222). Schnitzer's solid waste transportation permit is SR-63-0543.

The material received is subject to Schnitzer's scrap acceptance polices and scrap acceptance inspection procedures. Scrap will be inspected upon delivery, and if accepted, will be off-loaded and temporarily stockpiled on-site. Depending on the characteristics, size and grade of the material, the scrap metal may then be shredded, sheared, or torch cut, and will be shipped off-site for use as feed stock at overseas steel mills. All scrap metals received by Schnitzer for processing will be recycled.

Please contact me at (787) 824-6133 if you have questions or would like additional information.

Sincerely,

Schnitzer Puerto Rico, Inc.

Pedro E. Labayen
Environmental Manager

Schnitzer Puerto Rico, Inc.
PO Box 1153, Salinas, PR 00751
Tel: 787-824-6133
www.schnitzersteel.com

GOBIERNO DE PUERTO RICO
Departamento de Recursos Naturales y Ambientales

Oficina Regional de Guayama

9 de agosto de 2019

Sr. Ellworth Mink
PO Box 1153
Salinas, Puerto Rico 00751

Estimado señor Mink:

Concesión de Renovación de Permiso Servicio de Recolección o Transportación de Desperdicios Sólidos No Peligrosos SR-63-0543
Schnitzer Puerto Rico, Inc.
Carr. 3 Km 156.4
Bo. Aguirre
Salinas, Puerto Rico

El Departamento de Recursos Naturales y Ambientales (antes JCA), le incluye el permiso de operación para un servicio de recolección y transportación de desperdicios sólidos no peligrosos. **La fecha de vigencia del permiso será por un periodo de tres (3) años a partir de la fecha de otorgación del mismo. La vigencia de este permiso continuará hasta el 23 de agosto de 2022.**

Se advierte a toda persona a la que se le deniegue un permiso o se le apruebe pero este inconforme con las condiciones o términos bajo los cuales se concede el permiso, podrá, dentro del término de veinte (20) días contados a partir de la notificación, someter comentarios ante el Departamento, para solicitar la revisión de dicho permiso.

De no someter comentarios, este permiso advendrá final una vez transcurran los veinte (20) días para solicitar la revisión del permiso. De someter comentarios, este permiso no advendrá final hasta tanto el Departamento actué sobre los mismos. Una vez actué sobre los comentarios y emita su determinación en cuanto a éstos, este permiso advendrá final.

Este permiso es intransferible y para su renovación deberá hacerse los trámites necesarios sesenta (60) días antes de la fecha de su vencimiento. Es sumamente importante señalar que el permiso concedido está condicionado a que se cumpla con el Plan Operacional sometidos a este Departamento. El Departamento se reserva el derecho de suspender o revocar este permiso si se incurre en violación a la reglamentación vigente.

En caso de tener alguna duda o pregunta sobre el particular, favor comunicarse con la Sra. Mariangely Santiago, Oficial de Inspección y Cumplimiento Ambiental o con la que suscribe al número de teléfono (787) 866-0200 a su mejor conveniencia.

Cordialmente,

Vanessa Del Moral Rosario

Vanessa Del Moral Rosario
Directora Interina
Oficina Regional de Guayama
Junta de Calidad Ambiental

31 JUL 2019

PERMISO PARA SERVICIO DE RECOLECCIÓN O TRANSPORTACIÓN DE DESPERDICIOS SÓLIDOS NO PELIGROSOS

SECCIÓN I – INFORMACIÓN GENERAL

Nombre de la Empresa	: **Schnitzer Puerto Rico, Inc.**
Número de Permiso	: **SR-63-0543 (Renovación)**
Representante Autorizado	: **Sr. Ellsworth Mink** **Gerente Regional**
Dirección Física	: **Carr. 3 Km 156.4** **Bo. Aguirre** **Salinas, Puerto Rico**
Dirección Postal	: **PO Box 1153** **Salinas PR 00751**
Número de Teléfono	: **(787) 824-6133**

SECCIÓN II – TIPO Y DESCRIPCIÓN DE LOS DESPERDICIOS A TRANSPORTAR Y LUGARES DE DISPOSICIÓN FINAL, INCLUIDOS EN EL PERMISO

Los residuales autorizados a recolectar o transportar son metales reciclables, desperdicios generados del procesamiento metales, desperdicios líquidos (refrigerantes) provenientes del mantenimiento de equipos de maquinarias y neumáticos desechados provenientes de las chatarras que van a ser recicladas. Los metales reciclables serán depositados en las instalaciones de Schnitzer Puerto Rico, Inc. de Salinas (**IP-63-0087**), Bayamón (**IP-11-0131**), Caguas (**ET-13-0066**), Canovanas (**ET-15-0103**) y Ponce (**IP-58-0202**). Los desperdicios del procesamiento de metales serán depositados en los sistemas de relleno sanitarios de: Allied Waste Service en Ponce (**IDF-58-0008**) y Salinas (**IDF-63-0001**), Waste Management en Peñuelas Valley Landfill (**IDF-57-0020**), Mayagüez Landfill (**IDF-50-0010**), y El Coqui Landfill Corp. Humacao (**IDF-36-0016**). Los neumáticos desechados serán depositados en R4 Enterprises Corp. (**IEX-39-0192**), JDJ Recycling (**IP-30-0153**). Los desperdicios líquidos (refrigerantes) serán depositados en Allied Waste Service en Ponce (**IDF-58-0008**) y Waste Management en Peñuelas Valley Landfill (**IDF-57-0020**).

31 JUL 2019

SECCIÓN III _ DESCRIPCIÓN DE LOS VEHÍCULOS AUTORIZADOS EN EL PERMISO

Marca	Año	Tablilla	Capacidad de carga
Kenworth	2008	H-52477	51,540 lbs.
GS Meppel	2006	111287-A	46,100 lbs.
Kenworth	2008	H-52475	61,468 lbs.
GS Meppel	2006	111293-A	46,100 lbs.
Kenworth	2008	H-52476	61,368 lbs.
GS Meppel	2006	116681-A	46,100 lbs.
Kenworth	1999	31005-R	49,900 lbs.
Noteboom	1992	62579-A	64,400 lbs.
International	2003	27173-R	26,240 lbs.
Merhow	2006	75117-A	40,001 lbs
Volvo	2004	H-52451	45,640 lbs.
Great Lakes	2004	62597-A	35,140 lbs.
Great Lakes	2004	62598-A	35,140 lbs.

SECCIÓN IV – CONDICIONES GENERALES DE PERMISO

1. El poseedor cumplirá con todas las condiciones del permiso y cualquier incumplimiento constituirá una violación a este Reglamento y al Departamento de Recursos Naturales y Ambientales (en adelante, Departamento) podrá llevar acciones para obligarlo a cumplir.

2. El Departamento podrá modificar o revocar un permiso *motu proprio*, o a solicitud del poseedor del permiso.

3. El Departamento podrá solicitar al poseedor de un permiso que dentro de un término razonable provea cualquier información para determinar si existe causa para modificar o revocar, o para determinar si se está cumpliendo con sus términos.

31 JUL 2019

4. El poseedor del permiso notificará al Departamento, previo al inicio de cualquier cambio, alteración o modificación a la operación permitida. El Departamento notificará por escrito si decide aceptar el cambio, la alteración o modificación.

5. Si el poseedor del permiso se percata de haber sometido alguna información incorrecta lo notificará inmediatamente al Departamento, y brindará la información completa y correcta dentro del término de cinco (5) días a partir del hallazgo.

6. El permiso de operación **no será transferible**, y la solicitud de renovación del mismo debe presentarse, por el dueño o administrador, por lo menos **sesenta (60) días** antes de la fecha de expiración del permiso otorgado.

7. Si la solicitud de renovación no se realiza durante el período estipulado en el inciso anterior, el permiso quedará sin vigencia a su fecha de expiración. De expirarse el permiso, la empresa no podrá continuar operando hasta tanto el Departamento haya emitido la renovación del permiso.

8. El poseedor del permiso deberá rotular el vehículo autorizado con el número del permiso otorgado, nombre de la empresa y número de teléfono en ambos lados del mismo. Los números y letras no serán menores de dos (2) pulgadas de alto y no serán susceptibles a ser removidos, excepto por destrucción

9. Ninguna persona transportará desperdicios sólidos no peligrosos en forma tal que puedan derramarse o descargarse en una vía pública. Todos los vehículos que se usen para transportar desperdicios sólidos no peligrosos estarán diseñados de forma tal que el desperdicio quede completamente encerrado y tapado.

10. Ninguna persona ocasionará o permitirá la disposición de desperdicios sólidos no peligrosos en sitio alguno que no sea una instalación autorizada por el Departamento para manejar ese tipo de desperdicio mediante un permiso expedido de acuerdo al Reglamento antes mencionado.

11. Toda modificación de permiso o información suplementaria requerida por el Departamento deberá ser firmada y certificada por el dueño, o en el caso de una corporación, por el presidente, vicepresidente u oficial de más alto rango con oficinas en Puerto Rico, o un representante debidamente autorizado por escrito por uno de los funcionarios antes mencionados. En el caso de municipios u otras entidades no corporativas, por un oficial responsable o equivalente.

12. El poseedor del permiso tomará los pasos necesarios para mitigar cualquier impacto adverso a la salud humana y/o al ambiente que resulten del incumplimiento con el Reglamento mencionado.

13. Deberá mantener una copia del Plan de Operación (incluyendo los procedimientos de emergencia), aprobado por el Departamento de Recursos Naturales y Ambientales, en cada unidad vehicular.

14. Solamente deberá utilizar para la transportación de los desperdicios, vehículos que estén incluidos en el Plan de Operación del permiso aprobado.

15. Ninguna persona recolectará o permitirá la recolección de desperdicios sólidos en las zonas residenciales o de tranquilidad entre 10:00 p.m. de un día a las 6:00 a.m. del siguiente día, según lo establece la Regla 21. 7. B, del *Reglamento para el Control de la Contaminación por Ruidos*.

16. Acompañará con un manifiesto, del Departamento, todo cargamento que sea recogido para ser transportado a una de las instalaciones autorizadas para recibirlos. Firmará y mantendrá, durante cinco (5) años.

17. Deberá asumir primariamente la responsabilidad ante el Departamento en casos de derrames accidentales en el proceso de transportación a los efectos de realizar las acciones correctivas pertinentes. Igualmente asumirá la responsabilidad de todo desperdicio que haya transportado y que no se pueda determinar cuál era la instalación de disposición final.

18. Deberá mantener la póliza de seguro de responsabilidad por daños a la propiedad y daños corporales vigente, mientras el permiso esté vigente.

19. En caso de que los desperdicios se desparramen accidentalmente en la vía de rodaje durante su transportación, deberá, inmediatamente, tomar todas las medidas necesarias para proteger la seguridad pública.

20. El Departamento tendrá la potestad de imponer las condiciones adicionales necesarias para garantizar que se cumpla con los requisitos aplicables del Reglamento antes mencionado, que incluyen condiciones relacionadas a la duración del permiso y normas específicas.

SECCIÓN V – CONDICIONES DE PERMISO ADICIONALES

1. Deberá mantener una copia del Plan de Operación (incluyendo los procedimientos de emergencia), aprobado por el Departamento de Recursos Naturales y Ambientales, en cada unidad vehicular.

2. Deberá asegurarse que los camiones, al acarrear los neumáticos desechados, sean pesados antes y después de la entrega de los mismos en las instalaciones de procesamiento, reciclaje, exportación o uso final.

31 JUL 2019

3. En caso de que los desperdicios se desparramen accidentalmente en la vía de rodaje durante su transportación, deberá, inmediatamente, tomar todas las medidas necesarias para proteger la seguridad pública.

SECCION VI – APERCIBIMIENTO

De conformidad con la Sección 5.4 de la Ley Núm. 38-2017, conocida como, *Ley de Procedimiento Administrativo Uniforme del Gobierno de Puerto Rico*, se le apercibe que: "Toda persona a la que una agencia deniegue la concesión de una licencia, franquicia, permiso, endoso, autorización o gestión similar, tendrá derecho a impugnar la determinación de la agencia por medio de un procedimiento adjudicativo, según se establezca en la Ley especial de que se trate y en el Capítulo III de dicha Ley." Para esto se concede un término de veinte (20) días a partir de la notificación del mismo.

SECCION V – APROBACIÓN Y VIGENCIA DEL PERMISO

Este Departamento autoriza al **Sr. Ellsworth Mink**, *Gerente Regional* de la empresa **Schnitzer Puerto Rico, Inc.**, a continuar operando un servicio de recolección o transportación de desperdicios sólidos no peligrosos (metales reciclables, desperdicios generados del procesamiento metales y neumáticos desechados y desperdicios líquidos (refrigerantes) provenientes del mantenimiento de equipos de maquinarias) en las zonas y puntos establecidos en el Plan de Operación sometido, y en la Sección II de este Permiso, por un período de **tres (3) años**. La vigencia de este permiso continuará hasta el **23 de agosto de 2022**.

Este Permiso está condicionado a que la entidad autorizada demuestre a satisfacción de este Departamento, que la operación de la empresa está y permanecerá en cumplimiento con todos los reglamentos aplicables y con el Plan de Operación y Emergencia aprobado por este Departamento y conlleva la aceptación de las condiciones presentadas este documento.

El Departamento se reserva el derecho de intervenir con la empresa en otros aspectos no cubiertos en la autorización.

Otorgado en San Juan, Puerto Rico el 31 de julio de 2019.

Tania Vázquez Rivera
Secretaria

GOBIERNO DE PUERTO RICO
Departamento de Recursos Naturales y Ambientales

9 de agosto de 2019

Sr. Ellworth Mink
PO Box 1153
Salinas, PR 00751

Inclusión de unidades vehicular
SR-63-0543
Schnitzer Puerto Rico, Inc.
Carr. 3 Km 156.4
Bo. Aguirre
Salinas, Puerto Rico

Estimado señor Mink:

Recientemente recibimos en nuestra Oficina su solicitud para incluir un (1) vehículo al Permiso para Operar un Servicio de Recolección o Transportación de Desperdicios Sólidos No Peligrosos, SR-63 - 0543, otorgado a Schnitzer Puerto Rico, Inc.

Personal técnico de la Oficina Regional de Guayama, revisó la documentación suministrada y determinó que la misma cumple con los requisitos de la reglamentación vigente.

A tales efectos, esta Junta autoriza la inclusión de la siguiente unidad vehicular, siempre y cuando cumpla con todos las condiciones del permiso otorgado.

Marca/Modelo	Año	Tablilla
Volvo VHD	2004	H52479

De surgir alguna duda, puede comunicarse a los teléfonos (787) 864-0103, 864-7111 ó 866-0200.

Cordialmente,

Vanessa Del Moral Rosario
Sra. Vanessa Del Moral Rosario
Directora
Oficina Regional Guayama

ORG-msl

PERMISO PARA OPERAR UNA INSTALACIÓN DE PROCESAMIENTO DE DESPERDICIOS SÓLIDOS NO PELIGROSOS

SECCIÓN I – INFORMACIÓN GENERAL

Número de Permiso	:	**IP-39-0227 (Concesión)**
Nombre de la Instalación	:	**R4 Enterprises Corp.**
Nombre del Representante	:	**Ing. Julio González Fortuño**
Número de Teléfono	:	**(787) 675-9600**
Dirección Física		**Carr. 1 Km. 113.6 Interior, Sector El Pastillo Bo. Cintrona, Juana Díaz PR**
Dirección Postal	:	**PO Box 7316, Ponce PR 00732-7316**

SECCIÓN II – TIPO DE INSTALACIÓN Y DESCRIPCIÓN DE LOS DESPERDICIOS INCLUIDOS EN EL PERMISO

Las actividades contempladas en la solicitud del permiso de operación consisten en el **recibo, pesaje, segregación, procesamiento, almacenaje y exportación de metales ferrosos, no ferrosos, equipos electrónicos y neumáticos desechados**. El procesamiento de estos desperdicios sólidos no peligrosos consiste en la compactación o corte de los metales, y en el embalaje de los equipos electrónicos o neumáticos desechados para su correspondiente exportación. La empresa opera de lunes a sábado de 6:00 am a 6:00 pm. El material procesado es almacenado, hasta el momento de su venta local o la exportación, según descrito en Plan de operaciones de la empresa.

SECCIÓN III – CONDICIONES DE PERMISO

El Departamento de Recursos naturales y Ambientales (en adelante, DRNA) impondrá en los permisos de operación de instalaciones para desperdicios sólidos, nuevas o modificadas, otorgados bajo la Regla 642 del Reglamento para el Manejo de los Desperdicios Sólidos No Peligrosos, las condiciones que se enumeran a continuación, con las que estará de acuerdo el solicitante al aceptar el permiso.

Condiciones Generales:

1. El poseedor cumplirá con todas las condiciones del permiso, y cualquier incumplimiento constituirá una violación a este Reglamento y el DRNA podrá llevar acciones para obligarlo a cumplir.

2. El DRNA podrá modificar o revocar un permiso *motu proprio* o a solicitud del poseedor del permiso. Si en un término de quince (15 días) laborables, a partir del recibo de este permiso, el poseedor no solicita la revocación, se entenderá que acepta las condiciones impuestas al mismo.

3. El DRNA podrá solicitar al poseedor de un permiso que, dentro de un término razonable, provea cualquier información para determinar si existe causa para modificar o revocar, o para determinar si se está cumpliendo con sus términos.

4. El poseedor del permiso permitirá al DRNA o a un representante autorizado por éste, la entrada a la instalación para inspeccionar y verificar el cumplimiento con este Reglamento.

5. El poseedor del permiso notificará al DRNA, previo al inicio de cualquier cambio físico, la alteración o modificación a la operación permitida. La Junta notificará por escrito si decide aceptar el cambio, la alteración o modificación.

6. Si el poseedor del permiso se percata de haber sometido alguna información incorrecta, lo notificará inmediatamente al DRNA, y brindará la información completa y correcta dentro del término de cinco (5) días a partir del hallazgo.

7. El permiso de operación no será transferible, y la solicitud de renovación del mismo debe presentarse, por el dueño o administrador, por lo menos sesenta (60) días antes de la fecha de expiración del permiso otorgado.

8. Si la solicitud de renovación no se realiza durante el período estipulado en el subinciso anterior, el permiso quedará sin vigencia a su fecha de expiración. De expirarse el permiso, la instalación no podrá continuar operando hasta tanto obtenga un permiso de operación temporal o el DRNA haya emitido la renovación del permiso.

9. Toda modificación de permiso o información suplementaria requerida por el DRNA deberá ser firmada y certificada por el dueño, o en el caso de una corporación, por el presidente, vicepresidente u oficial de más alto rango con oficinas en Puerto Rico, o un representante debidamente autorizado por escrito por uno de los funcionarios antes mencionados. En el caso de municipios u otras entidades no corporativas, por un oficial responsable o equivalente.

10. El poseedor del permiso tomará los pasos necesarios para mitigar cualesquiera impactos adversos a la salud humana o al ambiente que resulten del incumplimiento con el Reglamento mencionado.

11. El poseedor del permiso operará y mantendrá, de forma apropiada, en todo momento, la instalación y todos los sistemas de tratamiento y control.

12. El poseedor del permiso preparará y someterá todos los informes requeridos por el Reglamento mencionado, que incluirán informes anuales de operación de la instalación.

13. El poseedor del permiso informará verbalmente cualquier incidente de incumplimiento con el Reglamento mencionado al momento del hallazgo y entregará un informe escrito detallado en o antes de cinco (5) días a partir de la notificación. Los informes verbales o escritos describirán la naturaleza del incumplimiento, su causa, duración, o duración anticipada si continúa, y todas las medidas que se

han tomado para solucionar la situación, mitigar cualquier daño a la salud humana o al ambiente y para evitar que situaciones similares vuelvan a desarrollarse.

14. El DRNA tendrá la potestad de imponer las condiciones adicionales necesarias para garantizar que se cumpla con los requisitos aplicables del Reglamento antes mencionado, que incluyen condiciones relacionadas a la duración del permiso y normas específicas.

SECCIÓN IV – CONDICIONES ADICIONALES

El Departamento de Recursos Naturales y Ambientales (en adelante, DRNA) impondrá en los permisos de operación de instalaciones para desperdicios sólidos, nuevas o modificadas, otorgados bajo la Regla 642 del Reglamento para el Manejo de los Desperdicios Sólidos No Peligrosos, las condiciones adicionales que se enumeran a continuación, con las que estará de acuerdo el solicitante al aceptar el permiso.

1. La instalación deberá colocar en un lugar visible para empleados y visitantes un diagrama donde ubique el equipo de emergencias, rutas de desalojo, salidas de emergencia, etc.

2. Se deberá mantener una estricta política de aceptación de metales, la cual no permita el recibo de chatarra con fluidos (refrigerantes líquidos, aceites y combustibles) y recipientes de gas (provenientes de aires acondicionados, neveras, etc.).

3. Los montículos de almacenamiento de los metales (procesados y sin procesar) deberán ser lo más compacto posible, manteniendo las dimensiones y alturas necesarias para un manejo estable y seguro de los mismos. Se deberá conservar entre montículos el espacio suficiente para el tránsito del personal, maquinaria y equipo de respuesta a emergencias. Los equipos electrónicos deberán almacenarse en contenedores con cubierta dedicados a estos desperdicios.

4. Hasta el máximo grado posible, deberá compactar y embalar el recibo diario de los neumáticos desechados para maximizar su almacenamiento, evitar la acumulación de agua y prevenir la atracción de vectores.

5. Los conjuntos de fardos de neumáticos desechados almacenados no podrán exceder de quince (15) pies de alto. La base de estos conjuntos no tendrá un área de superficie mayor de diez mil (10,000) pies cuadrados. Tendrán una separación mínima de veinticinco (25) pies unos de otros y de cincuenta (50) pies de separación de los límites de la propiedad, de cualquier acceso o de cualquier edificación. El área de separación de veinticinco (25) pies entre conjuntos deberá mantenerse libre de obstrucciones, libre de vegetación en todo momento y en condición tal que cualquier vehículo de emergencia tenga acceso adecuado a la instalación.

6. Podrá almacenar en sus instalaciones hasta **1,000** neumáticos desechados sueltos y hasta **1,000** fardos de neumáticos desechados compactados. Variaciones en las cantidades de almacenamiento aquí autorizadas deberán ser solicitadas y justificadas por la empresa, y aprobadas por el DRNA previo al recibo de las mismas en la instalación.

SECCION V – APERCIBIMIENTO

De conformidad con la Sección 5.4 de la Ley Núm. 38-2017, conocida como Ley de Procedimiento Administrativo Uniforme del Gobierno de Puerto Rico, se le apercibe que: "Toda persona a la que una agencia deniegue la concesión de una licencia, franquicia, permiso, endoso, autorización o gestión similar, tendrá derecho a impugnar la determinación de la agencia por medio de un procedimiento adjudicativo, según se establezca en la ley especial de que se trate y en el Capítulo III de dicha Ley".

SECCION VI – APROBACIÓN Y VIGENCIA DEL PERMISO

El Departamento de Recursos Naturales y Ambientales autoriza a **R4 Enterprises Corp.,** localizada en **Juana Díaz**, a operar una instalación de desperdicios sólidos no peligrosos, para recibo, pesaje, segregación, procesamiento y almacenaje de desperdicios sólidos no peligrosos, **por un periodo de cinco (5) años, a partir de la fecha de otorgamiento**.

Este permiso está condicionado a que la entidad autorizada demuestre, a satisfacción del DRNA, que la operación de la instalación está y podrá permanecer en cumplimiento con todos los reglamentos aplicables y con el Plan de Operación aprobado por el DRNA, y conlleva la aceptación de las condiciones presentadas en este documento.

El DRNA podrá suspender o revocar este permiso de operación si se comprueba que se ha incurrido en alguna violación de las reglas o reglamentos vigentes y que no se esté cumpliendo con las condiciones estipuladas en este permiso.

Otorgado en San Juan, Puerto Rico el 16 de marzo de 2020

Departamento de Recursos Naturales y Ambientales

Cynthia Rivera Morales

Cynthia I. Rivera Morales
Secretaria Interina

PFG/len

GOBIERNO DE PUERTO RICO
Departamento de Recursos Naturales y Ambientales

16 MAR 2020

Ing. Julio González Fortuño
R4 Enterprises Corp.
PO Box 7316
Ponce PR 00732-7316

Estimado ingeniero González:

Concesión
Permiso para Operar una Instalación de Procesamiento de Desperdicios Sólidos No Peligrosos
R4 Enterprises Corp. (IP-39-0227)
Juana Díaz PR

El Departamento de Recursos Naturales y Ambientales (DRNA) le concede el permiso antes mencionado, con una **vigencia de cinco (5) años, a partir de la fecha de otorgamiento.**

De no estar conforme con las condiciones o términos bajo los cuales se concede el permiso incluido, podrá solicitar su revisión ante la Oficina de la Secretaria del DRNA. Para ello, se le concede veinte (20) días, contados a partir de la notificación.

Una vez transcurrido este término sin que se haya solicitado revisión, el permiso advendrá final. En caso de solicitar revisión, el permiso no se considerará final, hasta tanto el DRNA evalúe sus comentarios. Luego de que el DRNA emita su determinación en cuanto a la solicitud de revisión, el permiso se considerará final.

De necesitar información adicional, puede comunicarse con el Sr. Carmelo Vázquez Fernández, al (787) 767-8181, extensión 3402.

Cordialmente,

María A. Coronado Baca, P.G.
Gerente Interina
Área Contaminación de Terrenos

PFG/len

anejo

GOBIERNO DE PUERTO RICO
Departamento de Recursos Naturales y Ambientales

24 AUG 2020

Ing. Julio González Fortuño
R4 Enterprises, Corp.
Po Box 7616
Ponce, Puerto Rico 00732-7316

Estimado señor González Fortuño:

Permiso SR-39-0206
Servicio de Recolección o Transportación de Desperdicios Sólidos No Peligrosos
R4 Enterprises Corp.
Carr. PR-1 Km 113.6 Bo. Cintrona
Sector El Pastillo
Juana Díaz, Puerto Rico

El Departamento de Recursos Naturales y Ambientales (DRNA), le incluye el permiso para operar un servicio de recolección o transportación de desperdicios sólidos no peligrosos. **La fecha de vigencia del permiso será por un periodo de tres (3) años y continuará vigente hasta el 17 de marzo de 2023.**

Se advierte a toda persona a la que se le deniegue un permiso o se le apruebe pero este inconforme con las condiciones o términos bajo los cuales se concede el permiso, podrá, dentro del término de veinte (20) días contados a partir de la notificación, someter comentarios ante este Departamento, para solicitar la revisión de dicho permiso.

De no someter comentarios, este permiso advendrá final una vez transcurran los veinte (20) días para solicitar la revisión del permiso. De someter comentarios, este permiso no advendrá final hasta tanto este Departamento actué sobre los mismos. Una vez actué sobre los comentarios y emita su determinación en cuanto a éstos, este permiso advendrá final.

Este permiso es intransferible y para su renovación deberá hacerse los trámites necesarios sesenta (60) días antes de la fecha de su vencimiento. Es sumamente importante señalar que el permiso concedido está condicionado a que se cumpla con el Plan Operacional sometidos a esta Agencia. Este Departamento se reserva el derecho de suspender o revocar este permiso si se incurre en violación a la reglamentación vigente.

En caso de tener alguna duda o pregunta sobre el particular, favor comunicarse con la Sra. María Del C. Figueroa Andino, Oficial de Permisos Ambientales o con la que suscribe al número de teléfono (787) 866-0200 a su mejor conveniencia.

Cordialmente,

Vanessa Del Moral Rosario

Vanessa Del Moral Rosario
Directora Interina
Oficina Regional de Guayama

GOBIERNO DE PUERTO RICO

Departamento de Recursos Naturales y Ambientales

24 AUG 2020

PERMISO PARA OPERAR UN SERVICIO DE RECOLECCIÓN O TRANSPORTACIÓN DE DESPERDICIOS NO PELIGROSOS

SECCIÓN I – INFORMACIÓN GENERAL

Nombre de la Empresa	:	R^4 Enterprises Corp.
Número de Permiso	:	SR-39-0206
Dirección Física	:	Carr. PR-1 Km. 113.6, Sector El Pastillo Bo. Cintrona Juana Díaz, Puerto Rico
Dirección Postal	:	PO Box 7316 Ponce PR 00732-7316
Nombre del Dueño o Representante Autorizado	:	Ing. Julio González Fortuño Vice-Presidente
Número de Teléfono	:	787-675-9600

SECCIÓN II – TIPO DE DESPERDICIOS AUTORIZADOS EN EL PERMISO PARA LA RECOLECCIÓN Y TRANSPORTACIÓN Y LUGAR DE DISPOSICIÓN FINAL.

Los residuos autorizados a recolectar y/o transportar son: **desperdicios sólidos no peligrosos tales como: Neumáticos desechados**, serán transportados hasta sus instalaciones en Juana Díaz **(IP-39-0227)**, donde son compactados y se preparan en pacas para llenar los contenedores que se llevan al muelle de San Juan para su exportación, según su permiso **IEX-39-0192**. **Productos expirados descartados por el sector comercial, aguas usadas no peligrosos y cienos, terreno contaminado con trazas de hidrocarburo, material absorbente usado generados en proyectos de remediación ambiental, filtro de aceite, gasolina o diésel previamente drenados, material con contenido de asbesto y/o pintura con base de plomo en concentraciones menores de 5 ppm,** los cuales serán acarreados a las siguientes instalaciones: Sistema de Relleno Sanitario de Peñuelas Valley Landfill (EC Waste) **(IDF-57-0020)** y/o el Sistema de Relleno Sanitario de Allied Waste de Ponce **(IDF-58-008)**, para su disposición final. **Enseres electrodomésticos descartados, metales ferrosos y no ferrosos**, los cuales serán acarreados hasta la empresa Schnitzer Puerto Rico, en Salinas **(IP-63-0087)**, Bayamón **(IP-11-0131)** y/o Canóvanas **(IP-15-0222)**, para su exportación. **Equipo electrónico descartado**, será acarreado en contenedores hasta el Muelle de San Juan para su exportación. **Material vegetativo**, el cual será acarreado hasta la Estación de Trasbordo de Guaynabo (Landfill Technology) **(ET- 32-0072)** y/o el Sistema de Relleno Sanitario de Juana Díaz (Ecopark) **(IDF-39-0050)**, para su trituración. **Escombros**, los cuales serán acarreados hasta los Sistemas de Relleno Sanitario de Arecibo (Landfill Technologies) **(IDF-07-0015)**, Toa Baja (Landfill Technologies) **(IDF-70-0031)**, Fajardo, (Landfill Technology) **(IDF-27-0011)**, Moca (Ecopark) **(IDF-51-0048)**, Vega Baja (La Vega Landfill) **(IDF-74-0044)**, Juana Díaz (Ecopark) **(IDF-39-0050)**, Cabo Rojo (Ecopark) **(IDF-12-0004)** y/o Peñuelas Valley Landfill (EC Waste) **(IDF-57-0020)**, para su disposición final.

24 AUG 2020

SECCIÓN III – DESCRIPCIÓN DE LOS VEHÍCULOS AUTORIZADOS EN EL PERMISO

Num. de Registro	Tablilla	Modelo	Año
5541170	HP-13450	International	1999
6601486	RP-12963	International	1996
6818034	HP-12888	Mack	2006
6665697	HP-12889	Mack	2006
6818054	HP-13448	Mack	2006
6307010	RP-12891	Freightliner	1998
6307020	HP-12892	Freightliner	1998
6110247	H-63133	Freightliner	1997
6110304	HP-12890	Freightliner	1997

SECCIÓN IV – CONDICIONES DE PERMISO

El Departamento de Recursos Naturales y Ambientales impondrá en los permisos otorgados bajo el Reglamento para el Manejo de Desperdicios Sólidos No Peligrosos, los términos y condiciones que se enumeran a continuación, con los que estará de acuerdo el solicitante al aceptar el permiso:

CONDICIONES GENERALES DE PERMISO

1. El poseedor cumplirá con todas las condiciones del permiso y cualquier incumplimiento constituirá una violación a este Reglamento y el Departamento de Recursos Naturales y Ambientales (en adelante, Departamento) podrá llevar acciones para obligarlo a cumplir. (Regla 643.E.1)

2. El Departamento podrá modificar o revocar un permiso *motu proprio*, o a solicitud del poseedor del permiso. (Regla 643.E2). Si en un término de quine (15) días laborables a partir del recibo de este permiso el poseedor no solicita la revocación, se entenderá que acepta las condiciones impuestas al mismo.

3. El Departamento podrá solicitar al poseedor de un permiso que dentro de un término razonable provea cualquier información para determinar si existe causa para modificar o revocar, o para determinar si se está cumpliendo con sus términos. (Regla 643.E.3)

4. Si el poseedor del permiso se percata de haber sometido alguna información incorrecta lo notificará inmediatamente a este Departamento, y brindará la información completa y correcta dentro del término de cinco (5) días a partir del hallazgo. (Regla 643.E.4.)

5. El permiso de operar un servicio de recolección o transportación no será transferible. (Regla 643.E.5)

6. El dueño u operador de un servicio de recolección o transportación someterá una solicitud de renovación por lo menos sesenta (60) días antes de la fecha de expiración del permiso para operar. (Regla 643.G.1)

24 AUG 2020

7. Si la solicitud de renovación se somete sesenta (60) días o más antes de la fecha de expiración del permiso, el mismo continuará vigente hasta la fecha de emisión del nuevo permiso y el poseedor continuará cumpliendo con todas las condiciones del permiso existente. (Regla 649.D.3)

8. Según la Resolución RJ-11-11-7 del 26 de septiembre de 2011, toda solicitud de renovación de un permiso de operación que se presente desde el día cincuenta y nueve (59) hasta la fecha de vencimiento del permiso, tendrá el efecto de dejar sin vigencia el permiso existente una vez expirado. Además, dicha renovación conllevará un aumento en el cargo de un veinticinco por ciento (25%) sobre la cantidad correspondiente. Si la parte interesa continuar operando, deberá presentar una solicitud de permiso temporal de operación.

9. Toda modificación de permiso o información suplementaria requerida por el Departamento deberá ser firmada y certificada por el dueño, o en el caso de una corporación, por el presidente, vicepresidente u oficial de más alto rango con oficinas en Puerto Rico, o un representante debidamente autorizado por escrito por uno de los funcionarios antes mencionados, en el caso de municipios u otras entidades no corporativas, por un oficial responsable o equivalente. (Regla 643.E.6 y 643.B.1)

10. El poseedor del permiso deberá rotular el vehículo autorizado con el número del permiso otorgado, nombre de la empresa y número de teléfono en ambos lados del mismo. Los números y letras no serán menores de dos (2) pulgadas de alto y no serán susceptibles a ser removidos, excepto por destruición. (Regla 643.E.7).

11. El poseedor del permiso notificará al Departamento, previo al inicio de cualquier cambio, alteración o modificación a la operación permitida. El Departamento notificará por escrito si decide aceptar el cambio, la alteración o modificación.

12. Ninguna persona transportará desperdicios sólidos no peligrosos en forma tal que puedan derramarse o descargarse en una vía pública. Todos los vehículos que se usen para transportar desperdicios sólidos no peligrosos estarán diseñados de forma tal que el desperdicio quede completamente encerrado y tapado.

13. Ninguna persona ocasionará o permitirá la disposición de desperdicios sólidos no peligrosos en sitio alguno que no sea una instalación autorizada por el Departamento para manejar ese tipo de desperdicio mediante un permiso expedido de acuerdo al Reglamento antes mencionado.

14. El poseedor del permiso tomará los pasos necesarios para mitigar cualquier impacto adverso a la salud humana y/o al ambiente que resulten del incumplimiento con el Reglamento mencionado.

15. El Departamento tendrá la potestad de imponer las condiciones adicionales necesarias para garantizar que se cumpla con los requisitos aplicables del Reglamento antes mencionado, que incluyen condiciones relacionadas a la duración del permiso y normas específicas.

16. Deberá mantener una copia del Plan de Operación (incluyendo los procedimientos de emergencia), aprobado por el Departamento, en cada unidad vehicular.

17. Solamente deberá utilizar para la transportación de los desperdicios, vehículos que estén incluidos en el Plan de Operación del permiso aprobado.

24 AUG 2020

18. Ninguna persona recolectará o permitirá la recolección de desperdicios sólidos en las zonas residenciales o de tranquilidad entre 10:00 pm de un día a las 6:00 am del siguiente día, según lo establece la Regla 21. 7. B, del Reglamento para el Control de la Contaminación por Ruidos.

19. Acompañará con un manifiesto, del Departamento, todo cargamento que sea recogido para ser transportado a una de las instalaciones autorizadas para recibirlos. Firmará y mantendrá, durante cinco (5) años.

20. Deberá asumir primariamente la responsabilidad ante el Departamento en casos de derrames accidentales en el proceso de transportación a los efectos de realizar las acciones correctivas pertinentes. Igualmente asumirá la responsabilidad de todo desperdicio que haya transportado y que no se pueda determinar cuál era la instalación de disposición final.

21. Deberá mantener la póliza de seguro de responsabilidad por daños a la propiedad y daños corporales vigente, mientras el permiso esté vigente.

22. En caso de que los desperdicios se derramen accidentalmente en la vía de rodaje durante su transportación, deberá, inmediatamente, tomar todas las medidas necesarias para proteger la seguridad pública.

23. No podrá dejar los camiones llenos de desperdicios estacionados concluido el día de trabajo en su instalación ni en ninguna otra no autorizada por el Departamento para esos fines. Deberá depositar los desperdicios diariamente en el lugar de disposición final autorizado en este permiso.

24. Si el poseedor del permiso de recolección o transportación adquiere nuevos vehículos no se considerará una enmienda al plan de operación, no obstante, antes de utilizarlos se deberá notificar al DRNA y someter la información requerida en la Regla 643 en el inciso 2 (e) del RMDSNP.

25. Tan pronto obtenga las licencias renovadas por el DTOP para las unidades con los siguientes números de tablilla: HP12891, H63133, HP12890, HP12892, HP12888, HP13448 y HP13450, deberá someterlas.

SECCIÓN V – CONDICIONES ADICIONALES DE PERMISO

El Departamento de Recursos Naturales y Ambientales tendrá la potestad de imponer las condiciones adicionales necesarias para garantizar que se cumpla con los requisitos aplicables del Reglamento antes mencionado, que incluyen condiciones relacionadas a la duración del permiso y normas específicas.

Asbesto y Plomo

1. Deberá antes de transportar los desperdicios sólidos no peligrosos **(asbesto, plomo)**, verificar que los mismos estén empacados en bolsas impermeables, selladas y rotuladas, u otro recipiente cerrado y rotulado. Las bolsas plásticas para este tipo de desperdicio deberá de consistir de un espesor de seis (6) milímetros.

24 AUG 2020

2. El empaque, una vez esté listo para transportar deberá de estar debidamente rotulado. De su contenido ser de **asbesto**, la etiqueta deberá contener lo siguiente: **Peligro Contiene Fibras de Asbesto, Evite Crear Polvo, Peligro de Cáncer y Enfermedades de los pulmones**. De su contenido ser de **plomo**, la etiqueta deberá contener lo siguiente: **Peligro, Desperdicio con contenido de Plomo, Evite crear polvo**. Ambas etiquetas deberán de contener el nombre del generador, la descripción del material, fecha y personal a cargo.

3. El equipo a utilizar para la transportación de material de asbesto, deberá de estar cerrado y tapado.

4. Realizar monitoreo representativo de la exposición del material almacenado antes de ser transportado.

Neumáticos Desechados

1. Recogerá **neumáticos** desechados solamente de aquellos almacenadores que cuenten con un permiso otorgado por el Departamento y serán llevados a instalaciones debidamente autorizadas por éste Departamento y cuyas balanzas estén certificadas por DACO o la agencia pertinente.

2. Toda persona que reciba, recoja, maneje, y/o transporte neumáticos desechados para llevarlos a alguna instalación de procesamiento, reciclaje, uso final, o exportación se considerará un transportista de neumáticos desechados y deberá estar debidamente autorizada para ello, por medio de un permiso expedido por el Departamento, según lo establecido en la Regla 1603. No aplica a la transportación de neumáticos desechados dentro de una misma instalación.

3. Deberá tener disponible para inspección, al momento de iniciar la operación de servicios de transportación de neumáticos desechados, copia del permiso otorgado por el Departamento. También, deberá tener disponible copia del mismo en los camiones.

4. Deberá asegurarse que el camión o vagón en el que se acarren los neumáticos desechados, sean pesados antes y después de la entrega de los mismos en las instalaciones de procesamiento, reciclaje, exportación o uso final.

5. Acompañará con un manifiesto, del Departamento, para neumáticos desechados, todo cargamento de estos que sea recogido en un centro de almacenamiento para ser transportado a una de las instalaciones autorizadas para recibirlos. Firmará y mantendrá, durante cinco (5) años, copia del manifiesto que indique la cantidad de neumáticos recibidos y su equivalente en peso.

6. En caso de que los neumáticos desechados se desparramen accidentalmente en la vía de rodaje durante su transportación, el transportista tomara inmediatamente todas las medidas necesarias para proteger la seguridad pública. Esto incluye recoger inmediatamente todo neumático desechado entero o procesado.

7. Presentará su factura al encargado de la instalación de procesamiento, reciclaje, exportación o de uso final de neumáticos desechados para su correspondiente trámite de pago y no cobrara del Fondo.

8. El Departamento podrá denegar, suspender o revocar una licencia o permiso a cualquier transportista que incumpla con las disposiciones de la Ley para el Manejo adecuado de Neumáticos o con el Reglamento para el Manejo Adecuado de Neumáticos.

24 AUG 2020

Cienos y desperdicios líquidos

1. Con relación a los cienos y desperdicios líquidos, se deberá asegurar que los mismos estén clasificados como No Peligrosos; se deberá solicitar al generador, evidencia de la caracterización del mismo. Además, deberá corroborar que la instalación de disposición final cuenta con las autorizaciones correspondientes para recibir el desperdicio.

2. Luego de cada descarga deberán limpiar el tanque según, el procedimiento establecido en el Plan de Operaciones.

Metal ferroso, no ferroso y equipo electrodoméstico desechado

1. El metal ferroso, no ferroso y equipo electrodoméstico desechado será recogido y transportado directamente hacia las instalaciones de Schnitzer, para su exportación.

Equipo electrónico descartado

1. Según establecido en el Plan de Operaciones aprobado, el equipo electrónico será empacado en el lugar de recogido para ser transportado directamente al Mulle de San Juan para su exportación.

SECCION V – APERCIBIMIENTO

De conformidad con la Sección 5.4 de la Ley Núm. 38-2017, conocida como, Ley de Procedimiento Administrativo Uniforme del Gobierno de Puerto Rico, se le apercibe que: "Toda persona a la que una agencia deniegue la concesión de una licencia, franquicia, permiso, endoso, autorización o gestión similar, tendrá derecho a impugnar la determinación de la agencia por medio de un procedimiento adjudicativo, según se establezca en la Ley especial de que se trate y en el Capítulo III de dicha Ley." Para esto se concede un término de veinte (20) días a partir de la notificación del mismo.

SECCIÓN VI – APROBACIÓN Y VIGENCIA DEL PERMISO

Este Departamento autoriza al Sr. Julio González Fortuño, Vice-Presidente de la empresa, según la solicitud de permiso radicada, a operar un servicio de recolección o transportación de desperdicios sólidos no peligrosos (neumáticos desechados, productos expirados, aguas usadas no peligrosas, terreno contaminado con trazas de hidrocarburos, filtros de aceite, gasolina o diesel previamente drenados, material con contenido de asbesto y/o pintura con base de plomo en concentraciones menores de 5 ppm metales, enseres electrodomésticos equipo electrónico desechado, material vegetativo, y escombros) en las zonas y puntos establecidos en el Plan de Operación sometido, por un período de tres (3) años. La fecha de vigencia será hasta el **17 de marzo del 2023.**

Este permiso está condicionado a que la entidad autorizada demuestre a satisfacción de este Departamento, que la actividad de recolección y transportación de los desperdicios no peligrosos está y permanecerá en cumplimiento con todos los reglamentos aplicables y con el Plan de Operación y Emergencia aprobado por este Departamento y conlleva la aceptación de las condiciones presentadas en este documento.

24 AUG 2020

El Departamento se reserva el derecho de intervenir con la empresa en otros aspectos no cubiertos en la autorización.

Otorgado en San Juan, Puerto Rico el 24 de agosto de 2020.

Rafael A. Machargo Maldonado
Secretario

Fernando L. Sumaza & Company Inc.
Housing Management • Developers

188

October 5, 2020

Based on wĠŎŕ information provided, we determined wĠŎŕ project proposed qualifies for wĠŎŕ blanket clearance letter. Nevertheless, if wĠŎŕ project is modified this office should be contacted concerning wĠŎŕ need for wĠŎŕ Initiation of consultation under section 7 of Endangered Species Act of 1973.

Reviewer DAMARIS ROMAN RUIZ Digitally signed by DAMARIS ROMAN RUIZ Date: 2020.10.06 08:21:00 -04'00'

EDWIN MUNIZ Digitally signed by EDWIN MUNIZ Date: 2020.10.06 08:37:23 -04'00'

Caribbean ES Field Supervisor

Mr. Edwin Muñiz
Field Supervisor
Fish & Wildlife Service
Boquerón Field Office
PO Box 491
Boquerón, PR 00622

RE: TECHNICAL ASSISTANCE REQUEST
SAN SEBASTIAN APARTMENTS

Dear Mr. Muñiz:

San Sebastian Apartments is an affordable housing project built before the 1940's. It is located at the Tanca, Sol, San Sebastián and Barbosa Streets in Old San Juan, Puerto Rico. The project consists of 25 units distributed in ten buildings with a Section 8 HAP contract through May 2031. The units are within two lots: Parcel A of 549.4836 square meters and Parcel B of 436.24 square meters and its units are distributed as follows: 8 (1) bedroom units, 10 (2) bedroom and 7 (3) bedroom units.

The works to be carried out are simple repairs and replacements such as: replacement of exterior and interior doors due to deterioration, replacement of aluminum windows, wood and their respective frames with ones of the same design due to corrosion and deterioration, replacement of balcony bars and entrance gates, replacement of "gypsum board" in the interior walls, patching or plastering of exterior and interior walls, interior and exterior painting as well as roof sealing of these buildings that make up the affordable housing project for low-income families .

According to the Qualified Allocation Plan for Low Income Housing Tax Credits, we need a technical assistance or final determination letter from U.S. Fish and Wildlife Service of the Department of Interior pursuant to the Endangered Species Act -50CFR 402. The technical assistance shall indicate if the endangered species are affected by the project.

We are enclosing a Memorial with a project description, Topographic Plan, aerial photo with the cadastral number of the project, the self-evaluation for Endangered Species Act Certification and the National Wetlands Inventory Map.

Should you need additional information or documents, please do not hesitate to contact us.

Cordially,

Alexandra Domenech
Executive Vice President

PO Box 3685, Mayagüez, PR 00681 – 3685
3060 Rd. #64 - 1st floor Mayagüez, PR 00680
T: (787) 831-6030 F: (787) 831-6179 TTY: 787-986-7271
Website: www.sumaza.org

San Sebastian Apartments: A residential complex of 25 units located at the Tanca, Sol, San Sebastián and Barbosa Streets in Old San Juan. It is staffed with an Administrator, an Administrative Assistant, and handyman. This project has 8 one (1) bedroom units, 10 two (2) bedrooms and 7 three (3) bedrooms units.

These units have living and dining rooms, a kitchen equipped with stove and refrigerator, and water heaters. All units are Section 8 subsidized.

This project will be rehabilitated.

SAN SEBASTIAN APTS
8B

TOPOGRAPHIC QUADRANGLE

x: 233705.2550, y: 270215.1662

Catastro:

Parcela A: 022-092-021-06-000

Parcela B: 022-092-021-13-000, 022-092-021-14-000, 022-092-021-15-000, 022-092-021-16-000, 022-092-021-17-000

SAN SEBASTIAN APARTMENTS
OLD SAN JUAN, PUERTO RICO

Fernando L. Sumaza & Company Inc.
Housing Management • Developers

Self – Certification

Endangered Species Act Certification

I, Alexandra Domenech, of legal age, single, resident of Mayagüez, Puerto Rico and Executive Vice President of Fernando L. Sumaza & Co., Inc., a corporation organized under the Laws of the Commonwealth of Puerto Rico certifies that the following project San Sebastián Apartments, located in Old San Juan, PR, complies with:

Check	Project Criteria
N/A	1. Street resurfacing.
N/A	2. Construction of gutters and sidewalks along existing roads.
X	3. Rehabilitation or emergency repairs of existing buildings, facilities and homes.
N/A	4. Rehabilitation of existing occupied single family homes, and buildings; provided that equipment storage or staging areas are not located on vacant property harboring a wetland and/or forested vegetation and that the lighting associated to the new facilities is not visible directly or indirectly from a beach.
N/A	5. Demolition of dilapidated single family homes or buildings; provided that the demolition debris is disposed in certified receiving facilities; equipment storage or staging areas are not located on vacant property harboring a wetland and/or forested vegetation.
N/A	6. Rebuilding of demolished single family homes or buildings, provided that the new construction is within the existing footprint of the previous structure and/or within pre-existing grassed or paved areas, and that the lighting associated to the new facilities are not visible directly or indirectly from a beach.
N/A	7. Activities within existing Right of Ways (ROWs) of roads, bridges and highways, when limited to actions that do not involve cutting native vegetation or mayor earth moving; and are not located within, or adjacent to, drainages, wetlands, or aquatic systems. These activities include the installation of potable water and sanitary pipelines.
N/A	8. Improvements to existing recreational facilities, including the installation of roofs to existing basketball courts, provided that the lighting associated to the facilities are not visible directly or indirectly from the beach.

PO Box 3685, Mayagüez, PR 00681 – 3685
3060 Rd. #64 - 1st floor Mayagüez, PR 00680
T: (787) 831-6030 F: (787) 831-6179 TTY: 787-986-7271
Website: www.sumaza.org

N/A	9. Construction of electric underground systems in existing towns and communities, provided that the property is not a wetland area and the lighting associated to the facilities are not visible directly or indirectly from the beach.
N/A	10. Construction of facilities on vacant properties covered with grasses in urban areas, provided that the lighting associated to the facilities are not visible directly or indirectly from the beach.
N/A	11. Construction of houses, buildings or acquiring lands in urban areas covered by grass for relocation of low income families and/or facilities that have been affected by weather conditions.

Alexandra Domenech

10/05/2020
Date

Alexandra Domenech
PO Box 3685
Mayaguez, PR 00681-3685
(787)831-6030
Email: adomenech@sumaza.org

U.S. Fish and Wildlife Service
National Wetlands Inventory

San Sebastian Apts Parcel A

September 17, 2020

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

U.S. Fish and Wildlife Service

National Wetlands Inventory

San Sebastian Apts Parcel B

September 17, 2020

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

U.S. Fish and Wildlife Service

National Wetlands Inventory

San Sebastian Apts, Old San Juan

September 17, 2020

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

ROSSILUGO
ARCHITECTURE

19

Certification from a qualified registered architect/professional engineer

TC20-005

Date: October 19, 2020

TO: Puerto Rico Housing Finance Authority
P.O. Box 71361
San Juan, Puerto Rico 00936-8461

RE: Low Income Housing Tax Credit Program
Project Name: San Sebastian Apartments Full Rehabilitation
Apartments Owner: SanSe PR, LLC

The location of the the project makes installation of fiber-optic broadband infeasible as of today, the Old City's infrastructure does not have yet availability for the current broadband access. However, the full rehabilitation works include the interior infrastructure containing the facilities in compliance with the Telecommunication Regulatory Board of Puerto Rico (JRTC) to properly distribute satellite broadband access, an available alternative by local vendors such as Aeronet. As the municipality's infrastructure gets updated, the project will be ready to receive the access.

Certify Correct,

By: Arch. Fernando Lugo

Its: Managing Partner

Title

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

20

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations (converted to tenth-meter elevations). These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0m Mean Sea Level (MSL). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 19. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the Mean Sea Level. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding vertical datum, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was derived from multiple sources. Digital orthophotography was mosaicked from imagery acquired by the U.S. Army Corps of Engineers, St. Louis District at one meter ground resolution flown on September 28, 2004, and imagery acquired by the Federal Emergency Management Agency at a scale of 1:1,200, flown in November 2003, February/March 2005, and January 2006.

This map reflects more detailed and up-to-date **stream channel and shoreline configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel and shoreline configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

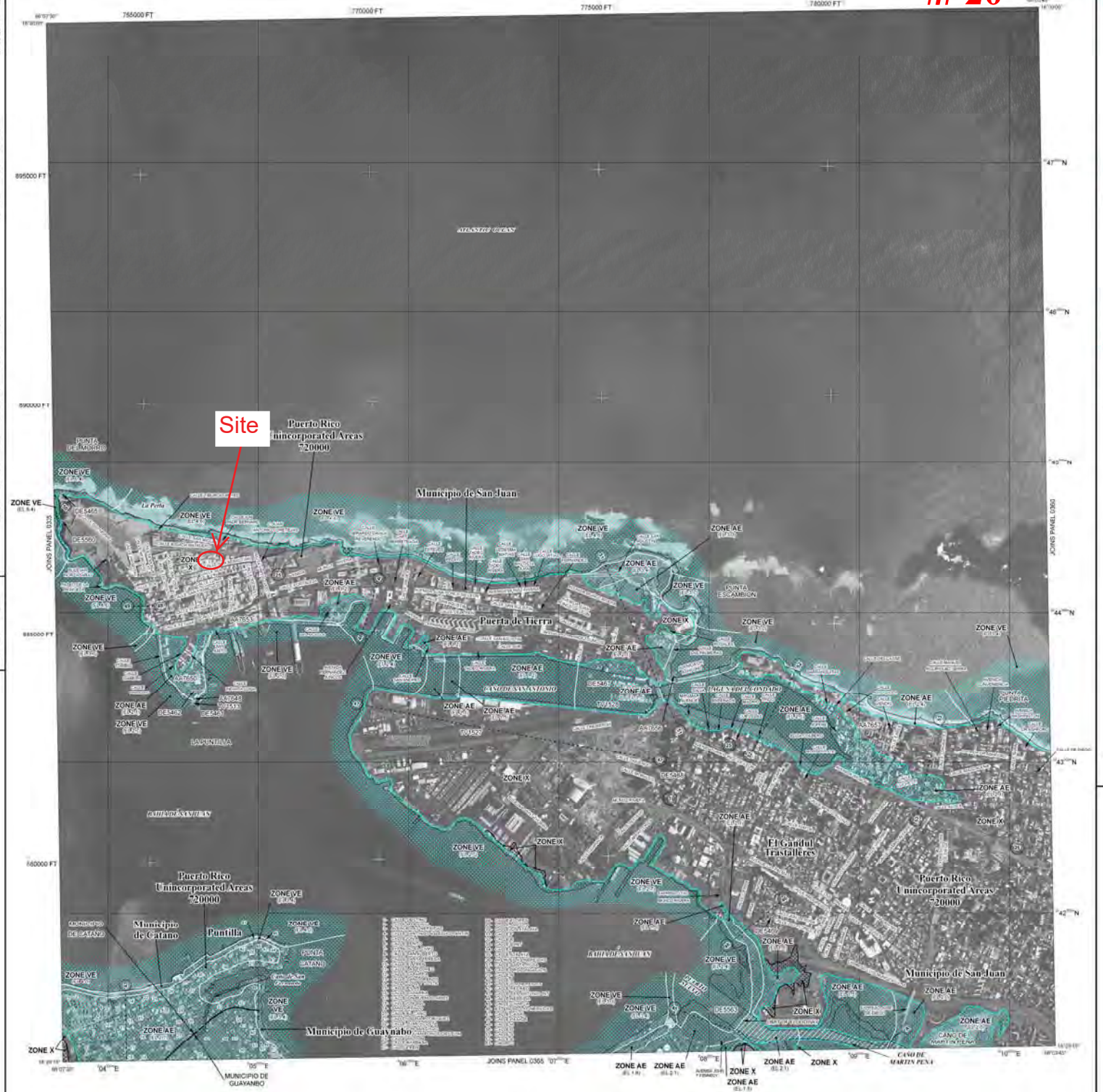
Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://www.msc.fema.gov.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov.

CTP Cooperating Technical Partners

This digital Flood Insurance Rate Map (FIRM) was produced with the assistance of the Puerto Rico Planning Board (PRPB, Junta de Planificacion, the National Flood Insurance Program administrator for the Commonwealth of Puerto Rico. As part of this effort, PRPB, a Federal Emergency Management Agency Cooperating Technical Partner, will adopt this FIRM, once finalized, as the official flood map for the Commonwealth.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 0.3 to 0.9 meter (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 0.3 to 0.9 meter (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 0.3 meter or with drainage areas less than 2.6 square kilometer; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary

0.2% annual chance floodplain boundary

Floodway boundary

Zone D boundary

CBRS and OPA boundary

Boundary dividing Special Flood Hazard Areas Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.

513 — Base Flood Elevation line and value; elevation in meters*

(EL 987) — Base Flood Elevation value where uniform within zone; elevation in meters*

* Referenced to the mean Sea Level

Cross section line

Transect line

97°07'45", 32°22'30" — Geographic coordinates, referenced to the North American Datum 1983 (NAD 83), western hemisphere

75 000 FT — 1000-meter Universal Transverse Mercator grid values, zone 19, NAD 1983 (FIPZone 5200)

600000 FT — 5000-foot grid ticks: Puerto Rico Virgin Islands State Plane coordinate system (FIPSZONE 5200), Lambert Conformal Conic projection

DX5510 — Bench mark (see explanation in Notes to Users section of this FIRM panel)

M1.5 — River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COMMONWEALTH OF PUERTO RICO AND MUNICIPALITIES
FLOOD INSURANCE RATE MAP
APRIL 19, 2005

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

November 18, 2009 - to change Base Flood Elevations and to change Special Flood Hazard Areas

For community map revision history prior to Commonwealth of Puerto Rico and Municipalities mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE
1:10,000

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0355J

FIRM

FLOOD INSURANCE RATE MAP

COMMONWEALTH OF
PUERTO RICO
AND MUNICIPALITIES

PANEL 355 OF 2100

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
72000C0355J

MAP REVISED
NOVEMBER 18, 2009

Federal Emergency Management Agency

ROSSILUGO
ARCHITECTURE

CERTIFICATION : PROJECT OUTSIDE OF SFHA (Special Flood Hazard Area)

I, FERNANDO LUGO, AIA 30016217 / CAAPPR 8495, certify that the San Sebastian Apartments Project: LOT A and LOT B, are out side of the Special Flood Hazard Area.

I am attaching herewith copy of the "Flood Determination" document emitted by the Planning Board of the Government of Puerto Rico for your reference. This document includes both the "Flood Insurance Rate Maps " - FIRM and the ADVISORY Map, ABFE.

San Juan , October 22, 2021

FERNANDO LUGO AGUDO
ARQUITECTO
LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

FERNANDO LUGO, AIA

Gobierno de Puerto Rico
Junta De Planificación de Puerto Rico
Administrador Estatal de Valles Inundables
Oficina de Geología e Hidrogeología

Determinación Número
2021-00-JDI-5278

DETERMINACIÓN DE INUNDACIÓN

Determinación sobre la clasificación de una propiedad respecto a las Áreas Especiales de Riesgo a Inundación en Puerto Rico

Número de Catastro	Nombre de la Comunidad Participante	Número de la Comunidad Participante
022-092-021-06	Comunidad Participante de Puerto Rico	720000#

Información de la Propiedad

Municipio	Barrio	Carretera y Sector	Plus Code	Coordenadas
San Juan	San Juan Antiguo	Calle San Sebastian con Calle Tanca, Viejo San	77CMFV8P+X8	X:233705.3 Y:270215.2

Información sobre el Mapa de Tasas del Seguro de Inundación

(FIRM, por sus siglas en inglés)

Número del Mapa de Inundación, FIRM	Vigencia	Status de Panel	Zona Inundable
72000C0355J	18/Nov/2009	Printed	X

Cauce Mayor (Sí, No, No determinado)	¿La propiedad ubica en un área especial de riesgo a inundación del 1% de probabilidad?	Nivel de Inundación Base (MSL)	Profundidad de Inundación Base (Solo aplica a Zona AO)
No	No	No Aplica	No Aplica

Sistema de Barreras Costeras (Sí o No)/Fecha de Designación	Tipo de Barrera Costera	Cuenca Hidrográfica (USGS)
No Aplica	No Aplica	Cuenca del Río Bayamón - Río Hondo hasta Río Puerto Nuevo - Río Piedras

Nombre del Cuerpo de Agua Adyacente (cuando es VE es el mar, primera fase el cuerpo de agua mas cercano)	¿Se propone depósito de relleno?
Oceano Atlántico (Oceanos) a 1160.5 m.	No

Información sobre el Mapa de Niveles de Inundación Base Recomendados

(ABFE, por sus siglas en inglés)

Número del Mapa de Inundación	Vigencia	Zona Inundable
72000C0355J	13/Apr/2018	Fuera mapa (ABFE)

La Junta de Planificación de Puerto Rico, en su resolución JP-ABFE_01 del 23 de marzo de 2018, **requiere que para toda nueva construcción o mejora sustancial, otorgación de permisos según aplique en su ámbito jurisdiccional cumpla con los Mapas de Niveles de Inundación Base Recomendados** preparados por la Agencia Federal para el Manejo de Emergencias (FEMA, por sus siglas en inglés); excluyendo de su uso determinaciones o decisiones relacionadas al seguro de inundación NFIP, por sus siglas en inglés.

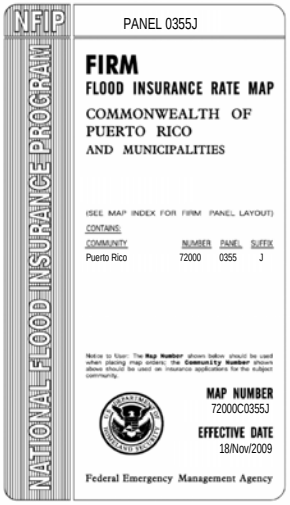
Determinación

Esta determinación está basada en datos de la Junta de Planificación y datos obtenidos de los Mapas de Tasas del Seguro de Inundación vigentes y no determina la localización exacta de una estructura dentro de una propiedad. Se advierte que una propiedad no localizada dentro del área inundable regulatoria (inundación del 1% de probabilidad o inundación con recurrencia de 100 años) pudiera ser afectada por inundaciones locales o inundaciones de otras recurrencias no reflejadas en estos mapas. Para propósitos del seguro de inundación, el mapa oficial es el DFIRM, adoptado por la Junta de Planificación de Puerto Rico. La clasificación parcial entre dos o más zonas, prevalecerá la más estricta.

Si la propiedad está en un Área Especial de Riesgo [Peligro] a Inundación, se requiere cumplir con las disposiciones del Reglamento de Planificación No. 13 vigente y será requerido cumplir con la Ley Federal de Protección a Desastres del año 1973. Para las zonas A, AE, AO, AH, A99 y VE es requisito obligatorio adquirir un seguro de inundación para propiedades con hipotecas respaldadas federalmente.

Solicitante		Fecha de Emisión
SanSe PR LLC	Contáctenos en avipr@jp.pr.gov	29/Jul/2021

Mapa sobre Tasas del Seguro de Inundación
(Flood Insurance Rate Maps, FIRM)


NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0355J

FIRM
FLOOD INSURANCE RATE MAP
COMMONWEALTH OF PUERTO RICO
AND MUNICIPALITIES

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
Puerto Rico	72000	0355	J

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
72000C0355J

EFFECTIVE DATE
18/Nov/2009

Federal Emergency Management Agency

Leyenda

0.2% ACF	AE
A	AH
A99	AO
Cauce Mayor	VE
Coastal Barrier	X

Notas:
Las elevaciones mostradas en estos mapas son consideradas la mejor información disponible hasta que se desarrollen Mapas de Tasas del Seguro de Inundación (FIRM, por sus siglas en inglés) actualizados.
Estos mapas NO han sido desarrollados para tomar determinaciones respecto al seguro de inundación del Programa Nacional del Seguro de Inundación (NFIP, por sus siglas en inglés). Para propósitos del seguro de inundación, se debe hacer referencia a los FIRMs vigentes para Puerto Rico y disponibles en http://msc.fema.gov o en la herramienta MiPR de la Junta de Planificación (http://gis.pr.gov/mipr/)

MAP SCALE
1 : 10,000

N

.25 0 .25
Kilometers

250 0 250 500 750 1000 1250
Feet

1/8 0 1/8
Miles

Mapa de Niveles de Inundación Base Recomendados

Para propósitos de nueva construcción o mejora substancial.

Estos mapas desarrollados por la Agencia Federal para el Manejo de Emergencias (FEMA, por sus siglas en inglés) identifican cuales áreas se encuentran en las nuevas zonas inundables recomendadas del 1% y 2% de probabilidad, así como los niveles de inundación base recomendados (ABFE, por sus siglas en inglés) que pueden afectar las prácticas de construcción en Puerto Rico.

Zona Inundabilidad	Porciento
Fuera de los límites de los mapas de inundación recomendados	

Panel Inundabilidad: 72000C0355J

Fecha de Efectividad: 18 de abril de 2018

Ver Resolución JP-ABFE_01 del 23 de marzo de 2018

Leyenda

- Hidrografía
- Límite ABFE
- Cauce Mayor
- A
- AE
- AO
- Coastal A Zone
- VE
- X (0.2% ACF)

Notas:

La elevación de inundación base que se muestra en este mapa utiliza el nivel medio del mar (MSL). Se advierte al usuario que toda información obtenida del mapa deberá corroborarse con el Estudio del Seguro de Inundación (FIS, por sus siglas en ingles) de Puerto Rico. Se deberá utilizar la tabla de niveles de inundación provista por dicho estudio que muestra la elevación para inundación, dichos datos deberán ser utilizados en proyectos de construcción o propósitos relacionados con la administración de Valles Inundables en Puerto Rico cuando estos sean mayores a las elevaciones que muestra el mapa de inundaciones (FIRM).

MAP SCALE
1 : 10,000

N

.25 0 .25
Kilometers

250 0 250 500 750 1000 1250
Feet

1/8 0 1/8
Miles

Gobierno de Puerto Rico
Junta De Planificación de Puerto Rico
Administrador Estatal de Valles Inundables
Oficina de Geología e Hidrogeología

Determinación Número
2021-00-JDI-5279

DETERMINACIÓN DE INUNDACIÓN

Determinación sobre la clasificación de una propiedad respecto a las Áreas Especiales de Riesgo a Inundación en Puerto Rico

Número de Catastro	Nombre de la Comunidad Participante	Número de la Comunidad Participante
022-092-020-13	Comunidad Participante de Puerto Rico	720000#

Información de la Propiedad

Municipio	Barrio	Carretera y Sector	Plus Code	Coordenadas
San Juan	San Juan Antiguo	Calle San Sebastian con Calle Sol con Calle Tanca	77CMFV8P+X5	X:233671.8 Y:270220.2

Información sobre el Mapa de Tasas del Seguro de Inundación

(FIRM, por sus siglas en inglés)

Número del Mapa de Inundación, FIRM	Vigencia	Status de Panel	Zona Inundable
72000C0355J	18/Nov/2009	Printed	X

Cauce Mayor (Sí, No, No determinado)	¿La propiedad ubica en un área especial de riesgo a inundación del 1% de probabilidad?	Nivel de Inundación Base (MSL)	Profundidad de Inundación Base (Solo aplica a Zona AO)
No	No	No Aplica	No Aplica

Sistema de Barreras Costeras (Sí o No)/Fecha de Designación	Tipo de Barrera Costera	Cuenca Hidrográfica (USGS)
No Aplica	No Aplica	Cuenca del Río Bayamón - Río Hondo hasta Río Puerto Nuevo - Río Piedras

Nombre del Cuerpo de Agua Adyacente (cuando es VE es el mar, primera fase el cuerpo de agua mas cercano)	¿Se propone depósito de relleno?
Oceano Atlántico (Oceanos) a 1175.1 m.	No

Información sobre el Mapa de Niveles de Inundación Base Recomendados

(ABFE, por sus siglas en inglés)

Número del Mapa de Inundación	Vigencia	Zona Inundable
72000C0355J	13/Apr/2018	Fuera mapa (ABFE)

La Junta de Planificación de Puerto Rico, en su resolución JP-ABFE_01 del 23 de marzo de 2018, **requiere que para toda nueva construcción o mejora sustancial, otorgación de permisos según aplique en su ámbito jurisdiccional cumpla con los Mapas de Niveles de Inundación Base Recomendados** preparados por la Agencia Federal para el Manejo de Emergencias (FEMA, por sus siglas en inglés); excluyendo de su uso determinaciones o decisiones relacionadas al seguro de inundación NFIP, por sus siglas en inglés.

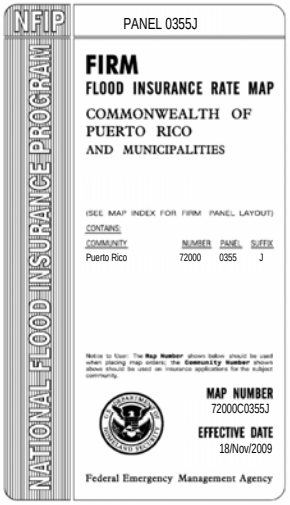
Determinación

Esta determinación está basada en datos de la Junta de Planificación y datos obtenidos de los Mapas de Tasas del Seguro de Inundación vigentes y no determina la localización exacta de una estructura dentro de una propiedad. Se advierte que una propiedad no localizada dentro del área inundable regulatoria (inundación del 1% de probabilidad o inundación con recurrencia de 100 años) pudiera ser afectada por inundaciones locales o inundaciones de otras recurrencias no reflejadas en estos mapas. Para propósitos del seguro de inundación, el mapa oficial es el DFIRM, adoptado por la Junta de Planificación de Puerto Rico. La clasificación parcial entre dos o más zonas, prevalecerá la más estricta.

Si la propiedad está en un Área Especial de Riesgo [Peligro] a Inundación, se requiere cumplir con las disposiciones del Reglamento de Planificación No. 13 vigente y será requerido cumplir con la Ley Federal de Protección a Desastres del año 1973. Para las zonas A, AE, AO, AH, A99 y VE es requisito obligatorio adquirir un seguro de inundación para propiedades con hipotecas respaldadas federalmente.

Solicitante		Fecha de Emisión
SanSe PR LLC	Contáctenos en avipr@jp.pr.gov	29/Jul/2021

Mapa sobre Tasas del Seguro de Inundación
(Flood Insurance Rate Maps, FIRM)


NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0355J

FIRM
FLOOD INSURANCE RATE MAP
COMMONWEALTH OF PUERTO RICO
AND MUNICIPALITIES

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
Puerto Rico	72000	0355	J

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
72000C0355J

EFFECTIVE DATE
18/Nov/2009

Federal Emergency Management Agency

Leyenda

0.2% ACF	AE
A	AH
A99	AO
Cauce Mayor	VE
Coastal Barrier	X

Notas:
Las elevaciones mostradas en estos mapas son consideradas la mejor información disponible hasta que se desarrollen Mapas de Tasas del Seguro de Inundación (FIRM, por sus siglas en inglés) actualizados.
Estos mapas NO han sido desarrollados para tomar determinaciones respecto al seguro de inundación del Programa Nacional del Seguro de Inundación (NFIP, por sus siglas en inglés). Para propósitos del seguro de inundación, se debe hacer referencia a los FIRMs vigentes para Puerto Rico y disponibles en http://msc.fema.gov o en la herramienta MiPR de la Junta de Planificación (http://gis.pr.gov/mipr/)

MAP SCALE
1 : 10,000

N

.25 0 .25
Kilometers

250 0 250 500 750 1000 1250
Feet

1/8 0 1/8
Miles

Mapa de Niveles de Inundación Base Recomendados

Para propósitos de nueva construcción o mejora substancial.

Estos mapas desarrollados por la Agencia Federal para el Manejo de Emergencias (FEMA, por sus siglas en inglés) identifican cuales áreas se encuentran en las nuevas zonas inundables recomendadas del 1% y 2% de probabilidad, así como los niveles de inundación base recomendados (ABFE, por sus siglas en inglés) que pueden afectar las prácticas de construcción en Puerto Rico.

Zona Inundabilidad	Porciento
Fuera de los límites de los mapas de inundación recomendados	

Panel Inundabilidad: 72000C0355J

Fecha de Efectividad: 18 de abril de 2018

Ver Resolución JP-ABFE_01 del 23 de marzo de 2018

Leyenda

- Hidrografía
- Límite ABFE
- Cauce Mayor
- A
- AE
- AO
- Coastal A Zone
- VE
- X (0.2% ACF)

Notas:

La elevación de inundación base que se muestra en este mapa utiliza el nivel medio del mar (MSL). Se advierte al usuario que toda información obtenida del mapa deberá corroborarse con el Estudio del Seguro de Inundación (FIS, por sus siglas en ingles) de Puerto Rico. Se deberá utilizar la tabla de niveles de inundación provista por dicho estudio que muestra la elevación para inundación, dichos datos deberán ser utilizados en proyectos de construcción o propósitos relacionados con la administración de Valles Inundables en Puerto Rico cuando estos sean mayores a las elevaciones que muestra el mapa de inundaciones (FIRM).

MAP SCALE
1 : 10,000

N

.25 0 .25
Kilometers

250 0 250 500 750 1000 1250
Feet

1/8 0 1/8
Miles

U.S. Fish and Wildlife Service

National Wetlands Inventory

21

San Sebastian Apts, Old San Juan

September 17, 2020

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

U.S. Fish and Wildlife Service
National Wetlands Inventory

San Sebastian Apts Parcel A

September 17, 2020

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

U.S. Fish and Wildlife Service

National Wetlands Inventory

San Sebastian Apts Parcel B

September 17, 2020

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

U.S. Fish and Wildlife Service

Coastal Barrier Resources System

22
San Sebastian Apartments

October 15, 2020

CBRS Buffer Zone

System Unit

CBRS Units

Otherwise Protected Area

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

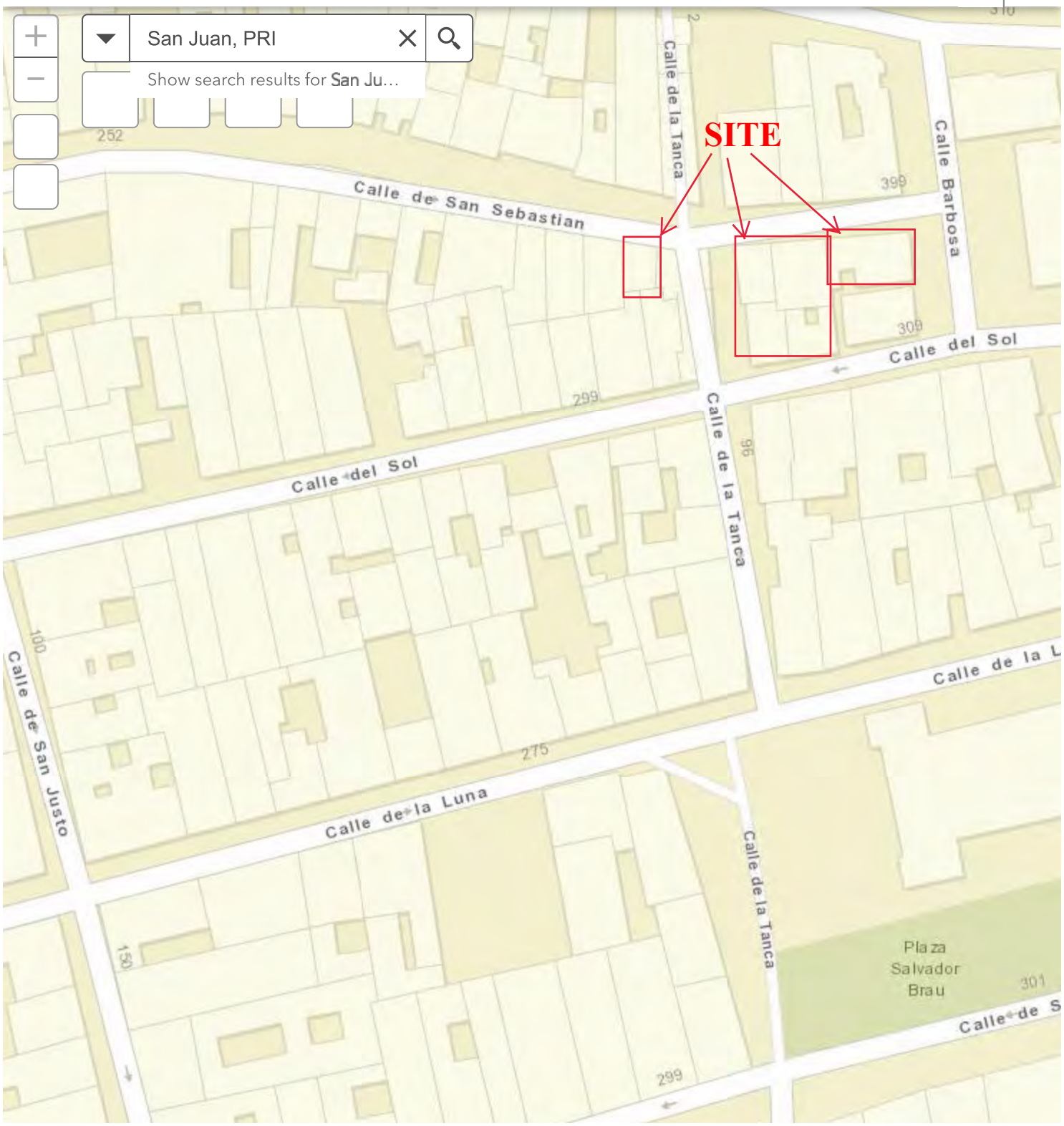
The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (http://www.fws.gov/cbra/Determinations.html) as to whether the property or project site is located "in" or "out" of the CBRS.

CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward extent of the units is not shown in the CBRS mapper.

This page was produced by the CBRS Mapper

23

Sole Source Aquifers - EPA



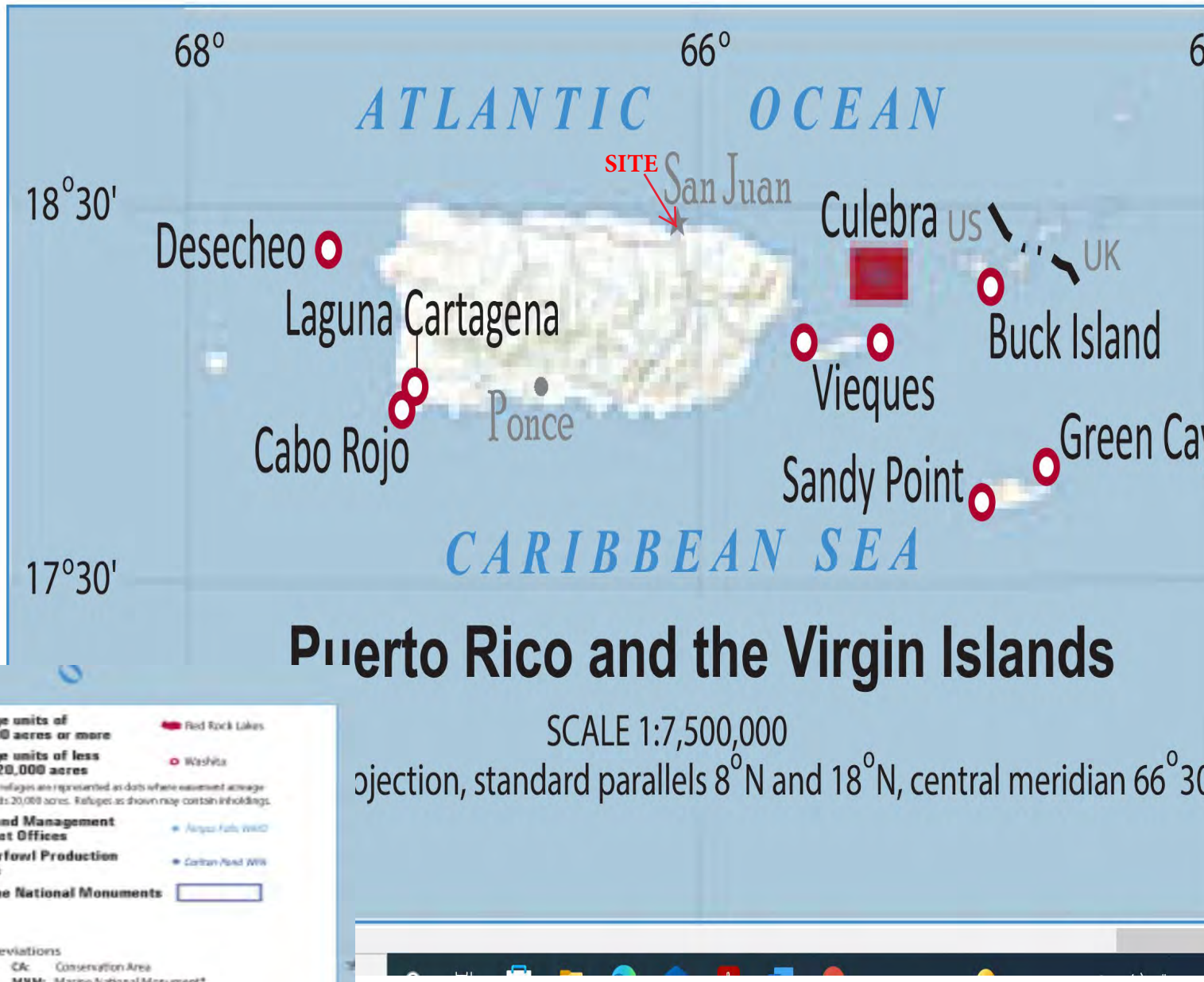
100ft

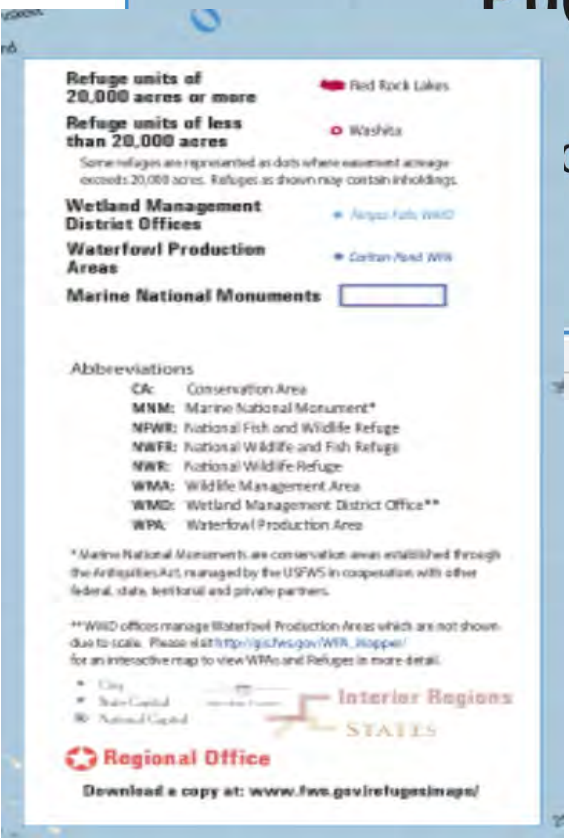
-66.115 18.467 Degrees

24

U.S. Fish & Wildlife Service

National Wildlife Refuge System



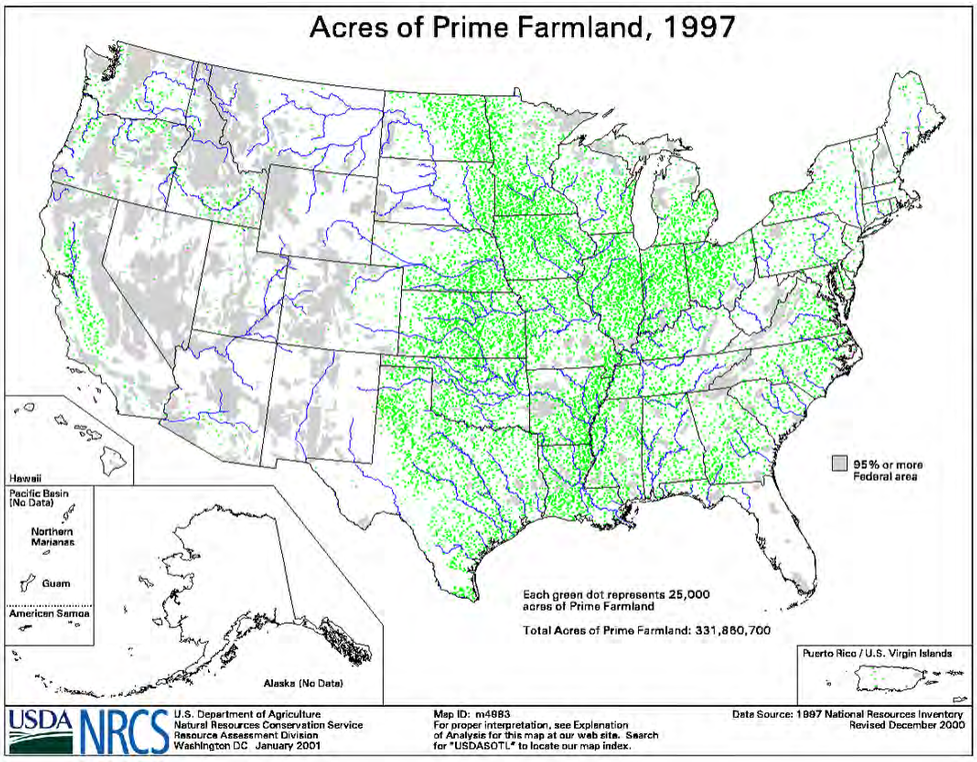


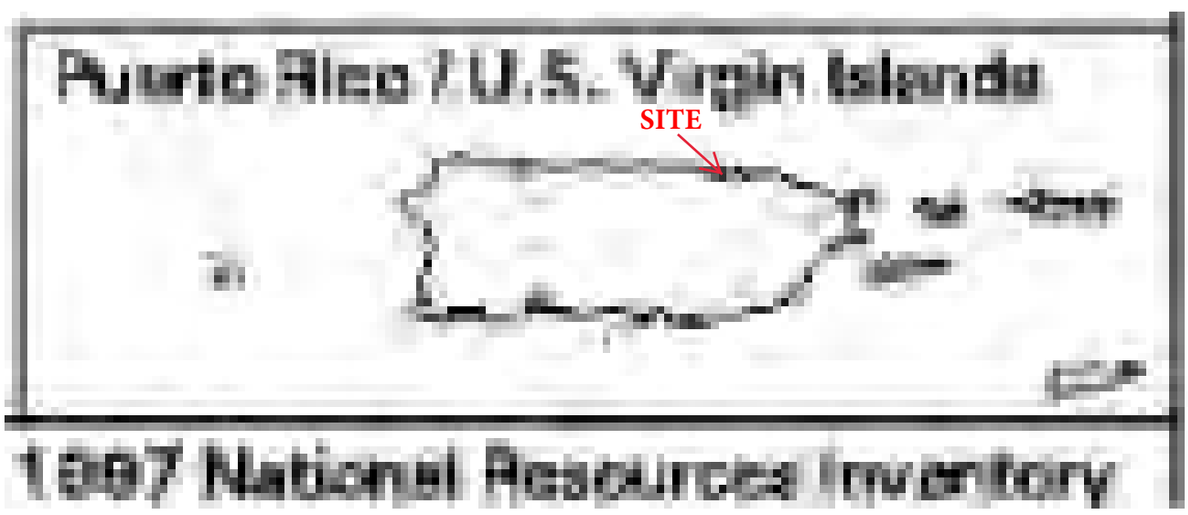
NATIONAL WILD & SCENIC RIVERS SYSTEM

Puerto Rico has approximately 5,385 miles of river, of which 8.9 miles of three rivers are designated as wild & scenic—less than 2/10ths of 1% of the commonwealth's river miles.

25

Legend


Acres of Prime Farmland, 1997
95% or more Federal area
Each green dot represents 25,000 acres of Prime Farmland
Total Acres of Prime Farmland: 331,860,700
Hawaii
Pacific Basin (No Data)
Northern Marianas
Guam
American Samoa
Alaska (No Data)
Puerto Rico / U.S. Virgin Islands
USDA NRCS
U.S. Department of Agriculture
Natural Resources Conservation Service
Resource Assessment Division
Washington DC January 2001
Map ID: m4983
For proper interpretation, see Explanation of Analysis for this map at our web site. Search for "USDASOTL" to locate our map index.
Data Source: 1997 National Resources Inventory
Revised December 2000


Puerto Rico / U.S. Virgin Islands
SITE
1997 National Resources Inventory

27

GOVERNMENT OF PUERTO RICO
PUERTO RICO PLANNING BOARD
SAN JUAN, PUERTO RICO

October 20, 2021

Federal Consistency Certificate with the
Puerto Rico Coastal Zone Management Program (PRCZMP)
CZ-2021-1020-031

RESOLUTION

TO NOTIFY PARTIES ABOUT THE PUERTO RICO PLANNING BOARD FEDERAL CONSISTENCY CERTIFICATION WITH THE PUERTO RICO COASTAL ZONE MANAGEMENT PROGRAM ACCORDING TO COASTAL ZONE MANAGEMENT ACT REGULATIONS AT 15 CFR PART 930

Fernando L. Sumaza & Co. Inc./St. Sebastián LLC/SanSe PR LLC submitted the application at reference for Federal Consistency Certification to apply for LIHTC and CDBG-DR funds for the rehabilitation of 25 housing units. The apartments to be rehabilitated are distributed in 10 buildings located between San Sebastián and Del Sol Streets, within the Old San Juan Historic Zone. The proposed rehabilitation consists of replacing wood and metal windows, replacement of gates, replacement of gypsum board in the interior walls, interior and exterior plastering, interior and exterior painting, roof waterproofing and others, preserving the existing facade and the historical components. According to provided information the proposed project will not include excavation, demolition, or structural modification of the historic buildings.

As part of the required Federal Consistency evaluation, the Puerto Rico Planning Board requested comments from the Puerto Rican Culture Institute (PRCI) considering the high historic value of the buildings to be rehabilitated. The Puerto Rican Culture Institute provided their comments on October 4, 2021. This agency emitted a favorable recommendation under the following conditions:

1- All new ceramic floor finishing installations will be a minimum size of 12 "x 12" to a maximum of 18" x 18".

2- The following information must be submitted to the "Built Historical Heritage Program" of the PRCI for their evaluation and approval, prior to acquiring both the floor finish and paint for the proposed rehabilitation:
   a) Color Scheme for the front facade.
   b) Samples of floor finishing.

After reviewing the submitted documents and information, the Puerto Rico Planning Board (PRPB) in its meeting of October 20, 2021, determined that **the requested federal assistance for the proposed rehabilitation project is Consistent with the Puerto Rico Coastal Zone Management Program as long as the above cited conditions of the Puerto Rican Culture Institute are met.** In the event that the project requires any excavation, demolition of any part of the structure or earthworks, the PRCI's Archeology and Ethnohistory Program must be consulted, and the corresponding endorsement must be obtained before starting the works.

GOBIERNO DE PUERTO RICO
JUNTA DE PLANIFICACIÓN

This Federal Consistency Certification does not exempt the project to comply with other federal or state requirements.

The following parties shall be notified: Alexandra Domenech, Fernando L. Sumaza & Co. Inc.**; Jose Silvestre**, PRCI; **Mildred González Valentín**, PRCI.

Manuel A. G. Hidalgo Rivera, MPL, PPL
Designated President

Certify: That this Resolution is copy of the agreement adopted by Puerto Rico Planning Board (PRPB) in its meeting of **October 20, 2021**. I expedite and notify this copy to the parties under my sign and official stamp of the Puerto Rico Planning Board for general use and knowledge.

In San Juan, Puerto Rico, today NOV 0 4 2021

Loida E. Soto Nogueras
Secretary

GOBIERNO DE PUERTO RICO
JUNTA DE PLANIFICACIÓN

Project Location

X: 233705.2550, Y: 270215.1662

Parcel A: 022-092-021-06-000 Parcel B: 022-092-021-13-000, 022-092-021-14-000, 022-092-021-15-000, 022-092-021-16-000, 022-092-021-17-000

GOBIERNO DE PUERTO RICO
JUNTA DE PLANIFICACIÓN

Date: October 20, 2021

TO: Puerto Rico Housing Finance Authority
P.O. Box 71361
San Juan, Puerto Rico 00936-8461

RE: Low Income Housing Tax Credit Program
Project Name: San Sebastián Apartments
Owner: SanSe PR LLC

Gentlemen:

The undersigned, an architect/engineer duly licensed and registered in Puerto Rico, will provide full design services, including without limitation, preparing for SanSe PR LLC, plans and specifications, in connection with the proposed construction/rehabilitation of a 25 units project on certain real property known as San Sebastián Apartments in Old San Juan, Puerto Rico (the Premises).

The undersigned hereby certifies that:

1. The plans and specifications will be in compliance with the requirements of all municipal, local, state, and federal government authorities having jurisdiction there over.

2. The condition of the Premises and the Project, after completion of the construction/rehabilitation in accordance with Plans and Specifications, will be in compliance with:
   (a) All government and municipal authorities having jurisdiction there over;
   (b) All applicable zoning, building, fire and other federal, state, local laws, ordinances, rules, regulations, restrictions;
   (c) Other requirements, including without limitations:
      i. The Fair Housing Act & Design Manual
      ii. HUD Section 504
      iii. The American with Disabilities Act;
      iv. ADA Accessibility Guidelines (ADAAG)
      v. Uniform Federal Accessibility Standards (UFAS)
      vi. Housing Quality Standards (HQS)
      vii. Energy Conservation code issued International Code Council (Only New Construction)
      viii. Lead-base Paint Standard (Only for buildings were built prior 1978)
      ix. Life Safety Code (LSF)

x. Live Safety Codes
xi. Joint Regulation for Project Evaluation and Permitting, regarding Land Development and Use; and Businesss Operations ("Reglamento Conjunto para la Evaluación y Expedición de Permisos Relacionados al Desarrollo y Uso de Terreno and/or the Municipality's Reglamento de Ordenación Territorial"), if applicable, as adopted don June 07, 2019
xii. Puerto Rico Building Code 2018 (Puerto Rico Codes), as amended from the 2018 International Building Code as adopted on November 2018
xiii. Uniform Plumbing Code
xiv. Uniform Mechanical Code
xv. National Electric Code
xvi. Implementation of Green Building Standards as applicable
xvii.
xviii. Broadband Infrastructure Requirements
xix. Standards of professional practice
xx. Any other applicable zoning, construction, assessment or energy efficiency Codes and Regulations

Respectfully,

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

Arch. Fernando Lugo
Title: Managing Partner

FERNANDO CORTES & ASSOCIATES
STRUCTURAL & CIVIL ENGINEERS
359 SAN CLAUDIO, CUPEY PROFESSIONAL MALL SUITE 310B, CUPEY, PUERTO RICO, 00926-4257

CERTIFICATION : STRUCTURAL DESIGN

I, FERNANDO CORTÉS CHEVRES, of legal age, married, civil engineer with license 8523, resident of San Juan, PR, hereby certify that the Structural Analysis, Design and the Construction Documents, structural phase, for the San Sebastian Apartments Project, LOT A and LOT B, at San Sebastian & Tanca Streets, Old San Juan, were done by me, according to the following codes:

1- Puerto Rico Building Code, PRBC-2018
2- International Building Code, IBC-2018
3- Puerto Rico Existing Building Code, PREBC-2018
4- International Existing Building Code, IEBC-2018
5- Minimum Design Loads and Associated Criteria for Buildings & Other Structures, ASCE 7-16
6- Seismic Evaluation and Retrofit of Existing Structures, ASCE 41-13

The project consists of the rehabilitation and remodelling of existing historic buildings, dating back 80 to 100 years. As required by the above detailed codes, structural studies and analysis where done , for the design seismic loads, and the construction drawings and specifications, structural phase, including the retrofit and strengthening details, were prepared tanking into account the results of those analysis.

I also, hereby certify that the project structural drawings for the rehabilitation of San Sebastián Apartments were verified; and, as the certification issued by Arq. Lugo on October 10, 2020 indicates, this project does not include additions or expansions, therefore a soil study is not required.

For the record, I sign this certification today October 27, 2021 in San Juan , Puerto Rico

Fernando Cortés Chevres
Civil Engineer Lic. 08523

Fernando Cortes Chevres
Ingeniero Licenciado
Lic. 8523-E
Puerto Rico
Fecha de Expiración 2023-09-23

Digitally signed by Fernando Cortes Chevres
Date: 2021.10.27 15:42:10 -04'00'

PMB 180, 100 GRAN BULEVAR PASEOS, SUITE 112, SAN JUAN, PUERTO RICO 00926-5955
TEL (787) 748-4330 / EMAIL FCORTES@FCAENG.COM

30

ROSSILUGO
ARCHITECTURE

LIHTC Application TC20-005
Project: San Sebastian Apartments
Ref. ANNEX F-1

San Sebastian Apartments are two groups of five Apartment Buildings each located on adjacent land plots within the Old San Juan Historic District. All ten buildings conform to local historic preservation guidelines regarding the preservation and rehabilitation work performed on them.
As required by FHA accessibility checklist, 12% of the total ground floor units shall be made fully mobility accessible. Of the 10 ground floor units of this project, two of them (building 2 and building 6 ground floor units) will comply with mobility standards under ADA and UFAS standards, does complying with the QAP 12% mobility- accessible requirement.

All ten buildings have independent access from public sidewalk, the two accessible units connect directly to the sidewalk and comply with all building entrance accessibility requirements.

The project does not have parking spaces as is part of a historic district where traditionally cars are parked along the public streets. Existing running and cross slopes along the perimeter of the buildings will be rehabilitated to comply with the accessible slopes as existing conditions permit. The two accessible units will comply with this requirement.

This project does not have common and public areas as each unit is accessible directly from the public street, therefore the accessible and usable common and public area requirements does not apply to this project.

The two accessible units comply with the usable door requirements for clear opening and threshold. As mentioned before, there are no common area facilities for this units.

All of the foregoing statements, as well as the date and signature of the signer are HEREBY CERTIFIED as true and accurate this 10 day of November 2020.

Arch. Fernando Lugo
Lic. Number: 8495

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

ANNEX F-1

FAIR HOUSING ACT ACCESSIBILITY CHECKLIST

The following is a checklist of design and construction requirements of the Fair Housing Act. This checklist represents many, **but not all**, of the requirements to the Act. This checklist is not intended to be exhaustive; rather, it is a helpful guide in determining if the major requirements of the Act have been met in designing and constructing a particular multifamily development. As a result it is advisable that project owners, designers, architects, builders, contractors and any other person involved in the design and/or construction of a LIHTC building revise the Fair Housing Act Design Manual *available at:*

- https://www.huduser.gov/publications/pdf/fairhousing/fairfull.pdf.

Although this checklist summarizes the Fair Housing Act's design and construction requirements, additional and more stringent accessibility requirements may apply under other laws, such as Section 504 of the Rehabilitation Act, the Americans with Disabilities Act and the Architectural Barriers Act.

GENERAL REQUIREMENTS

N/A ☐ Development has buildings containing 4 or more units which were designed and constructed for first occupancy on or after March 13, 1991.
- 100% of ground-floor units in non-elevator buildings will be Fair Housing accessible;
- 100% of units in buildings with 1 or more elevators will be Fair Housing accessible; or
- 100% multistory townhouses with elevators.

☒ **As per the Qualified Allocation Plan, 12% of the total ground floor and/or elevator-serviced unit inventory will be made fully mobility-accessible either under the 2010 ADA Standards and, wherever applicable, the Uniform Federal Accessibility Standards (UFAS).** HUD's May 23, 2014 notice "Nondiscrimination on the Basis of Disability in Federally Assisted Programs and Activities," Docket No. FR–5784–N–01 may also be utilized for compliance purposes, unless and until HUD formally adopts an alternate accessibility standard. These units shall, to the maximum extent feasible, be distributed in LIHTC projects consistent with 24 C.F.R. § 8.26.

☒ As per the Qualified Allocation Plan, 3% of the total unit inventory will be made sensory-accessible under the 2010 ADA Standards and/or, wherever applicable, the UFAS.

- This requirement may be satisfied with portable audio-visual accessible equipment.

☒ These mobility and sensory accessible units shall, to the maximum extent feasible, be distributed in LIHTC projects and made available in a range of sizes and amenities consistent with 24 C.F.R. § 8.26

NOTE: There is a narrow exception, which provides that a non-elevator building in a development need not meet all of the Act's requirements if it is impractical to have an accessible entrance to the non-elevator building because of hilly terrain or other unusual characteristics of the

site. In applying the site impracticality tests, architects and builders should keep in mind that in enforcement proceedings under the Fair Housing Act, it is the person(s) who designed and constructed the building(s) who has the burden of establishing that site impracticality existed.

1. **ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE** APPLIES TO TWO APARTMENTS

- X The accessible route is a continuous, unobstructed path (no stairs) through the development that connects all buildings containing covered units and all other amenities.
- X The accessible route also connects the pedestrian arrival area, to passenger drop off areas, parking lots, public streets, public sidewalks, and to public transportation stops.
- X The accessible route is at least 36 inches wide and of a stable and firm material.
- X All slopes are no steeper than 8.33%; cross slopes are no more than 1:50.
- N/A ❑ All slopes between 5% and 8.33% have handrails and hence meet ramp requirements.
- X Covered units have at least one primary entrance on an accessible route.
- X There are sufficient curb cuts for a person using a wheelchair to reach every building, parking areas, access aisles, and sidewalks in the development.

2. **ACCESSIBLE AND USABLE COMMON AND PUBLIC USE AREAS**

- N/A ❑ At least two percent of all parking spaces are designated as handicapped-accessible parking for residents.
- N/A ❑ At least, one parking space at each common and public use amenity is designated as handicapped-accessible parking and be on an accessible route, even if this number exceeds 2%.
- N/A ❑ If visitor parking is provided, accessible parking spaces for visitors should be provided.
- N/A ❑ A minimum of one ADA van-accessible parking space must serve the leasing-rental office.
- N/A ❑ All handicapped parking spaces are properly identified (with appropriate signage and road markings).
- N/A ❑ All handicapped parking spaces are at least 96” wide with a 60” wide access aisle, which can be shared between two spaces.
- N/A ❑ The accessible aisle connects to a curb ramp and the accessible route.
- N/A ❑ The rental or sales office is readily accessible and usable by persons with disabilities.
- N/A ❑ All mailboxes, swimming pools, tennis courts, clubhouses, rest rooms, showers, laundry facilities, trash facilities, drinking fountains, public telephones, and other common and public use amenities offered by the development are readily accessible and usable by persons with disabilities.

3. **USABLE DOORS**

- X All doors into and through covered units and common use facilities provide a clear opening of at least 32” nominal width.
- N/A ❑ All doors leading into common use facilities have lever door handles that do not require grasping, pinching and/or twisting.
- N/A ❑ Thresholds at doors to common use facilities are no greater than ½” and are beveled.
- X All primary entrance doors to covered units have lever door handles that not require grasping, pinching and/or twisting.
- X Thresholds at primary entrance doors to covered units are no greater than ¾” and beveled.

4. **ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED UNIT**

- X All routes through the covered units are no less than 36” wide and are built with a stable firm material.

5. **ACCESSIBLE ENVIRONMENTAL CONTROLS**

☒ The operable parts of all light switches, electrical outlets, thermostats, and other environmental controls must be no less than 15" and no greater than 48" from the finished floor.

☒ The operable parts of light switches, outlets, etc. located over countertops are less than 46" above the finished floor.

6. **REINFORCED BATHROOM WALLS FOR GRAB BARS**

☒ Reinforcements are built into the bathroom walls surrounding toilets, showers, and bathtubs to allow for the future installation of grab bars.

7. **USABLE KITCHEN AND BATHROOMS**

☒ At least 30" x 48" of clear floor space parallel to and centered on the sink and cook top, and parallel or perpendicular to other kitchen appliances.

☒ At least 40" between opposing cabinets, counters and appliances.

N/A ☐ If there is a U-shaped kitchen with a sink or range at the base of the U, there must be a 60" turning radius, unless the base cabinet under the cook top or sink is easily removable for knee space.

☒ In bathroom, at least 30" x 48" of clear floor space outside the swing of the bathroom door.

☒ 30" x 48" clear floor space parallel to and centered on at least one sink and adjacent to the toilet, tub, and/or shower;

☒ Toilet centerline is between 16" and 18" from the side wall;

☒ If there is a shower stall, its interior dimensions should be 36" x 36" or larger

☒ Sufficient clear floor space in front of and around sink, toilet, and bathtub for use by persons using wheelchairs.

☒ Dwelling units containing more than one bathroom of which one meets the requirements of Specification A of the Fair Housing Act's Design Manual must all comply with the wheelchair maneuvering and clear floor space requirements of Specification A. In dwelling units containing more than one bathroom of which one meets the requirements of Specification B, only one bathroom must meet the wheelchair maneuvering and clear floor space requirements of Specification B. However, in both instances all bathrooms within the dwelling unit must be on an accessible route, have doors with a nominal 32-inch clear opening, have switches, outlets, and controls in accessible locations, and provide reinforced walls.

FERNANDO LUGO AGUDO
ARQUITECTO
LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

FAIR HOUSING ACT ACCESSIBILITY CHECKLIST

This checklist represents some, but not all, of the accessible and adaptive design and construction requirements of the Fair Housing Act. This checklist is not a safe harbor for compliance with the Fair Housing Act. HUD and the Department of Justice recognize the following 10 standards as safe harbors for complying with the Fair Housing Act: 1. HUD's March 6, 1991 Fair Housing Accessibility Guidelines and the June 28, 1994 Supplemental Notice to Fair Housing Accessibility Guidelines: Questions and Answers About the Guidelines; 2. ANSI A117.1-1986 - Accessible and Usable Buildings and Facilities, used in conjunction with the Act, HUD's Regulations and the Guidelines; 3. CABO/ANSI A117.1-1992 - Accessible and Usable Buildings and Facilities, used in conjunction with the Act, HUD's Regulations, and the Guidelines; 4. ICC/ANSI A117.1-1998 - Accessible and Usable Buildings and Facilities, used in conjunction with the Act, HUD's Regulations, and the Guidelines; 5. HUD's Fair Housing Act Design Manual published in 1996 and revised in 1998; 6. Code Requirements for Housing Accessibility 2000 (CRHA), approved and published by the International Code Council (ICC), October 2000; 7. International Building Code (IBC) 2000, as amended by the IBC 2001 Supplement to the International Codes; 8. 2003 International Building Code (IBC), with one condition established by HUD on February 28, 2005; 9. ICC/ANSI A117.1-2003 - Accessible and Usable Buildings and Facilities, used in conjunction with the Act, HUD's Regulations, and the Guidelines; and 2006 International Building Code, published by ICC, January 2006, with the 2007 erratum (to correct the text missing from Section 1107.7.5), and interpreted in accordance with relevant 2006 IBC Commentary.

The PRHFA recommends that designers, builders and other parties employ HUD's 1998 Fair Housing Act Design Manual *available at:*

- https://www.huduser.gov/publications/pdf/fairhousing/fairfull.pdf.

Be advised that the ten standards listed above are safe harbors only when used in their entirety. The benefit of safe harbor status may be lost if, for example, a designer or builder chooses to select provisions from more than one of the above safe harbor standards.

Failure to comply with any of the accessible and adaptive design and construction requirements of the Fair Housing Act may result in loss of tax credits pursuant to 26 C.F.R. § 1.42-9. Therefore, project owners, designers, builders, contractors and other parties should consult an attorney and/or design professional to ensure that the construction of the multi-family developments comply with the accessible and adaptive design and construction requirements of the Fair Housing Act.

UNITS COVERED BY THE FAIR HOUSING ACT

The Fair Housing Act design and construction requirements apply to "covered multifamily dwellings" designed and constructed "for first occupancy" after March 13, 1991. This includes:

- Buildings designed and constructed for first occupancy after March 13, 1991
- Additions of 4 or more dwelling units or additions of new public and common use areas to existing buildings that were built for first occupancy on or before March 13, 1991
- Additions of 4 or more dwelling units or additions of new public and common use areas to existing buildings that were built after March 13, 1991

A building will not be regarded as subject to Fair Housing compliance if:

- It was occupied on or before March 13, 1991
- If the last building permit or renewal of a building permit was issued on or before June 15, 1990

For additional information in this regard, please refer to the Fair Housing Design Manual *available at* https://www.huduser.gov/publications/pdf/fairhousing/fairfull.pdf, and the HUD-DOJ Joint Statement of Design and Construction Requirements *available at* https://www.ada.gov/doj_hud_statement.pdf.

The "first occupancy" language in the statute has been defined in HUD's Fair Housing Act regulations as "a building that has never before been used for any purpose." This means buildings that are rehabilitated are not covered by the design and construction requirements even if the rehabilitation occurs after March 13, 1991. Whenever the façade on a pre-existing building is maintained, but the building is otherwise destroyed, the new units will be subject to the design and construction requirements of the Fair Housing Act.

A dwelling unit means a single unit of residence for a household of one or more persons. Examples of dwelling units covered by these Guidelines include: condominiums, an apartment unit within an apartment building, and other types of dwellings in which sleeping accommodations are provided but toileting or cooking facilities are shared by occupants of more than one room or portion of the dwelling. Examples of the latter include dormitory rooms and sleeping accommodations in shelters intended for occupancy as a residence for homeless persons.

The design and construction requirements apply to "covered multifamily dwellings". Covered multifamily dwellings are:

1. All dwelling units in buildings containing four or more dwelling units if the buildings have one or more elevators AND
2. All ground floor units in other buildings containing four or more units, without an elevator.

This includes housing that is for rental or for sale and applies whether the housing is privately or publicly funded.

FAIR HOUSING ACT CONTACT INFORMATION

U.S. Department of Housing and Urban Development: www.hud.gov

- Fair Housing Act - General Information and Accessibility Issues
  Cheryl Kent, Special Advisor for Disability Policy
  Office of Fair Housing & Equal Opportunity (FHEO)
  Tel: (202) 708-2333, TTY: (202) 708-1734 Fax: (202) 708-4483

- PUERTO RICO FHEO FIELD OFFICE
  Tzeitel Andino Caballero
  (787) 766-5400 Fax: (787) 766-5353

U.S. Treasury Department: www.irs.gov
Internal Revenue Service
Office of Chief Counsel
Tel: (202) 317-3300 Fax: (855) 873-7040

31

ROSSILUGO
ARCHITECTURE

LIHTC Application TC20-005
Project: San Sebastian Apartments

CERTIFICATION

As the Architect Designer for San Sebastian Apartments I certify that the project's plans and specifications included comply with Accessibility requirements, as per Conciliation Agreement and Voluntary Compliance Agreement:

- Twelve percent (12%) of the total ground floor and/or elevator-serviced unit inventory is going to be made fully mobility-accessible under the 2010 ADA Standards and, wherever applicable, the UFAS Standard. The project has ten ground level units of which two units, Apt 2-1 at building #2 and Apt. 6-1 at building #6, will be rehabilitated into fully mobility accessible.
- Three percent (3%) of the unit inventory will be made sensory-accessible under the 2010 ADA Standards and, wherever applicable, the UFAS.

All of the foregoing statements, as well as the date and signature of the signer are HEREBY CERTIFIED as true and accurate this 23 day of October, 2020.

Arch.
Lic. Number: 8495

FERNANDO LUGO AGUDO
ARQUITECTO LICENCIADO
LIC. #8495
EXP 21/MAYO/2023
PUERTO RICO

32

From: **Fernando Lugo** <lugo@fernandolugo.com>
Date: Mon, Oct 4, 2021 at 12:51 PM
Subject: Fwd: CZ-2021-1020-031_SC-ICP: Solicitud de Comentarios en relación a un proyecto de rehabilitación de viviendas en la Zona Historica de San Juan
To: Maria Rossi <rossi@rossilugo.com>
Cc: Kelvin Irizarry <kirizarry@westllc.com>, Fernando Sumaza <fer@sumaza.org>, Fernando Sumaza <fernando@westllc.com>

Sent from my iPhone

Begin forwarded message:

From: Mildred Gonzalez <mgonzalez@icp.pr.gov>
Date: October 4, 2021 at 12:48:10 PM AST
To: Ortiz_R@jp.pr.gov
Cc: Jose Silvestre <jsilvestre@icp.pr.gov>, "Carlos R. Ruiz Cortés" <cruiz@icp.pr.gov>, Nancy Santiago <nsantiago@icp.pr.gov>, lugo@fernandolugo.com
Subject: CZ-2021-1020-031_SC-ICP: Solicitud de Comentarios en relación a un proyecto de rehabilitación de viviendas en la Zona Historica de San Juan

A: Rose A. Ortiz Díaz
Unidad de Zona Costanera
Oficina de Geología e Hidrogeología
Junta de Planificación

ASUNTO: CZ-2021-1020-031_SC-ICP

2021-391564-SRA-047152 – LOTE A

2021-391576-SRA-047156 – LOTE B

San Sebastián Apartments
San Juan

Los documentos correspondientes al caso en referencia fueron referidos a través del Single Business Portal de la OGPe al ICP el viernes 1 de Octubre de 2021 (Lote A: Fri Oct 01 09:56:57 AST 2021 / Lote B: Fri Oct 01 10:00:09 AST 2021). Hoy, lunes 4 de octubre de 2021, pasaron a la bandeja del Programa de Patrimonio Histórico Edificado. El caso fue asignado al conservacionista Arqto. José C. Silvestre quien emitió una Recomendación Favorable condicionada en ambos casos (Ver documentos adjuntos). Ambos documentos han sido cargados a los respectivos expedientes digitales en el SBP. El ICP tiene dos programas que emiten comentarios a proyectos que puedan impactar el patrimonio inmueble. Estos comentarios no sustituyen los correspondientes al Programa de Arqueología y Etnohistoria del ICP. **La Ley 161-2009, según enmendada, Artículo 19.6,** enmienda las Secciones 2 y 3 de la Ley Núm. 112 de 20 de julio de 1988, según enmendada, conocida como "Ley de Protección del Patrimonio Arqueológico Terrestre de Puerto Rico", a los fines de transferir al Instituto de Cultura Puertorriqueña toda facultad, deber u obligación referente a la evaluación para la otorgación o denegación de determinaciones finales o permisos, esto en coordinación con la Oficina de Gerencia de Permisos.

De requerir mayor información, puede comunicarse a su conveniencia con la que suscribe (mgonzalez@icp.pr.gov) o con el Arqto. Silvestre (jsilvestre@icp.pr.gov).

RECOMENDACION FAVORABLE

CASOS OGPe:	*2021-391564-SRA-047152 – LOTE A*
	2021-391576-SRA-047156 – LOTE B
CASO JP:	*CZ-2021-1020-031 (Solicitud de Certificación de Consistencia Federal)*
PROPIEDAD:	*SAN SEBASTIAN APARTMENTS*
MUNICIPIO:	*SAN JUAN*
UBICACION:	*CALLE SAN SEBASTIAN ESQ. TANCA ESQ. SOL ESQ. BARBOSA – LOTE A*
	CALLE SAN SEBASTIAN ESQ. TANCA ESQ. SOL – LOTE B
	ZONA HISTORICA DE SAN JUAN,
	SAN JUAN ANTIGUO, PUERTO RICO
CATASTRO:	*022-092-021-06-000 – LOTE A*
	022-092-020-13-000 – LOTE B
CALIFICACION:	*D*
PROPIETARIO:	*FERNANDO L. SUMAZA & CO., LLC*
	HOUSING MANAGEMENT – DEVELOPERS
PROPONENTE:	*ARQ. FERNANDO LUGO AGUDO Y MARIA ROSSI*
	ROSSI-LUGO ARQUITECTOS

De acuerdo a nuestros expedientes y la información provista, las propiedades:

*1. **Se localizan** en una zona histórica designada o en Centro Urbano según estos conceptos están definidos por el Tomo XII Glosario de la Junta de Planificación, parte III, definiciones Z-12, Z-13 y C-71 del Reglamento Conjunto 2020 **(Zona Histórica de San Juan Antiguo – Res. JP Núm. Z-7).***

*2. **Se identifican como unas propiedades elegibles y de alto valor histórico y arquitectónico dentro de la Zona Histórica de San Juan Antiguo.***

3. Se solicita nuestra emisión de comentarios sobre nuestra opinión sobre las obras propuestas para la remodelación de los diez (10) edificios que se encuentran en los lotes A y B (cinco en cada lote, separados por la calle Tanca) que componen el conjunto de viviendas de interés social San Sebastián Apartments, ubicados en la calle San Sebastián esq. Tanca esq. Sol esq. Barbosa (Lote A) y la calle San Sebastián esq. Tanca esq. Sol (Lote B).

Habiendo mencionado anterior, luego de haber evaluado la documentación de la SRA sometida ante la OGPe de la propuesta previamente mencionada, se emite una RECOMENDACIÓN FAVORABLE CONDICIONADA a:

1. Toda nueva instalación de terminación de piso en cerámica tendrá un tamaño mínimo de 12”x 12” a un máximo de 18”x 18”, además de que se deberá someter el esquema de colores para las fachadas frontales. En adición, se someterán al ICP-PPHE las muestras de terminación de piso y de los colores para las fachadas frontales para nuestra evaluación correspondiente previo de adquirir tanto la terminación de piso como la pintura.

*Esta evaluación no incluye los elementos a evaluarse conforme a la Ley 112-1988, Ley para la Protección del Patrimonio Arqueológico Terrestre, lo cual, de llevarse a cabo obras que impacten la corteza terrestre, debe hacerse mediante solicitud separada al Programa de Arqueología y Etnohistoria del **ICP**. Las evaluaciones de ambos programas son necesarias para concluir el proceso con esta agencia.*

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

Atentamente,

INSTITUTO DE CULTURA PUERTORRIQUEÑA

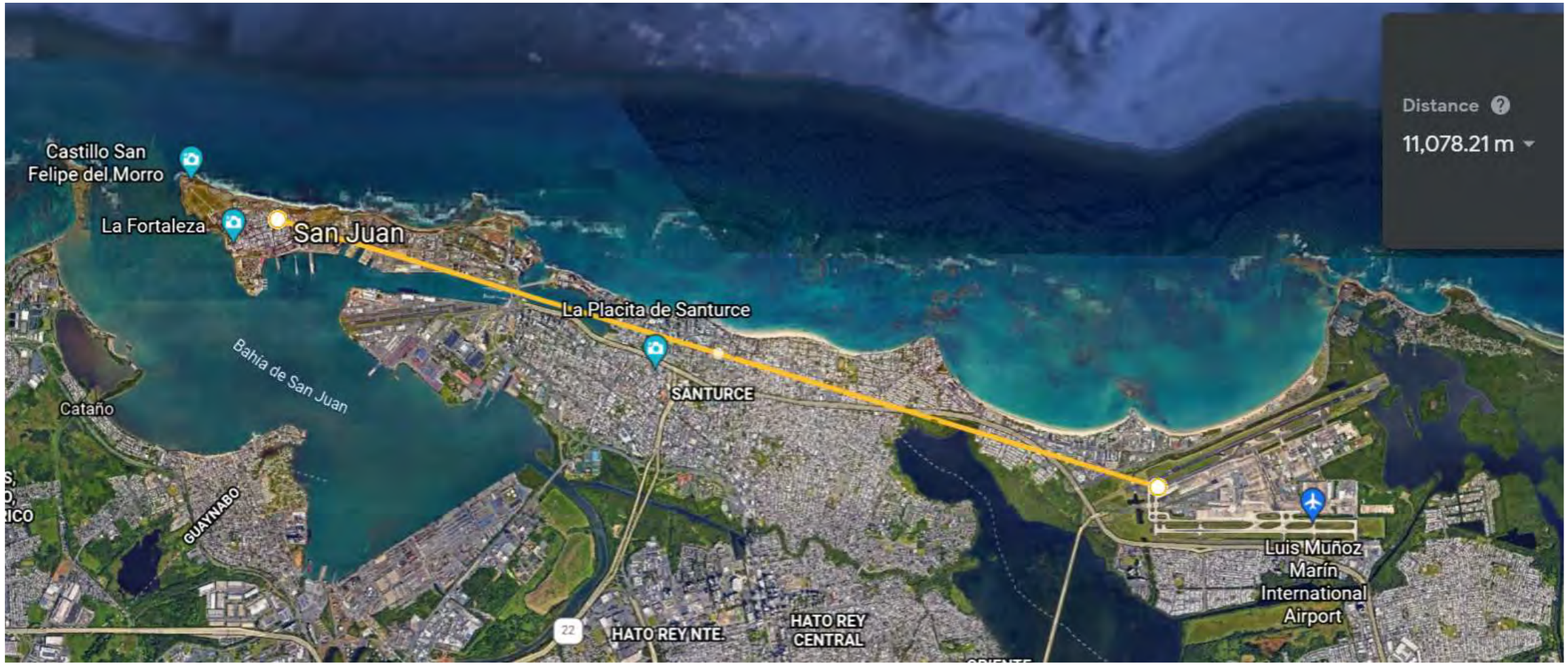
Mildred González Valentín, B.DA, MArch
PROGRAMA DE PATRIMONIO HISTÓRICO EDIFICADO
SUBDIRECTORA DE CONSERVACIÓN
mgonzalez@icp.pr.gov
787-724-0700 Ext. 3070
www.icp.pr.gov

Antes de imprimir este correo electrónico, piense bien si es necesario hacerlo:
El medio ambiente es cuestión de todos. ¿Sabía usted que el patrimonio inmueble es uno de los componentes del medio ambiente que tenemos que conservar y proteger?

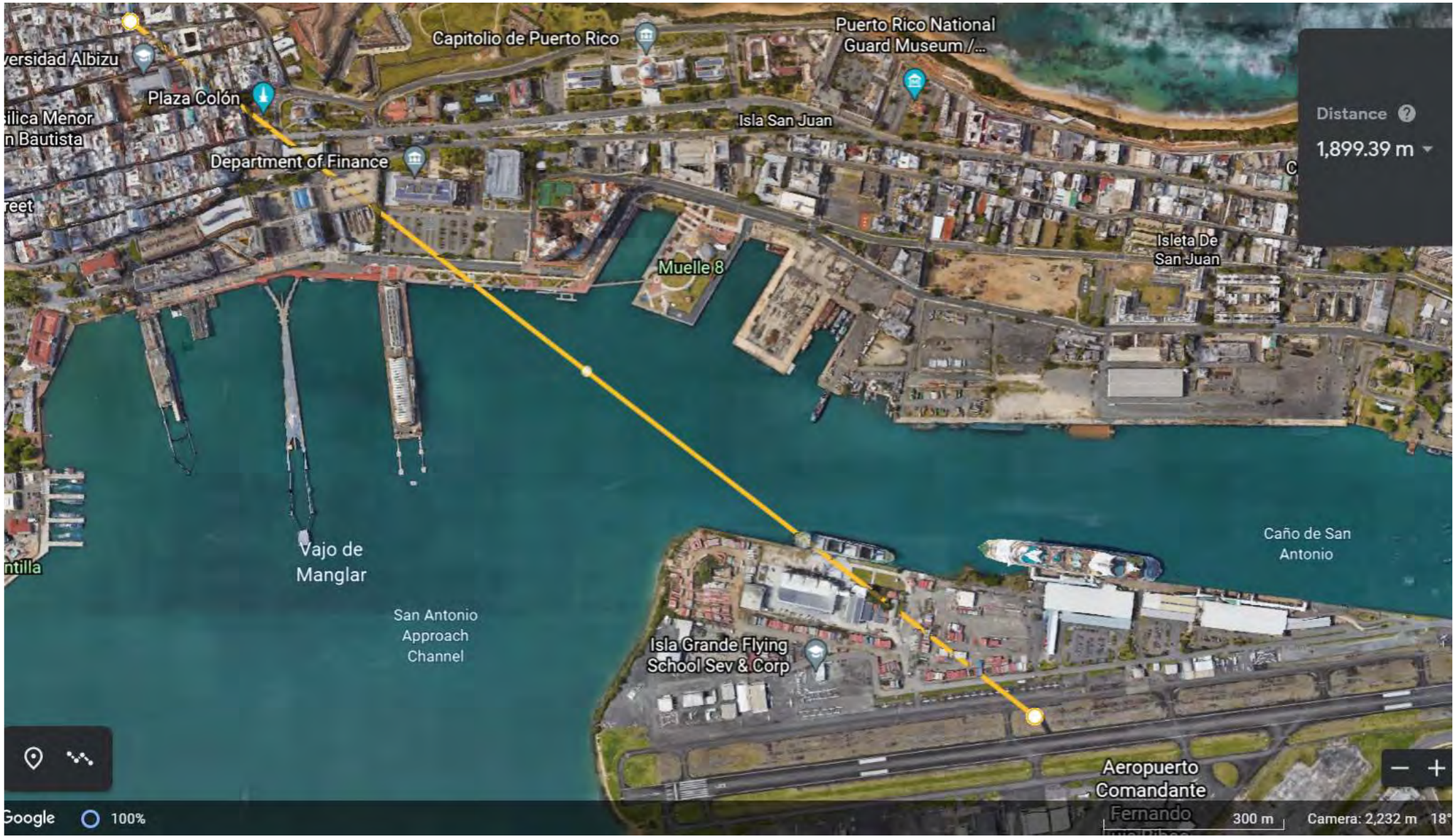
AVISO DE CONFIDENCIALIDAD:
Este mensaje contiene información confidencial y está destinado únicamente al individuo mencionado. Si no es el destinatario designado, no debe divulgar, distribuir o copiar este correo electrónico. Por favor notifique al remitente inmediatamente por correo electrónico si ha recibido este correo electrónico por error y elimina este correo electrónico de su sistema.

CONFIDENTIALITY NOTE:
This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system.

33



San Sebastian Apts.



San Sebastian Apts.