

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

Pursuant to 24 CFR 58.35(a)

Part A. General Project Information

1. Project Name: Luis A. Ferré Public Square Remodeling (PR-CRP-000743)

2. Responsible Entity: Puerto Rico Department of Housing (PRDOH)

3. Grant Recipient Name: (if different than Responsible Entity): Municipality of Aguas Buenas

4. State/Local Identifier: Puerto Rico / Aguas Buenas

5. Preparer: Patrick Stokes, Environmental Planner

6. Certifying Officer Name and Title:

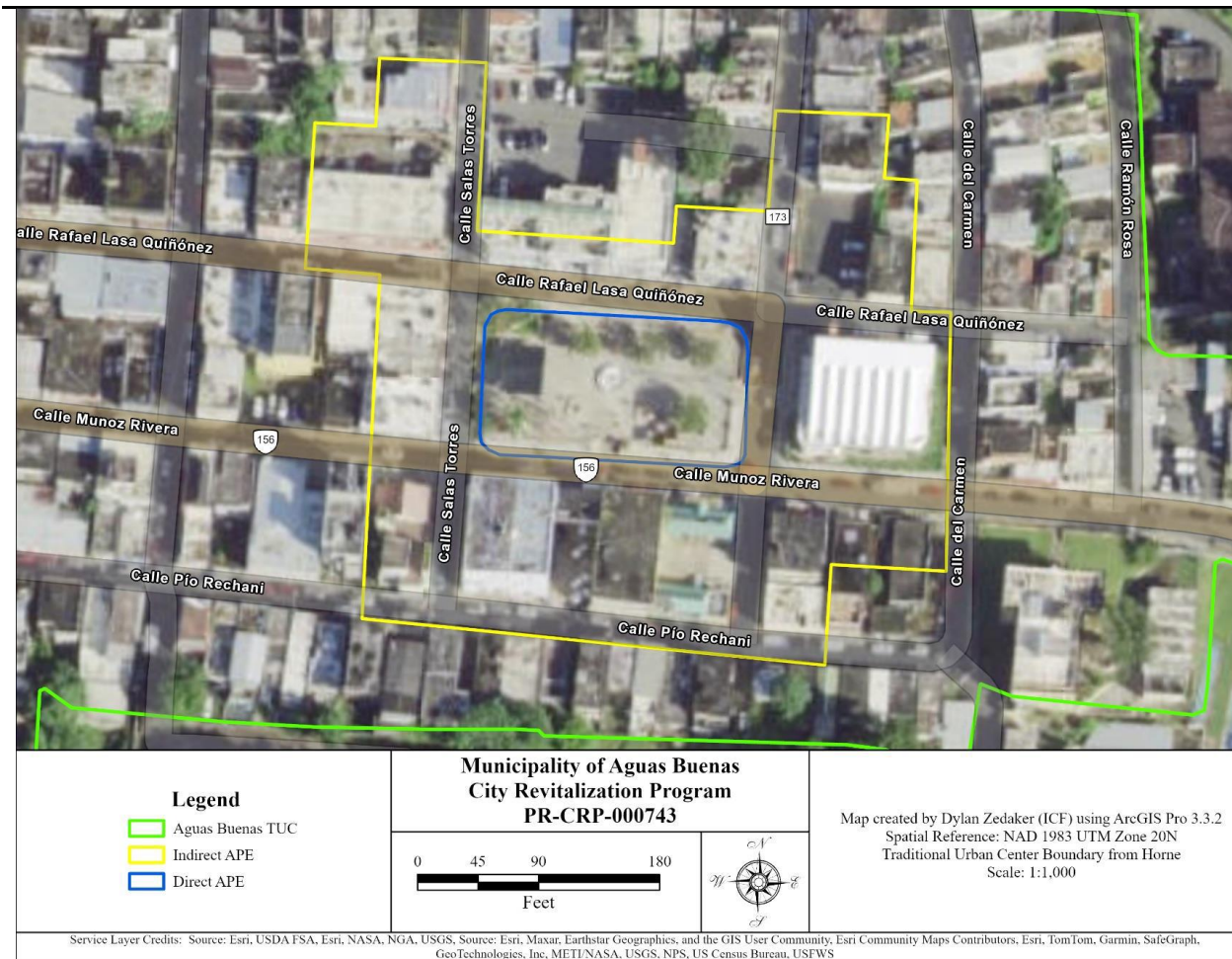
Aldo A. Rivera Vázquez – Director, Permits and Environmental Compliance Division
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Maria T. Torres-Bregón – Permits and Environmental Compliance Manager
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Pedro A. De León Rodríguez – Permits and Environmental Compliance Specialist
Javier Mercado Barrera – Permits and Environmental Compliance Specialist
Priscilla Toro Rivera – Permits and Environmental Compliance Specialist

7. Consultant (if applicable): ICF

8. Direct Comments to: PRDOH at comentariosambiental@vivienda.pr.gov.

9. Project Location: Rafael Lasa St, Aguas Buenas, PR 00703; Coordinates: 18.256730, -66.102971; Cadaster #: 198-074-011-01-000



10. Description of the Proposed Project [24 CFR 50.12 & 58.32]:

The Municipality of Aguas Buenas, with the support of the Puerto Rico Department of Housing (PRDOH) and the Puerto Rico 2017 Disaster Recovery CDBG-DR Program – City Revitalization Program (Programa de Revitalización de la Ciudad del Gobierno Federal, CITY-REV), proposes the rehabilitation of Plaza Luis A. Ferré Aguayo. This an open air, public space located within the Traditional Urban Center (TUC) of Aguas Buenas, as designated by the Puerto Rico State Historic Preservation Office (PRSHPO). The plaza is bounded by Rafael Laza Street to the north, Padre Sercu Street to the east, Luis Muñoz Rivera Street (PR-173) to the south, and Salas Torres Street to the west. The project site will be limited to the rectangular footprint of the plaza, extending from the curb and gutter to the surrounding sidewalks.

Following the impacts of Hurricanes Irma and María, Plaza Luis A. Ferré Aguayo sustained infrastructure damage that necessitates partial rehabilitation. The proposed project aims to restore and enhance the plaza and its green areas to serve as a vibrant gathering space for community activities.

Planned improvements include upgrades to the paving systems, landscaping, and fountain, as well as the replacement of railings, interior lighting, electric receptacles, trash cans, and concrete benches. New construction activities will include the installation of a structural canopy, a surveillance camera system, and accessible ramps in compliance with the Americans with Disabilities Act (ADA), which include the construction of five ADA-compliant curb ramps connecting the surrounding streets to the plaza, and one ADA ramp from Rafael Laza Street to the northeast corner of the plaza. The project also includes the installation of a new metal trellis to provide shade for domino tables and chairs, the replacement of eight existing LED light poles, the installation of eight new LED light poles, and the relocation of three concrete tables with four chairs each along with the placement of a memorial plaque. Five trash cans will be replaced, and repair work will be carried out on painted concrete surfaces, steps, pavers, and selected gutter curbs around the plaza. The electrical system and railings will also be upgraded. The plaza will not include any enclosed or occupiable structures that would support human habitation or regular indoor use.

This project will also receive funding from the Federal Emergency Management Agency (FEMA), through its Public Assistance Program.

11. Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a)(1), and subject to laws and authorities at §58.5.

12. Funding Information

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

13. Estimated Total HUD Funded Amount: \$612,392.59

Construction cost breakdown:

\$664,370.96 (Construction Cost Estimate at 90% design) - \$51,978.37 (FEMA) = \$612,392.59

14. Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

\$664,370.96

COMPLIANCE FACTORS: Statutes, Executive Orders, and Regulations listed at 24 C.F.R. §58.5 and §58.6		Compliance Determinations
Are formal compliance steps or mitigation required?	<div style="display: flex; justify-content: space-around;"> Yes No </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <input checked="" type="checkbox"/> <input type="checkbox"/> </div>	
<p><i>"No" applies when compliance with the authority is achieved without adverse effects on the protected resource, without necessary mitigation or attenuation AND when no formal consultation, permit or agreement is required to establish compliance. In these situations, enter "No" in the STATUTORY WORKSHEET status column. "Yes" applies when project compliance with the authority requires formal consultation, a permit or agreement, OR when the proposal may have an adverse effect on the protected resources.</i></p> <p><i>Part B summarizes what additional steps or formal procedures must be completed prior to submitting a Request for Release of Funds (RROF) to HUD or to the State. Evidence of completion and implementation of the required procedures or mitigation must be retained in the project Environmental Review Record (ERR).</i></p>		
15. STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
15.1. Airport Hazards 24 CFR Part 51 Subpart D	<div style="display: flex; justify-content: space-around;"> Yes No </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <input type="checkbox"/> <input checked="" type="checkbox"/> </div>	<p>The project is not located within an FAA-designated civilian airport Runway Protection Zone (RPZ), or Accident Potential Zone (APZ). The project is not within 15,000 feet of a military airport nor 2,500 feet of a civilian airport. The nearest civil airport is the Fernando Luis Ribas Dominicci Airport (SIG), approx. 76,147 feet to the north of the project site. The nearest military airport is Luis Muñoz Marín International Airport (SJU), a civil hub and joint military airfield, approx. 71,113 feet northeast of the project site. Thus, the project is in compliance with Airport Hazards requirements.</p> <p>See Attachment 1 for Airport Hazards Map.</p>
15.2. Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<div style="display: flex; justify-content: space-around;"> Yes No </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <input type="checkbox"/> <input checked="" type="checkbox"/> </div>	<p>The project area is not located in or adjacent to any Coastal Barrier Resource Act (CBRA) zone. The nearest unit (PR-87) is located 76,862 feet to the northeast of the project area. Thus, the project has no potential impact on CBRS Unit,</p>

		and it is in compliance with the Coastal Barriers Resources Act. See Attachment 2 for Coastal Barrier Resources Map.
15.3. Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	According to the FEMA's Flood Insurance Rate Map (FIRM), panel 72000C0740J, effective date November 18, 2009, the project area is located in Zone X, area of minimal flood hazard. Therefore, the proposed project does not require flood insurance. See Attachment 3 for the FIRM.
16. STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
16.1. Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project complies with the National Attaining Air Quality Standards (NAAQS). Per data from the Environmental Protection Agency (EPA), the proposed project is located within an "attainment" area. It is not currently listed as an area of non-compliance per EPA's NEPAassist https://www.epa.gov/nepa/nepassist and EPA's Green Book. The closest non-attainment area is in the municipality of Guaynabo which is in maintenance for PM-10 (1987) and non-attainment for Sulfur Dioxide (2010) and is 8,184 feet north of the project area. Emissions during the construction phase should be limited to that of mechanical equipment and are assumed to be minimal and incidental to the construction period. During construction, the contractor will implement controls for fugitive dust. As per proposed design and the project's scope, no impact on air quality will be expected. The

		<p>proposed action complies with the Clean Air Act and 40 CFR Parts 6, 51 and 93.</p> <p>See Attachment 4 for Non-Attainment Map and data.</p>
<p>16.2. Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Puerto Rico participates in the Coastal Zone Management program, which addresses the nation's coastal issues through voluntary partnership between the federal government and coastal and Great Lakes states and territories. As such, a determination of whether or not the project is located in, or may affect, a coastal zone is required.</p> <p>The Project area is not located in a Coastal Zone, it is approximately 58,536 feet from the Coastal Zone. The scope of application or jurisdiction of the Coastal Zone Management Program is defined as one kilometer (1 km) strip inland, as well as additional distances to include key coastal natural systems. The proposed project does not affect a coastal zone as defined in the Coastal Zone Management Document. This project complies with the Coastal Zone Management Act without further evaluation.</p> <p>See Attachment 5 for Coastal Zone Management Map.</p>
<p>16.3. Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>Per the EDF report (see Attachment 10), the plaza was built circa 1878. Before 1878, the past uses are unknown. Since its construction, the plaza has supported a variety of non-industrial uses such as religious ceremonies, public gatherings, educational events, and recreational activities. Major renovations in 1974, 1996, and 2011 introduced modern amenities such as fountains, performance platforms, and</p>

	<p>commemorative installations, while preserving the plaza's historic spatial configuration.</p> <p>EPA's NEPAAssist was used to identify known EPA Facilities that may be sources of contamination within a three-thousand-foot radius. There are records of twelve (12) facilities within the 3,000 feet search radius. Seven (7) facilities are hazardous waste generators, two (2) are water dischargers, and three (3) are brownfield sites.</p> <p>None of the identified sites within the 3,000 feet radius are of concern for the development or proposed use of the project. One site, the Aguas Buenas Wastewater Treatment Plant, has a violation identified. The violation present is for elevated levels of Enterococci, total phosphorus and total nitrogen within the effluent discharge. There is no anticipated impact from this site, as the plant discharges its treated effluent into the Bairoa River, which flows east (away from the project site). Furthermore, the proposed activities do not involve exposure to untreated water from the river which is 592 feet away from the project site (refer to Wetlands section and Attachment 12) .</p> <p>As indicated, the Luis A. Ferré Plaza Square is a long-standing, fully developed urban plaza that has been in continuous public use for decades. One (1) brownfield property is 342 feet from the project site, and two (2) brownfields are 424 feet from the project site. These brownfields have been documented through EPA records and are not located directly adjacent to or within the project boundaries. Importantly, the proposed project does not involve any activities that would increase residential density, change land use, or disturb soils beyond the existing</p>
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	<p>developed footprint of the plaza. Field inspection (see Attachment 14) and desktop reviews confirmed that there are no visible signs of contamination, hazardous materials, or migration pathways from these brownfield sites to the project area. Additionally, the urbanized setting, paved surfaces, and lack of direct hydrological or physical connection between the brownfields and the plaza further reduce the potential for exposure or impact. Based on these factors, and in the absence of evidence indicating contaminant migration or risk to public health, it was determined that the presence of nearby brownfields does not pose an environmental concern for the rehabilitation and continued public use of the Luis A. Ferré Plaza Square.</p> <p>Per HUD Notice CPD-23-103, dated January 11, 2024, the Responsible Entity (RE) must evaluate radon as part of the site contamination analysis for any project involving structures that are occupied or intended to be occupied for at least four (4) hours per day. Since this project involves the rehabilitation of an open-air public plaza, which does not meet the occupancy criteria, it is exempt from radon contamination analysis and mitigation requirements.</p> <p>Per site visit, conducted on July 3, 2025, the project site is located within a developed urban area of the Municipality of Aguas Buenas. The project area exhibits a clean, organized, and typical streetscape, consistent with its surrounding urban context. No environmental conditions were identified during the visit that would pose limitations or constraints to the proposed project's development.</p>
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		<p>The site has not been subject to Lead-based Paint (LBP) or Asbestos Containing Material (ACM) studies. These will be conducted to any construction or demolition work. If necessary, any remediation must be completed prior to construction start.</p> <p>See Attachment 6 for contamination and toxic substances documentation.</p>
<p>16.4. Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Per the Official Species List from the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) website, only the Puerto Rican Boa (<i>Chilabothrus inornatus</i>) is listed for the project area. There are no critical habitats, migratory birds of conservation concern, coastal barrier resources, wildlife refuge lands, fish hatcheries, or wetlands at this location. The nearest critical habitat to the project area is 54,167 feet to the southeast.</p> <p>The Puerto Rican Boa, while potentially present in the area, is known to be a habitat generalist capable of tolerating disturbances, particularly in urban and edge environments, which minimizes the likelihood of significant impacts. Further, if a Puerto Rican Boa is found in the project area, work shall cease until the Boa moves off on its own. If the Boa does not move off, the Construction Manager shall contact the Puerto Rico Department of Natural and Environmental Resources (PRDNER) and ask them to relocate the Boa.</p> <p>The proposed project meets the conditions of the Blanket-Clearance Letter issued by the USFWS' Caribbean Ecological Services Field Office in April 2025. The Self-certification documentation was and approved by the</p>

		<p>Responsible Entity (RE) on October 8, 2024. The documentation was reviewed and the USFWS determined that the proposed project qualifies for BCL coverage on December 12, 2024.</p> <p>Conservation measures do not need to be implemented for this project. Therefore, the project is in compliance with the Endangered Species Act of 1973, particularly section 7; 50 C.F.R. Part 402.</p> <p>See Attachment 7 for Critical Habitat Map and self-certification package.</p>
<p>16.5. Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project is not a development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries). Also, the proposed rehabilitation project will not increase residential densities, or conversion. As such, the project complies with HUD's explosive and flammable hazard requirements.</p>
<p>16.6. Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project area does not include prime or unique farmland, or other farmland of statewide or local importance as identified by the U.S. Department of Agriculture, Natural Resources Conservation Service NRCS (formerly the Soil Conservation Service). This project does not include any activities that could potentially convert farmland to non-farmland use. According to the Natural Resources Conservation Service, the project is in urban lands classified as "Not prime farmland". Thus, the project complies with the Farmland Protection Policy Act.</p> <p>See Attachment 8 for Farmlands Protection Map and soil report.</p>

<p>16.7. Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>A review of FEMA’s Advisory Base Flood Elevation (ABFE) map (as of October 18, 2024 and obtained from https://experience.arcgis.com/experience/2be181b530e74669b33e3edaafef2ebf) confirms the site is outside of flood hazard zones. Thus, no floodplain mitigation measures are required. The project is in compliance with Executive Order 11988.</p> <p>See Attachment 9 for the ABFE map.</p>
<p>16.8. Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>Since the project is in the Traditional Urban Center designated by SHPO, the activities require consultation. The consultation package was submitted to the agency on August 12, 2025. On September 2, 2025, SHPO issued a determination that the proposed project will have “no adverse effect” upon historic properties.” The agency did not impose any conditions nor request any mitigation measures be carried out. Thus, the project complies with 36 CFR 800 and Section 106 of the National Historic Preservation Act.</p> <p>See Attachment 10 for Section 106 documents.</p>
<p>16.9. Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>This project does not involve new construction for residential use or rehabilitation of an existing residential property. Temporary noise is expected during construction activities and will comply with local noise regulations. This project is in compliance with the Noise Control Act of 1972.</p>
<p>16.10. Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is not located within a U.S. EPA-designated sole source aquifer watershed area (including stream flow source areas). There are no EPA sole source aquifers in Puerto Rico. The</p>

section 1424(e); 40 CFR Part 149		<p>closest sole source aquifer is 5,459,747 feet from the project. Furthermore, the project consists of activities that are unlikely to have an adverse impact on groundwater resources. The project is in compliance with Sole Source Aquifer requirements.</p> <p>See Attachment 11 for Sole Source Aquifers Map.</p>
<p>16.11. Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<div>Yes No</div> <div style="display: flex; justify-content: space-around;"> <input type="checkbox"/> <input checked="" type="checkbox"/> </div>	<p>The project is not located within a wetland. The nearest wetland is 592 feet from the project area. The project is in compliance with executive order 11990.</p> <p>See Attachment 12 for wetlands map.</p>
<p>16.12. Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<div>Yes No</div> <div style="display: flex; justify-content: space-around;"> <input type="checkbox"/> <input checked="" type="checkbox"/> </div>	<p>According to the National Park Services National Wild and Scenic River System the Icacos River, the project is located 122,016 feet from a listed Wild and Scenic River. Puerto Rico has only three Wild and Scenic Rivers which are located in the boundary between the municipalities of Rio Grande and Luquillo and in Naguabo. The proposed action is therefore not in proximity to a wild, scenic, or recreational river and is in compliance with the Wild and Scenic Rivers Act of 1968. No formal compliance or mitigation steps are required.</p> <p>See Attachment 13 for Wild & Scenic Rivers Map.</p>
<p>17. Field Inspection (Date and completed by):</p> <p>Field inspection completed by Mildred Guzman on July 3, 2025 (see Attachment 14). The inspection did not identify any adverse environmental conditions that would pose limitations or constraints to the development of the project.</p>		
<p>18. Summary of Findings and Conclusions:</p> <p>The project consists of rehabilitation of the public square in the Municipality of Aguas Buenas and will be limited to the removal and replacement of existing infrastructure with minimal ground disturbance. Per consultation with the SHPO, the project will have “No</p>		

Adverse Effect upon historic properties”. The public square is considered urban land and is on an area of low landslide risk.

There are no floodplains, wetlands, or other surface waters near the project site. The site is not within the coastal zone or near a CBRS unit. There are no toxic or contaminated sites identified in databases or site inspection that may affect the proposed project development or its continued use as an open-air public space. The site is not a habitat for threatened or endangered species; however, if a Puerto Rican Boa is found, work will cease in order for the Boa to move off on its own. Any air quality or noise concerns will be temporary and only during construction and will be limited to noise from machinery and potential fugitive dust. Although studies for lead-based paint (LBP) and asbestos-containing materials (ACM) have not yet been conducted, they will be performed prior to the commencement of any demolition or construction activities. Should the presence of LBP or ACM be confirmed, appropriate remediation measures will be implemented before construction begins to ensure compliance with environmental and safety standards.

As noted previously, the proposed project site has been awarded Public Assistance funds under FEMA Disaster Declaration 4339-DR-PR—issued by the President on September 20, 2017—for the devastating impacts of Hurricane María on Puerto Rico. FEMA issued a As such, the grant recipient should be aware of conditions set forth by FEMA Environmental and Historic Preservation’s (EHP) compliance evaluation, known as the Record of Environmental Consideration (REC). The conditions should be addressed during project development to ensure funding availability at close out. The conditions are listed on the table below for awareness of the subrecipient.

FEMA Conditions for Project 118359; Damage 141534

FEMA Condition	Recommendations
The Applicant shall handle, manage, and dispose of all solid and hazardous waste in accordance with requirements of local, state, and federal laws, regulations, and ordinances. In addition, the Applicant shall ensure that all debris is separated and disposed of in a manner consistent with the PR DNER guidelines at a permitted site or landfill.	Subrecipient should ensure the waste hauler has all operation permits up to date and keep copies of these as proof of compliance. Keep waste hauler’s invoices and manifests as proof of compliance. The waste hauler should provide a letter indicating the final disposal site of the waste.

Unusable equipment, debris, white goods, scrap metal any other material shall be disposed in approved manner and location. In the event significant items are discovered during the implementation or development of the project the Applicant shall handle, manage and dispose petroleum products, hazardous materials and toxic waste in accordance to the requirements of the local and federal agencies. Noncompliance with these requirements may jeopardize receipt of federal funds.	Make sure the waste hauler has all operation permits up to date and keep copies of these as proof of compliance. Keep waste hauler's invoices and manifests as proof co compliance. Know which landfill was used.
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19. Mitigation Measures and Conditions:

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

Law, Authority, or Factor	Mitigation Measure
Contamination and Toxic Substances	Lead-based paint (LBP) and asbestos-containing materials (ACM) assessments will be conducted prior to the initiation of any demolition or construction activities associated with the proposed project. If LBP or ACM are identified, appropriate remediation procedures will be implemented in accordance with applicable environmental and safety regulations to ensure compliance before construction begins.
Historic Preservation	On September 2, 2025, SHPO issued a determination that the proposed project will have " no adverse effect " upon historic

	properties.” The agency did not impose any conditions nor request any mitigation measures be carried out.
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20. Determination:

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

Preparer Signature:

Patrick Stokes

Date: November 24, 2025

Name/Title/Organization: Patrick Stokes, Environmental Planner, ICF

Certifying Officer Signature:

Date:

12/01/2025

Name/Title:

Janette I. Cambrelén , Permit and Environmental Compliance Specialist

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

List of Attachments

1	Airport Hazards Map
2	Coastal Barrier Resources Map
3	Flood Insurance Rate Map
4	A. Nonattainment Areas Map B. Nonattainment Data
5	Coastal Hazard Management Map
6	A. Contaminations & Toxic Sites Map and Table B. ECHO Reports
7	A. Critical Habitat map B. USFWS Self-certification Letter
8	Farmland Protection Map and Report
9	Floodplain Management
10	Historic Preservation
11	Sole Source Aquifer Map
12	Wetlands Map
13	Wild & Scenic Rivers Map
14	Field Inspection Report

Attachment 1
Airport Hazards

PR-CRP-000743 – Luis A. Ferré Plaza Square Remodeling

Address: Rafael Lasa St, Aguas Buenas, PR 00703

Prepared by ICF

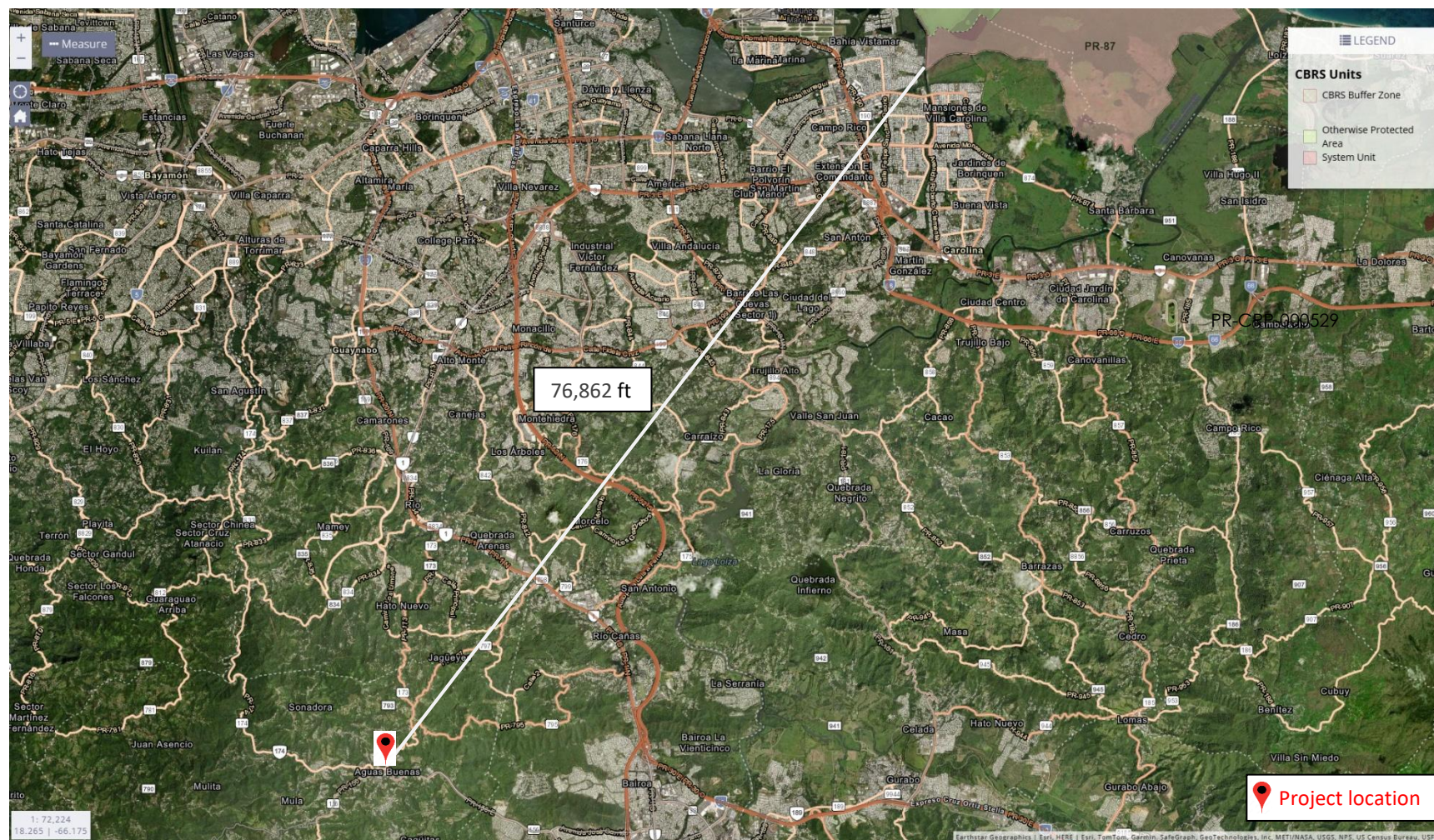
Attachment 2
Coastal Barrier Resources

Coastal Barrier Resources Map

PR-CRP-000743 — Luis A. Ferré Plaza Square Remodeling

Coord: 18.256730, -66.102971

Address: Rafael Lasa St, Aguas Buenas, PR 00703



Source: U.S. Fish and Wildlife (USFWS) Coastal Barrier Resources System Mapper (Spatial Reference: WGS84) at URL <https://fwsprimary.wim.usgs.gov/CBRMapper-v2/>

Prepared by ICF

Attachment 3
Flood Insurance

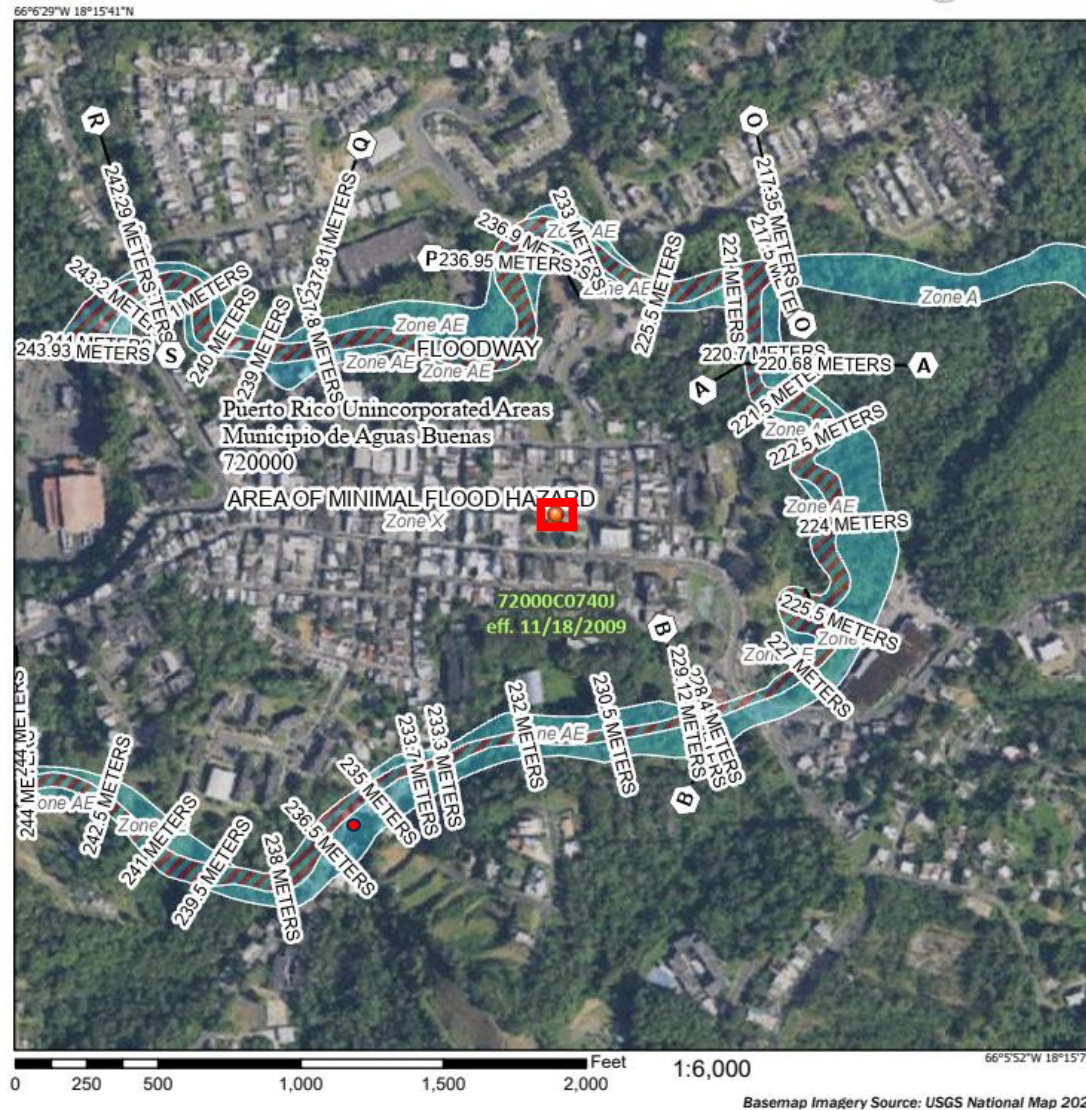
Flood Insurance Map

PR-CRP-000743 – Luis A. Ferré Plaza Square Remodeling

Coord: 18.256730, -66.102971

Address: Rafael Lasz St, Aguas Buenas, PR 00703

National Flood Hazard Layer FIRMMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, AE9
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes, Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
MAP PANELS	Profile Baseline
	Hydrographic Feature
	Digital Data Available
	No Digital Data Available
	Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



PR-CRP-000743

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/12/2025 at 6:17 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Source: FEMA FIRMMette (Spatial Reference: NAVD88), accessed August 12th, 2025 at URL <https://msc.fema.gov/portal/search>

Prepared by ICF

Attachment 4

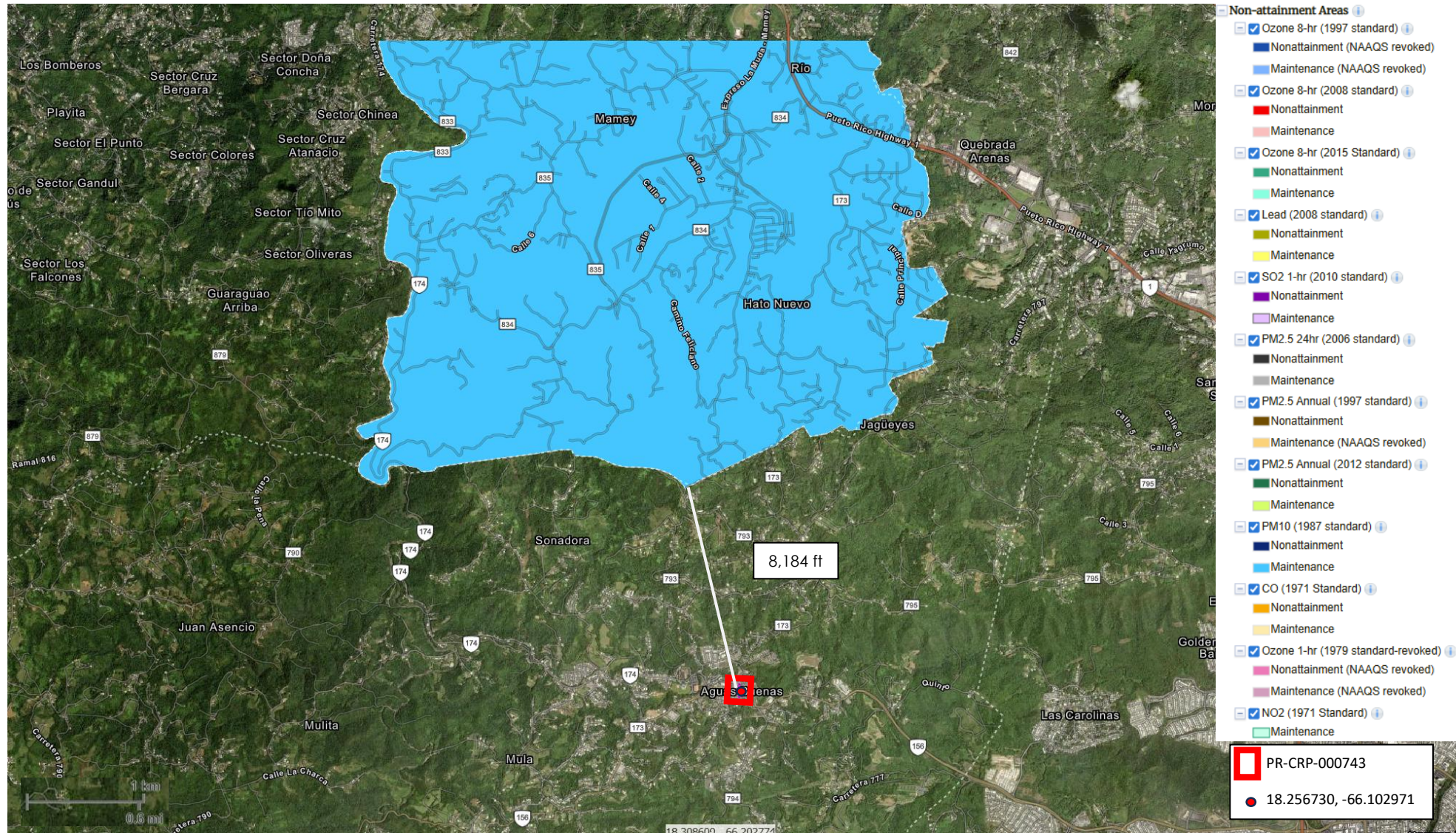
Clean Air

Nonattainment Map

PR-CRP-000743 – Luis A. Ferré Plaza Square Remodeling

Coord: 18.256730, -66.102971

Address: Rafael Lasa St, Aguas Buenas, PR 00703



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

Prepared by ICF

Green Book

You are here: [EPA Home](#) > [Green Book](#) > [National Area and County-Level Multi-Pollutant Information](#) > Puerto Rico Nonattainment/Maintenance Status for Each County by Year for All Criteria Pollutants

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

Data is current as of July 31, 2025

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

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

Change the State:

PUERTO RICO

Important Notes

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

Source: https://www3.epa.gov/airquality/greenbook/anayo_pr.html accessed 8/12/25

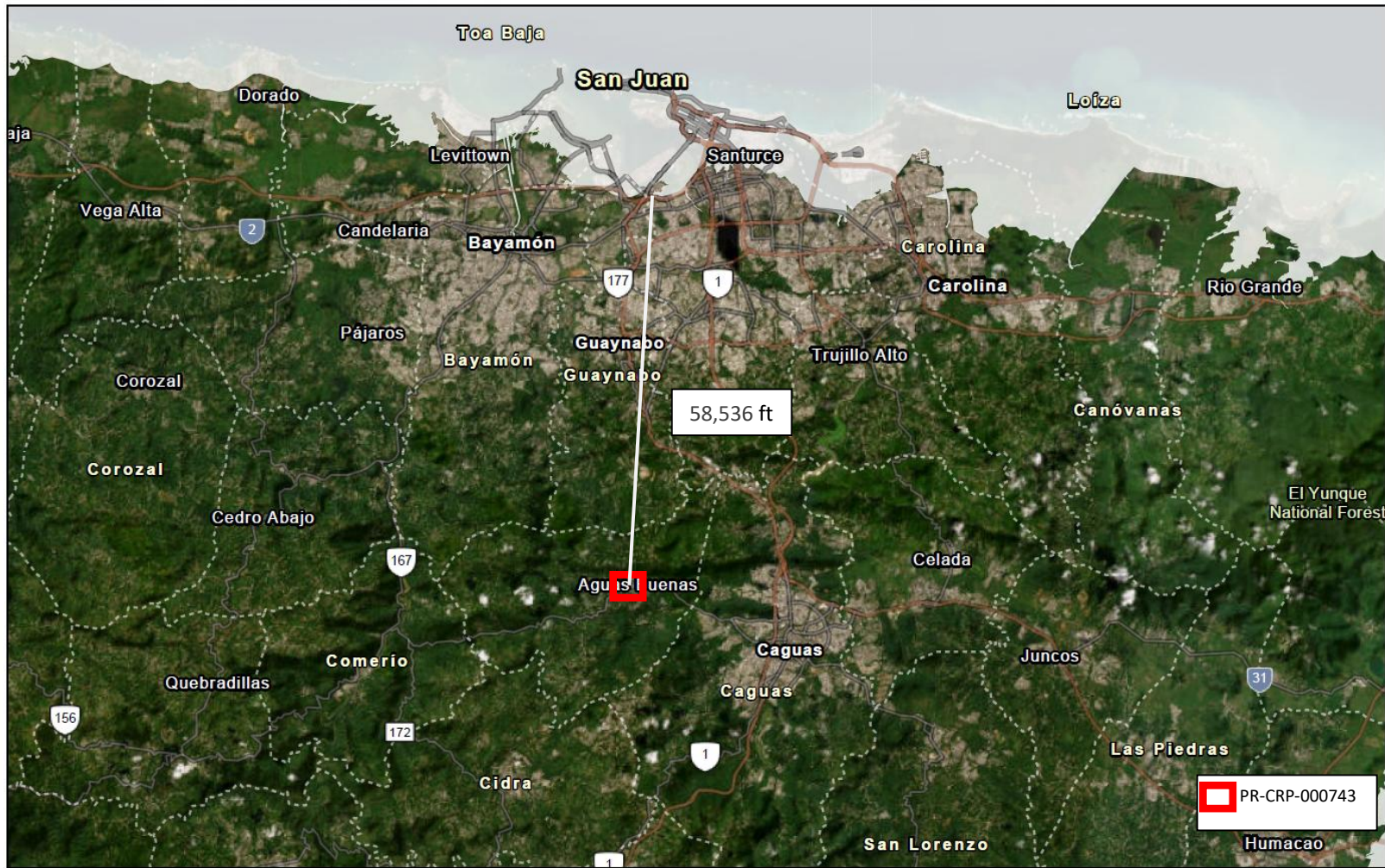
Attachment 5
Coastal Zone Management

Coastal Zone Boundary Map

PR-CRP-000743 – Luis A. Ferré Public Square Remodeling

Coord: 18.256730, -66.102971

Address: Rafael Lasa St, Aguas Buenas, PR 00703



8/12/2025

CoastalZoneManagementAct - Coastal Zone Management Act

coastal zone

World Imagery

Low Resolution 15m Imagery

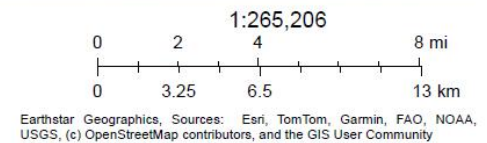
High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

75m Resolution Metadata

Prepared by ICF



Source: US National Oceanic and Atmospheric Administration (NOAA), US Coastal Zone Management Act boundary (Spatial Reference: WGS84) at URL <https://koordinates.com/layer/20522-us-coastal-zone-management-act-boundary/>

Attachment 6

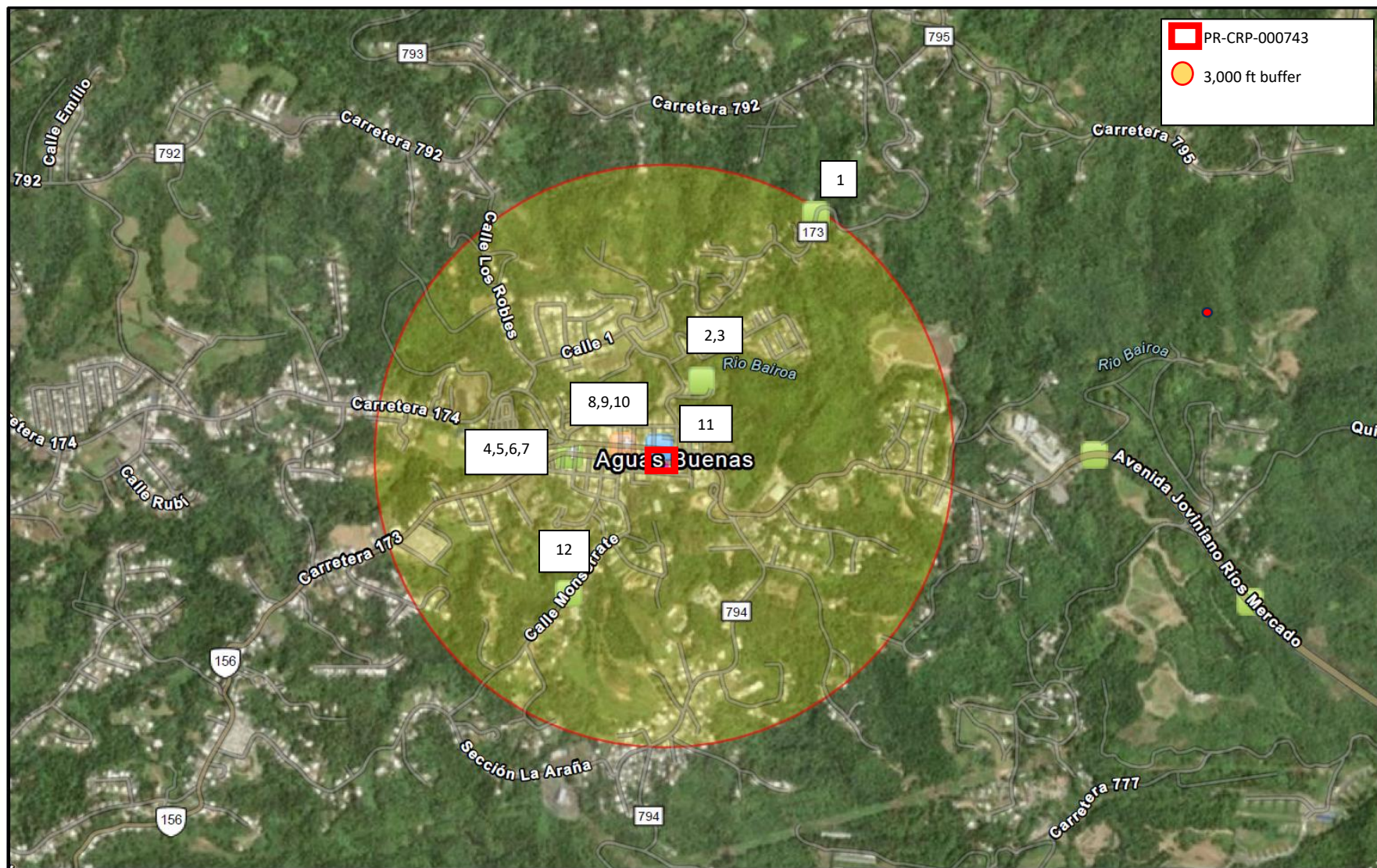
Contamination & Toxic Substances

Contamination and Toxic Substances Map

PR-CRP-000743 – Luis A. Ferré Plaza Square Remodeling

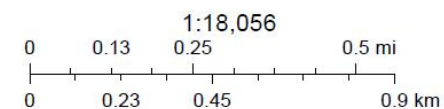
Coord: 18.256730, -66.102971

Address: Rafael Lasa St, Aguas Buenas, PR 00703



August 12, 2025

- | | | | | | |
|--|----------------------------|--|---------------------------|--|-----------------------|
| | Hazardous Waste (RCRAInfo) | | Water Dischargers (NPDES) | | Project Buffer |
| | Hazardous Waste (RCRAInfo) | | Brownfields (ACRES) | | Search Result (point) |



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Maxar

Source: EPA NEPAassist (Spatial Reference: GRS80), accessed August 12th, 2025 at URL <https://nepassisttool.epa.gov/nepassist/nepamap.aspx>

Prepared by ICF

Contamination and Toxic Substances Table

PR-CRP-000743

ID	EPA Facility	Distance from Project Site	Direction from Project Site	Description	Compliance Status
1	Hazardous Waste (RCRAInfo)	3,070 ft	NE	Total Petroleum Puerto Rico Corp-Service	No Violation Identified
2	Hazardous Waste (RCRAInfo)	876 ft	NE	Aguas Buenas Wastewater Treatment Plant	No Violation Identified
3	Water Discharger (NPDES)	876 ft	NE	Aguas Buenas Wastewater Treatment Plant	Violation Identified
4	Hazardous Waste (RCRAInfo)	1,005 ft	W	Veolia Water System Solutions	No Violation Identified
5	Hazardous Waste (RCRAInfo)	757 ft	W	Shell Co Pr Ltd Ss 0230 Garaje Cardin	No Violation Identified
6	Hazardous Waste (RCRAInfo)	673 ft	SW	Prpha - Vista Alegre Housing Project	No Violation Identified
7	Hazardous Waste (RCRAInfo)	107 ft	SW	Farmacia America Inc	No Violation Identified
8	Brownfield (ACRES)	424 ft	WNW	8288 Green Apartments	Not Available
9	Brownfield (ACRES)	424 ft	WNW	8317 Jorge Rodriguez Property	Not Available
10	Brownfield (ACRES)	342 ft	WSW	8282 Former Josefa Pastrana School	Not Available

11	Water Discharger (NPDES)	77 ft	NW	Municipality Of Aguas Buenas	Not Applicable
12	Hazardous Waste (RCRAInfo)	1787 ft	SW	Dept Of Ed - Luis Munoz Marin Sch	No Violation Identified



Detailed Facility Report

Facility Summary

**TOTAL PETROLEUM PUERTO RICO CORP-SERVICE
STATION 110287**

CARR 173 BO JAGUEYES, AGUAS BUENAS, PR 00703

FRS (Facility Registry Service) ID: 110041696117

EPA Region: 02

Latitude: 18.263565

Longitude: -66.098445

Locational Data Source: RCRAINFO

Industries: Gasoline Stations

Indian Country: N

Enforcement and Compliance Summary

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

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Active VSQG,
(PRR000022467)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

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

[Go To Enforcement/Compliance Details](#)

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

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110041696117					N	18.263565	-66.098445
RCRAInfo	RCRA	PRR000022467	VSQG	Active (H)			N	18.263565	-66.098445

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110041696117	TOTAL PETROLEUM PUERTO RICO CORP-SERVICE STATION 110287	CARR 173 BO JAGUEYES, AGUAS BUENAS, PR 00703	Aguas Buenas Municipio
RCRAInfo	RCRA	PRR000022467	TOTAL PETROLEUM PUERTO RICO CORP SERVICE STATION 110287	STATE RD #173 JAGUEYES WARD, AGUAS BUENAS, PR 00703	Aguas Buenas Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
No data records returned			

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
RCRAInfo	PRR000022467	44711	Gasoline Stations with Convenience Stores
RCRAInfo	PRR000022467	44719	Other Gasoline Stations

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
No data records returned			

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
No data records returned							

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

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRR000022467	No	08/09/2025	0	08/08/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRR000022467)		10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24	01/01-03/31/25	04/01-06/30/25
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation											
	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date
No data records returned					

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

Formal Enforcement Actions

Last 5 Years

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

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use
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No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
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No data records returned

Pollutants

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

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

No data records returned

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

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

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

General Statistics (ACS (American Community Survey))		Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Total Persons	4,450	Children 5 years and younger	183 (4%)
Population Density	1,426/sq.mi.	Minors 17 years and younger	622 (14%)
Housing Units in Area	2,127	Adults 18 years and older	3,826 (86%)
Percent People of Color	100%	Seniors 65 years and older	1,104 (25%)
Households in Area	1,642	Race Breakdown (ACS (American Community Survey)) - Persons (%)	
Households on Public Assistance	86	White	2,263 (51%)
Persons With Low Income	3,453	African-American	166 (4%)
Percent With Low Income	78%	Hispanic-Origin	4,432 (100%)
Geography		Asian	0 (0%)
Radius of Selected Area	1 mi.	Hawaiian/Pacific Islander	0 (0%)
Center Latitude	18.263565	American Indian	20 (0%)
Center Longitude	-66.098445	Other/Multiracial	707 (16%)
Total Area	3.121 sq.mi.	Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Land Area	100%	Less than 9th Grade	606 (18.26%)
Water Area	0%	9th through 12th Grade	463 (13.95%)
Income Breakdown (ACS (American Community Survey)) - Households (%)		High School Diploma	1,124 (33.88%)
Less than \$15,000	706 (43.02%)	Some College/2-year	359 (10.82%)
\$15,000 - \$25,000	292 (17.79%)	B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	445 (13.41%)
\$25,000 - \$50,000	369 (22.49%)		
\$50,000 - \$75,000	174 (10.6%)		
Greater than \$75,000	100 (6.09%)		



Detailed Facility Report

Facility Summary

AGUAS BUENAS WASTEWATER TREATMENT PLANT

PR-173 KM 0.1, AGUAS BUENAS, PR 00703

FRS (Facility Registry Service) ID: 110007803840

EPA Region: 02

Latitude: 18.258864

Longitude: -66.101851

Locational Data Source: NPDES

Industries: Utilities

Indian Country: N

Enforcement and Compliance Summary

Statute	CAA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	--
Compliance Status	--
Qtrs in Noncompliance (of 12)	--
Qtrs with Significant Violation	--
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--
Statute	CWA
Compliance Monitoring Activities (5 years)	4
Date of Last Compliance Monitoring Activity	08/20/2024
Compliance Status	Violation Identified
Qtrs in Noncompliance (of 12)	5
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	1
Penalties from Formal Enforcement Actions (5 years)	\$0
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

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

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): Non-Major, Permit Effective (PR0020273), Non-Major, Permit Effective (PRL020273)

Resource Conservation and Recovery Act (RCRA): Inactive Other, (PRD000689240)

Safe Drinking Water Act (SDWA): No Information

Go To Enforcement/Compliance Details

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

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

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

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007803840					N	18.258864	-66.101851
ICIS		43971					N	18.259167	-66.103889
RMP	CAA	100000120095		INACTIVE			N	18.259167	-66.103889
ICIS-NPDES	CWA	PR0020273	Non-Major: NPDES Individual Permit	Effective	POTW, Pretreatment	11/30/2027	N	18.260833	-66.102222
ICIS-NPDES	CWA	PRL020273	Non-Major: Associated Permit Record	Effective	Biosolids	12/31/2025	N	18.258864	-66.101851
RCRAInfo	RCRA	PRD000689240	Other	Inactive ()			N	18.258435	-66.102755

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007803840	AGUAS BUENAS WASTEWATER TREATMENT PLANT	PR-173 KM 0.1, AGUAS BUENAS, PR 00703	Aguas Buenas Municipio
ICIS		43971	AGUAS BUENAS STP	STATE RD 173 KM 0.1, AGUAS BUENAS, PR 00703	Aguas Buenas Municipio
RMP	CAA	100000120095	AGUAS BUENAS WASTEWATER TREATMENT PLANT	CARR. 173, KM 0.1, AGUAS BUENAS, PR 00703	Aguas Buenas Municipio
ICIS-NPDES	CWA	PR0020273	PRASA AGUAS BUENAS WWTP	STATE ROAD 173, KM 0.1, AGUAS BUENAS, PR 00607	Aguas Buenas Municipio
ICIS-NPDES	CWA	PRL020273	PRASA AGUAS BUENAS	STATE ROAD 173, AGUAS BUENAS, PR 00607	Aguas Buenas Municipio
RCRAInfo	RCRA	PRD000689240	AGUAS BUENAS STP	STATE RD 173 KM 0.1, AGUAS BUENAS, PR 00607	Aguas Buenas Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
ICIS-NPDES	PR0020273	4952	Sewerage Systems

Facility Industrial Effluent Guidelines

Identifier	Effluent Guideline (40 CFR Part)	Effluent Guideline Description
No data records returned		

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
RMP	100000120095	22132	Sewage Treatment Facilities
RCRAInfo	PRD000689240	22132	Sewage Treatment Facilities

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
No data records returned			

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years





Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
CWA	PR0020273	ICIS-NPDES	Inspection/Evaluation	Base Program - Evaluation	EPA	08/20/2024	
CWA	PR0020273	ICIS-NPDES	Inspection/Evaluation	Base Program - Evaluation	EPA	12/05/2023	
CWA	PR0020273	ICIS-NPDES	Inspection/Evaluation	Base Program - Evaluation	EPA	01/11/2023	
CWA	PR0020273	ICIS-NPDES	Inspection/Evaluation	Base Program - Evaluation (IU)	EPA	08/15/2022	
CWA	PR0020273	ICIS-NPDES	Offsite Record Review	Base Program - Desk Audit	EPA	03/31/2021	




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

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
CWA	PR0020273	No	03/31/2025	5	08/08/2025
CWA	PRL020273	No	03/31/2025	0	08/08/2025
RCRA	PRD000689240	No	08/09/2025	0	08/08/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type				QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	
CWA (Source ID: PR0020273)					04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24
	Facility-Level Status				No Violation Identified	No Violation Identified	No Violation Identified	Violation Identified	Violation Identified	Violation Identified	Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Quarterly Noncompliance Report History				Resolved - Pending	Resolved - Pending	Resolved - Pending	Reportable Noncompliance	Reportable Noncompliance	Reportable Noncompliance	Reportable Noncompliance	Resolved - Pending	Resolved - Pending	Resolved - Pending
	Pollutant	Disch Point	Mon Loc	Freq										
CWA	Ammonia & ammonium- total <effluent-charts#pr0020273/82230> 	001 - A	Effluent Gross	NMth							11%		204%	
CWA	Enterococci <effluent-charts#pr0020273/61211> 	001 - A	Effluent Gross	NMth					369%	303%	60%			
CWA	Nitrogen, total [as N] <effluent-charts#pr0020273/00600> 	001 - A	Effluent Gross	NMth										
CWA	Phosphorus, total [as P] <effluent-charts#pr0020273/00665> 	001 - A	Effluent Gross	NMth	38%	229%								

Statute	Program/Pollutant/Violation Type				QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	
CWA	Surfactants [MBAS] <effluent-charts#pr0020273/38260> 	001 - A	Effluent Gross	NMth								70%		
CWA	Temperature, water deg. centigrade <effluent-charts#pr0020273/00010> 	001 - A	Effluent Gross	NMth						2%			0%	
CWA	pH <effluent-charts#pr0020273/00400> 	001 - A	Effluent Gross	Neither							LIMIT VIOLATION			
	Permit Schedule Violations													
CWA	Pretreatment Program Implementation Report													
	Late or Missing Discharge Monitoring Report (DMR) Measurements													
	Counts of Missing DMR Measurements						1							
	CWA (Source ID: PRL020273)				04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24
	Facility-Level Status				No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Quarterly Noncompliance Report History													

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRD000689240)		10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24	01/01-03/31/25	04/01-06/30/25
Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
Violation		Agency										

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date
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No data records returned

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

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost
CWA	ICIS-NPDES	301	NPDES/PR0020273	Judicial	02-2011-0007	EPA	PRASA - Puerto Nuevo Regional WWTP et al.	09/15/2015	2	05/23/2016	\$0	--	--	--	\$700,000,000
										03/22/2024	\$0	--	--	--	\$530,000,000

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
210100050405	Rio Bairoa	RIO BAIROA	No	No	Ammonia & ammonium- total Copper, total (as Cu) Enterococci Nitrogen, total (as N) Phosphorus, total (as P)	Yes

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use
PR	2024	PRER14H	RIO BAIROA	Impaired - 303(d) Listed - With Restoration Plan	METALS (OTHER THAN MERCURY) NUTRIENTS PATHOGENS	Not Supporting	Not Supporting	--	Not Supporting	--

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
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No data records returned

Pollutants

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

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers
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No data records returned

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

Chemical Name

No data records returned

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

DMR and TRI Multi-Year Loading Report

NPDES ID	Description	2020	2021	2022	2023	2024
PR0020273	DMR Pollutant Loadings (lb/year)	16,860	10,833	12,278	57,084	38,138
PR0020273	DMR Pollutant Loadings - Load Over Limit (lb/year)	151	114	172	34.56	1,032
PR0020273	DMR Conventional Loadings (lb/year)	--	--	--	--	2,414
PR0020273	DMR Conventional Loadings - Load Over Limit (lb/year)	--	--	--	--	0
PR0020273	DMR Toxic-Weighted Loadings (lb-eq/year)	0.6018	1.73	3.28	4.36	2.71
PR0020273	DMR Toxic-Weighted Loadings - Load Over Limit (lb-eq/year)	0	0	0	0	0

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

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

General Statistics (ACS (American Community Survey))		Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Total Persons	5,008	Children 5 years and younger	200 (4%)
Population Density	1,605/sq.mi.	Minors 17 years and younger	669 (13%)
Housing Units in Area	2,475	Adults 18 years and older	4,338 (87%)
Percent People of Color	100%	Seniors 65 years and older	1,229 (25%)
Households in Area	1,932		
Households on Public Assistance	90	Race Breakdown (ACS (American Community Survey)) - Persons (%)	
Persons With Low Income	3,848	White	2,495 (50%)
Percent With Low Income	77%	African-American	202 (4%)
		Hispanic-Origin	4,995 (100%)
		Asian	0 (0%)
		Hawaiian/Pacific Islander	0 (0%)
		American Indian	31 (1%)
		Other/Multiracial	780 (16%)
Geography		Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Radius of Selected Area	1 mi.	Less than 9th Grade	648 (17.23%)
Center Latitude	18.258864	9th through 12th Grade	522 (13.88%)
Center Longitude	-66.101851		
Total Area	3.121 sq.mi.		
Land Area	100%		
Water Area	0%		

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than \$15,000	746 (38.61%)
\$15,000 - \$25,000	413 (21.38%)
\$25,000 - \$50,000	442 (22.88%)
\$50,000 - \$75,000	192 (9.94%)
Greater than \$75,000	139 (7.19%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
High School Diploma	1,298 (34.52%)
Some College/2-year	376 (10%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	568 (15.11%)



Detailed Facility Report

Facility Summary

VEOLIA WATER SYSTEM SOLUTIONS

PR-156 KM 58.2, AGUAS BUENAS, PR 00703

FRS (Facility Registry Service) ID: 110032955470

EPA Region: 02

Latitude: 18.256773

Longitude: -66.105801

Locational Data Source: RCRAINFO

Industries: --

Indian Country: N

Enforcement and Compliance Summary

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

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Inactive Other, (PRN008017287)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

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

Go To Enforcement/Compliance Details

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

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110032955470					N	18.256773	-66.105801
RCRAInfo	RCRA	PRN008017287	Other	Inactive ()			N	18.256773	-66.105801

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110032955470	VEOLIA WATER SYSTEM SOLUTIONS	PR-156 KM 58.2, AGUAS BUENAS, PR 00703	Aguas Buenas Municipio
RCRAInfo	RCRA	PRN008017287	VEOLIA WATER SYSTEM SOLUTIONS	ST RD 156 KM 58.2, AGUAS BUENAS, PR 00726	Aguas Buenas Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
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No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
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No data records returned

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
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No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
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No data records returned

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

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRN008017287	No	08/09/2025	0	08/08/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
	RCRA (Source ID: PRN008017287)	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24	01/01-03/31/25	04/01-06/30/25
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation											
	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date
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No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

Environmental Conditions

Watersheds

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

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use
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No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
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No data records returned

Pollutants

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

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers
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No data records returned

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

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

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

General Statistics (ACS (American Community Survey))		Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Total Persons	5,237	Children 5 years and younger	196 (4%)
Population Density	1,679/sq.mi.	Minors 17 years and younger	699 (13%)
Housing Units in Area	2,590	Adults 18 years and older	4,539 (87%)
Percent People of Color	100%	Seniors 65 years and older	1,278 (24%)
Households in Area	2,027		
Households on Public Assistance	95	Race Breakdown (ACS (American Community Survey)) - Persons (%)	
Persons With Low Income	3,983	White	2,500 (48%)
Percent With Low Income	76%	African-American	234 (4%)
		Hispanic-Origin	5,227 (100%)
		Asian	0 (0%)
		Hawaiian/Pacific Islander	0 (0%)
		American Indian	45 (1%)
		Other/Multiracial	822 (16%)
Geography		Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Radius of Selected Area	1 mi.	Less than 9th Grade	652 (16.57%)
Center Latitude	18.256773	9th through 12th Grade	538 (13.67%)
Center Longitude	-66.105801	High School Diploma	1,351 (34.32%)
Total Area	3.121 sq.mi.	Some College/2-year	383 (9.73%)
Land Area	100%	B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	649 (16.49%)
Water Area	0%		
Income Breakdown (ACS (American Community Survey)) - Households (%)			
Less than \$15,000	738 (36.39%)		
\$15,000 - \$25,000	441 (21.75%)		
\$25,000 - \$50,000	486 (23.96%)		
\$50,000 - \$75,000	210 (10.36%)		
Greater than \$75,000	153 (7.54%)		



Detailed Facility Report

Facility Summary

SHELL CO PR LTD SS 0230 GARAJE CARDIN

26 RAFAEL LASA ST, AGUAS BUENAS, PR 00703

FRS (Facility Registry Service) ID: 110004893063

EPA Region: 02

Latitude: 18.25707

Longitude: -66.10509

Locational Data Source: FRS

Industries: --

Indian Country: N

Enforcement and Compliance Summary

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

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Inactive Other,
(PRR000005801)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

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

Go To Enforcement/Compliance Details

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

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110004893063					N	18.25707	-66.10509
RCRAInfo	RCRA	PRR000005801	Other	Inactive ()			N	18.257084	-66.104876

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110004893063	SHELL CO PR LTD SS 0230 GARAJE CARDIN	26 RAFAEL LASA ST, AGUAS BUENAS, PR 00703	Aguas Buenas Municipio
RCRAInfo	RCRA	PRR000005801	SHELL CO PR LTD SS 0230 GARAJE CARDIN	26 RAFAEL LASA ST, AGUAS BUENAS, PR 00703-3212	Aguas Buenas Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
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No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
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No data records returned

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
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No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
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No data records returned

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

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRR000005801	No	08/09/2025	0	08/08/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA	(Source ID: PRR000005801)	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24	01/01-03/31/25	04/01-06/30/25
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation											
	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date
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No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

Environmental Conditions

Watersheds

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

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use
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No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
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No data records returned

Pollutants

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

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers
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No data records returned

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

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

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

General Statistics (ACS (American Community Survey))		Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Total Persons	5,225	Children 5 years and younger	200 (4%)
Population Density	1,675/sq.mi.	Minors 17 years and younger	698 (13%)
Housing Units in Area	2,583	Adults 18 years and older	4,529 (87%)
Percent People of Color	100%	Seniors 65 years and older	1,273 (24%)
Households in Area	2,021	Race Breakdown (ACS (American Community Survey)) - Persons (%)	
Households on Public Assistance	95	White	2,519 (48%)
Persons With Low Income	3,982	African-American	227 (4%)
Percent With Low Income	76%	Hispanic-Origin	5,215 (100%)
Geography		Asian	0 (0%)
Radius of Selected Area	1 mi.	Hawaiian/Pacific Islander	0 (0%)
Center Latitude	18.25707	American Indian	42 (1%)
Center Longitude	-66.10509	Other/Multiracial	817 (16%)
Total Area	3.121 sq.mi.	Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Land Area	100%	Less than 9th Grade	655 (16.69%)
Water Area	0%	9th through 12th Grade	538 (13.71%)
Income Breakdown (ACS (American Community Survey)) - Households (%)		High School Diploma	1,350 (34.39%)
Less than \$15,000	741 (36.68%)	Some College/2-year	384 (9.78%)
\$15,000 - \$25,000	438 (21.68%)	B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	635 (16.18%)
\$25,000 - \$50,000	479 (23.71%)		
\$50,000 - \$75,000	209 (10.35%)		
Greater than \$75,000	153 (7.57%)		



Detailed Facility Report

Facility Summary

PRPHA - VISTA ALEGRE HOUSING PROJECT

2131 ROMAN C DIAZ ST LA PAJILLA, AGUAS BUENAS, PR 00703

FRS (Facility Registry Service) ID: 110024557308

EPA Region: 02

Latitude: 18.25546

Longitude: -66.10438

Locational Data Source: FRS

Industries: Administration of Housing Programs, Urban Planning, and Community Development

Indian Country: N

Enforcement and Compliance Summary

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

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Inactive Other, (PRR000018176)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

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

Go To Enforcement/Compliance Details

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

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110024557308					N	18.25546	-66.10438
RCRAInfo	RCRA	PRR000018176	Other	Inactive ()			N		

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110024557308	PRPHA - VISTA ALEGRE HOUSING PROJECT	2131 ROMAN C DIAZ ST LA PAJILLA, AGUAS BUENAS, PR 00703	Aguas Buenas Municipio
RCRAInfo	RCRA	PRR000018176	PRPHA - VISTA ALEGRE HOUSING PROJECT	2131 ROMAN C DIAZ ST LA PAJILLA, AGUAS BUENAS, PR 00703	Aguas Buenas Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
No data records returned			

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
RCRAInfo	PRR000018176	92511	Administration of Housing Programs

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
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No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
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No data records returned

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

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRR000018176	No	08/09/2025	0	08/08/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRR000018176)		10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24	01/01-03/31/25	04/01-06/30/25
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency										

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date
---------	--------	-----------	----------------	-------------	------

No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use
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No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
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No data records returned

Pollutants

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

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

No data records returned

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

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

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

General Statistics (ACS (American Community Survey))		Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Total Persons	5,210	Children 5 years and younger	202 (4%)
Population Density	1,670/sq.mi.	Minors 17 years and younger	696 (13%)
Housing Units in Area	2,578	Adults 18 years and older	4,514 (87%)
Percent People of Color	100%	Seniors 65 years and older	1,272 (24%)
Households in Area	2,017		
Households on Public Assistance	94	Race Breakdown (ACS (American Community Survey)) - Persons (%)	
Persons With Low Income	4,037	White	2,503 (48%)
Percent With Low Income	78%	African-American	232 (4%)
		Hispanic-Origin	5,204 (100%)
		Asian	0 (0%)
		Hawaiian/Pacific Islander	0 (0%)
		American Indian	36 (1%)
		Other/Multiracial	801 (15%)
Geography		Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Radius of Selected Area	1 mi.	Less than 9th Grade	668 (17.05%)
Center Latitude	18.25546	9th through 12th Grade	545 (13.91%)
Center Longitude	-66.10438	High School Diploma	1,369 (34.95%)
Total Area	3.121 sq.mi.	Some College/2-year	381 (9.73%)
Land Area	100%	B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	603 (15.39%)
Water Area	0%		
Income Breakdown (ACS (American Community Survey)) - Households (%)			
Less than \$15,000	750 (37.17%)		
\$15,000 - \$25,000	439 (21.75%)		
\$25,000 - \$50,000	491 (24.33%)		
\$50,000 - \$75,000	197 (9.76%)		
Greater than \$75,000	141 (6.99%)		



Detailed Facility Report

Facility Summary

FARMACIA AMERICA INC

**3 CALLE SALAS TORRES ESQ MUNOZ RIVERA, AGUAS
BUENAS, PR 00703**

FRS (Facility Registry Service) ID: 110071140113

EPA Region: 02

Latitude: 18.256599

Longitude: -66.103308

Locational Data Source: RCRAINFO

Industries: Health and Personal Care Stores

Indian Country: N

Enforcement and Compliance Summary

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

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Active VSQG,
(PRR000027292)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

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

[Go To Enforcement/Compliance Details](#)

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

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110071140113					N	18.256599	-66.103308
RCRAInfo	RCRA	PRR000027292	VSQG	Active (H)			N	18.256599	-66.103308

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110071140113	FARMACIA AMERICA INC	3 CALLE SALAS TORRES ESQ MUNOZ RIVERA, AGUAS BUENAS, PR 00703	Aguas Buenas Municipio
RCRAInfo	RCRA	PRR000027292	FARMACIA AMERICA INC	3 CALLE SALAS TORRES ESQ MUNOZ RIVERA, AGUAS BUENAS, PR 00703	Aguas Buenas Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
No data records returned			

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
RCRAInfo	PRR000027292	44611	Pharmacies and Drug Stores
RCRAInfo	PRR000027292	45399	All Other Miscellaneous Store Retailers

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
No data records returned			

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
No data records returned							

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

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRR000027292	No	08/09/2025	0	08/08/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRR000027292)		10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24	01/01-03/31/25	04/01-06/30/25
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation											
	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date
No data records returned					

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

Formal Enforcement Actions

Last 5 Years

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

Environmental Conditions

Watersheds

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

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

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

No data records returned

Air Quality Nonattainment Areas

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

No data records returned

Pollutants

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

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

No data records returned

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

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

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

General Statistics (ACS (American Community Survey))		Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Total Persons	5,177	Children 5 years and younger	205 (4%)
Population Density	1,660/sq.mi.	Minors 17 years and younger	691 (13%)
Housing Units in Area	2,560	Adults 18 years and older	4,485 (87%)
Percent People of Color	100%	Seniors 65 years and older	1,266 (24%)
Households in Area	2,002	Race Breakdown (ACS (American Community Survey)) - Persons (%)	
Households on Public Assistance	92	White	2,531 (49%)
Persons With Low Income	4,001	African-American	219 (4%)
Percent With Low Income	78%	Hispanic-Origin	5,168 (100%)
Geography		Asian	0 (0%)
Radius of Selected Area	1 mi.	Hawaiian/Pacific Islander	0 (0%)
Center Latitude	18.256599	American Indian	34 (1%)
Center Longitude	-66.103308	Other/Multiracial	794 (15%)
Total Area	3.121 sq.mi.	Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Land Area	100%	Less than 9th Grade	668 (17.17%)
Water Area	0%	9th through 12th Grade	541 (13.9%)
Income Breakdown (ACS (American Community Survey)) - Households (%)		High School Diploma	1,355 (34.82%)
Less than \$15,000	754 (37.62%)	Some College/2-year	383 (9.84%)
\$15,000 - \$25,000	437 (21.81%)	B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	594 (15.27%)
\$25,000 - \$50,000	475 (23.7%)		
\$50,000 - \$75,000	196 (9.78%)		
Greater than \$75,000	142 (7.09%)		

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Property Details for 8288 Green Apartments

On this page:

- [Profile Information](#)
- [Property Location](#)
- [Property Progress](#)
- [CAs Associated with this Property](#)
- [Assessment Activities at this Property](#)
- [Climate Adaption and Mitigation - Planning or Assessment](#)
- [Contaminants and Media](#)
- [Cleanup Activities](#)
- [Climate Adaption and Mitigation - Demolition or Cleanup](#)
- [Institutional & Engineering Controls](#)
- [Redevelopment and Other Leveraged Accomplishments](#)
- [Climate Adaption and Mitigation - Redevelopment](#)
- [Additional Property Attributes](#)

[Legal Notices <https://www.epa.gov/cleanups/cimc-legal-notice>](https://www.epa.gov/cleanups/cimc-legal-notice)

Profile Information

Property Alias

Property Owner	Private
ACRES Property ID	262285
Property Address	38 Calle Rafael Laza, Barrio Pueblo AGUAS BUENAS, PR 00703
Size	.07
Parcel Numbers	198-074-003-08
Latitude/Longitude	18.257029186044388 / -66.10397544204177
Congressional District	1
Property Contact	Dejesus, Yocasta dejesus.yocasta@epa.gov 212-637-4340

Property Location

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Property Progress

Assessment	×
Clean Up	×
Institutional Controls in Place	×
Engineering Controls in Place	×
Ready for Anticipated Use	×
Redevelopment Underway	×

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CAs Associated with this Property

CA Name	CA #	State	Type	Announcement Year
Municipio de Aguas Buenas - Municipio de Aguas Buenas	BF96220022	PR	Assessment	2022

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Assessment Activities at this Property

Activity	EPA Funding	Start Date	Completion Date	CA	Accomplishment Counted?	Counted When?
Phase I Environmental Assessment	\$1,482.00	08/07/2024		Municipio de Aguas Buenas - Municipio de Aguas Buenas		

Is Cleanup Necessary? **Unknown**
EPA Assessment Funding: **\$1,482.00**
Leveraged Funding:

Total Funding: \$1,482.00

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Climate Adaption and Mitigation - Planning or Assessment

There is no data for Climate Adaption and Mitigation - Planning or Assessment.

[Top of Page](#)

Contaminants and Media

Contaminant Found
Media Affected

Remediating Action for Contaminants
Remediating Action for Media

[Top of Page](#)

Cleanup Activities

There are no current cleanup activities.

Cleanup/Treatment Implemented:
Cleanup/Treatement Categories:
Addl Cleanup/Treatment info:
Address of Data Source:

[Top of Page](#)

Climate Adaption and Mitigation - Demolition or Cleanup

There is no data for Climate Adaption and Mitigation - Demolition or Cleanup.

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Institutional and Engineering Controls

Indicate whether
Institutional Controls
are required

Categories of Controls

Additional
Institutional Controls
Information

Address of Data Source
(URL if available)

Are Institutional
Controls in Place

Date Institutional
Controls were put in
place

Indicate whether
Engineering Controls
are required

Categories of Controls

Additional Engineering
controls information

Address of Data Source
(URL if available)

Indicate whether
Engineering Controls
are in place

Date Engineering
Controls were put in
place

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Redevelopment and Other Leveraged Accomplishments

There are no current redevelopment activities.

Number of Redevelopment Jobs Leveraged:

Actual Acreage of Greenspace Created:

Leveraged Funding:

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Climate Adaption and Mitigation - Redevelopment

There is no data for Climate Adaption and Mitigation - Redevelopment

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Additional Property Attributes

Property Highlights

Predominant Past
Usage

What types of funding
are being used on this
property?

State and Tribal
Program Information

Date No Further Action
Letter Received

Date Letter/Signed
Report Received from
a Qualified
Professional

Other Cleanup
Documentation



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<<https://www.epa.gov/grants>>

No FEAR Act Data

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Property Details for 8317 Jorge Rodriguez Property

On this page:

- Profile Information
- Property Location
- Property Progress
- CAs Associated with this Property
- Assessment Activities at this Property
- Climate Adaption and Mitigation - Planning or Assessment
- Contaminants and Media
- Cleanup Activities
- Climate Adaption and Mitigation - Demolition or Cleanup
- Institutional & Engineering Controls
- Redevelopment and Other Leveraged Accomplishments
- Climate Adaption and Mitigation - Redevelopment
- Additional Property Attributes

[Legal Notices <https://www.epa.gov/cleanups/cimc-legal-notice>](https://www.epa.gov/cleanups/cimc-legal-notice)

Profile Information

Property Alias

Property Owner

ACRES Property ID **265678**

Property Address **36 Calle Rafael Laza, Barrio Pueblo AGUAS BUENAS, PR 00703**

Size **.04**

Parcel Numbers **198-074-003-09**

Latitude/Longitude **18.257107989982 / -66.104107967626**

Congressional District **1**

Property Contact **Dejesus, Yocasta**
dejesus.yocasta@epa.gov
212-637-4340

Property Location

Property Progress

Assessment	✕
Clean Up	✕
Institutional Controls in Place	✕
Engineering Controls in Place	✕
Ready for Anticipated Use	✕
Redevelopment Underway	✕

CAs Associated with this Property

CA Name	CA #	State	Type	Announcement Year
Municipio de Aguas Buenas - Municipio de Aguas Buenas	BF96220022	PR	Assessment	2022

Assessment Activities at this Property

Activity	EPA Funding	Start Date	Completion Date	CA	Accomplishment Counted?	Counted When?
Phase I Environmental Assessment	\$1,672.00	05/23/2025		Municipio de Aguas Buenas - Municipio de Aguas Buenas		

Is Cleanup Necessary? **Unknown**

EPA Assessment Funding: **\$1,672.00**
Leveraged Funding:
Total Funding: **\$1,672.00**

[Top of Page](#)

Climate Adaption and Mitigation - Planning or Assessment

There is no data for Climate Adaption and Mitigation - Planning or Assessment.

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Contaminants and Media

Contaminant Found
Media Affected

Remediating Action for Contaminants
Remediating Action for Media

[Top of Page](#)

Cleanup Activities

There are no current cleanup activities.

Cleanup/Treatment Implemented:
Cleanup/Treatment Categories:
Addl Cleanup/Treatment info:
Address of Data Source:

[Top of Page](#)

Climate Adaption and Mitigation - Demolition or Cleanup

There is no data for Climate Adaption and Mitigation - Demolition or Cleanup.

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Institutional and Engineering Controls

Indicate whether Institutional Controls are required **U**

Categories of Controls

Additional Institutional Controls Information

Address of Data Source (URL if available)

Are Institutional Controls in Place

Date Institutional Controls were put in place

Indicate whether Engineering Controls are required **U**

Categories of Controls

Additional Engineering controls information

Address of Data Source (URL if available)

Indicate whether Engineering Controls are in place

Date Engineering Controls were put in place

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Redevelopment and Other Leveraged Accomplishments

There are no current redevelopment activities.

Number of Redevelopment Jobs Leveraged:

Actual Acreage of Greenspace Created:

Leveraged Funding:

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Climate Adaption and Mitigation - Redevelopment

There is no data for Climate Adaption and Mitigation - Redevelopment

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Additional Property Attributes

Property Highlights

Operated as mixed-use commercial (1st floor abandoned) and residential (rest of floors) since circa 1960 and until 2008 or 2010. Multiple commercial uses.

Predominant Past Usage

What types of funding are being used on this property?

State and Tribal Program Information

Date No Further Action Letter Received

Date Letter/Signed Report Received from a Qualified Professional

Other Cleanup Documentation

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[<https://www.epa.gov/accessibility>](https://www.epa.gov/accessibility)

Budget & Performance

[<https://www.epa.gov/planandbudget>](https://www.epa.gov/planandbudget)

Contracting

[<https://www.epa.gov/contracting>](https://www.epa.gov/contracting)

EPA www Web Snapshots

[<https://www.epa.gov/home/wwwepagov-snapshots>](https://www.epa.gov/home/wwwepagov-snapshots)

Grants

[<https://www.epa.gov/grants>](https://www.epa.gov/grants)

No FEAR Act Data

[<https://www.epa.gov/ocr/whistleblower-protections-epa-and-how-they-relate-non-disclosure-agreements-signed-epa-employees>](https://www.epa.gov/ocr/whistleblower-protections-epa-and-how-they-relate-non-disclosure-agreements-signed-epa-employees)

Privacy

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Connect.

Data.gov

[<https://www.data.gov>](https://www.data.gov)

Inspector General

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Property Details for 8282 Former Josefa Pastrana School

On this page:

- Profile Information
- Property Location
- Property Progress
- CAs Associated with this Property
- Assessment Activities at this Property
- Climate Adaption and Mitigation - Planning or Assessment
- Contaminants and Media
- Cleanup Activities
- Climate Adaption and Mitigation - Demolition or Cleanup
- Institutional & Engineering Controls
- Redevelopment and Other Leveraged Accomplishments
- Climate Adaption and Mitigation - Redevelopment
- Additional Property Attributes

Legal Notices [<https://www.epa.gov/cleanups/cimc-legal-notices>](https://www.epa.gov/cleanups/cimc-legal-notices)

Profile Information

Property Alias	Josefa Pastrana School
Property Owner	Government
ACRES Property ID	259904
Property Address	Calle Antonio Lopez, Barrio Pueblo AGUAS BUENAS, PR 00703
Size	4.96
Parcel Numbers	198-074-038-04
Latitude/Longitude	18.2559736969048 / -66.10411128189808
Congressional District	1
Property Contact	Dejesus, Yocasta dejesus.yocasta@epa.gov 212-637-4340

Property Location

Property Progress

Assessment	✕
Clean Up	✕
Institutional Controls in Place	✕
Engineering Controls in Place	✕
Ready for Anticipated Use	✕
Redevelopment Underway	✕

CAs Associated with this Property

CA Name	CA #	State	Type	Announcement Year
Municipio de Aguas Buenas - Municipio de Aguas Buenas	BF96220022	PR	Assessment	2022

Assessment Activities at this Property

Activity	EPA Funding	Start Date	Completion Date	CA	Accomplishment Counted?	Counted When?
Phase I Environmental Assessment	\$3,800.00	04/08/2024	07/16/2024	Municipio de Aguas Buenas - Municipio de Aguas Buenas	Y	FY25
Phase II Environmental Assessment	\$45,457.50	05/22/2024		Municipio de Aguas Buenas - Municipio de Aguas Buenas	N	

Is Cleanup Necessary? **Unknown**
EPA Assessment Funding: **\$49,257.50**
Leveraged Funding:
Total Funding: **\$49,257.50**

[Top of Page](#)

Climate Adaption and Mitigation - Planning or Assessment

There is no data for Climate Adaption and Mitigation - Planning or Assessment.

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Contaminants and Media

Contaminant Found
Lead
Media Affected

Remediating Action for Contaminants
NOT Cleaned up
Remediating Action for Media

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Cleanup Activities

There are no current cleanup activities.

Cleanup/Treatment Implemented:
Cleanup/Treatment Categories:
Addl Cleanup/Treatment info:
Address of Data Source:

[Top of Page](#)

Climate Adaption and Mitigation - Demolition or Cleanup

There is no data for Climate Adaption and Mitigation - Demolition or Cleanup.

Institutional and Engineering Controls

Indicate whether Institutional Controls are required **U**

Categories of Controls

Additional Institutional Controls Information

Address of Data Source (URL if available)

Are Institutional Controls in Place

Date Institutional Controls were put in place

Indicate whether Engineering Controls are required **U**

Categories of Controls

Additional Engineering controls information

Address of Data Source (URL if available)

Indicate whether Engineering Controls are in place

Date Engineering Controls were put in place

Redevelopment and Other Leveraged Accomplishments

There are no current redevelopment activities.

Number of Redevelopment Jobs Leveraged:

Actual Acreage of Greenspace Created:

Leveraged Funding:

Climate Adaption and Mitigation - Redevelopment

There is no data for Climate Adaption and Mitigation - Redevelopment

Additional Property Attributes

Property Highlights

Predominant Past
Usage

What types of funding
are being used on this
property?

State and Tribal
Program Information

Date No Further Action
Letter Received

Date Letter/Signed
Report Received from
a Qualified
Professional

Other Cleanup
Documentation

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Detailed Facility Report

Facility Summary

MUNICIPALITY OF AGUAS BUENAS

CALLE RAFAEL LASA # 48, AGUAS BUENAS, PR 00703

FRS (Facility Registry Service) ID: 110035859782

EPA Region: 02

Latitude: 18.256969

Longitude: -66.103128

Locational Data Source: NPDES

Industries: --

Indian Country: N

Enforcement and Compliance Summary

Statute	CWA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	--
Compliance Status	Not Applicable
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): Non-Major, (PRU201958)

Resource Conservation and Recovery Act (RCRA): No Information

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

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

Go To Enforcement/Compliance Details

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

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110035859782					N	18.256969	-66.103128
ICIS-NPDES	CWA	PRU201958	Non-Major: Unpermitted Facility				N	18.256969	-66.103128

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110035859782	MUNICIPALITY OF AGUAS BUENAS	CALLE RAFAEL LASA # 48, AGUAS BUENAS, PR 00703	

System	Statute	Identifier	Facility Name	Facility Address	Facility County
ICIS-NPDES	CWA	PRU201958	MUNICIPALITY OF AGUAS BUENAS	CALLE RAFAEL LASA # 48, AGUAS BUENAS, PR 00703	Aguas Buenas Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
ICIS-NPDES	PRU201958	9199	General Government

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
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No data records returned

Facility Industrial Effluent Guidelines

Identifier	Effluent Guideline (40 CFR Part)	Effluent Guideline Description
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No data records returned

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
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No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
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No data records returned

Entries in *italics* are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy

<<https://www.epa.gov/compliance/compliance-monitoring-programs>> activities or because they are not counted as inspections within EPA's Annual Results

<<https://www.epa.gov/enforcement/enforcement-data-and-results>>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
CWA	PRU201958	No	03/31/2025	0	08/08/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
	CWA (Source ID: PRU201958)	04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
	Quarterly Noncompliance Report History											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date
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No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
210100050405	Rio Bairoa	--	No	No	--	Yes

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use
PR	2024	PRER14H	RIO BAIROA	Impaired - 303(d) Listed - With Restoration Plan	METALS (OTHER THAN MERCURY) NUTRIENTS PATHOGENS	Not Supporting	Not Supporting	--	Not Supporting	--

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
No data records returned				

Pollutants

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

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers
No data records returned								

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

Chemical Name
No data records returned

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

DMR and TRI Multi-Year Loading Report

NPDES ID	Description
No data records returned	

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

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

General Statistics (ACS (American Community Survey))		Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Total Persons	5,156	Children 5 years and younger	205 (4%)
Population Density	1,653/sq.mi.	Minors 17 years and younger	688 (13%)
Housing Units in Area	2,553	Adults 18 years and older	4,467 (87%)
Percent People of Color	100%	Seniors 65 years and older	1,261 (24%)
Households in Area	1,997		
Households on Public Assistance	91		
Persons With Low Income	3,979		
Percent With Low Income	77%		
Geography		Race Breakdown (ACS (American Community Survey)) - Persons (%)	
Radius of Selected Area	1 mi.	White	2,531 (49%)
Center Latitude	18.256969	African-American	216 (4%)
Center Longitude	-66.103128	Hispanic-Origin	5,147 (100%)
Total Area	3.121 sq.mi.	Asian	0 (0%)
Land Area	100%	Hawaiian/Pacific Islander	0 (0%)
Water Area	0%	American Indian	34 (1%)
		Other/Multiracial	795 (15%)
Income Breakdown (ACS (American Community Survey)) - Households (%)		Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than \$15,000	754 (37.74%)	Less than 9th Grade	663 (17.11%)
\$15,000 - \$25,000	433 (21.67%)	9th through 12th Grade	539 (13.91%)
\$25,000 - \$50,000	471 (23.57%)	High School Diploma	1,348 (34.79%)
\$50,000 - \$75,000	198 (9.91%)	Some College/2-year	381 (9.83%)
Greater than \$75,000	142 (7.11%)	B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	593 (15.3%)



Detailed Facility Report

Facility Summary

DEPT OF ED - LUIS MUNOZ MARIN SCH

MONSERRATE FINAL ST, AGUAS BUENAS, PR 00703

FRS (Facility Registry Service) ID: 110007803127

EPA Region: 02

Latitude: 18.25284

Longitude: -66.10582

Locational Data Source: FRS

Industries: --

Indian Country: N

Enforcement and Compliance Summary

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

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Inactive Other, (PR0000379644), Inactive Other, (PR0000012542)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

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

Go To Enforcement/Compliance Details

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

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007803127					N	18.25284	-66.10582
RCRAInfo	RCRA	PR0000379644	Other	Inactive ()			N	18.253624	-66.103949
RCRAInfo	RCRA	PR0000012542	Other	Inactive ()			N	18.254882	-66.100856

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007803127	DEPT OF ED - LUIS MUNOZ MARIN SCH	MONSERRATE FINAL ST, AGUAS BUENAS, PR 00703	Aguas Buenas Municipio
RCRAInfo	RCRA	PR0000379644	DEPT OF ED - LUIS MUNOZ MARIN SCH	MONSERRATE FINAL ST, AGUAS BUENAS, PR 00703	Aguas Buenas Municipio
RCRAInfo	RCRA	PR0000012542	DEPT OF ED - LUIS MUNOZ MARIN	CARR 794 MONSERRATE FINAL, AGUAS BUENAS, PR 00607	Aguas Buenas Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
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No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
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No data records returned

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
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No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
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No data records returned

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

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PR0000379644	No	08/09/2025	0	08/08/2025
RCRA	PR0000012542	No	08/09/2025	0	08/08/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PR0000012542)		10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24	01/01-03/31/25	04/01-06/30/25
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency										
RCRA (Source ID: PR0000379644)		10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24	01/01-03/31/25	04/01-06/30/25
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency										

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date
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No data records returned

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

Formal Enforcement Actions

Last 5 Years

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

Environmental Conditions

Watersheds

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

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use
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No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
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No data records returned

Pollutants

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

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers
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No data records returned

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

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

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

General Statistics (ACS (American Community Survey))		Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Total Persons	5,148	Children 5 years and younger	186 (4%)
Population Density	1,650/sq.mi.	Minors 17 years and younger	691 (13%)
Housing Units in Area	2,569	Adults 18 years and older	4,457 (87%)
Percent People of Color	100%	Seniors 65 years and older	1,258 (24%)
Households in Area	2,010		
Households on Public Assistance	96	Race Breakdown (ACS (American Community Survey)) - Persons (%)	
Persons With Low Income	4,024	White	2,387 (46%)
Percent With Low Income	78%	African-American	250 (5%)
		Hispanic-Origin	5,144 (100%)
		Asian	0 (0%)
		Hawaiian/Pacific Islander	0 (0%)
		American Indian	35 (1%)
		Other/Multiracial	817 (16%)
Geography		Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Radius of Selected Area	1 mi.	Less than 9th Grade	652 (16.83%)
Center Latitude	18.25284	9th through 12th Grade	545 (14.07%)
Center Longitude	-66.10582	High School Diploma	1,372 (35.42%)
Total Area	3.121 sq.mi.	Some College/2-year	375 (9.68%)
Land Area	100%	B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	595 (15.36%)
Water Area	0%		
Income Breakdown (ACS (American Community Survey)) - Households (%)			
Less than \$15,000	734 (36.48%)		
\$15,000 - \$25,000	439 (21.82%)		
\$25,000 - \$50,000	518 (25.75%)		
\$50,000 - \$75,000	186 (9.24%)		

Income Breakdown (ACS (American Community Survey)) - Households (%)

Greater than \$75,000	135 (6.71%)
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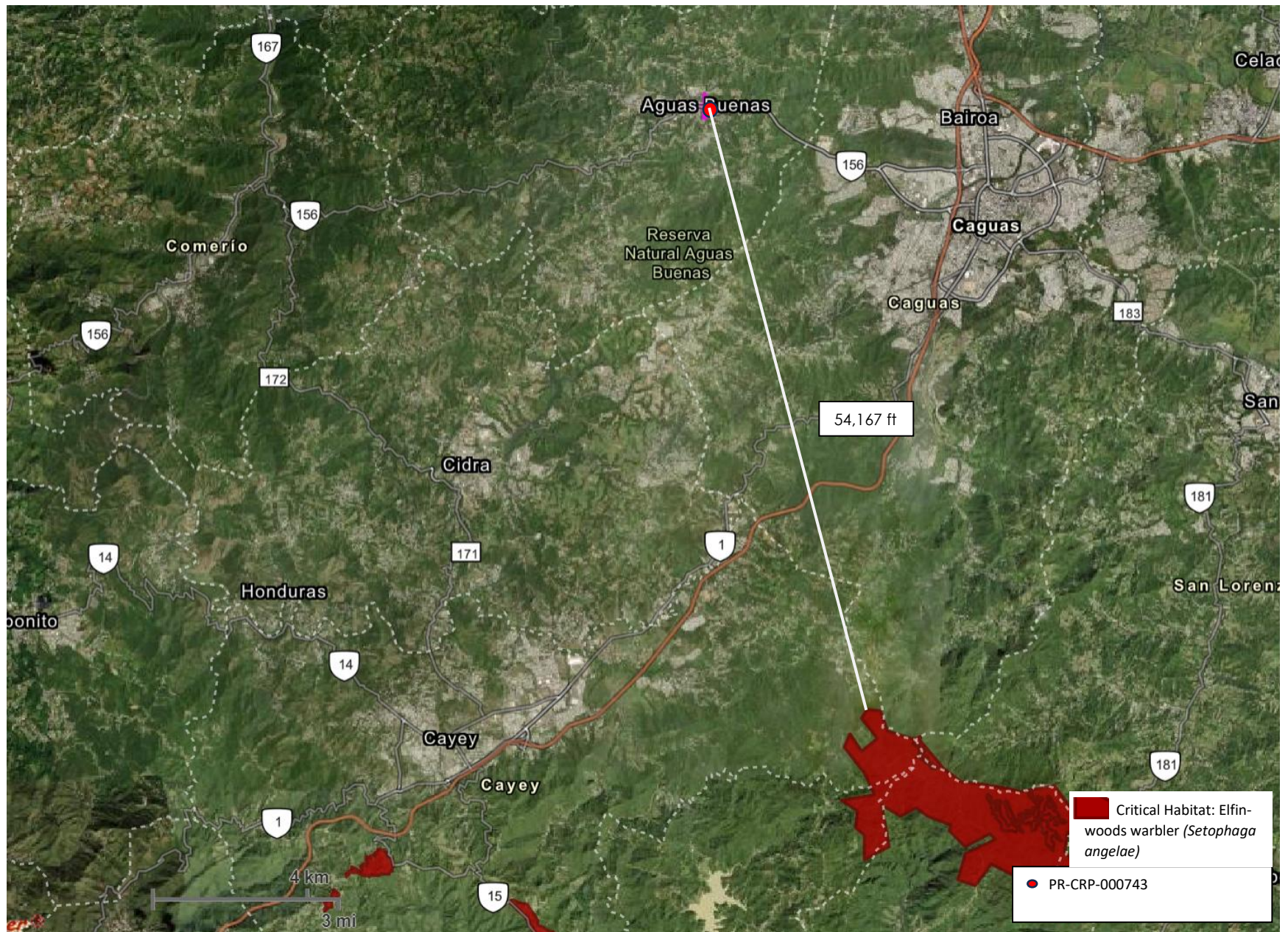
Attachment 7
Endangered Species

Critical Habitat Map

PR-CRP-000743 – Luis A. Ferré Plaza Square Remodeling

Coord: 18.256730, -66.102971

Address: Rafael Lasa St, Aguas Buenas, PR 00703



Source: EPA NEPAassist (Spatial Reference: GRS80), accessed August 12th, 2025 at URL <https://nepassisttool.epa.gov/nepassist/nepamap.aspx>

Prepared by  ICF



Transmittal Letter



Based on the information provided, we determined the project proposed qualifies for the blanket clearance letter. Nevertheless, if the project is modified this office should be contacted concerning the need for the initiation of consultation under section 7 of Endangered Species Act of 1973.

November 7, 2024

Reviewer **DAMARIS ROMAN RUIZ** Digitally signed by DAMARIS ROMAN RUIZ
Date: 2024.12.03 10:34:51 -04'00'

LOURDES MENA Digitally signed by LOURDES MENA
Date: 2024.12.04 09:47:17 -04'00'
Caribbean ES Field Supervisor

Caribbean Ecological Services Field Office
U.S. Fish and Wildlife Service
P.O. Box 491
Boquerón, Puerto Rico 00622
Email: caribbean@es@fws.gov

RE: USFWS Endangered Species Act Certifications – City Revitalization Program
October 2024

We are submitting the following Self-Certifications for projects under the CDBG-DR City Revitalization Program. Attached are included the Self-Certifications that certify that the projects are in compliance and are not likely to adversely affect federally-listed species.

The following table includes the projects that are in compliance with the Blanket Clearance Letter for the Endangered Species act of 1973, as amended, and the Fish and Wildlife Coordination Act.

Project Number	Project Name
PR-CRP-000312	<i>Plaza de Recreo Juan F. Arroyo</i>
PR-CRP-000573	Restoration of Stairs (at Sector <i>El Cerro</i>) and Santiago Street
PR-CRP-000628	Arquitorium
PR-CRP-000650	Old Casino Revitalization: Activity Center and Art Exhibit
PR-CRP-000743	Luis A. Ferré Public Square Remodeling
PR-CRP-000774	<i>Rehabilitación de Estructura Existente para Facilidad de Colaboración, Conocimiento, Ideas e Innovación (Antes Hotel Café Central)</i>

For more information, please contact the Permits and Environmental Compliance Division at environmentcdbg@vivienda.pr.gov or at (787)274.2527 ext. 4320.

Sincerely,

Permits and Environmental Compliance Division
Disaster Recovery Office



Self-Certification

<http://www.fws.gov/caribbean/ES/Index.html>

Endangered Species Act Certification

The U.S. Fish and Wildlife Service, Caribbean Ecological Services Field Office developed a Blanket Clearance Letter in compliance with Endangered Species Act of 1973, as amended, and the Fish and Wildlife Coordination Act for federally funded projects.

The Service determined that projects in compliance with the following criteria are not likely to adversely affect federally-listed species.

The Puerto Rico Department of Housing (PRDOH) certifies that the following project **Luis A. Ferré Public Square Remodeling (PR-CRP-000743)**, consisting of remodeling the Luis A. Ferré Public Plaza in Aguas Buenas, PR to improve accessibility, sustainability, and resilience. Key improvements include concrete finishing, water fountain repairs, electrical system upgrades, solar panels, landscaping, urban furniture, ADA-compliant ramps, and general beautification of the public space. It is located at Rafael Lasa St, Aguas Buenas, PR 00703 and complies with:

Check	Project Criteria
<input type="checkbox"/>	1. Street resurfacing.
<input type="checkbox"/>	2. Construction of gutters and sidewalks along existing roads.
<input type="checkbox"/>	3. Reconstruction or emergency repairs of existing buildings, facilities and homes.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.

<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.



Ángel G. López-Guzmán
Deputy Director

Permits and Environmental Compliance Division

Office of Disaster Recovery

Address: P.O. Box 21365 San Juan, PR 00928

Telephone and Ext: 787-274-2527 ext. 4320

Email: environmentcdbg@vivienda.pr.gov

Oct. 8, 2024

Date

Attachment 1: Figures

Figure 1. Project Location Map

Luis A. Ferré Public Square Remodeling

PR-CRP-000743

Address: Rafael Lasa St, Aguas Buenas, PR 00703

Coordinates: 18.256730, -66.102971

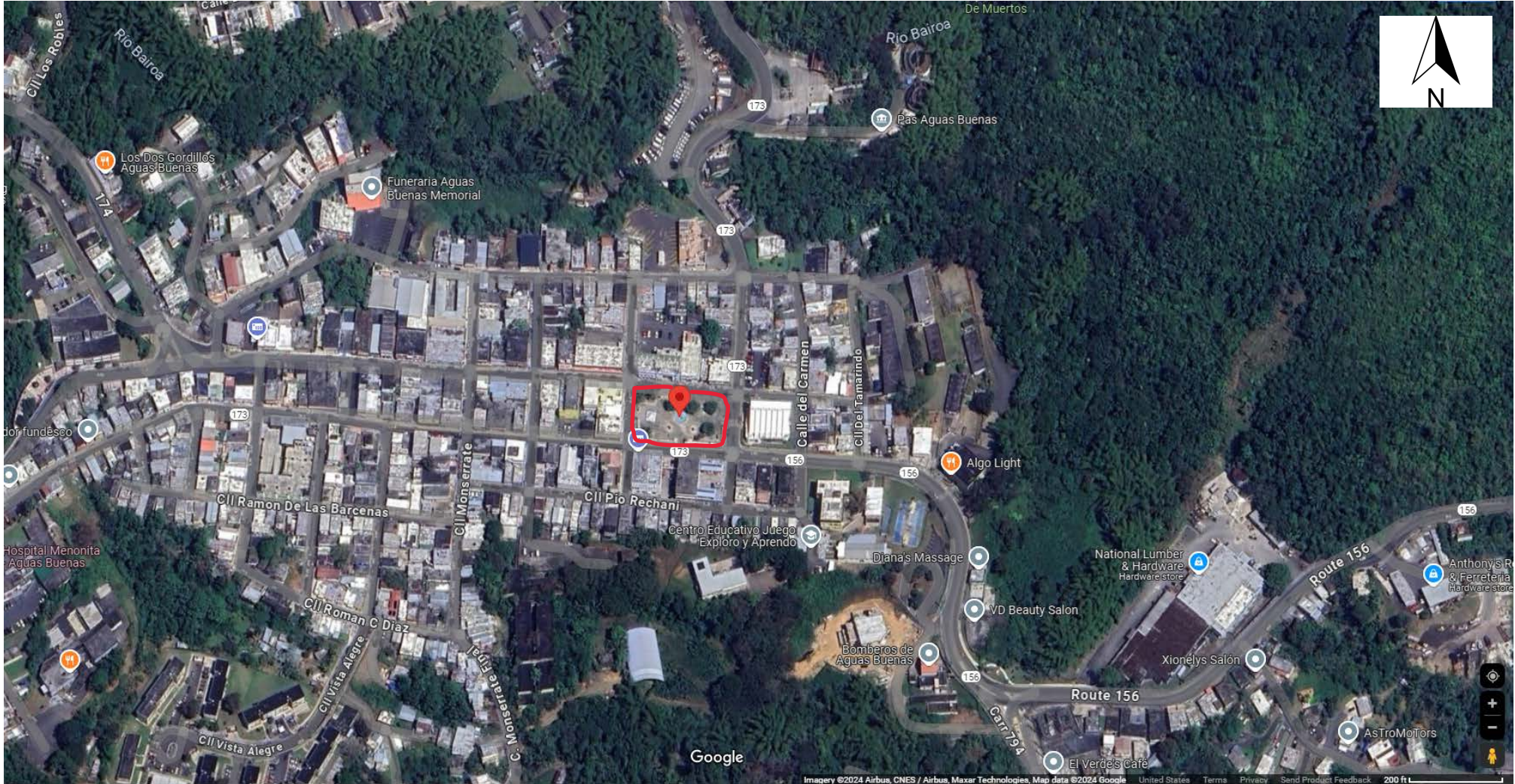


Figure 2. Critical Habitat Map

Luis A. Ferré Public Square Remodeling

PR-CRP-000743

Address: Rafael Lasa St, Aguas Buenas, PR 00703

Coordinates: 18.256730, -66.102971

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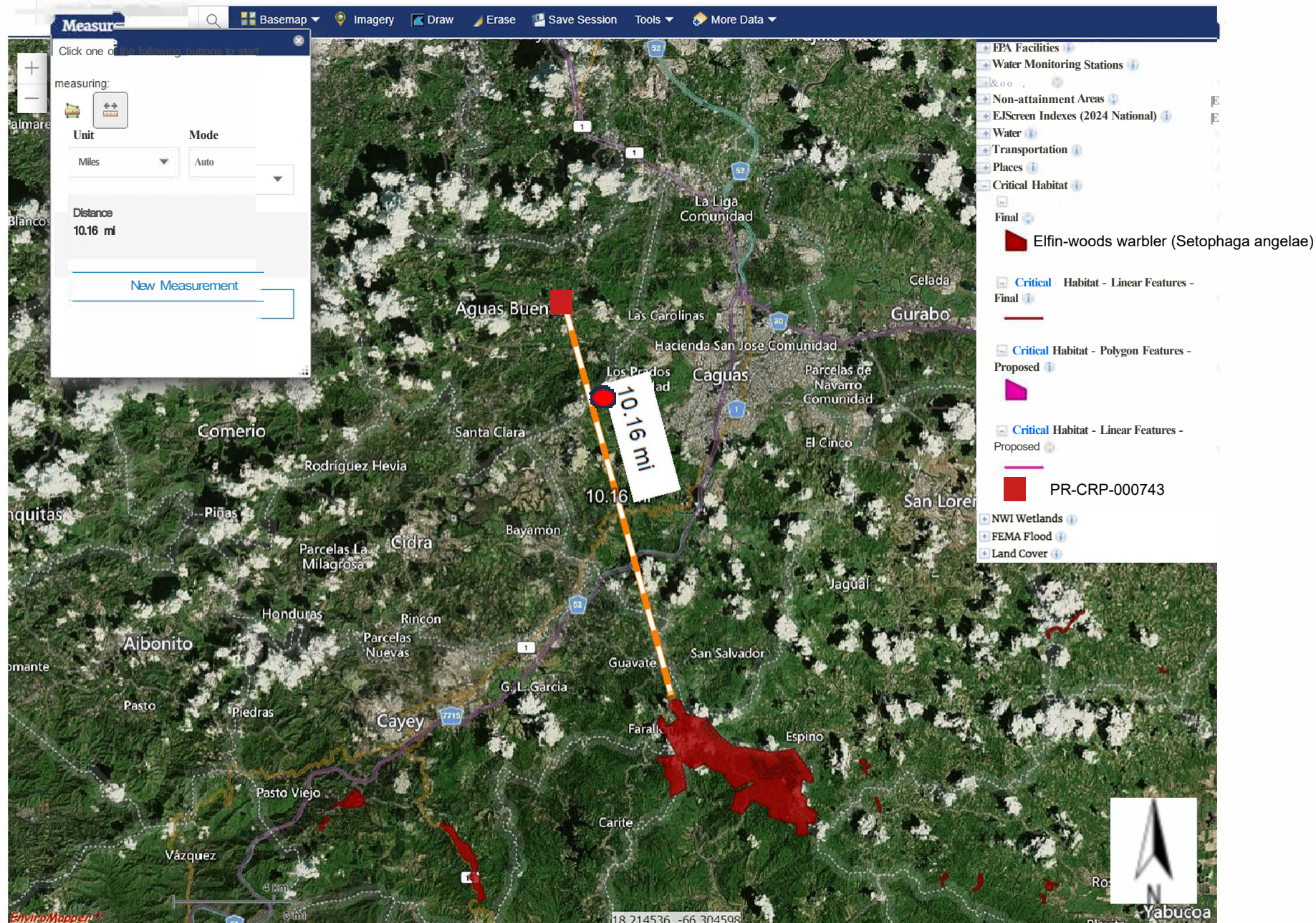


Figure 3. Wetland Map

Luis A. Ferré Public Square Remodeling
PR-CRP-000743

Address: Rafael Lasa St, Aguas Buenas, PR 00703

Coordinates: 18.256730, -66.102971



Version 2024.8.001

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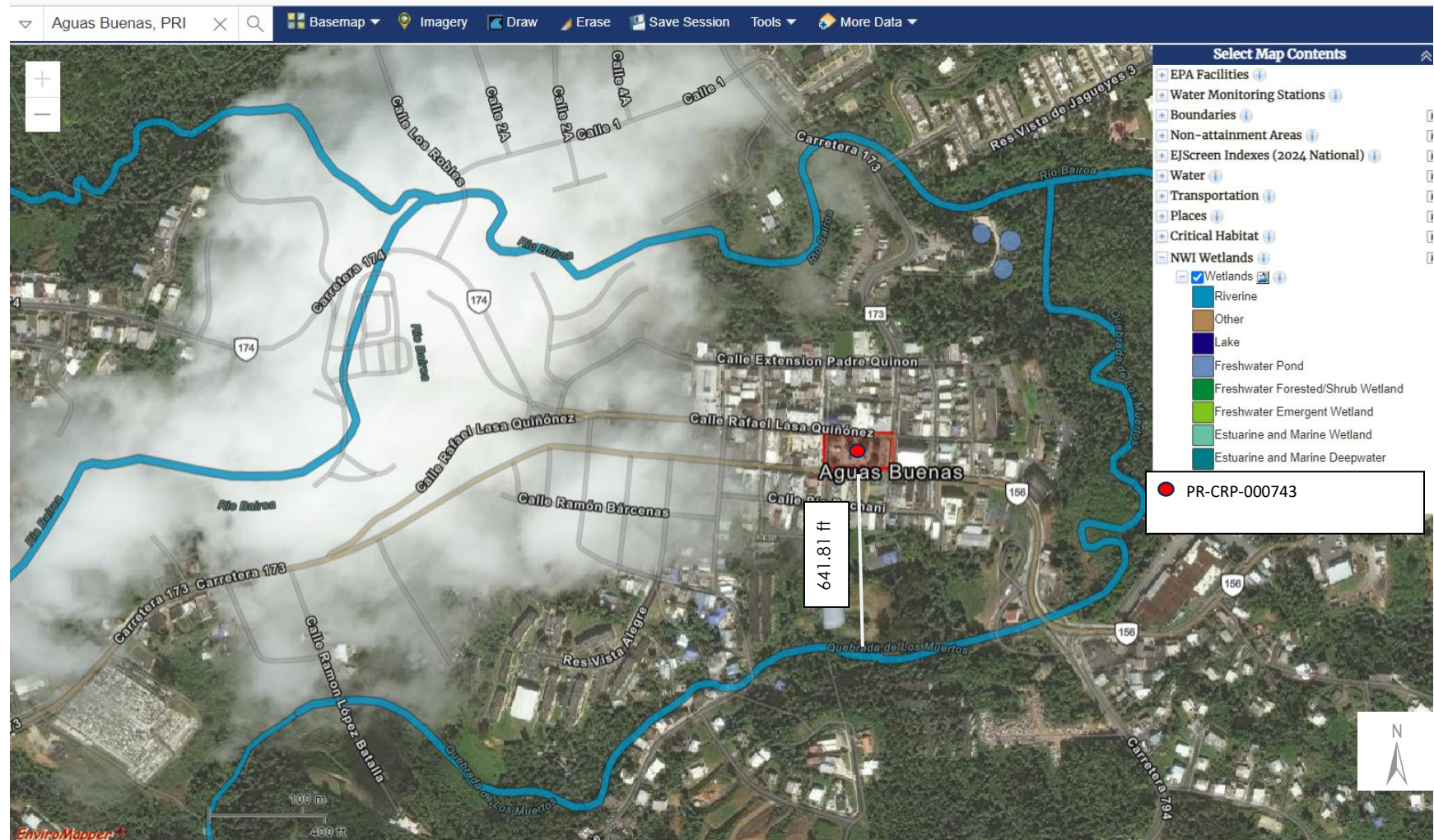


Figure 4a. Site Photos - Photo to the South

Luis A. Ferré Public Square Remodeling

PR-CRP-000743

Address: Rafael Lasa St, Aguas Buenas, PR 00703 Coordinates:

18.256730, -66.102971



Figure 4b. Site Photos - Photo to the Southeast

Luis A. Ferré Public Square Remodeling

PR-CRP-000743

Address: Rafael Lasa St, Aguas Buenas, PR 00703 Coordinates: 18.256730,
-66.102971



Figure 4c. Site Photos - Photo to the Southwest

Luis A. Ferré Public Square Remodeling

PR-CRP-000743

Address: Rafael Lasa St, Aguas Buenas, PR 00703 Coordinates: 18.256730,
-66.102971



Attachment 2: Project Description



Environmental Review Records
Project CRP-000743
Community Development Block Grant – Disaster Recovery
Municipality of Aguas Buenas

A. Mandatory Information:

1. **Application ID:** CRP – 000743
2. **Project Name:** Luis A. Ferre Public Square
3. **Address:** Rafael Lasa St, Aguas Buenas, PR 00703
4. **Cadastre Information:** 198-074-011-01-000
5. **Coordinates:** 18.256730, -66.102971

B. Project Funding Amount: \$

C. General Information:

1. **Age of the structure impacted:** 1938
2. **Business Type:**

a. Public Square

3. **Project Description:**

The project consists of the remodeling of the public square, including works such as:

The existing conditions of the Public Square are not in optimal conditions nor the accessibility for the citizenship. With the development of this project, the intent is to revitalize the Luis A Ferré Public Plaza located on Rafael Lasa Street. The Luis A. Ferré Aguayo Public Square was built in 1938. In addition, the elements for the improvements to the infrastructure shall provide the sustainability of the public space, relocating the green space and the materiality of the square. This must include green areas that allow the development of different environments, with games of density, that suggest the fluidity of the public space, but that at the same time invite permanence in this space.

The project would be a resilient one and with a view to strengthening the beautification areas, which will include the restoration operation of the electrical systems and tempered with the new codes and regulations, making it resilient. In specifics the improvements to be carried out in the Public Square (within a footage of 21,410.4 square feet (202' - 9" x 105' - 6")), will consider the following scope:

- Concrete finishing
- Repair the water fountain

- Electrical improvements (lighting design, electric poles and/or lights, incorporate solar panel and low-consuming lighting, Electrical receptacles, security cameras).
- Landscaping
 - o Green areas
 - o Urban furniture (Concrete benches, garbage cans)
- General painting
- Signs (informative signage)
- Sidewalk and Curbs repair
- Repair handicap ramp (ADA compliance)

4. Ground Disturbance:

- Sidewalk and Curbs repair
- Repair handicap ramp (ADA compliance)

5. If rehabilitation of buildings and improvements:

- a. **Non-residential – Size will be changing, more than 20%? NO , it is maintained in the existing footprint**

6. Former land use and proposed land use: Public square

7. Acreage: Project Area – 1786 SF

D. Action:

- 1. Soft Costs:** Operational costs are tied to the maintenance of the new green areas including the conservation of the public facility, electrical monthly cost for lighting, operating staff, labor and materials for maintenance and repairs, periodic renovations, insurances, taxes and utilities.

2. Acquisition: No

3. Demolition of structures:

- Sidewalk and Curbs repair
- Repair handicap ramp (ADA compliance)

- 4. Purchases:** It is understood that all equipment used to develop this project will be sourced and used by the general contractor.

5. Rehabilitation / Renovation / Repair / Improvement

- A. The project consists of the rehabilitation of the public facility.
- B. The project will be external.
- C. The project will not increase more than 20% in size or capacity of the area.

6. Construction:

The project consists of the rehabilitation of Public Square

- Concrete finishing
- Repair the water fountain
- Electrical improvements (lighting design, electric poles and/or lights, incorporate solar panel and low-consuming lighting, Electrical receptacles, security cameras).
- Landscaping
- Green areas
- Urban furniture (Concrete benches, garbage cans)
- General painting
- Signs (informative signage)
- Sidewalk and Curbs repair
- Repair handicap ramp (ADA compliance)

As per the designer's architectural plan the project limits are:

- **South Side** – Pueblo Street (Coordinates: 18.25708168, -66.10290414)
- **North Side** – Pueblo Street (Coordinates: 18.33313269, -65.65894417)
- **West Side** – Pueblo Street (Coordinates: 18.25717604, -66.10314207)
- **East Side** – Pueblo Street (Coordinates: 18.25703115, -66.10249927)

Attachment 3: USFWS Consistency Letter



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Caribbean Ecological Services Field Office
Post Office Box 491
Boqueron, PR 00622-0491
Phone: (787) 834-1600 Fax: (787) 851-7440
Email Address: CARIBBEAN_ES@FWS.GOV

In Reply Refer To:

January 05, 2024

Project code: 2024-0033134

Project Name: Luis A. Ferré Public Square Remodeling- PR-CRP-000743

Subject: Consistency letter for the project named 'Luis A. Ferré Public Square Remodeling- PR-CRP-000743' for specified threatened and endangered species, that may occur in your proposed project location, pursuant to the IPaC determination key titled Caribbean Determination Key (DKey).

Dear Applicant:

Thank you for using the assisted evaluation keys in IPaC. This letter is provided pursuant to the Service's authority under the Endangered Species Act of 1973, as amended (ESA) (87 Stat. 884; 16 U.S.C. 1531et seq.). On January 05, 2024, Kenlly Santillana/ Ingenium PSC used the Caribbean DKey; dated October 12, 2023, in the U.S. Fish and Wildlife Service's online [IPaC application](#) to evaluate potential impacts to federally listed species, from a project named 'Luis A. Ferré Public Square Remodeling- PR-CRP-000743'. The project is located in Aguas Buenas County, Puerto Rico (shown below).

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.256746,-66.1029828612662,14z>



The following description was provided for the project 'Luis A. Ferré Public Square Remodeling-PR-CRP-000743':

The project consists of the remodeling of the public square, including works such as:

The existing conditions of the Public Square are not in optimal conditions nor the accessibility for the citizenship. With the development of this project, the intent is to revitalize the Luis A Ferré Public Plaza located on Rafael Lasa Street. The Luis A. Ferré Aguayo Public Square was built in 1938. In addition, the elements for the improvements to the infrastructure shall provide the sustainability of the public space, relocating the green space and the materiality of the square. This must include green areas that allow the development of different environments, with games of density, that suggest the fluidity of the public space, but that at the same time invite permanence in this space.

The project would be a resilient one and with a view to strengthening the beautification areas, which will include the restoration operation of the electrical systems and tempered with the new codes and regulations, making it resilient. In specifics the improvements to be carried out in the Public Square (within a footage of 21,410.4 square feet (202' - 9" x 105' - 6")), will consider the following scope:

Concrete finishing

Repair the water fountain

Electrical improvements (lighting design, electric poles and/or lights, incorporate solar panel and low-consuming lighting, Electrical receptacles, security cameras).

Landscaping

Green areas

Urban furniture (Concrete benches, garbage cans)

General painting

Signs (informative signage)

Sidewalk and Curbs repair

Repair handicap ramp (ADA compliance)

Based on your answers and the assistance of the Service's Caribbean DKey, you determined the proposed Action will have "No Effect" on the following species:

Species	Listing Status	Determination
Puerto Rican Boa (<i>Chilabothrus inornatus</i>)	Endangered	No effect

Thank you for informing the Service of your "No Effect" determination(s) for this project. No further consultation/coordination for this project is required for these species. However, be aware that reinitiation of consultation may be necessary if later modifications are made to the project so that it no longer meets the criteria or outcome described above, or if new information reveals effects of the action that could affect listed species or critical habitat in a manner or to an extent not previously considered, or if a new species is listed.

This letter serves as documentation of your consideration of the federally listed species as required under section 7 of the ESA. However, effects to the other federally listed species or critical habitat as listed below from the "IPaC print-out for the project" (see below) should be considered as part of your ESA review for the project.

The Service will notify you within 30 calendar days if we determine that this proposed Action does not meet the criteria for a "No Effect" (NE) determination for Federally listed species in the Caribbean. If we do not notify you within that timeframe, you may proceed with the Action under the terms of the NE concurrence provided here. This verification period allows the Caribbean Ecological Services Field Office to apply local knowledge to evaluate the Action, as we may identify a small subset of actions having unanticipated impacts. In such instances, the Caribbean Ecological Services Field Office may request additional information to verify the effects determination reached through the DKey.

Note: Projects located within the range of the Puerto Rican boa or the Virgin Islands tree boa might encounter these species during project activities. **This letter does not provide take to handle or move these species.** If relocation of the species is needed, please contact either the Puerto Rico Department of Natural Resources (DNER) at 787-724-5700, 787-230-5550, or 787-771-1124 for projects in Puerto Rico, or the Virgin Islands Department of Planning and Natural Resources, Division of Fish and Wildlife (DFW) at 340-775-6762 for projects in the Virgin Islands. Otherwise, contact the Caribbean Ecological Services Field Office (caribbean_es@fws.gov) to determine whether the consultation needs to be reinitiated.

If the proposed project is located within species range where a DKey has not been developed for those species, please follow the established guidance for initiating section 7 consultation Caribbean Ecological Services Field Office.

We appreciate your interest in protecting endangered species and their habitats. It is the Service's mission to work with others to conserve, protect, and enhance fish, wildlife, and plants and their habitats for the continuing benefit of our people. If you have any questions or require additional information, please contact our office at Caribbean_es@fws.gov.

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

Luis A. Ferré Public Square Remodeling- PR-CRP-000743

2. Description

The following description was provided for the project 'Luis A. Ferré Public Square Remodeling-PR-CRP-000743':

The project consists of the remodeling of the public square, including works such as:

The existing conditions of the Public Square are not in optimal conditions nor the accessibility for the citizenship. With the development of this project, the intent is to revitalize the Luis A Ferré Public Plaza located on Rafael Lasa Street. The Luis A. Ferré Aguayo Public Square was built in 1938. In addition, the elements for the improvements to the infrastructure shall provide the sustainability of the public space, relocating the green space and the materiality of the square. This must include green areas that allow the development of different environments, with games of density, that suggest the fluidity of the public space, but that at the same time invite permanence in this space.

The project would be a resilient one and with a view to strengthening the beautification areas, which will include the restoration operation of the electrical systems and tempered with the new codes and regulations, making it resilient. In specifics the improvements to be carried out in the Public Square (within a footage of 21,410.4 square feet (202' - 9" x 105' - 6")), will consider the following scope:

Concrete finishing

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Landscaping

Green areas

Urban furniture (Concrete benches, garbage cans)

General painting

Signs (informative signage)

Sidewalk and Curbs repair

Repair handicap ramp (ADA compliance)

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.256746,-66.1029828612662,14z>



QUALIFICATION INTERVIEW

1. Is the proposed project an EPA Multi-Sector General Permit (MSGP) renewal for an existing project? ([MSGP Fact Sheet](#))

No

2. Is the proposed project within an urban developed area? (i.e., cities, downtowns, shopping malls etc.)

Note: Urban and developed areas has one or more of the following characteristics: Presence of existing buildings, residential areas, and commercial establishments. Well-established infrastructure including roads, utilities, and urban facilities. High population density. Established neighborhoods and urban amenities ("urbanizaciones"). Developed landscape with paved surfaces, parking lots, and industrial areas. Signs of human activity and urbanization, such as shopping centers and recreational facilities. Location within the boundaries of a city or town ("casco urbano"). High concentration of built-up structures and limited open spaces. Aerial imagery might be requested to the applicant. .

Yes

3. [Hidden Semantic] Does the proposed project intersect the Puerto Rican boa area of influence?

Automatically answered

Yes

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Kenlly Santillana/ Ingenium PSC
Address: PO BOX 970, Naguabo, PR 00718
City: Naguabo
State: PR
Zip: 00718
Email: ksantillana@ingenium.group
Phone: 7879185890

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Department of Housing and Urban Development
Name: Administración de Vivienda Publica

Attachment 4: IPaC



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Caribbean Ecological Services Field Office
Post Office Box 491
Boqueron, PR 00622-0491
Phone: (787) 834-1600 Fax: (787) 851-7440
Email Address: CARIBBEAN_ES@FWS.GOV



In Reply Refer To:

January 05, 2024

Project Code: 2024-0033134

Project Name: Luis A. Ferré Public Square Remodeling- PR-CRP-000743

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

To Whom It May Concern:

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

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

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

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

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

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

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

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

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

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

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

This species list is provided by:

Caribbean Ecological Services Field Office

caribbean_es@fws.gov

Post Office Box 491

Boqueron, PR 00622-0491

(786) 244-0081

Attachment(s):

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

OFFICIAL SPECIES LIST

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

This species list is provided by:

Caribbean Ecological Services Field Office

Post Office Box 491

Boqueron, PR 00622-0491

(787) 834-1600

PROJECT SUMMARY

Project Code: 2024-0033134
Project Name: Luis A. Ferré Public Square Remodeling- PR-CRP-000743
Project Type: Recreation - Maintenance / Modification
Project Description: The project consists of the remodeling of the public square, including works such as:

The existing conditions of the Public Square are not in optimal conditions nor the accessibility for the citizenship. With the development of this project, the intent is to revitalize the Luis A Ferré Public Plaza located on Rafael Lasa Street. The Luis A. Ferré Aguayo Public Square was built in 1938. In addition, the elements for the improvements to the infrastructure shall provide the sustainability of the public space, relocating the green space and the materiality of the square. This must include green areas that allow the development of different environments, with games of density, that suggest the fluidity of the public space, but that at the same time invite permanence in this space.

The project would be a resilient one and with a view to strengthening the beautification areas, which will include the restoration operation of the electrical systems and tempered with the new codes and regulations, making it resilient. In specifics the improvements to be carried out in the Public Square (within a footage of 21,410.4 square feet (202' - 9" x 105' - 6")), will consider the following scope:

Concrete finishing

Repair the water fountain

Electrical improvements (lighting design, electric poles and/or lights, incorporate solar panel and low-consuming lighting, Electrical receptacles, security cameras).

Landscaping

Green areas

Urban furniture (Concrete benches, garbage cans)

General painting

Signs (informative signage)

Sidewalk and Curbs repair

Repair handicap ramp (ADA compliance)

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.256746,-66.1029828612662,14z>



Counties: Aguas Buenas County, Puerto Rico

ENDANGERED SPECIES ACT SPECIES

There is a total of 1 threatened, endangered, or candidate species on this species list.

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

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

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

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

REPTILES

NAME	STATUS
Puerto Rican Boa <i>Chilabothrus inornatus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6628 General project design guidelines: https://ipac.ecosphere.fws.gov/project/VT4KPLSSAZHRXIILT7KZHEY3MA/documents/generated/7140.pdf	Endangered

CRITICAL HABITATS

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

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

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act¹ and the Migratory Bird Treaty Act².

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats³, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the ["Supplemental Information on Migratory Birds and Eagles"](#).

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

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

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats³ should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the ["Supplemental Information on Migratory Birds and Eagles"](#).

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

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

WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

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

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Kenlly Santillana/ Ingenium PSC
Address: PO BOX 970, Naguabo, PR 00718
City: Naguabo
State: PR
Zip: 00718
Email: ksantillana@ingenium.group
Phone: 7879185890

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Department of Housing and Urban Development
Name: Administración de Vivienda Publica

Attachment 8

Farmlands

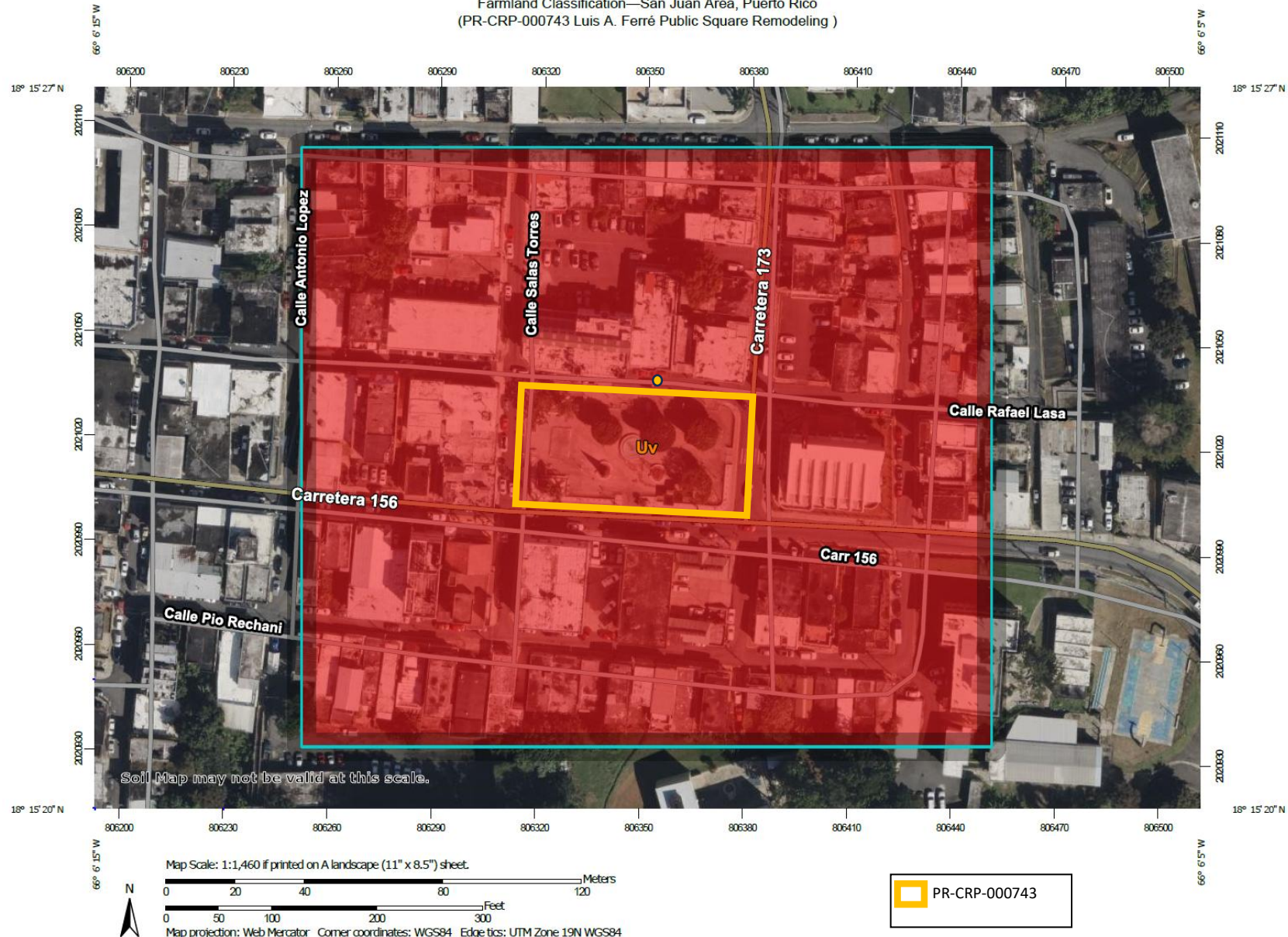
Farmland Classification Map

PR-CRP-000743 – Luis A. Ferré Plaza Square Remodeling

Farmland Classification—San Juan Area, Puerto Rico
(PR-CRP-000743 Luis A. Ferré Public Square Remodeling)

Coord: 18.256730, -66.102971

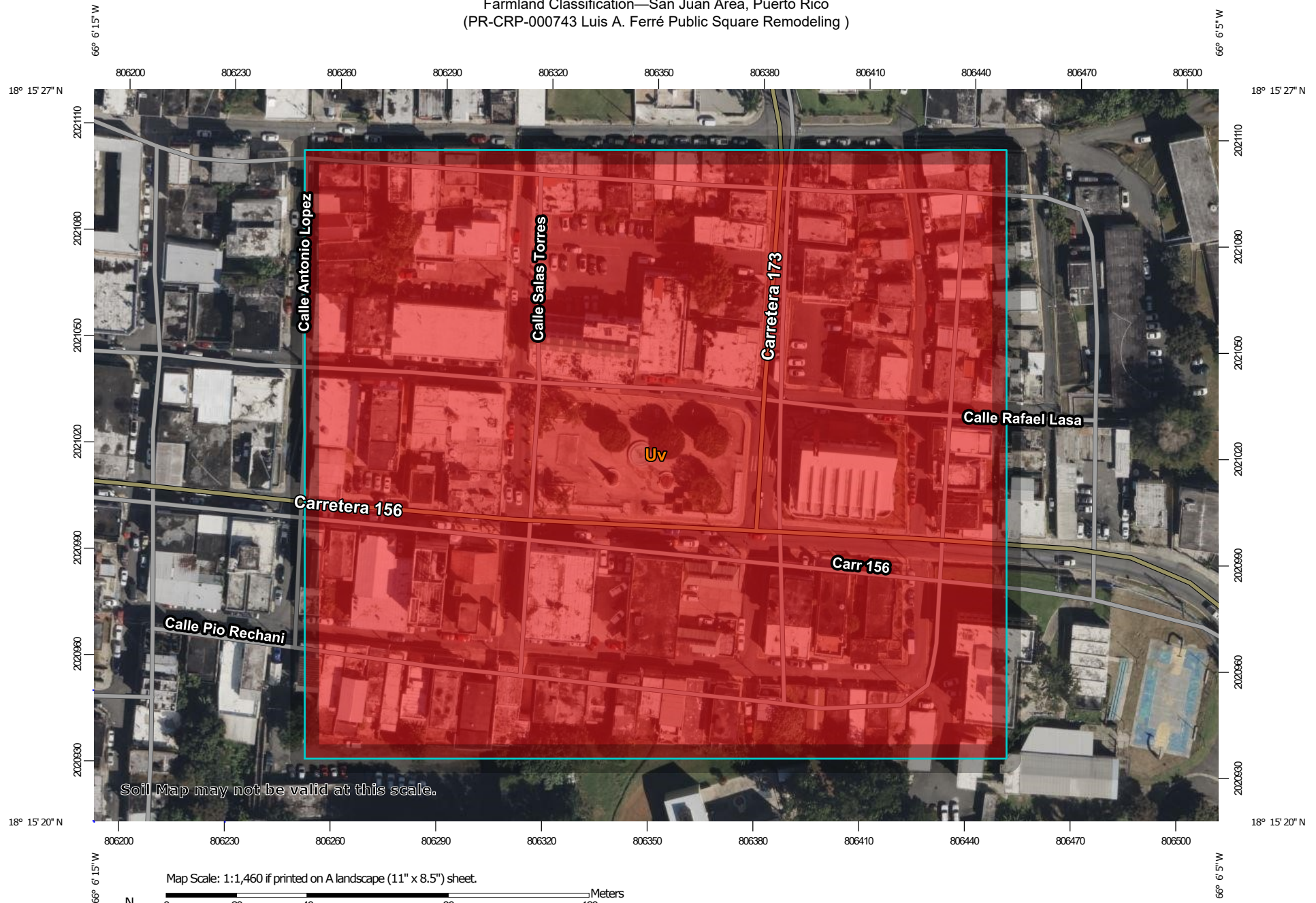
Address: Rafael Lasa St, Aguas Buenas, PR 00703



Source: U.S. Department of Agriculture (USDA) Web Soil Survey (Spatial Reference: WGS84), URL <https://websoilsurvey.nrcs.usda.gov/>

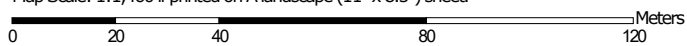
Prepared by 

Farmland Classification—San Juan Area, Puerto Rico
(PR-CRP-000743 Luis A. Ferré Public Square Remodeling)



Soil Map may not be valid at this scale.

Map Scale: 1:1,460 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



Natural Resources
Conservation Service


Web Soil Survey
National Cooperative Soil Survey

8/12/2025
Page 1 of 6

Farmland Classification—San Juan Area, Puerto Rico
(PR-CRP-000743 Luis A. Ferré Public Square Remodeling)









MAP LEGEND








Area of Interest (AOI)






 Area of Interest (AOI)








Soils



Soil Rating Polygons

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season









-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of statewide importance, if drained
-  Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated

-  Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated and drained
-  Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
-  Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

-  Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough
-  Farmland of statewide importance, if thawed
-  Farmland of local importance
-  Farmland of local importance, if irrigated

-  Farmland of unique importance
-  Not rated or not available

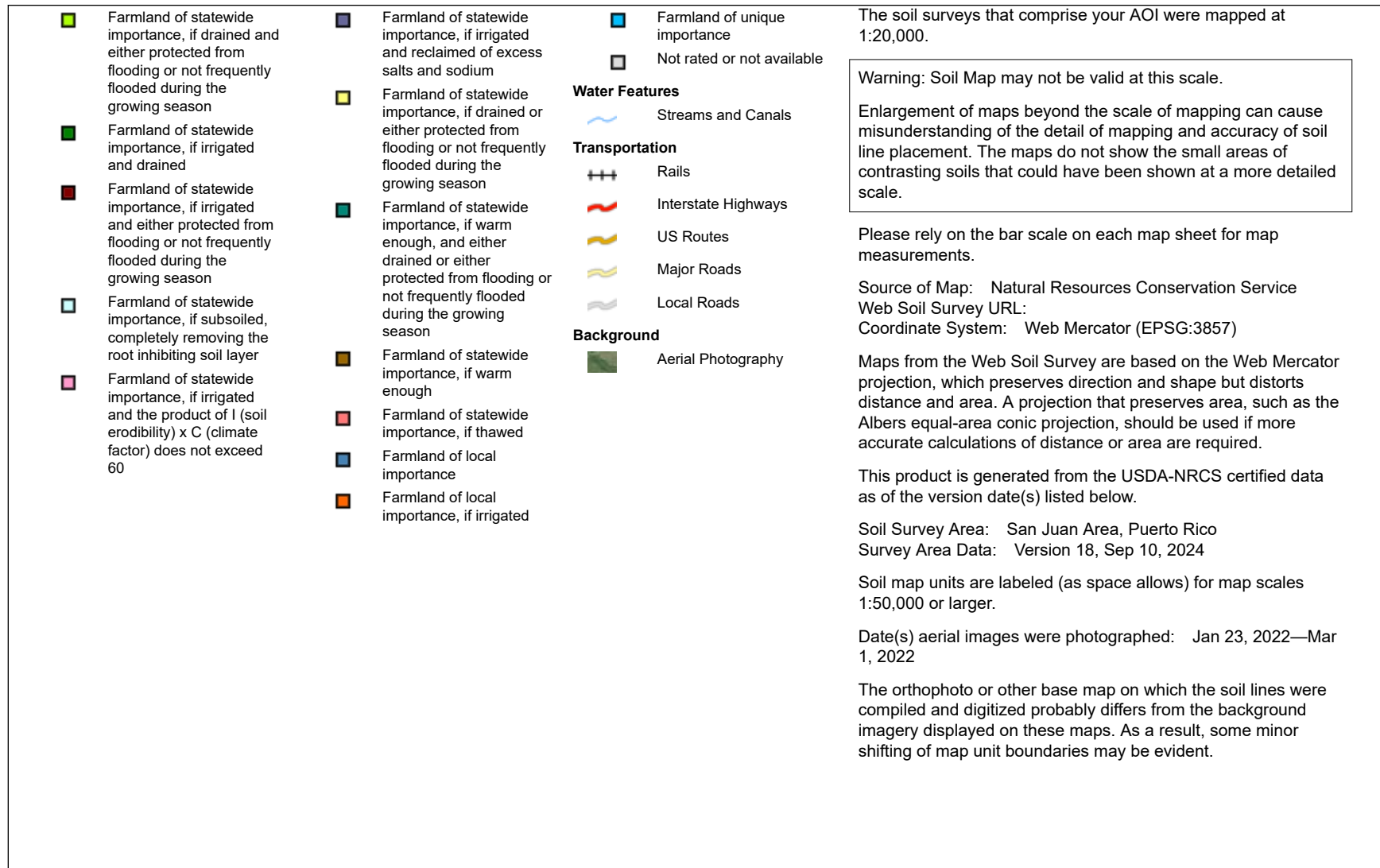
Soil Rating Lines

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Farmland Classification—San Juan Area, Puerto Rico
(PR-CRP-000743 Luis A. Ferré Public Square Remodeling)

	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season	Soil Rating Points			Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Prime farmland if irrigated and reclaimed of excess salts and sodium		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Not prime farmland		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if thawed		Prime farmland if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance
	Farmland of statewide importance, if drained		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of local importance		Prime farmland if irrigated		Farmland of statewide importance, if drained
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season				Farmland of local importance, if irrigated		Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if irrigated						Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated

Farmland Classification—San Juan Area, Puerto Rico
(PR-CRP-000743 Luis A. Ferré Public Square Remodeling)



Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Uv	Urban land-Vega Alta complex, 2 to 12 percent slopes	Not prime farmland	8.5	100.0%
Totals for Area of Interest			8.5	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

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

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

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

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

Tie-break Rule: Lower

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

Attachment 9
Floodplain Management

PR-CRP-000743 – Luis A. Ferré Plaza Square Remodeling

Address: Rafael Lasa St, Aguas Buenas, PR 00703



Source: FEMA Advisory Base Flood Elevation Mapping System <https://experience.arcgis.com/experience/2be181b530e74669b33e3edaafef2ebf>

Attachment 10
Historic Preservation



STATE HISTORIC PRESERVATION OFFICE

GOVERNMENT OF PUERTO RICO

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

September 2, 2025

Kristin Sanders

269 Avenida Ponce de León

San Juan, PR 00917

SHPO-CF-08-12-25-07 - PR-CRP-000743 (Aguas Buenas), Luis A. Ferré Plaza Square Remodeling

Dear Ms. Sanders,

Our Office has received and reviewed the above referenced project in accordance with 54 USC 306108 (commonly known as Section 106 of the *National Historic Preservation Act, as amended*) and 36 CFR Part 800: *Protection of Historic Properties* from the Advisory Council on Historic Preservation. The State Historic Preservation Officer (SHPO) is to advise and assist federal agencies and other responsible entities when identifying historic properties, assessing effects upon them, and considering alternatives to avoid or reduce the project's effects.

After a review of all the documentation, the PRSHPO concurs with your determination that the proposed project will have **no adverse effect** upon historic properties.

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/EVR





DEPARTMENT OF

HOUSING

GOVERNMENT OF PUERTO RICO



March 24, 2025

Samir El Hage Arocho
General Partner, HORNE LLP
269 Juan Ponce de León Ave.
Hato Rey, Puerto Rico 00917-00918

Via email: samir.elhage@horne.com

RE: Authorization for Grant Management (GM) to Conduct the Required Environmental Consultations with Federal and Local Agencies on PRDOH's Behalf

Dear Mr. El Hage,

Provisions at 24 C.F.R. Part 58 establish the environmental review procedures for entities assuming the U.S. Department of Housing and Urban Development (**HUD**) environmental responsibilities under the National Environmental Policy Act (**NEPA**) and other applicable laws. The Puerto Rico Department of Housing (**PRDOH**), as the designated CDBG-DR/MIT grantee, has assumed HUD's environmental responsibilities under NEPA and related laws (**Responsible Entity**) by directly implementing multiple CDBG-DR/MIT projects.

One of the Responsible Entity's many responsibilities under 24 C.F.R. Part 58 is consulting with State, Federal, and non-federal entities in preparing an Environmental Review Record (**ERR**). Regarding a Responsible Entity's interactions with State, Federal, and non-Federal entities, 24 C.F.R. § 58.14 states that:

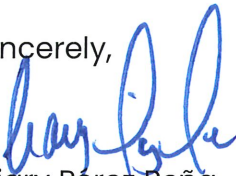
A responsible entity shall consult with appropriate environmental agencies, State, Federal and non-Federal entities and the public in the preparation of an EIS, EA or other environmental reviews undertaken under the related laws and authorities cited in § 58.5 and § 58.6. [...].

In conducting its role as a Responsible Entity that directly undertakes a project, as per 24 C.F.R. § 58.4(b)(1), PRDOH *"must assume the environmental review responsibilities for the State's activities **and those of any non-governmental entity that may participate in the project.**"* Accordingly, a Responsible Entity may delegate certain tasks in the preparation of ERRs but retains full legal responsibility for compliance with environmental requirements.

To effectively manage available environmental resources and expedite the preparation of ERRs, PRDOH—as Responsible Entity—wishes to delegate the task of consulting with State, Federal, and non-Federal entities contained in 24 C.F.R. § 58.14. Therefore, PRDOH hereby authorizes Alberto Mercado Vargas, GM Environmental SME, or his authorized representative) to conduct on its behalf the environmental consultations with Federal and local agencies required to prepare ERRs for the implementation of CDBG-DR and CDBG-MIT projects, while still maintaining the ultimate and full legal responsibility for compliance with environmental requirements. This authorization extends to both early and formal consultations before Federal agencies such as the U.S. Fish and Wildlife Service (**USFWS**) and the State Historic Preservation Office (**SHPO**), among others required for compliance with applicable laws and regulations as established in 24 C.F.R. § 58.14 and § 58.5. GM should include and copy the PRDOH Environmental Division in all communications with Federal and local agencies for these purposes.

PRDOH appreciates GM's commitment to Puerto Rico's recovery and is confident in its ability to execute this task effectively. Please feel free to contact me with any questions.

Sincerely,



Ciary Pérez Peña

Secretary

Puerto Rico Department of Housing

Cc. Alberto Mercado Vargas
GM Environmental SME
alberto.mercadovargas@horne.com

August 12, 2025

Carlos A. Rubio Cancela
State Historic Preservation Officer
Puerto Rico State Historic Preservation Office
Cuartel de Ballajá (Tercer Piso)
San Juan, PR 00902-3935

Puerto Rico Disaster Recovery, CDBG-DR City Revitalization (City-Rev) Program
Section 106 NHPA Effect Determination Submittal for PR-CRP-000743, Luis A. Ferre Plaza Square Remodeling, Aguas Buenas, Puerto Rico – No Adverse Effect

Dear Architect Rubio Cancela,

On February 9, 2018, an allocation of Community Development Block Grant – Disaster Recovery (CDBG-DR) funds was approved by the United States Department of Housing and Urban Development (HUD) under the Federal Register Volume 83, No. 28, 83 FR 5844, to assist the Commonwealth of Puerto Rico in meeting unmet needs in the wake of Hurricanes Irma and Maria. On August 14, 2018, an additional \$8.22 billion recovery allocation was allocated to Puerto Rico under the Federal Register Volume 83, No. 157, 83 FR 40314. With these funding allocations, the Puerto Rico Department of Housing (PRDOH) aims to lead a comprehensive and transparent recovery for the benefit of Puerto Rico residents. To faithfully comply with HUD's environmental requirements, PRDOH contracted Horne Federal, LLC (HORNE) to provide environmental records review services that will support their objectives for the CDBG-DR funds.

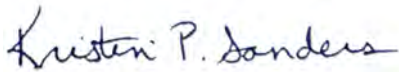
On behalf of PRDOH, HORNE is submitting documentation for the proposed Luis A. Ferre Plaza Square Remodeling project, located within the Aguas Buenas Traditional Urban Center. The Municipality of Aguas Buenas proposes improvements to the Plaza Luis A. Ferré Aguayo and its green areas to provide a distinct gathering place that caters to various community activities.

Rehabilitation activities include the construction of five ADA curb ramps from streets to sidewalks to plaza, one ADA ramp from Rafael Laza Street sidewalk to northeast corner of plaza, a new metal roof (trellis) for dominoes tables and chairs, replacement of LED light poles within existing location, surveillance cameras, replacement and relocation of concrete urban furniture, and replacement of trash cans. In addition, repair works will include painting of concrete painted areas, concrete steps and pavers, repair work of selected gutter curbs around the plaza sidewalks, substitution of railings and electrical system. The full scope of the project is described in the submitted documentation, which includes mapping, photographs, and the 100% design drawings.

Based on the documentation provided, the Program requests a concurrence with a determination that "**No Adverse Effect**" is appropriate for this undertaking.

If you have any questions or concerns, please contact me by email at kristin.sanders@horne.com or phone at 225-276-2109.

Kindest regards,




Kristin P. Sanders
Historic Preservation Manager

Attachments

PR-CRP-000743

LUIS A. FERRE PLAZA SQUARE REMODELING
AGUAS BUENAS, PUERTO RICO

SECTION 106 EFFECT DETERMINATION FORM

Puerto Rico 2017 Disaster Recovery, CDBG-DR Program City Revitalization Program (City-Rev) Section 106 NHPA Effect Determination		
Subrecipient: Municipality of Aguas Buenas		
Case ID: PR-CRP-000743		City: Aguas Buenas, PR
Project Name: Luis A. Ferre Plaza Square Remodeling		

Project Location: Rafael Lasa St, Aguas Buenas, PR 00703	
Project Coordinates: 18.2567439, -66.1029742	
TPID (Número de Catastro): 198-074-0121-01-000	
Project Type:	Type of Undertaking:
<input type="checkbox"/> Building <input checked="" type="checkbox"/> Plaza <input type="checkbox"/> Streets and/or pedestrian facilities <input type="checkbox"/> Utilities <input type="checkbox"/> Park	<input checked="" type="checkbox"/> Rehabilitation/Repair <input type="checkbox"/> Urban Renewal <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> New Construction
Construction Date: ca. 1878	Property Size (acres): 0.48


SOI-Qualified Architect/Architectural Historian: Esteli Capote, B. Arch, Richard Starzak, M.A., and Carmen-Marla López, Historic Architect
Date Reviewed: July 23, 2025
SOI-Qualified Archaeologist: Dylan Zedaker, M.A., and Adam C. S. Kazmi, M.A.
Date Reviewed: July 23, 2025
SOI-Qualified Reviewer: Carmen Marla Lopez, M.A.
Date Reviewed: July 31, 2025

In compliance with Section 106 of the National Historic Preservation Act (NHPA), the Program is responsible for identifying historic properties listed in the National Register of Historic Places (NRHP) and any properties not listed that would be considered eligible for listing which are located within the geographic area of potential effects (APE) of the proposed project and assessing the potential effects of its undertakings on these historic properties. It has been determined by the SOI-qualified professionals that the project undertaking does not conform to Stipulation II.A (Project Review – Programmatic Allowances) of the Section 106 Programmatic Agreement (PA) among FEMA, SHPO, and COR3, as amended (May 3, 2023).

Project Description (Undertaking)

The applicant is seeking Community Development Block Grant disaster recovery (CDBG-DR) funds financed by the federal Department of Housing and Urban Development (HUD) due to damage received by the 2017 Hurricanes Irma and Maria. The Puerto Rico Department of Housing (Departamento de la Vivienda de Puerto Rico) (PRDOH) has established an Agreement between PRDOH and the Municipality of Aguas Buenas (the “Subrecipient”) for the City Revitalization Program (“Program”) as part of the CDBG-DR Program. The allocation of federal funds for the project undertaking necessitates Section 106 review prior to implementation.

The Municipality of Aguas Buenas, assisted by PRDOH and the Puerto Rico 2017 Disaster

Puerto Rico 2017 Disaster Recovery, CDBG-DR Program City Revitalization Program (City-Rev) Section 106 NHPA Effect Determination	 <div data-bbox="1198 121 1399 210"> DEPARTMENT OF HOUSING GOVERNMENT OF PUERTO RICO </div>
Subrecipient: Municipality of Aguas Buenas	
Case ID: PR-CRP-000743	
Project Name: Luis A. Ferre Plaza Square Remodeling	City: Aguas Buenas, PR

Recovery, CDBG-DR Program – City Revitalization Program (Programa de Revitalización de la Ciudad del Gobierno Federal) (CITY-REV), proposes to rehabilitate Plaza Luis A Ferré, located within the traditional urban center of Aguas Buenas. As a result of Hurricanes Irma and María, the Plaza Luis A. Ferré suffered infrastructure damage requiring partial rehabilitation. The Aguas Buenas Municipality proposes to repair and improve this public site. The project details in this section were provided by the designer, Eng. William Meléndez from Ingenium Group, and were derived from their design plans (See “Project Architectural Plans, PR-CRP-000743 Plaza – Luis A Ferré Aguayo Public Square Renovation, Aguas Buenas, Puerto Rico – 100% Design Drawings-Revised dated June 20, 2025”) (Appendix A).

Plaza Luis A. Ferré Aguayo is within the Traditional Urban Center (TUC) of Aguas Buenas, as established by the Puerto Rico State Historic Preservation Office (PRSHPO). It is bounded by Rafale Laza Street on the north, Padre Sercu Street on the east, by Luis Muñoz Rivera (PR-173) street on the south and Salas Torres Street on the West. The project encompasses the rectangular area of the plaza, extending from the curb and gutter to the sidewalks (Figure 1). The rehabilitation project consists of improvements to the paving systems, landscaping and fountain, replacement of railings, interior lighting, electric receptacles, trash cans and concrete benches; the new construction of a structural canopy, the installation of cameras surveillance system and the provision of accessible ramps in compliance with the American with Disabilities Act (ADA) and the installation of a memorial plaque.

**Puerto Rico 2017 Disaster Recovery, CDBG-DR Program
City Revitalization Program (City-Rev)
Section 106 NHPA Effect Determination**

Subrecipient: Municipality of Aguas Buenas

Case ID: PR-CRP-000743

Project Name: Luis A. Ferre Plaza Square Remodeling



City: Aguas Buenas, PR

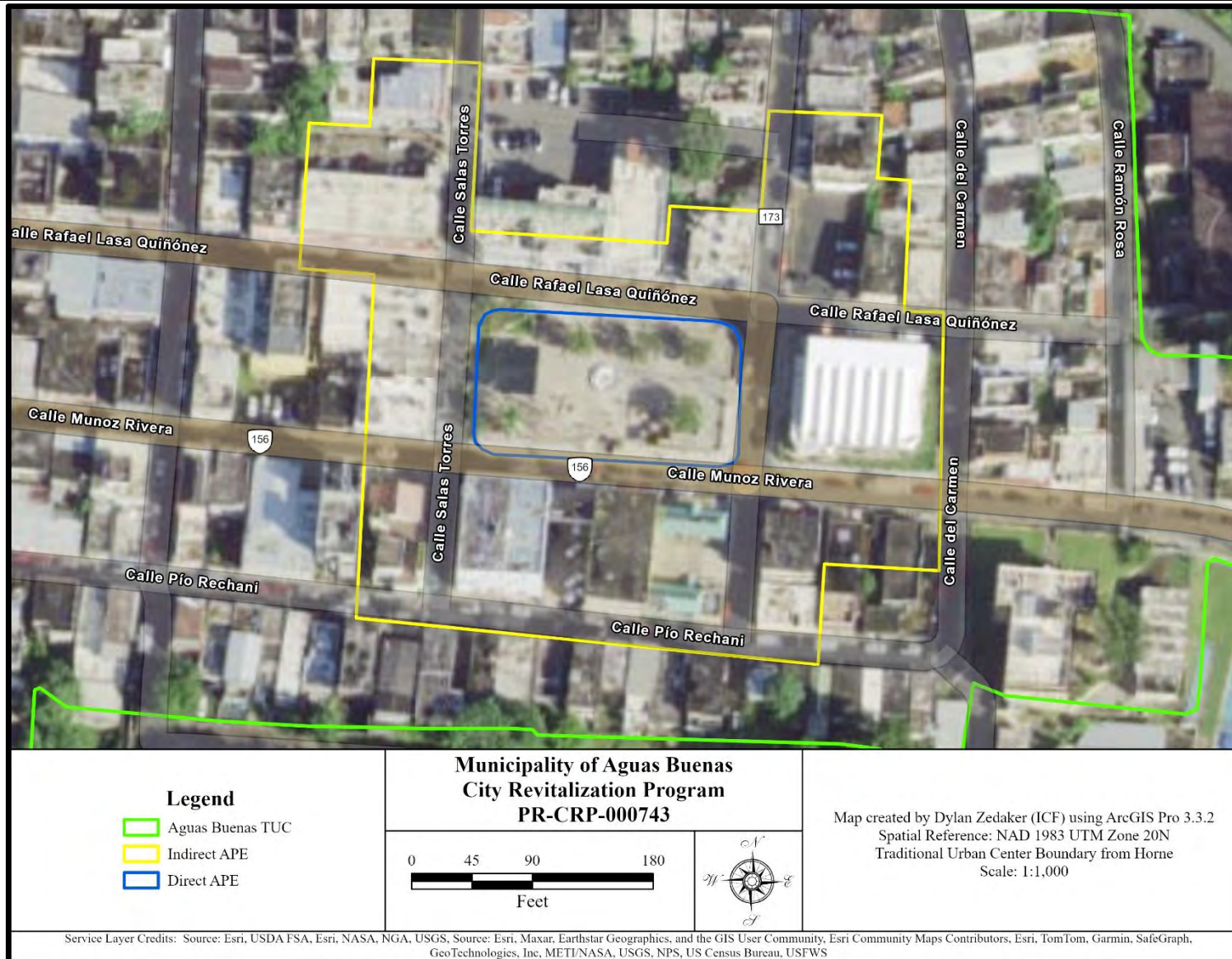



Figure 1. Project (Parcel) Location – Area of Potential Effects Map (Aerial)

Puerto Rico 2017 Disaster Recovery, CDBG-DR Program City Revitalization Program (City-Rev) Section 106 NHPA Effect Determination	 <div data-bbox="1198 121 1399 210"> DEPARTMENT OF HOUSING GOVERNMENT OF PUERTO RICO </div>
Subrecipient: Municipality of Aguas Buenas	
Case ID: PR-CRP-000743	
Project Name: Luis A. Ferre Plaza Square Remodeling	City: Aguas Buenas, PR

The rehabilitation project entails improvements to the Plaza Luis A. Ferré Aguayo and its green areas to provide a distinct gathering place that caters to various community activities. Rehabilitation activities include the construction of five (5) ADA curb ramps from streets to sidewalks to plaza, one (1) ADA ramp from Rafael Laza Street sidewalk to northeast corner of plaza, one (1) new metal roof (trellis) for dominoes tables and chairs, replacement of eight (8) LED light poles within existing location, installation of eight (8) new LED light poles and surveillance cameras, replacement and relocation of concrete urban furniture (3 concrete tables with 4 chairs each), and substitution of five (5) trash cans. In addition, repair works will include painting of concrete painted areas, concrete steps and pavers, repair work of selected gutter curbs around the plaza sidewalks, substitution of railings and electrical system. There are no structures located within the Direct APE.

The proposed project consists of demolition activities, repair/rehabilitation activities, and new construction activities. The only activities that will have ground disturbance are demolition and new construction work. The extent of ground disturbance for all activities is outlined in Table 1.



Puerto Rico 2017 Disaster Recovery, CDBG-DR Program City Revitalization Program (City-Rev) Section 106 NHPA Effect Determination	 <div>DEPARTMENT OF HOUSING <small>GOVERNMENT OF PUERTO RICO</small></div>
Subrecipient: Municipality of Aguas Buenas	
Case ID: PR-CRP-000743	City: Aguas Buenas, PR
Project Name: Luis A. Ferre Plaza Square Remodeling	

Table 1. Proposed Ground Disturbance of the Scope of Work ¹


Activity	Description	Estimated Depth of Ground Disturbance ²	100% Plan Sheet Number
Demolition	Demolition of sidewalks, ramps, gutters and curbs (69 cubic yards)	1 ft	C-100, C-101, C-102, A103
	Removal of metal piece on sidewalk	6 in	C-100, A103
	Removal and disposal of existing small white pebbles (2,528 sq. ft)	No ground disturbance	C-100, C-101, A103
	Removal and replacement of existing railing (510 linear feet)	No ground disturbance	C-100, C-101, C-102, A103
	Removal of five (5) trash cans	No ground disturbance	C-100, C-101, C-102, A103
	Removal of eight (8) existing ornamental lighting poles	Depth not provided	C-100, C-101, C-102, A103
	Removal and disposal of temporary wooden ramp	No ground disturbance	C-100, A103
	Removal and relocation of three (3) domino chairs and tables	No ground disturbance	C-100, C-101, C-102, A103
	Gutter, curbs and ADA ramp demolition (30 cubic yards)	Depth not provided	A100, A103
	Removal of stone pavers in the Plaza interior (1,050 sq. ft))	No ground disturbance	A100, A103
Repair/ Rehabilitation	Repairs of concrete steps on Padre Sercus Street	Depth not provided	A-100, S-300
	Floor slab repair (250 sq. ft)	No ground disturbance	A-100, S-300
	Repair of ornamental pavers on walls	No ground disturbance	A-100, S-300
	Replace existing pavers on the floor (200 sq. ft)	No ground disturbance	A-100, S-300
	Fixing to the floor of eight (8) existing benches	Depth not provided	A-100
	General painting (4,500 sq. ft)	No ground disturbance	A-100, A-103, S-300
	Remove and replace twenty (20) existing receptacles with new weatherproof receptacles	No ground disturbance	A-100, A-103, E-100
New Construction	Foundation excavation	2 ft	A-100, A-103
	Backfill (A-2-4)	No ground disturbance	A-100, A-103
	New ornamental railings in existing stone wall (510 linear ft)	No ground disturbance	A-100, A-103, A-203

¹ The table was produced by ICF, but information contained within was derived from the 100% design plans by Ingenium Group.

² Depths for all activities could not be obtained from the designer and were not included in the 100% design plans. However, the demolition, repair, and construction activities without depths are likely limited to the extent of previous ground disturbance. These activities will be labeled as "Depth not provided" in Table 1.

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Activity	Description	Estimated Depth of Ground Disturbance ²	100% Plan Sheet Number
New Construction	Stair railing (111 linear ft)	1 ft	A-100, A-103, A-204, MS-100
	Ramp railing (120 linear ft)	1 ft	A-100, A-103, A-204, MS-100
	Landscaping (2,528 sq. ft)	Depth not provided	A-100, A103, LA-100, LA-101
	Concrete trash receptacles (10)	Depth not provided	A-100, A-103, MS-100
	Installation of existing memorial plaque	No ground disturbance	A-100, A-103
	New curb (type B)	6 in	A-100, A-103, S300
	New reinforced concrete sidewalk (69 cubic yards)	10 in	A-100, A-103, S300
	Five (5) handicapped concrete ramps (sidewalk)	Depth not provided	A-100, A-103, A-201
	ADA concrete ramp in the Plaza interior 20 cubic yards)	2 ft	A-100, A-103, A-200, S-200
	Concrete foundations	Depth not provided	A-100, A-103
	Structural canopy (trellis roof)	3 ft	A-100, A-103, A-205, S-400, S-401
	Proposed stone ramp wall in the Plaza interior	No ground disturbance	A-100, A-103
	Proposed floor pavers #1 in the Plaza interior using Corso Italia Flagstone (814 sq. ft)	No ground disturbance	A-100, A-102, A-103
	Proposed floor pavers #2 in the Plaza interior using Nantucket Pavers Yorkstone (236 sq. ft)	No ground disturbance	A-100, A-102, A-103
	4 MP color motorized varifocal bullet network	No ground disturbance	A-100, A-103, CT100, CT200
	Six (6) camera terminal cabinets	No ground disturbance	A-100, A-103, CT100, CT200
	Main camera rack	No ground disturbance	A-100, A-103, CT100, CT200
	Repair leaking fountain and unclog drainage (74 linear feet)	No ground disturbance	A-100, A-103
	Installation of twelve (12) new electrical receptacles (waterproofing)	No ground disturbance	A-100, A-103, E-100
	Installation of eight (8) ornamental light poles (LED light, anchor base and concrete base), connection and controllers	6 ft	A-100, A-103, E-100, E-201

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It is important to note that the Municipality of Aguas Buenas also received assistance from the Federal Emergency Management Agency (FEMA), for Plaza Luis A. Ferré Aguayo (Attachment B). Under FEMA funds the work completed, and to be completed includes the following:

FEMA work completed

- Repair of water fountain motor
- In-kind replacement of 25 LED light fixtures (100 watt).
- Painting of metal fence (2,586 sq. ft.)


FEMA work to be completed includes the following:

- In-kind replacement of two (2) Cobra style pole-mounted LED light fixtures.
- Painting of light poles (340 sq. ft.)
- In-kind replacement of 13 – 18-inch diameter lamp covers.

For this project, the activities related to the fountain include the following (Full detailed description of the works can be found on page P100 of Construction Drawings 100% of June 20.2025):

1. General visual inspection
2. Valve inspection ($\frac{3}{4}$ " clayton valve or similar)
3. Cleaning and inspection of valves
4. Inspection and maintenance of copper pipe (1" copper pipe, type "k")
5. Floor drain inspection (3" 6010 main drain by smith – vandal proof)
6. Sump pump inspection
7. Overflow drain inspection
8. Electrical and system controls check

The rehabilitation of the Luis A. Ferré Aguayo Plaza aims to create a vibrant public space that enhances the quality of life of the sector and Aguas Buenas Municipality residents and visitors. The previously discussed project activities aim to incorporate recreational, cultural, and social areas, that will allow the Plaza to serve as a multifunctional hub, fostering community engagement and well-being.


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Area of Potential Effects

As defined in 36 CFR §800.16(d), the APE is the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties if any such properties exist. Based on this definition and the nature and scope of the Undertaking, it has been determined that the direct impact APE for this project includes Plaza Luis A. Ferré Aguayo, which is located within a historic property, the Aguas Buenas TUC, a historic district eligible for inclusion on the NRHP (Figure 2).

The direct APE measures approximately 0.48 acres in area, which is comprised of the total area of Plaza Luis A. Ferré Aguayo. The direct APE measures approximately 113 ft (35 m) north to south and 203 ft (62 m) east to west. The staging area is considered part of the direct APE and is the Public Transportation Terminal, which is located 0.02-miles southeast of the direct APE. Plaza Luis A. Ferré Aguayo occupies an irregular rectangular center block, with the shortest façade facing to the east and longest facing to the south. To the north, the direct APE is adjacent to Rafael Laza Street, (from the west corner of the block to east) the Mayor's Office, a two-story commercial building, a one-story Police Station which is listed as an eligible property in PR-SHPO and another two-story commercial building. To the south of the direct APE is Luis Muñoz Rivera Street (PR-156) with one and two-story commercial buildings and a public cars terminal at the eastern corner of the block. To the west, the direct APE is adjacent to Salas Torres Street and three (3) two-story commercial buildings. Finally, to the east of the direct APE is adjacent to Padre Sercus Street along with the Catholic Church.

The indirect APE for visual effects is the geographic area surrounding the Renovations of Plaza Luis A. Ferré Aguayo project construction area. It measures 397 ft (121 m) north to south and 508 ft (155 m) east to west. The physical boundaries for the indirect APE are, to the north - the most northern lot boundaries of Mayor's Office and commercial buildings on the north side of Rafael Laza Street; to the south: Pío Rechani Street; to the east - del Carmen Street; to the west the most western lot boundaries of commercial buildings on the west side of Salas Torres Street. In terms of the built environment within the indirect APE, the surroundings constitute mixed uses which range from institutional (Mayor's Office, Police Station, the Church and a Public Transportation Terminal) to a low-to-mid intense commercial use (banks, pharmacies, medical offices and coffee shops).

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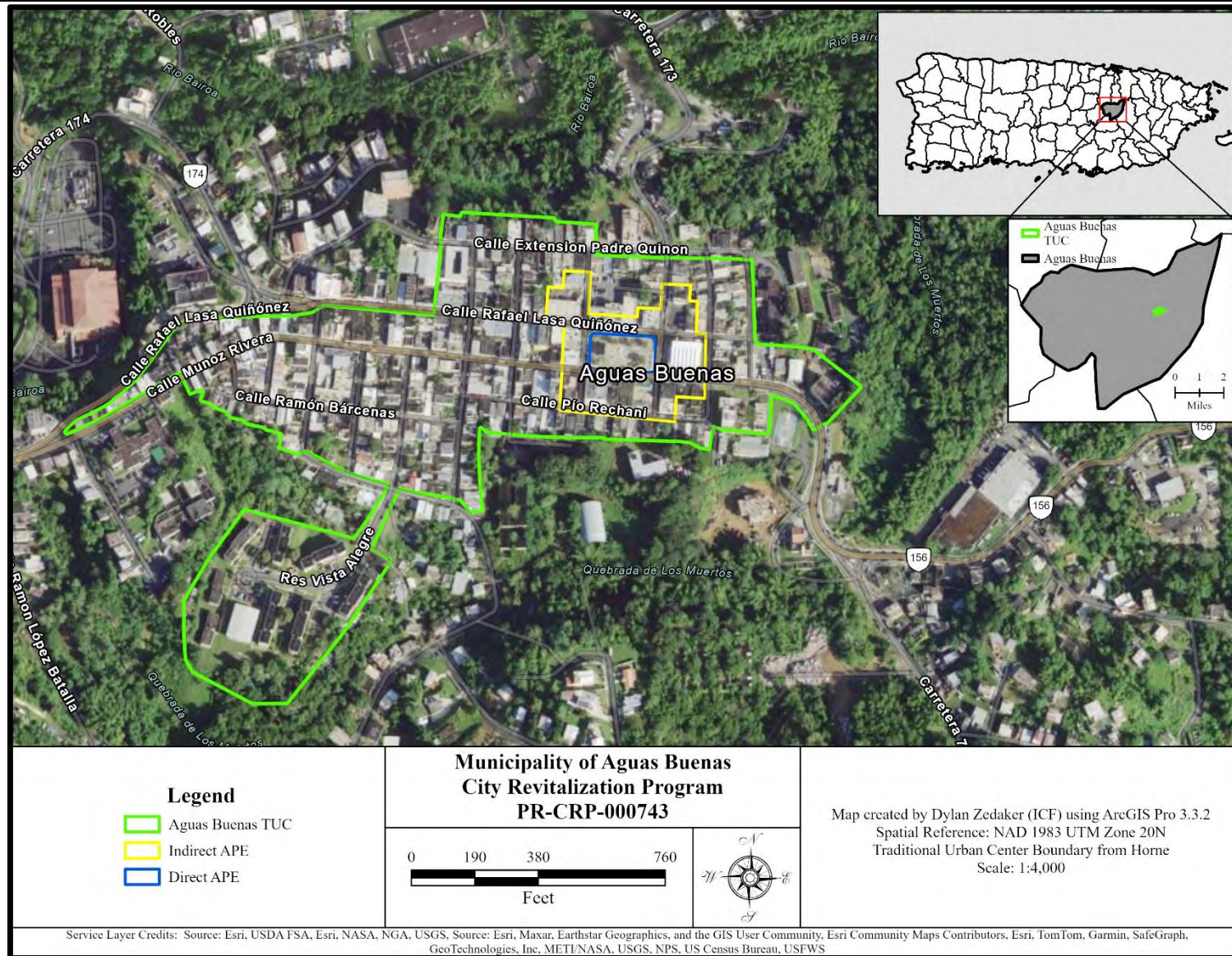



Figure 2. Project (Parcel) Location – Aerial Map (Aerial)

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Environmental Setting

This municipality is situated in the central part of the island, within the region known as the Eastern Humid Mountains. It stands at an elevation of approximately 259 meters (850 feet) above sea level. It shares borders with Bayamón, Guaynabo, and Río Piedras to the north; Cidra to the south; Caguas to the east; and Comerío to the west. The area experiences a humid tropical climate, receiving between 64 and 78 inches of rainfall annually—less than the municipalities in the Western Humid Mountains. The land is fertile and well-suited for cultivating coffee and various minor fruits.

The terrain is predominantly mountainous with limited flatlands, though the elevations are relatively modest. The most prominent elevations are extensions of the Cordillera Central, found in the Mulitas neighborhood to the west and the Cagüitas neighborhood to the south. The highest peaks include La Peña (552 meters or 1,811 feet) in the Juan Asencio neighborhood, Santa Bárbara (510 meters or 1,673 feet) in Bayamoncito, and Chicharo (490 meters or 1,607 feet) in Sonadora. The municipality's hydrographic network includes several rivers and streams. The Bayamón River flows from south to north, while the Bairoa, Cañas, and Cagüitas rivers serve as tributaries of the Loíza River. Notably, the Cagüitas River runs underground through Sumidero, where the Aguas Buenas caves are located. Additional streams feeding into the Bayamón River include La Zaperera, Pueblo Viejo, Jácana, Vicente, Grande, Las Piedras, Las Chorreras, and Sonadora. Tributaries of the Loíza River include the Horno, Sanjuelo, and Los Muertos streams.

The geology of Aguas Buenas is defined by volcanic rocks formed during the Cretaceous period (approximately 145 to 66 million years ago), deposited in a marine environment. These rocks include significant limestone formations such as the Aguas Buenas Limestone and the Río Matón Limestone, which serve as the foundation for volcanoclastic units like the Torrecilla Brecha and the Robles Formation. The APE is located approximately 11.75 miles south of the nearest coast, San Juan Bay by the north. Elevations within the APEs vary, but the average elevation above mean sea level (amsl) is approximately 260 meters. The Project APEs are located 0.21 mi west of Canal de Florida and 1.25 mi east of Río Coamo. The Project APEs are located in a heavily urbanized sector of the NRHP-eligible *Aguas Buenas Centros Urbanos*. All surfaces within the direct APE are paved. As such, 60% of the soil within the direct APE is classified by the USDA as Uv: Urban land-Vega Alta complex, 2 to 12 percent slopes. The Uv Urban land-Vega Alta complex soil series are characterized as well-drained (USDA 2025). Soil data from USDA is illustrated in Figure 3.

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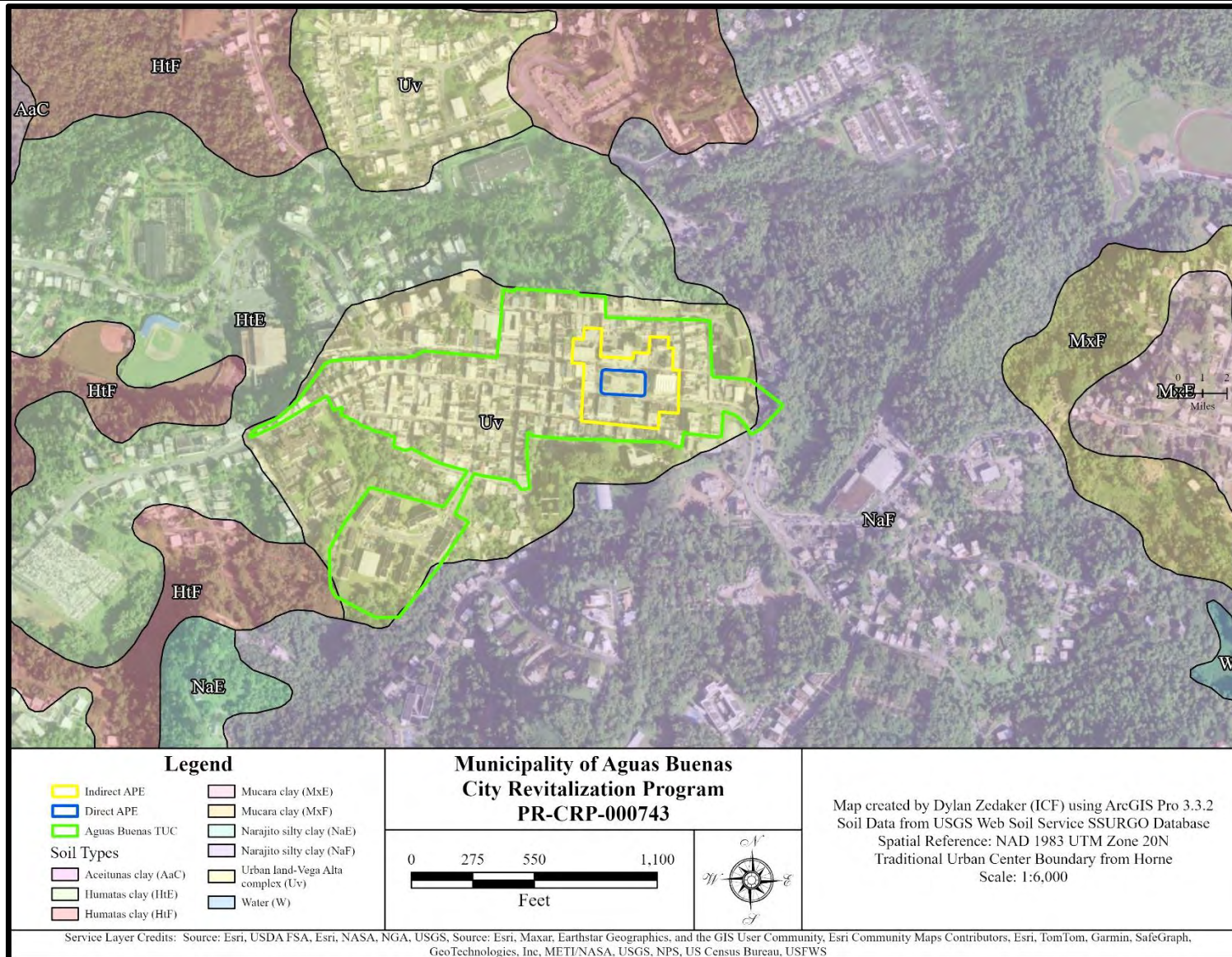



Figure 3. Project (Parcel) Location – Soils Map

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Historic Context/Cultural Setting

Pre-Contact Culture History of the APE

Pre-contact cultural history in Puerto Rico has largely been defined through the use of archaeological cultures, as it is impossible to know the true names and ethnic affiliations of the peoples who inhabited the island prior to European colonization in the 15th and 16th centuries. Five major archaeological periods have been identified in Puerto Rico, with exact date ranges varying depending on the specific context: the Preceramic or Archaic Period (ca. 4000 BCE – 200 CE), Agro-alfarero I (ca. 250 BCE – 600 CE), Agro-alfarero II (ca. 600 CE – 1200 CE), Agro-alfarero III (ca. 1200 – 1500 CE), and the Historic period (1493 CE – present) (Table 2).

Within modern-day Aguas Buenas, only 5 potentially eligible/listed pre-contact archaeological sites have been identified. Despite this, Aguas Buenas is generally considered to be a high probability area for pre-contact archaeological remains, with the paucity of sites being attributed to a lack of large, systematic studies of the region. The sites that have been identified date back, at the earliest, to the Agro-alfarero II (Ostionoides) period, indicating a potentially late settlement history of the region by local populations, though this would not preclude seasonal or ephemeral habitation in earlier periods. Cueva Clara (AB0100001) is a particularly significant complex of caves located in the Sumidero neighborhood (approximately 3 miles south by southwest of the project APE) replete with petroglyphs and pottery from the Agro-alfarero III (Taino) period. Site AB-2 (AB0100002) is located near the Caguitas River and corresponds to an Agro-alfarero II ceramic scatter of unspecified style. Rio Sauco (AB0100003) is also located in the Caguitas neighborhood, within the Sauco River valley. This site was impacted by construction in the area, resulting in an unknown preservation status. When it was initially recorded, the site consisted of a pre-contact ceramic scatter (typed as Ostiones, which corresponds to the Agro-alfarero II period). Aguas Buenas 4/Yacimiento Rio Bayamon (AB-4, AB0100004) is an unconfirmed pre-contact plaza site with a small ceramic component of unknown date and typology, though current assumptions are that the site dates to the Taino period (Agro-alfarero III). The site is located on the border of Bayamon and Aguas Buenas in Barrio Sonadora, along the western side of PR-174. Site AB-5 (AB0100005), also located along PR-174 in Barrio Sonadora, is a mixed-component site consisting of the remains of a 19th century historic residence and a pre-contact Santa Elena ceramic scatter, which corresponds to the Agro-alfarero II period.


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Table 2. Representative archaeological sites for each pre-contact archaeological period³


Archaeological Period	Date Range	Representative Sites within Aguas Buenas
Archaic - Preceramic	4000 BCE – 200 CE	N/A
Agro-alfarero I (Saladoide)	250 BCE – 600 CE	N/A
Agro-alfarero II (Ostionoides)	600 CE – 1200 CE	Rio Sauco (AB0100003)
Agro-alfarero III (Taíno)	1200 CE – 1500 CE	Cueva Clara (AB0100001); AB-4 (AB0100004)
Multi-Component	4000 BCE – 1980 CE	AB-5 (AB0100005)

Analysis of currently available archaeological data for Aguas Buenas provides evidence that supports a relatively late settlement history within this interior territory. Permanent occupation in Aguas Buenas seems likely to have developed in the Agro-alfarero II period and to have grown in Agro-alfarero III. Historic development within Aguas Buenas was also delayed relative to the more accessible coastal regions. It is important to note, however, that the municipality remains poorly studied and future systematic archaeological surveys in the territory may reveal evidence of earlier periods of occupation and more prolific habitation sites. The region is well-supplied with major rivers, which could support expansive networks of communication, travel, and trade in addition to providing valuable natural resources. Raised landforms overlooking oxbow lakes throughout the municipality represent areas of particularly high archaeological potential. Archaeological potential for intact, potentially eligible archaeological sites within major urban centers, such as Aguas Buenas, is considerably lower due to the relatively late development of the region, introducing considerable levels of ground disturbance attributed to late 19th – 20th century construction techniques. Archaeological potential for encountering colonial sites is minimal, though some remains associated with historic residences, factories, and railroads may be expected within the Aguas Buenas TUC.

Historical Background of the APE

Aguas Buenas, nestled in the Sierra de Cayey in Puerto Rico's central mountainous region, officially became a municipality on May 25, 1838, by order of Governor Miguel López de Baños, after separating from Caguas (Díaz 1985). Known since 1798 as "El Agua Buena" and later "Aguas Claras" due to a "a spring of crystalline water that flowed through what is now Monserrate Street", the area was prized for its fertile land, abundant springs, and favorable climate. The town's early development was driven by agriculture, particularly coffee cultivation, which flourished in the 19th century and made Aguas Buenas one of the island's wealthiest towns.

³ Information in this table is summarized from *Información Arqueológica del Municipio de Santa Isabel* compiled by the PRSHPO.


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The town's founding was made possible by Don Julián López, who donated ten (10) cuerdas (an old Spanish unit of land area, roughly equivalent to an acre) land for the church, plaza, and municipal buildings. Francisco de Salas Torres served as the first mayor, and the first public school opened in 1842. By the late 1800s, Aguas Buenas had grown significantly, with 108 coffee farms and 191 minor fruit estates. However, the Spanish-American War (1898), Hurricane San Ciriaco (1899), and the loss of European markets led to economic decline.

In the early 20th century, tobacco factories and later light manufacturing helped revive the economy. Infrastructure improvements included roads, schools, a hospital, and public lighting. The town also became known for its archaeological significance, with evidence of pre-Columbian settlements and ceremonial sites, particularly in the Aguas Buenas Caves. Despite economic challenges in recent decades, Aguas Buenas remains culturally rich, with notable figures in literature, politics, and education. Its historical legacy, natural beauty, and archaeological heritage continue to define its identity. Since 1926, the territorial extension of this municipality has consisted of the following districts: Pueblo, Bairoa, Bayamoncito, Caguitas, Jagüeyes, Juan Asensio, Mulas, Mulitas, Sonadora, and Sumidero.

The Urban Fabric and the Plaza

The first cartography of Aguas Buenas found dates from 1886, the document was prepared by the Military Army Body (Cuerpo de Ejército Militar) of the Spain Government (Figure 4). By that time, the location of the Plaza and the church already presents its current location along with the first eight (8) streets, four of the streets run from west to east and the remaining four run from north to south. The streets around the plaza serve as connectors to surrounding municipalities, the northern street (now-a-day Rafael Lasa St. 3) and the southern street Calle Muñoz Rivera (PR-156), both running from west to east, go in the direction of Sabana del Palmar (now Comerío) and Caguas respectively. The most eastern street (running from north to south) goes in the direction of Bayamón – crossing between the plaza and the church. In the case of the plaza, it also presents its current proportion of rectangular shape in an axis from east to west. From this first cartography it can be observed a denser block to the street located at the north-west part of the plaza, in direction to Sábana del Palmar (now Comerío). The map shows about 130 properties, from three different scales, with the smaller occurring in the outer streets and the bigger and denser blocks to the innermost western streets.

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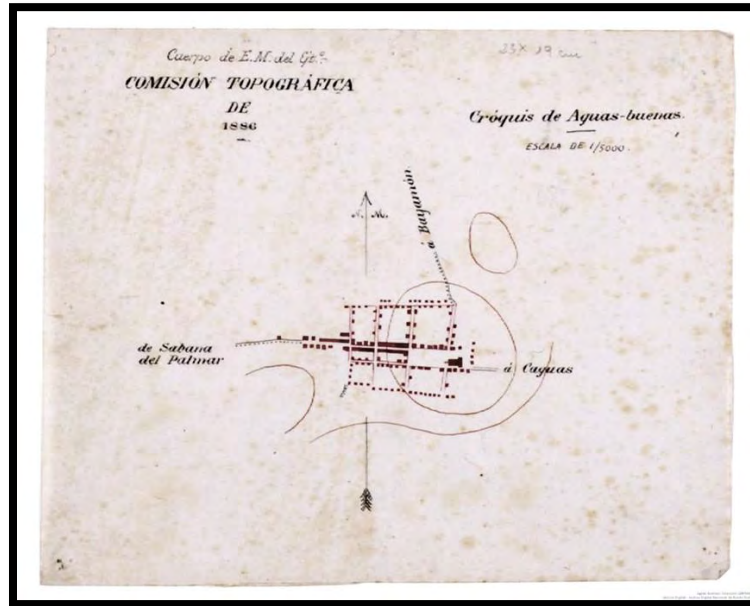



Figure 4. Croquis de Aguas Buenas produced by the Military Body of Spain. Date: 1886.
 Source: Cartographic and Geographic Studies Archive of the Army Geographic Center.

Sixty years after the first map of Aguas Buenas is recorded, and forty-eight years after the US military occupation in Puerto Rico, a topographic map is produced in 1946 by the US Army Corps of Engineers. This map shows the plaza and the church in its current location. Also shown is an extension and densification of the town – particularly to the south-western part, including the cemetery to western side in the street to Comerío, now-a-day PR-173. In 1946, Aguas Buenas has six streets running from west to east and 11 eleven streets running from north to south. A second church appears in the block southwest of the plaza. Two institutional buildings appear in this topography map, one is located four blocks from the most south-western corner of the plaza and the other appears to block to the east of the church, in the street to Caguas.

The first catholic church was built by the residents of Aguas Buenas. It describes a rustic wooden hermitage or chapel with a thatched roof, where they worshipped the Virgin of Monserrate, a devotion that has been part of the tradition since the village's founding. Although ecclesiastical authorities designated the Three Kings as the patrons of the church, the tradition and popular fervor for the Virgin of Monserrate have prevailed⁴. Historian Diana Massa Figueroa explains that the “resolute Father Sercu, parish priest of this diocese”, finished efforts for the construction of a new blessed and consecrated Catholic church in 1925, because the first church was in a ruined state. In 1969 the construction of a modern church – designed

⁴ Arcl. Harry Alemán

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by architect Gonzalo González Seijo – was finished. The modern design of the church extended to the plaza with the construction of three concrete roofs located to the south-east part of the Plaza.

The 1955 topographic map documents the appearance of a street to Guaynabo (PR-174) to the north-western part of the downtown, and many structures aligned to the connecting streets to Comerío, Caguas and Guaynabo, which reflect the continued growth of the Aguas Buenas Municipality (Figure 5). The map also locates the Water Treatment Plant aligned with the street PR-173 to San Juan (previously to Bayamón). In the 1955 topo map a school located to the south-east of the Church also appears. The 1964 topographic map documents the addition of a hospital building to the western side of the town aligned with the street PR-173 to Comerío (Figure 6). In addition, low-income residential project Vista Alegre appears located to the south-western part of the town and to the north of “Quebrada de Muertos” creek, non-existent now a day.

The first available aerial photograph dates from 1937⁵(Figure 7). Three schools are visible; all aligned with the Muñoz Rivera Street (PR-156). From east to west the first is School Rafael Nicolau – 0.11 mile east from APE, next is San Alfonso Academy – 0.06 mile southeast from APE, and a third school which was demolished – 0.15 mile southwest from APE. The plaza shows two rows of trees in axis with the catholic church on the eastern part of the plaza. The next available aeriels are for 1962 and 1967 (Figures 8 and 9). The aerial photos exhibit the finished construction of a hospital located to the most western part of the town – 0.26 mile southwest from undertaking and the housing project “Residencial Vista Alegre” to the south-west part of the town – 0.19 mile southwest from the APE.

For this period the Plaza shows a neo classical design where gardening areas surrounding the periphery of the plaza frame four distinctive entrances at the center of each cardinal side (North, South, East, West). Four circular garden areas provide space for trees close to each of the plaza corners. Four additional rectangular garden areas – aligned with the circular gardens in the corners – create an axis to the church and provide space for trees. The center of the plaza appears to be coronated by a new element: the fountain. The fountain will remain – although remodeled – until present times. During this time the church shows a gable roof.

⁵ Sepúlveda Rivera, A., (2004), Puerto Rico Urbano – Atlas Histórico de la Ciudad Puertorriqueña Vol. 4 En Clave de Gris (1920 al 2000), p. 117, Carimar.

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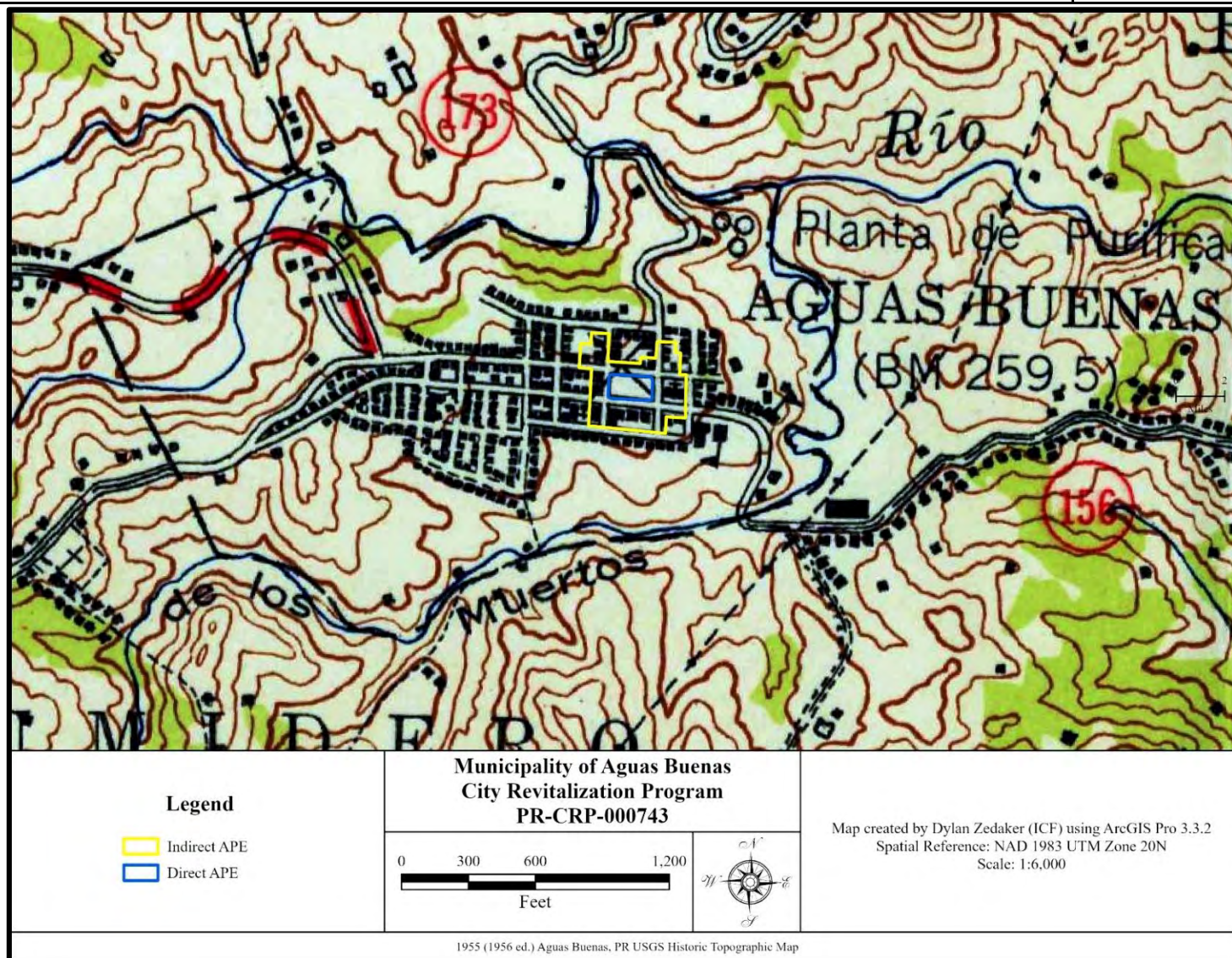


Figure 5. Project (Parcel) Location – USGS Historic Topographic Map 1955 (1956 ed.) Aguas Buenas, PR

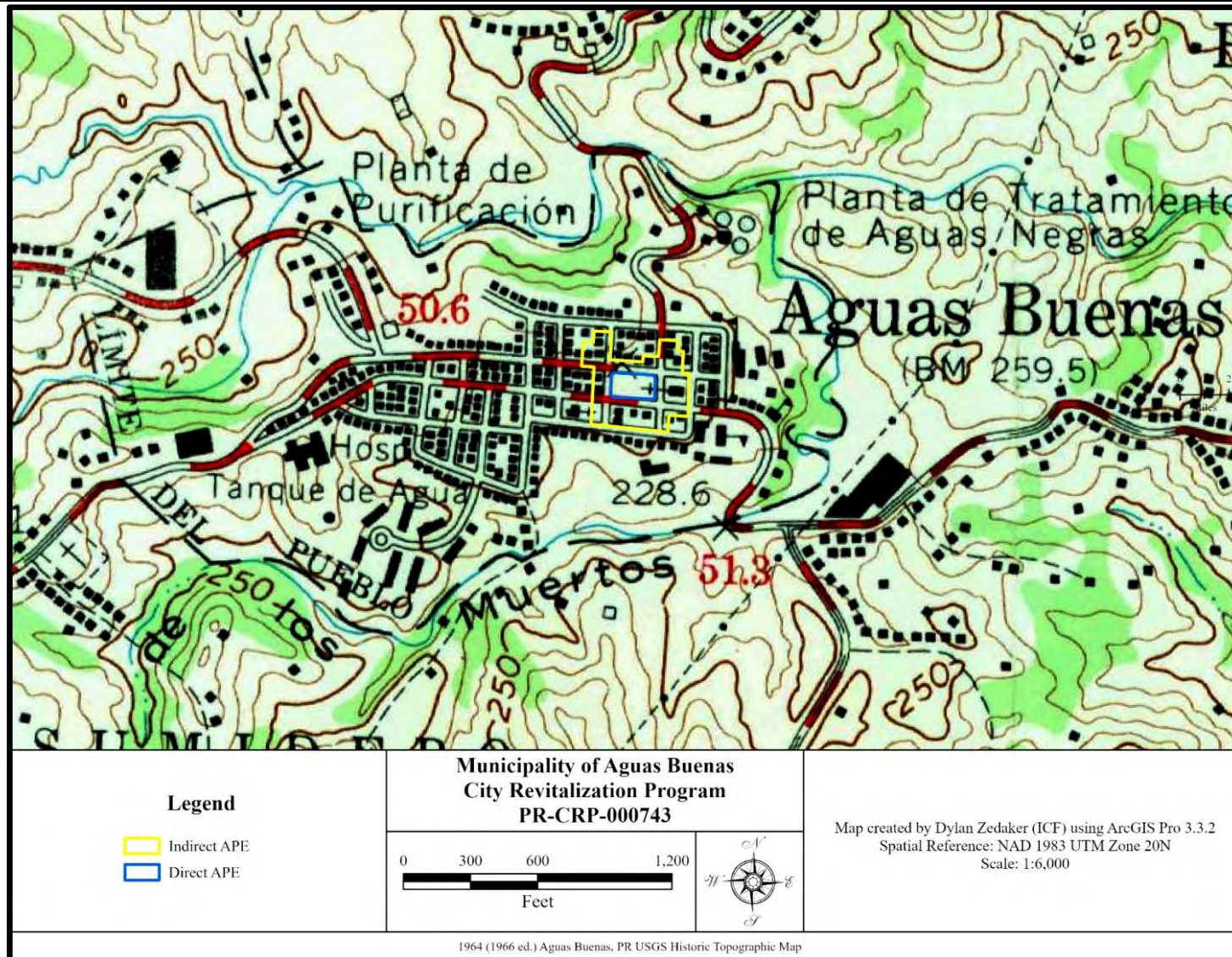


Figure 6. Project (Parcel) Location – USGS Historic Topographic Map 1964 (1966 ed.) Aguas Buenas, PR



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Figure 7. Project (Parcel) Location – Puerto Rico Dept. of Transportation and Public Works Historic Aerial Image (1937)

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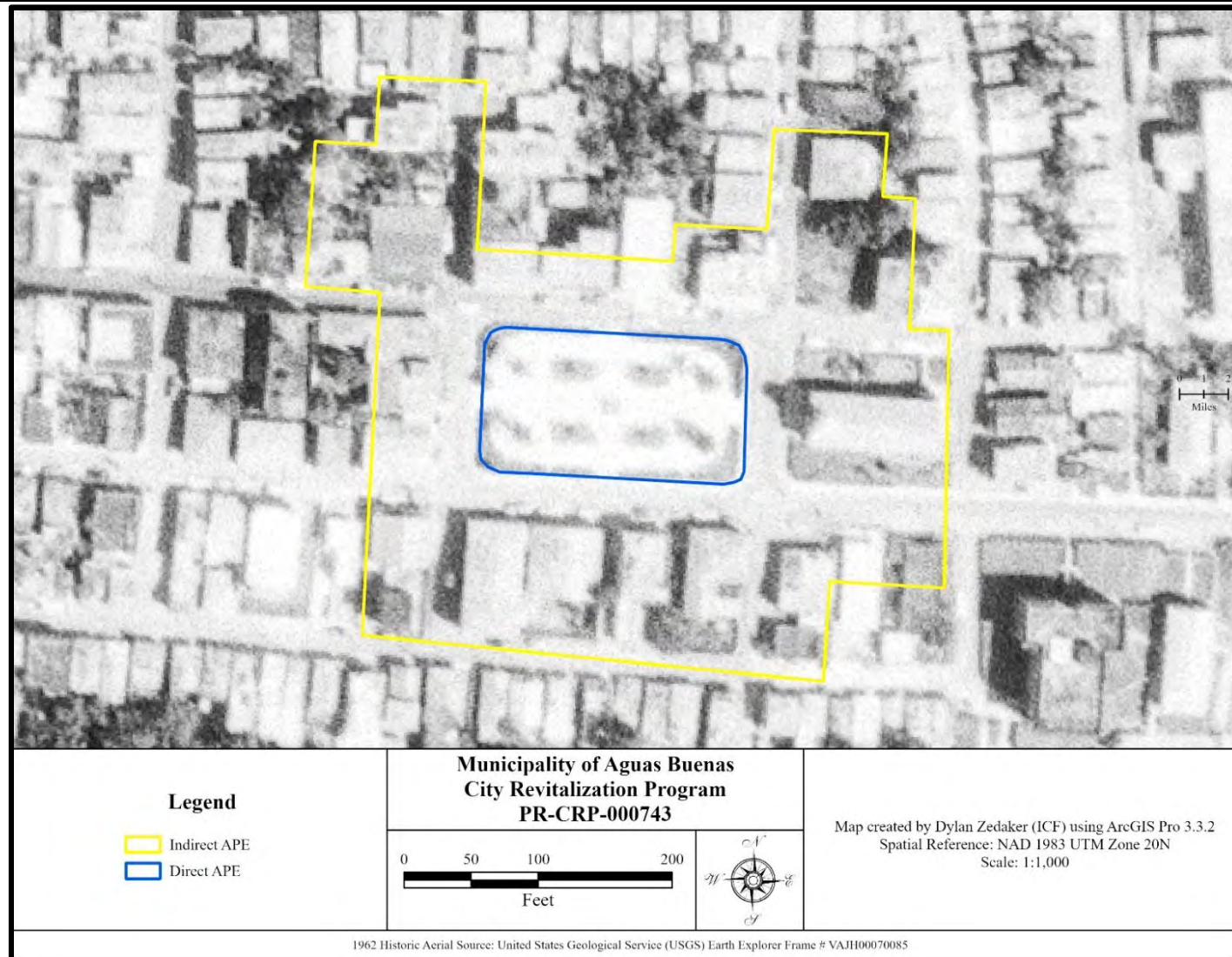



Figure 8. Project (Parcel) Location – USGS Earth Explorer Historic Aerial Image (1962)

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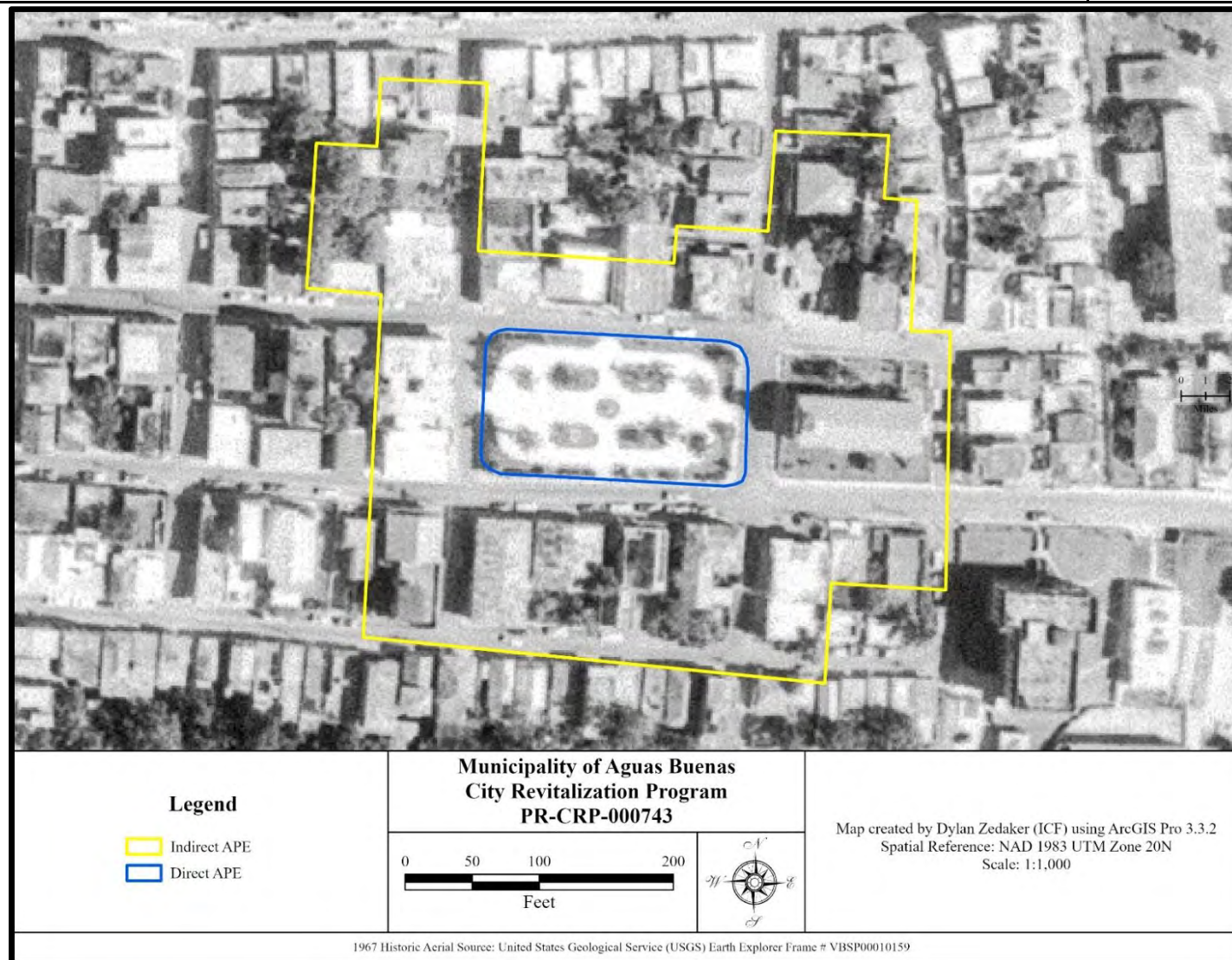



Figure 9. Project (Parcel) Location – USGS Earth Explorer Historic Aerial Image (1967)

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The Plaza Luis A. Ferré experienced a major renovation c. 1974, which attempted to harmonize the modern style of the new catholic church constructed 1969 by architect Gonzalo González Seijo (Figure 10). The remodeling included the substitution of the classical round fountain by a squared one in same location, the construction of bathrooms/mechanical room adjacent to the northern side of the new square fountain, a concrete roofed platform for performances on the southwest corner and three concrete canopies with benches on the southeast corner of the plaza.

During the early 1990's the plaza experienced yet another change coinciding with the Mayor's Office remodeling and expansion to the east of the building's block. During this remodeling the modern elements that were added c. 1974 were demolished, including the squared fountain with the annex building, and the concrete roofed performance platform. Only the three concrete canopies located at the south-east part of the plaza remained. A new platform, that exists today, was built on the east side of the plaza in an axis with the church. In addition, two circumferential gardens on the western corners of the Plaza were extended to the interior of the square.

In 2011 the recently adopted anthem and flag received space within these gardens. A marble rock panel engraved with the Aguas Buenas anthem was placed in the southwest garden and the name of Aguas Buenas formed with pebbles with the flagpole was located in the northwest corner garden. The Plaza has been altered several times from ca. 1960 to 2025, primarily by finish remodeling, except for the major renovation effort of 1974 (Figure 11).



Figure 10. Plaza photos from 1982, Source: Inventario de Recursos Culturales, Instituto de Cultura Puertorriqueña, Departamento de Preservación Histórica. State Historic Preservation Office (SHPO), AB0200002.


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Case ID: PR-CRP-000743		City: Aguas Buenas, PR
Project Name: Luis A. Ferre Plaza Square Remodeling		




Figure 11. Plaza photos from left to right: 1960 facing east, 1996 facing west, and 2025 facing east⁶.

Summary

Although the Plaza Luis A. Ferré has been remodeled at various times throughout its history (1974, 1996 and 2011) the main Spanish colonial layout remains. The colonial layout where the church is located at the east of the plaza with the entrance pointing in its direction with an axis in the plaza reinforcing the ecclesiastical power of the colonial periods still exists today. The location of the Mayor's Office and even the location of the tiny police station (previously a fire station) to the north of the plaza surrounded by commercial and public buildings similarly, form part of the traditional concept of urban centers inherited by the Puerto Ricans through Spain Colonization. The Aguas Buenas town square center remains one of the few active hubs, likely because of the absence of nearby shopping centers and its diverse mix of low to mid-intensity institutional, commercial, and residential buildings.

⁶ 1960 and 1996 photos source: Sepúlveda Rivera, A., 2004, Puerto Rico Urbano, Atlas Histórico de la Ciudad Puertorriqueña, Vol. 4, Carimar.

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Identification of Historic Properties

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the direct and indirect APE of this undertaking. The review of this existing information, by a Program-contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61), shows that no previously recorded archaeological resources or historic properties are within either the direct or indirect APE. Six (6) archaeological surveys have been conducted within the 0.25-mile research radius (Table 3; Figure 12), but none resulted in the identification of archaeological resources within that radius. One cultural resource survey, ICP/CAT-AB-00-03-05, resulted in the identification of cultural resources.

Historic Properties – Archaeological Resources

Based on the results of archaeological historic property identification efforts, there are no archaeological sites within the 0.25-mile research radius of the project. All previously discussed archaeological sites (AB0100001 – AB0100005) within the municipality of Aguas Buenas are located well outside of the project area. While Aguas Buenas as a whole is poorly studied, six cultural resource surveys have taken place within the research radius. None of these surveys resulted in the identification of archaeological sites within a 0.25-miles research radius of the indirect APE.

Previous Investigations

Of the six previous cultural resource surveys in the research radius, only one yielded a positive result. In 2000, Antonio Daubon Vidal led a Phase IB cultural resource survey entitled "Troncal Sanitaria, Aguas Buenas-Caguas, Carreteras P.R. 156-A P.R. 796, Aguas Buenas-Caguas Puerto Rico." The survey was conducted in support of the installation of a sewage pipeline stretching 13,763 m through Aguas Buenas and Caguas, located 0.06 mi N of the current Project APE at its nearest point. While archaeological resources were encountered during the course of this survey (precontact archaeological deposits were found to be present from shovel tests 227 – 247, 291 – 294), these sites were encountered in Caguas, well east of the current Project APE. Shovel tests conducted within the research radius yielded negative results. Soil profiles typically consisted of a thin layer of brown sandy loam (maximum depth of 23 cm) underlain by yellowish red clay (excavated to a maximum depth of 48 cm).

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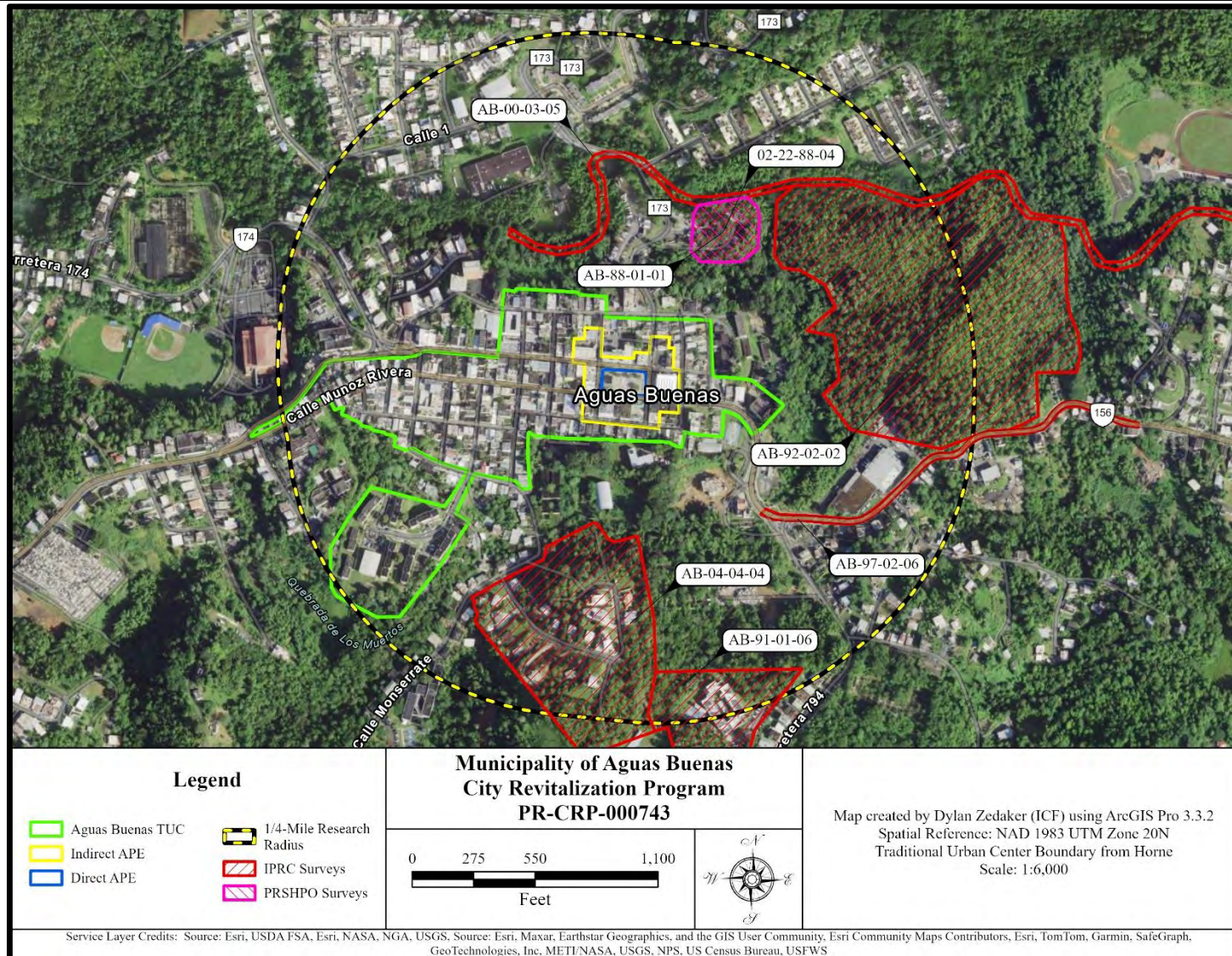


Figure 12. Project (Parcel) Location – Previous Investigations - Aerial Map


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Table 3. Archaeological Cultural Resource Studies Within the Quarter-Mile Research Radius


Author	Phase/Title	Year	SHPO/IPRC ID	Results	Distance/ Direction to the APE
Daubon-Vidal, Antonio	Troncal Sanitaria Aguas Buenas - Caguas Carr. PR-156 a PR-796, IB	2000	ICP/CAT-AB-00-03-05	Positive	0.06 mi N
Rodríguez-López, Miguel & Rivera, Virgina	Mejoras y Ampliaciones Planta De Tratamiento, IA-IB	1988	ICP/CAT-AB-88-01-01 SHPO 02-22-88-04	Negative	0.07 mi NE
González-Colón, Juan	Brisas de Aguas Buenas, IA-IB	2004	ICP/CAT-AB-04-04-04	Negative	0.09 mi S
González-Colón, Juan	Urbanización Industrial Compañía De Fomento Industrial, IA-IB	1992	ICP/CAT-AB-92-02-02	Negative	0.11 mi NE
Rodríguez Miranda, Marisol	Sistema Sanitario Bo. Sumidero y Mulas Sector Patillas y Palmasola, Bo. Sumidero Sector Camino Verde y La Araña, y Bo. Caguitas Sector PR-156, IA-IB	1997	ICP/CAT-AB-97-02-06	Negative	0.11 mi SE
Príncipe Jácome, Andrés	Escuela Intermedia Urbana, IA-IB	1991	ICP/CAT-AB-91-01-06	Negative	0.21 mi S

In 1988, Miguel Rodriguez Lopez and Virginia Rivera led a Phase IA/IB survey (ICP/CAT-AB-88-01-01; SHPO 02-22-88-04) in support of the development of a sewage treatment plant in Aguas Buenas. During the course of this survey, which was located 0.07 mi NE of the indirect APE, six shovel tests were conducted, all of which yielded negative results. Soil profiles consisted of approximately 20 cm of fill underlain by sterile yellowish-brown clay.

In 1992, Juan Gonzalez-Colon led a Phase IA/IB survey (ICP/CAT-AB-92-02-02) in support of industrial development in Aguas Buenas. Thirty-two shovel tests were conducted in the course of this survey, all of which were terminated at 50 cm within a layer of clay. All shovel tests yielded negative results.

In 1997, Marisol Rodriquez Miranda led a Phase IA/IB survey (ICP/CAT-AB-97-02-06) in support of the development of a sewage pipeline along PR 156 in Aguas Buenas. Twenty-one shovel tests were conducted, all of which yielded negative results and revealed extremely disturbed soils consisting of modern debris, fill, and clay.

In 1991, Andres Principe-Jacome led a Phase IA/IB survey in support of the construction of a school within the Caguitas neighborhood of Aguas Buenas. Twenty shovel tests were conducted in the course of this survey, all of which yielded negative results and revealed shallow, disturbed soil profiles consisting largely of clay and compact fill.

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In 2004, Juan Gonzalez-Colon led a Phase IA/IB survey in support of residential development within Aguas Buenas. Eight shovel tests were conducted during the course of the survey, all of which yielded negative results and revealed sterile clay and/or fill.


Summary

There are no previously recorded archaeological sites within the 0.25-mile research radius of the APE. Six (6) cultural resource surveys have taken place, with one (ICP/CAT-AB-00-03-05) that yielded a positive result. While the positive survey bisects the research radius, all sites encountered during the course of this survey are located within the municipality of Aguas Buenas, well outside of the APE. All shovel tests conducted within the research radius yielded negative results and revealed high levels of disturbance throughout, with soil profiles often consisting of fill, modern debris, and sterile, shallow clay subsoil.

Historic Properties – Architectural Resources

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of existing information by a Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) shows that the project area is within the Aguas Buenas TUC, eligible for inclusion in the NRHP as a historic district. Figure 13 illustrates those historic properties (NRHP listed and eligible) located within the 0.25-mile research radius of the APE. Table 4 identifies fifteen (15) NRHP listed and eligible (per the PRSHPO's 2020 Inventory) historic properties within the 0.25-mile research radius of the Indirect APE. For the purpose of this Section 106 EDF, the primary architectural resources were documented in two SHPO Inventories from 1982 and 2020 for the Aguas Buenas Municipality.

Based on the results of historic property identification efforts, there is one (1) historic property within the direct APE, Plaza Pública / Plaza de Recreo (AB0200002), which is an NRHP-eligible historic property that dates to circa 1878. The Plaza Luis A. Ferré has been remodeled at various times throughout its history (1974, 1996 and 2011) but the main neocolonial layout where the church is located at the east of the plaza with the entrance pointing in its direction with an axis in the plaza reinforcing the ecclesiastical power of the traditional concept of urban centers inherited by the Puerto Ricans through Spain Colonization is present today.

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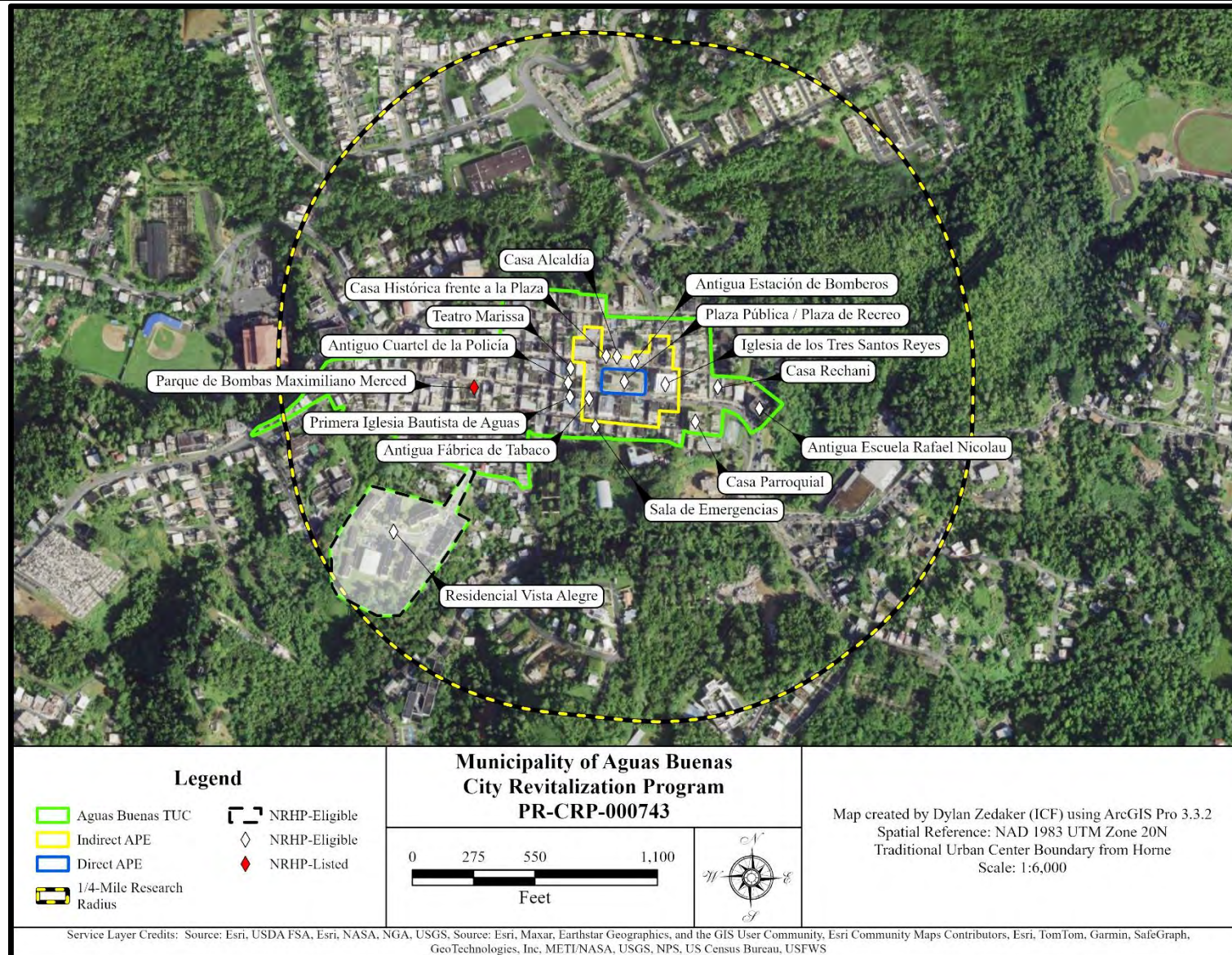


Figure 13. Project (Parcel) Location of Identified Architectural Resources – Aerial Map



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Table 4. Architectural Historic Properties Within the 0.25-mile Research Radius of the Indirect APE


Historic Property Name	NRHP ID Number	SHPO and/or ICP Number	NRHP Status (Listed, Eligible, Non-Eligible, No Data, Pending, Locally Listed)	Lat./Long. (dec. degrees)	Category/ NRHP Criterion	Approx. Date	Distance /Direction to the APE
Direct APE							
Plaza Pública / Plaza de Recreo	-	AB0200002	Eligible	18.256731 -66.102959	Historic	c. 1878	Within
Indirect APE							
Casa Alcaldía	-	AB0200004	Eligible	18.256995 -66.103059	Historic	1904	Within
Casa Histórica frente a la Plaza	-	AB0200006	Eligible (demolished)	18.256881 -66.103360	Architectural	-	Within
Antigua Estación de Bomberos	-	-	Eligible	18.256996, - 66.102839	Historic	1904	Within
Iglesia de los Tres Santos Reyes	-	AB0200007	Eligible	18.256705 -66.102406	Architectural	1968	Within
Antigua Fábrica de Tabaco	-	AB0200005	Eligible	18.256529 -66.103413	Historic, Architectural	-	Within
Quarter Mile Research Radius							
Antiguo Cuartel de la Policía	-	AB0200008	Eligible (demolished)	18.256697, -66.10368	Historic	c. 1910	0.01 mi W
Teatro Marissa	-	-	Eligible	18.256925 -66.103639	Architectural	c. 1945	0.01 mi E
Sala de Emergencias	-	-	Eligible	18.256202 -66.103322	Historic	1926	0.01 mi S
Primera Iglesia Bautista de Aguas Buenas	-	-	Eligible	18.256529 -66.103683	Historic	1906	0.01 mi W
Casa Parroquial	-	-	Eligible	18.256306 -66.102022	Historic, Architectural	ca. 1916- 1946	0.02 mi SE
Casa Rechani	-	AB0200003	Eligible (demolished)	18.256649 -66.101799	Architectural	-	0.03 mi E
Antigua Escuela Rafael Nicolau	-	-	Eligible	18.256400 -66.101239	Historic, Architectural	c. 1930	0.07 mi E
Parque de Bombas Maximiliano Merced	12000934	AB0200001	Listed	18.256596, -66.104927	A - Social History	1955	0.09 mi W
Residencial Vista Alegre	-	-	Eligible	18.254788 -66.105861	Architectural	1962	0.13 mi SW

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There are five (5) architectural resources identified within the indirect APE, two (2) of which have been previously demolished. Casa Histórica frente a la Plaza (AB0200006) was located immediately north of the direct APE adjacent to the Mayor's office but has since been demolished. Casa Alcaldía (Mayor's office) was originally constructed in 1904 but in 1996 was remodeled and expanded to the west corner of the block to include the empty lot where Casa Histórica frente a la Plaza was previously located. Antigua Estación de Bomberos is located immediately north of the direct APE and east of the Mayor's office. It is currently used as a Police Station and its construction dates to 1904. It is classified as NRHP-eligible although no tag has been assigned to it. Iglesia de los Tres Santos Reyes is the nearby catholic church that is designed in the Modern architectural style and is eligible under tag number AB0200007. This building was constructed by architect Gonzalo González Seijo in 1968. Antigua Fábrica de Tabaco/Casa Disdier is a Museum on Aguas Buenas history. It was documented in the 1983 PRSHPO Aguas Buenas Inventory (updated in 2010) documented that the original building was demolished in 2009, and the current structure is a reproduction of the original.

There are nine (9) architectural resources identified within the quarter-mile research radius. Of these resources, eight (8) are NRHP-eligible, and one (1) is NRHP-listed. The Parque de Bombas Maximiliano Merced is listed in the NRHP under ID number 12000934. This two-story building possesses Art Deco features and a distinctive emblem coronating its façade distinctive of the period when it was constructed in 1955. However, the building is currently abandoned. Teatro Marissa is an Art Deco structure c. 1945 located on Rafael Laza Street, west of the Luis A. Ferré Plaza. It used to be a movie theater but is currently a small department store. Antigua Estación de Policía was NRHP-eligible under tag no. AB0200008. It was located adjacent to the south of Marissa Theater; however, the structure was demolished and is currently used as a parking lot. Antigua Sala de Emergencias is NRHP-eligible, but no tag has been assigned to this property.

It is important to mention that this structure, which is currently used as the Cultural Center Don Pedro Albizu Campos, is located on Pío Rechani street. Pío Rechani street is an emblematic street where almost every house depicts variants of the vernacular architecture housing typology with balcony on the corners. Primera Iglesia Bautista de Aguas Buenas is NRHP-eligible, although no tag id has been assigned to this property. Casa Parroquial y Escuela Alfonso is NRHP-eligible, although no tag id has been assigned to this property. The property is currently used as an academic institution. Casa Rechani was an NRHP-eligible property under tag no. AB0200003. The house was previously demolished, and an auto repair shop is currently sitting on the lot. Antigua Escuela Rafael Nicolau is an NRHP-eligible property, although no tag id has been assigned to this property. The building currently functions as part


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of the institutional complex, but a newer school was constructed in the back with access through Rafael Laza and Del Tamarindo streets.

Summary

Aguas Buenas represents a mountainous urban center where agricultural economy played a pivotal role in its development in the same way Jayuya, Adjuntas strived in the past. Although some major buildings have been demolished (Casa Rechani and Antigua Estación de Policía) or abandoned (Parque de Bombas Maximiliano Merced), the traditional urban center of Aguas Buenas retains its historic character with the benefits of having been updated to meet the needs of its residents. Marissa Art Deco Theater, Parque de Bombas Maximiliano Merced and the reenactment of the “Despalilladora de Tabaco-Disdier House” are just a few of the cultural resources that serve as a testament of time and history in Aguas Buenas. Rechani street, just to the south of the Plaza, adds to the character of the urban center where buildings – mainly one or two-story – provide an emblematic view where almost every house depicts variants of the vernacular architecture housing typology with balcony on the corners. The Luis A. Ferré Aguayo Square still serves as the central spatial element that not only organizes the urban center but to which the city revolves around.

The project has the potential to introduce visual elements that diminish or alter the setting, including the landscape, where the setting is a character-defining feature of a historic property that makes it eligible for listing on the NRHP, specifically the Aguas Buenas Centros Urbanos. Other than the surrounding NRHP-eligible Aguas Buenas TUC, the visual effects of the APE for the Renovations of Plaza Luis A. Ferré Aguayo will not be visible from any eligible NRHP within ¼ mile of the proposed project (See Figure 13). The potential visual effects of the proposed undertaking on the Aguas Buenas TUC itself would be limited to the plaza, which was last revitalized in 1996. Consequently, the proposed undertaking will have no indirect effects that diminish or alter the historic character-defining setting of the NRHP-eligible Aguas Buenas Centros Urbanos.


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Project Name: Luis A. Ferre Plaza Square Remodeling	City: Aguas Buenas, PR

Determination

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this existing information, by a Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61), shows that the project area is located within the NRHP-eligible district Aguas Buenas TUC. The following historic properties have been identified within the direct and indirect APE:

Direct APE:


- Archaeological Historic Properties:** Based on the results of historic property identification efforts, there are no archaeological historic properties within the direct APE. Analysis of archaeological resources and surveys within the 0.25-mile research radius revealed no previously identified archaeological sites within either the direct or indirect project APE. Six cultural resource surveys have taken place within the research radius, none of which resulted in the identification of potentially eligible archaeological resources within that radius. Soils within the research radius are largely disturbed, with the direct APE being located entirely within the Urban Land-Vega Alta complex, which consists of a thin layer of clay loam underlain by clay. The potential of encountering unknown, intact, and potentially NRHP-eligible archaeological resources within the direct APE is minimal. Therefore, a finding of **No Adverse Effect** is recommended.
- Architectural Historic Properties:** Based on the results of historic property identification efforts, there is one (1) architectural historic property within the direct APE, Plaza Luis A. Ferré, which was constructed circa 1878 (see Figure 13). Although it has gone at least three evident remodeling (c. 1962, c. 1974 and c. 1996) throughout its history the main neocolonial layout remains and as such is considered historic and a contributing element to the NRHP-eligible Santa Isabel TUC. The only direct effect is from the removal/demolition of noncharacter defining features that lack design, materials, and workmanship, such as existing planters, urban furniture, light poles, curbs, gutters, and sidewalks. Therefore, a finding of **No Adverse Effect** is recommended.

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Indirect APE:

- Architectural Historic Properties: Based on the results of historic property identification efforts, there are five (5) architectural historic properties within the indirect APE, Casa Alcaldía, Casa Histórica frente a la Plaza, Antigua Estación de Bomberos, Iglesia de los Tres Santos Reyes, and Antigua Fábrica de Tabaco (See Figure 13). The project area can be accessed through four different streets: Rafael Laza Street from the north, Muñoz River Street from south, Padre Sercus Street from the east and Salas Torres Street from the west. The proposed undertaking will not introduce any atmospheric or audible elements that may diminish or alter the historic character-defining setting of the NRHP-eligible Aguas Buenas TUC, or any of the architectural historic properties within the indirect APE. Therefore, a finding of **No Adverse Effect** is recommended.

Based on the results of our identification efforts, the Program has determined that the historic properties within the direct and indirect APE will not be adversely affected, and a finding of **No Adverse Effect** is recommended for this undertaking.

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Recommendation

The Puerto Rico Department of Housing requests that the Puerto Rico SHPO concur that the following determination is appropriate for the undertaking (Choose One):

☐ No Historic Properties Affected

☒ **No Adverse Effect**

Condition (if applicable):

☐ Adverse Effect

Proposed Resolution (if applicable)

This Section is to be Completed by SHPO Staff Only

The Puerto Rico State Historic Preservation Office has reviewed the above information and:	
<input type="checkbox"/> Concurs with the information provided. <input type="checkbox"/> Does not concur with the information provided.	
Comments: 	
Carlos Rubio Cancela State Historic Preservation Officer	Date:

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City: Aguas Buenas, PR

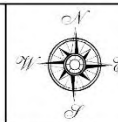
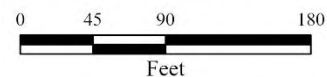
Project (Parcel) Location – Area of Potential Effect Map (Aerial)



Legend

- ▬ Aguas Buenas TUC
- ▬ Indirect APE
- ▬ Direct APE

Municipality of Aguas Buenas
City Revitalization Program
PR-CRP-000743



Map created by Dylan Zedaker (ICF) using ArcGIS Pro 3.3.2
 Spatial Reference: NAD 1983 UTM Zone 20N
 Traditional Urban Center Boundary from Horne
 Scale: 1:1,000

Service Layer Credits: Source: Esri, USDA FSA, Esri, NASA, NGA, USGS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, NPS, US Census Bureau, USFWS

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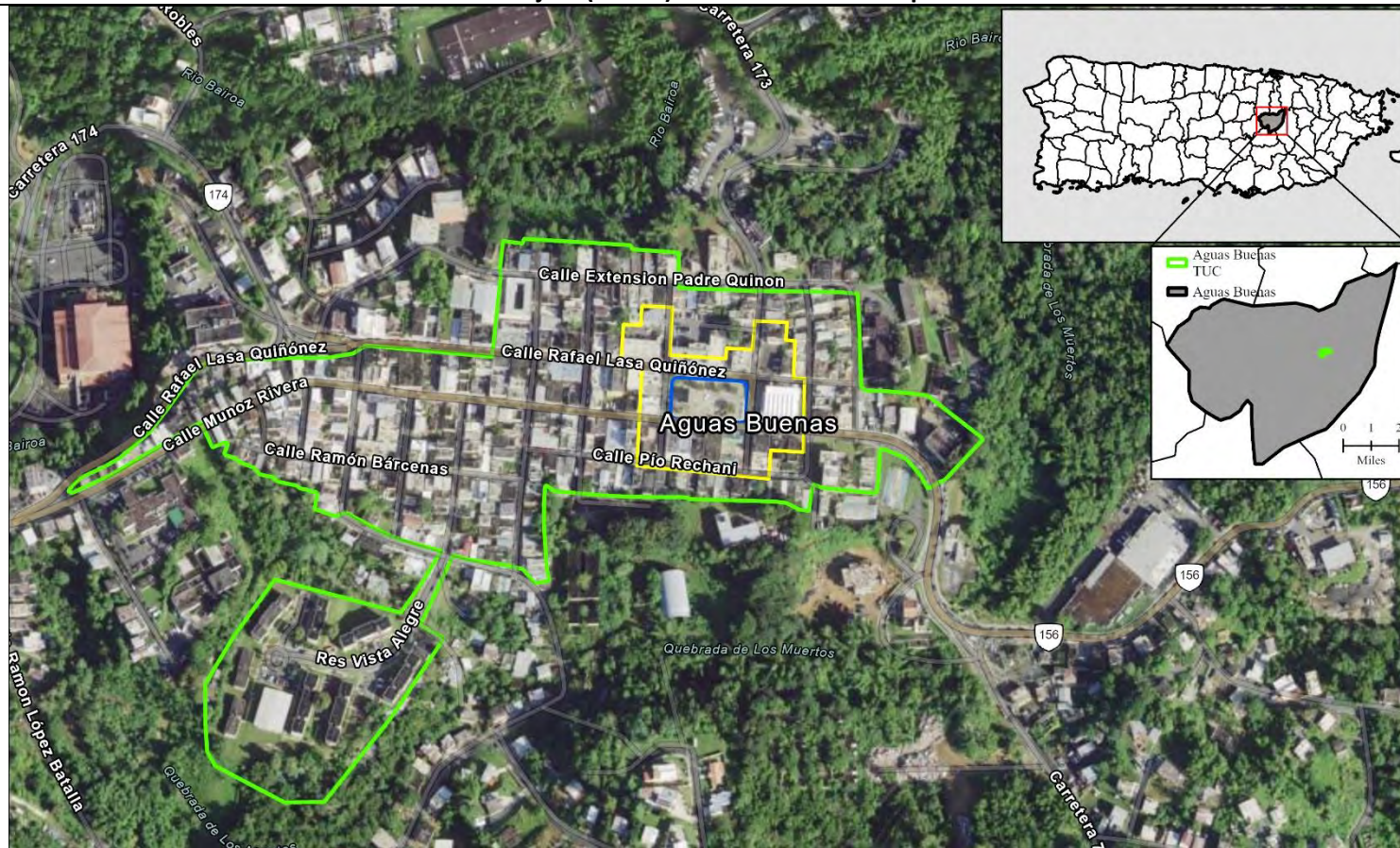
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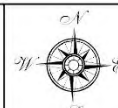
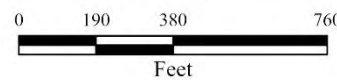
Project (Parcel) Location - Aerial Map



Legend

- Aguas Buenas TUC
- Indirect APE
- Direct APE

Municipality of Aguas Buenas
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PR-CRP-000743



Map created by Dylan Zedaker (ICF) using ArcGIS Pro 3.3.2
 Spatial Reference: NAD 1983 UTM Zone 20N
 Traditional Urban Center Boundary from Horne
 Scale: 1:4,000

Service Layer Credits: Source: Esri, USDA FSA, Esri, NASA, NGA, USGS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, NPS, US Census Bureau, USFWS

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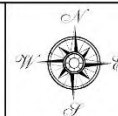
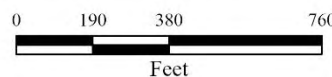
Project (Parcel) Location – USGS Topographic Map



Legend

- Aguas Buenas TUC
- Indirect APE
- Direct APE

**Municipality of Aguas Buenas
City Revitalization Program
PR-CRP-000743**



Map created by Dylan Zedaker (ICF) using ArcGIS Pro 3.3.2
Spatial Reference: NAD 1983 UTM Zone 20N
Traditional Urban Center Boundary from Home
Scale: 1:4,000

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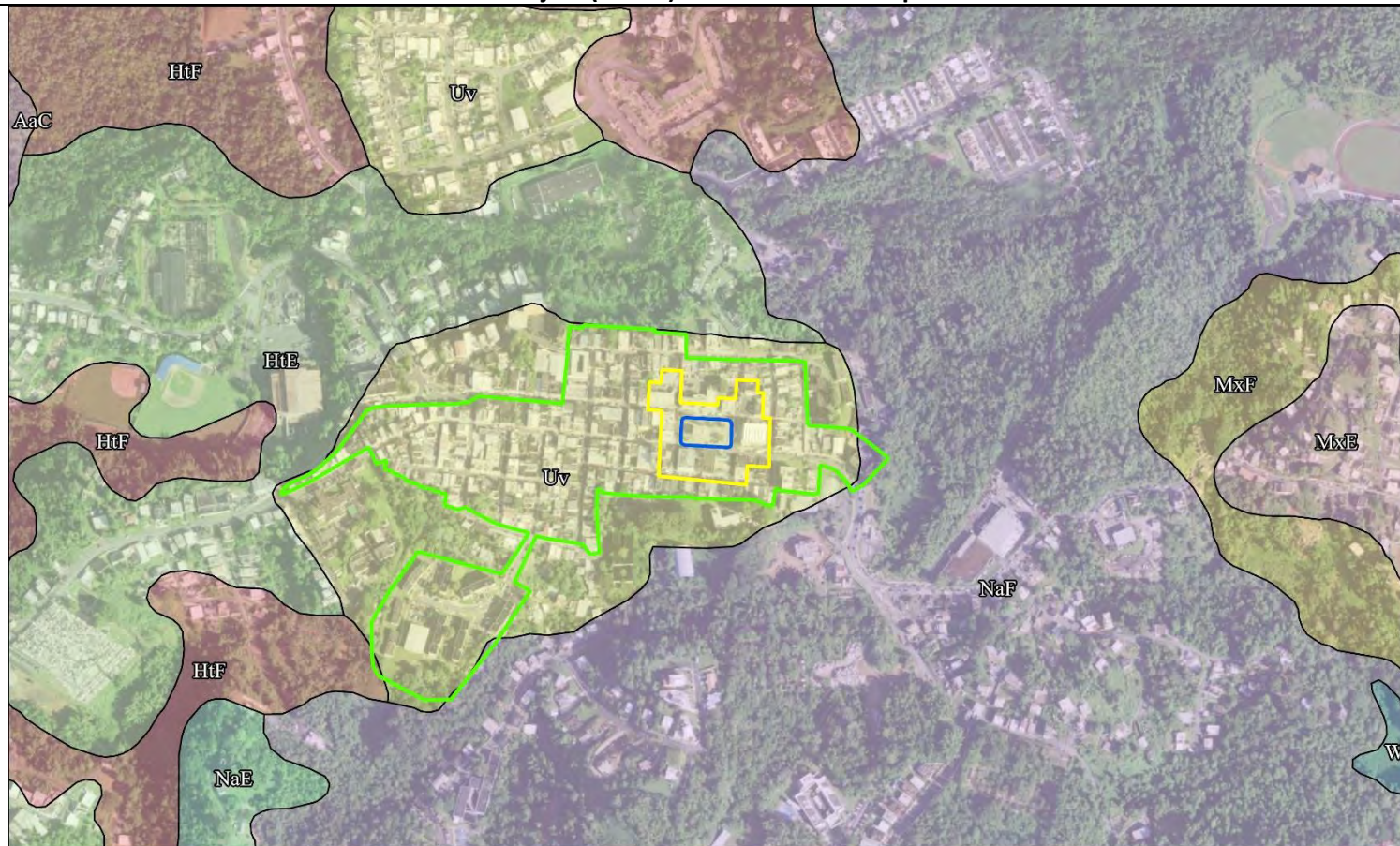
Case ID: PR-CRP-000743

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City: Aguas Buenas, PR

Project (Parcel) Location – Soils Map



<p>Legend</p> <ul style="list-style-type: none"> Indirect APE (Yellow outline) Direct APE (Blue outline) Aguas Buenas TUC (Green outline) Soil Types: <ul style="list-style-type: none"> Aceitunas clay (AaC) Humatas clay (HtE) Humatas clay (HtF) Mucara clay (MxE) Mucara clay (MxF) Narajito silty clay (NaE) Narajito silty clay (NaF) Urban land-Vega Alta complex (Uv) Water (W) 	<p>Municipality of Aguas Buenas City Revitalization Program PR-CRP-000743</p> <p>0 275 550 1,100 Feet</p>	<p>Map created by Dylan Zedaker (ICF) using ArcGIS Pro 3.3.2 Soil Data from USGS Web Soil Service SSURGO Database Spatial Reference: NAD 1983 UTM Zone 20N Traditional Urban Center Boundary from Horne Scale: 1:6,000</p>
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Service Layer Credits: Source: Esri, USDA FSA, Esri, NASA, NGA, USGS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, NPS, US Census Bureau, USFWS

Puerto Rico 2017 Disaster Recovery, CDBG-DR Program
City Revitalization Program (City-Rev)
Section 106 NHPA Effect Determination

Subrecipient: Municipality of Aguas Buenas

Case ID: PR-CRP-000743

Project Name: Luis A. Ferre Plaza Square Remodeling



City: Aguas Buenas, PR

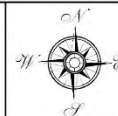
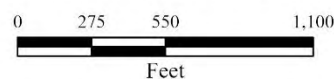
Project (Parcel) Location with Identified Historic Properties – Aerial Map



Legend

- Aguas Buenas TUC
- Indirect APE
- Direct APE
- 1/4-Mile Research Radius
- NRHP-Eligible
- NRHP-Eligible
- ♦ NRHP-Listed

Municipality of Aguas Buenas
City Revitalization Program
PR-CRP-000743



Map created by Dylan Zedaker (ICF) using ArcGIS Pro 3.3.2
 Spatial Reference: NAD 1983 UTM Zone 20N
 Traditional Urban Center Boundary from Home
 Scale: 1:6,000

Service Layer Credits: Source: Esri, USDA FSA, Esri, NASA, NGA, USGS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, NPS, US Census Bureau, USFWS

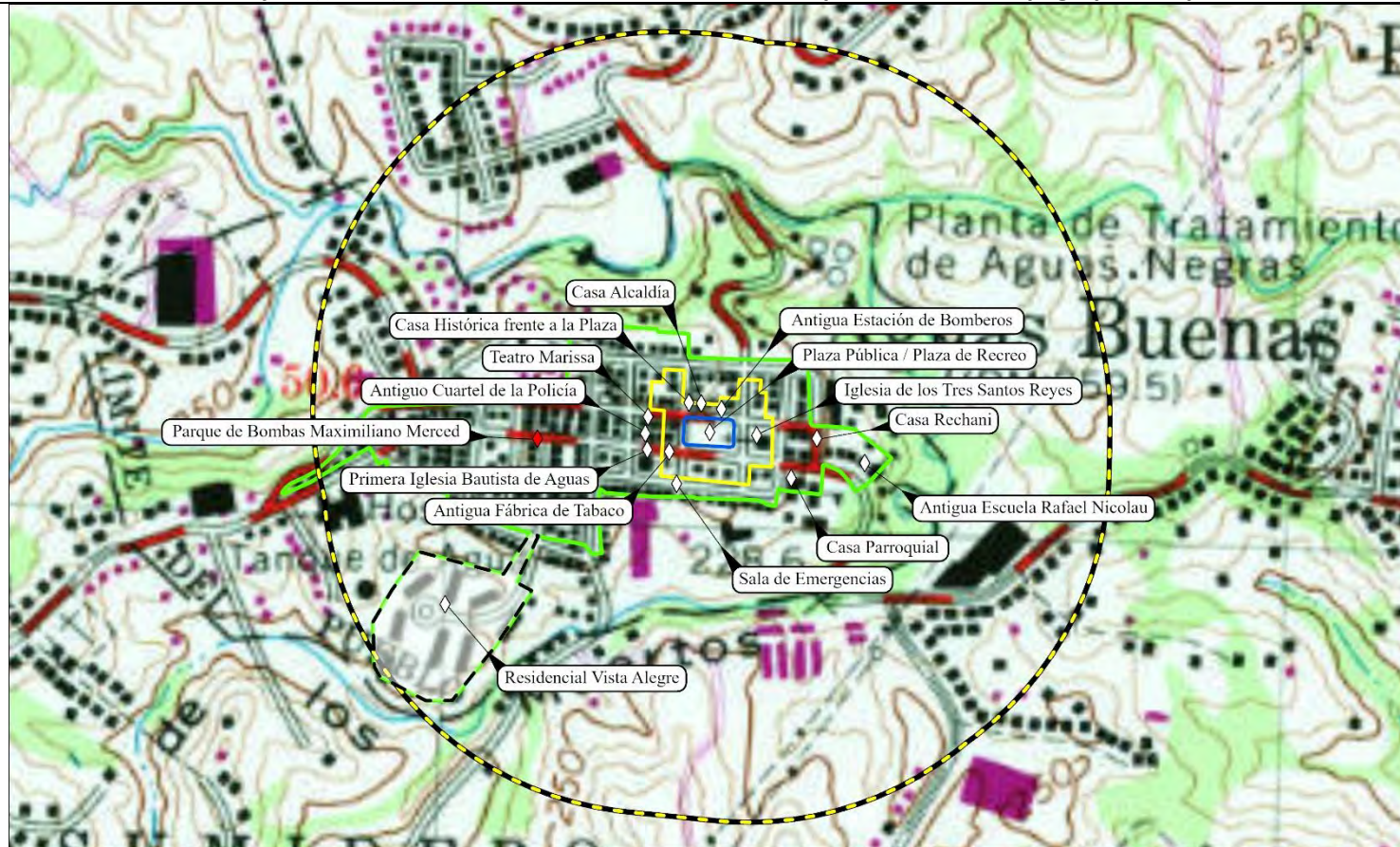
Subrecipient: Municipality of Aguas Buenas

Case ID: PR-CRP-000743

Project Name: Luis A. Ferre Plaza Square Remodeling

City: Aguas Buenas, PR

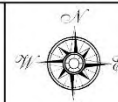
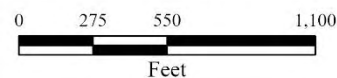
Project (Parcel) Location with Identified Historic Properties – USGS Topographic Map



Legend

- Aguas Buenas TUC
- Indirect APE
- Direct APE
- 1/4-Mile Research Radius
- NRHP-Eligible
- NRHP-Eligible
- ◆ NRHP-Listed

Municipality of Aguas Buenas
City Revitalization Program
PR-CRP-000743



Map created by Dylan Zedaker (ICF) using ArcGIS Pro 3.3.2
 Spatial Reference: NAD 1983 UTM Zone 20N
 Traditional Urban Center Boundary from Horne
 Scale: 1:6,000

Service Layer Credits: Esri, NASA, NGA, USGS, Copyright:© 2013 National Geographic Society, i-cubed, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, NPS, US Census Bureau, USFWS

Puerto Rico 2017 Disaster Recovery, CDBG-DR Program
City Revitalization Program (City-Rev)
Section 106 NHPA Effect Determination

Subrecipient: Municipality of Aguas Buenas

Case ID: PR-CRP-000743

Project Name: Luis A. Ferre Plaza Square Remodeling



City: Aguas Buenas, PR

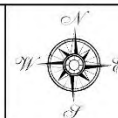
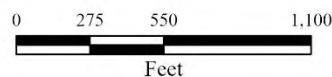
Project (Parcel) Location with Previous Investigations - Aerial Map



Legend

- Aguas Buenas TUC
- Indirect APE
- Direct APE
- 1/4-Mile Research Radius
- IPRC Surveys
- PRSHPO Surveys

Municipality of Aguas Buenas
City Revitalization Program
PR-CRP-000743



Map created by Dylan Zedaker (ICF) using ArcGIS Pro 3.3.2
 Spatial Reference: NAD 1983 UTM Zone 20N
 Traditional Urban Center Boundary from Home
 Scale: 1:6,000

Service Layer Credits: Source: Esri, USDA FSA, Esri, NASA, NGA, USGS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc. METI/NASA, USGS, NPS, US Census Bureau, USFWS

Puerto Rico 2017 Disaster Recovery, CDBG-DR Program
City Revitalization Program (City-Rev)
Section 106 NHPA Effect Determination

Subrecipient: Municipality of Aguas Buenas

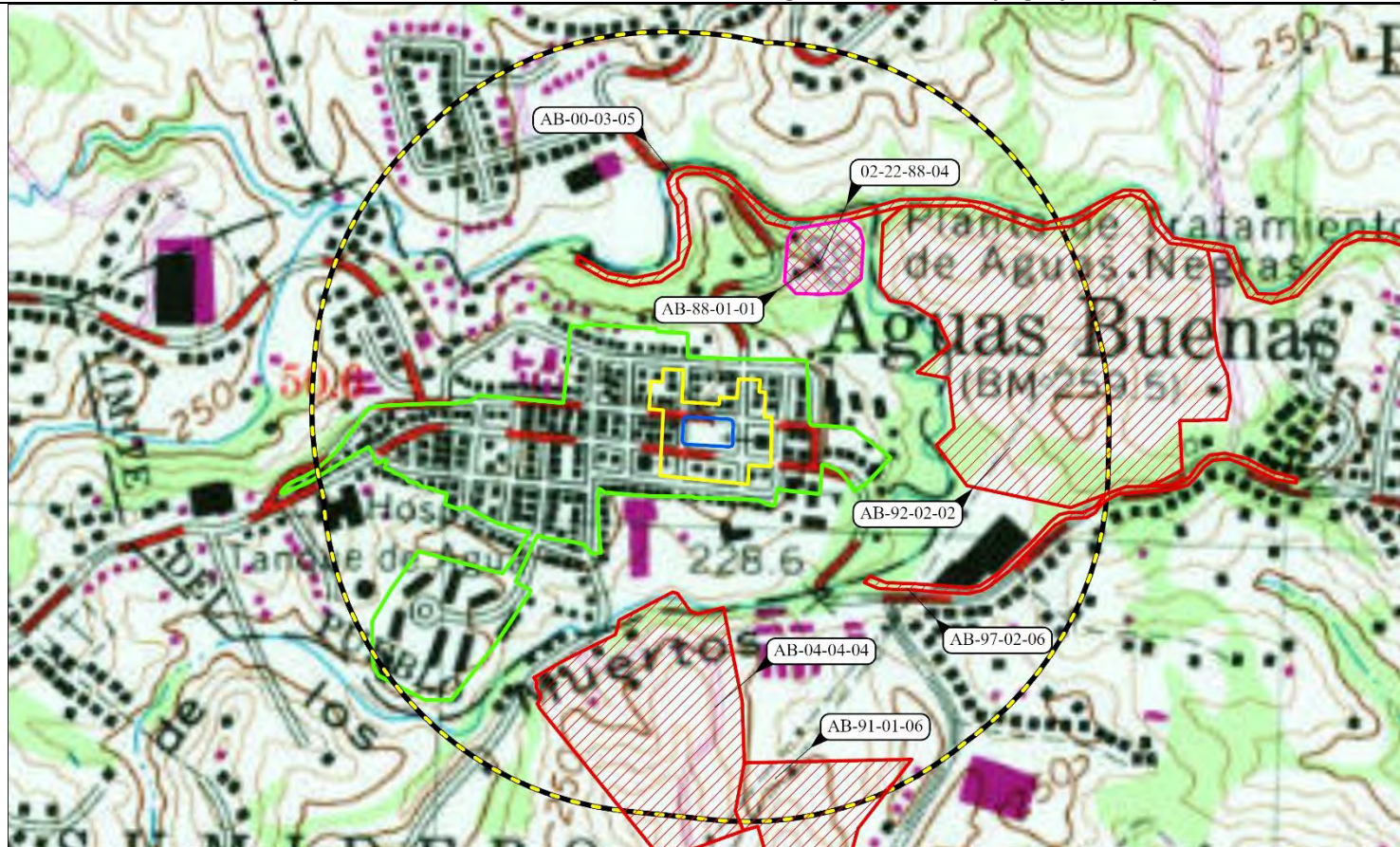
Case ID: PR-CRP-000743

Project Name: Luis A. Ferre Plaza Square Remodeling



City: Aguas Buenas, PR

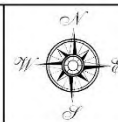
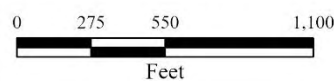
Project (Parcel) Location with Previous Investigations – USGS Topographic Map



Legend

- Aguas Buenas TUC
- Indirect APE
- Direct APE
- 1/4-Mile Research Radius
- IPRC Surveys
- PRSHPO Surveys

Municipality of Aguas Buenas
City Revitalization Program
PR-CRP-000743



Map created by Dylan Zedaker (ICF) using ArcGIS Pro 3.3.2
 Spatial Reference: NAD 1983 UTM Zone 20N
 Traditional Urban Center Boundary from Home
 Scale: 1:6,000

Service Layer Credits: Esri, NASA, NGA, USGS, Copyright: © 2013 National Geographic Society, i-cubed, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, NPS, US Census Bureau, USFWS

Puerto Rico 2017 Disaster Recovery, CDBG-DR Program
City Revitalization Program (City-Rev)
Section 106 NHPA Effect Determination

Subrecipient: Municipality of Aguas Buenas

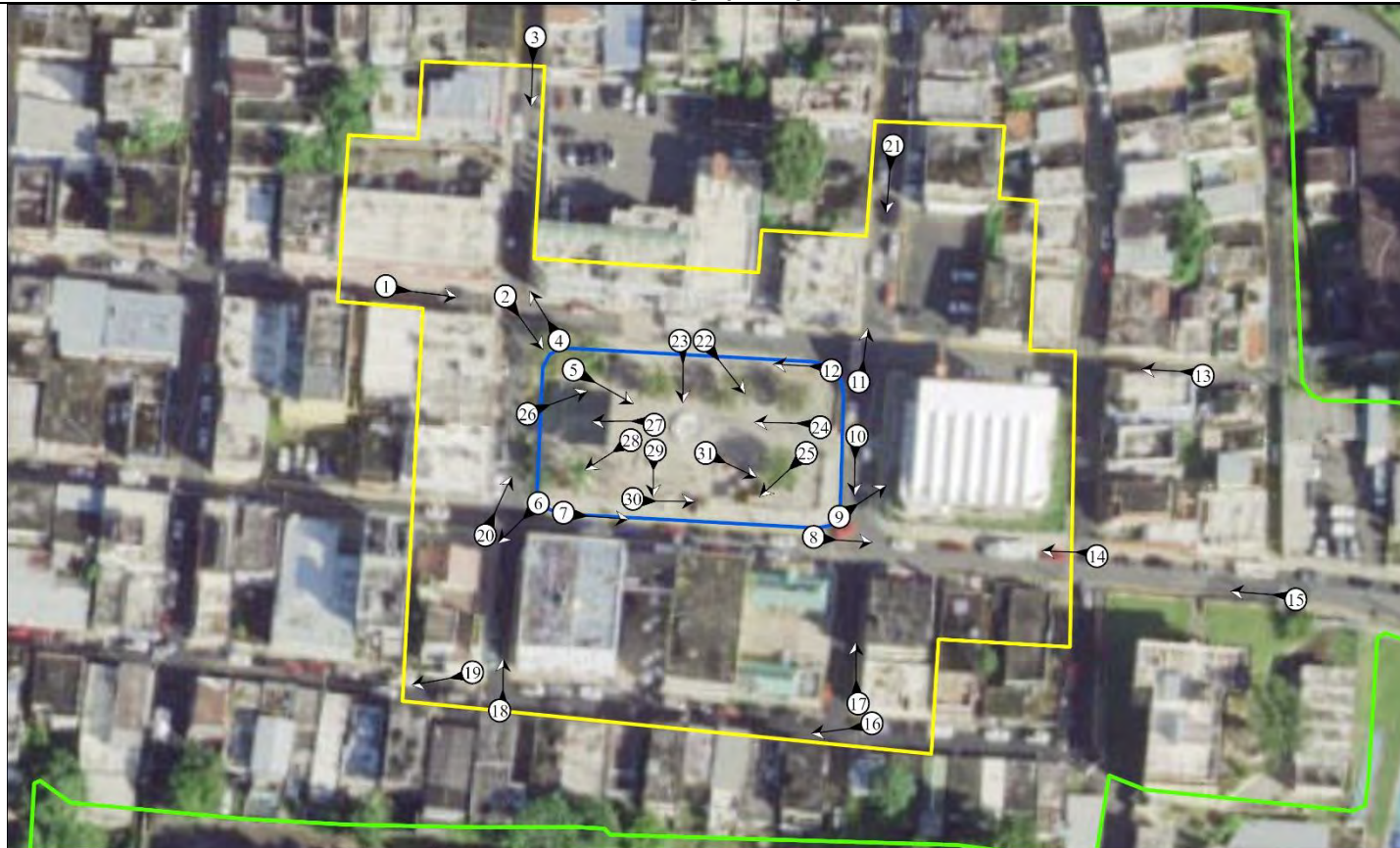
Case ID: PR-CRP-000743

Project Name: Luis A. Ferre Plaza Square Remodeling



City: Aguas Buenas, PR

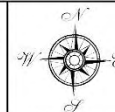
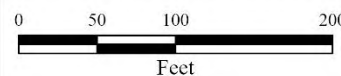
Photograph Key



Legend

- Aguas Buenas TUC
- Indirect APE
- Direct APE
- Photo Point

Municipality of Aguas Buenas
City Revitalization Program
PR-CRP-000743



Map created by Dylan Zedaker (ICF) using ArcGIS Pro 3.3.2
 Spatial Reference: NAD 1983 UTM Zone 20N
 Traditional Urban Center Boundary from Horne
 Scale: 1:1,000

Service Layer Credits: Source: Esri, USDA FSA, Esri, NASA, NGA, USGS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, NPS, US Census Bureau, USFWS


Puerto Rico 2017 Disaster Recovery, CDBG-DR Program City Revitalization Program (City-Rev) Section 106 NHPA Effect Determination	 <div>DEPARTMENT OF HOUSING <small>GOVERNMENT OF PUERTO RICO</small></div>
Subrecipient: Municipality of Aguas Buenas	
Case ID: PR-CRP-000743	City: Aguas Buenas, PR
Project Name: Luis A. Ferre Plaza Square Remodeling	



Photo #1	Description: Streetscape, Rafael Laza Street, facing east.
Date: 30 May 2025	



May 30, 2025 9:32:48 AM

Photo #2	Description: Streetscape, Intersection of Salas Torres and Rafael Laza Streets, facing southeast.
Date: 30 May 2025	


Puerto Rico 2017 Disaster Recovery, CDBG-DR Program City Revitalization Program (City-Rev) Section 106 NHPA Effect Determination	 <div>DEPARTMENT OF HOUSING</div> <div>GOVERNMENT OF PUERTO RICO</div>
Subrecipient: Municipality of Aguas Buenas	
Case ID: PR-CRP-000743	
Project Name: Luis A. Ferre Plaza Square Remodeling	City: Aguas Buenas, PR



Photo #3

Description:

Date: 30 May 2025

Streetscape, Salas Torres Street, facing south.




Photo #4

Description:

Date: 30 May 2025

Streetscape, Intersection of Salas Torres and Rafael Laza Streets, facing northwest.

Puerto Rico 2017 Disaster Recovery, CDBG-DR Program City Revitalization Program (City-Rev) Section 106 NHPA Effect Determination	 <div>DEPARTMENT OF HOUSING <small>GOVERNMENT OF PUERTO RICO</small></div>
Subrecipient: Municipality of Aguas Buenas	
Case ID: PR-CRP-000743	City: Aguas Buenas, PR
Project Name: Luis A. Ferre Plaza Square Remodeling	

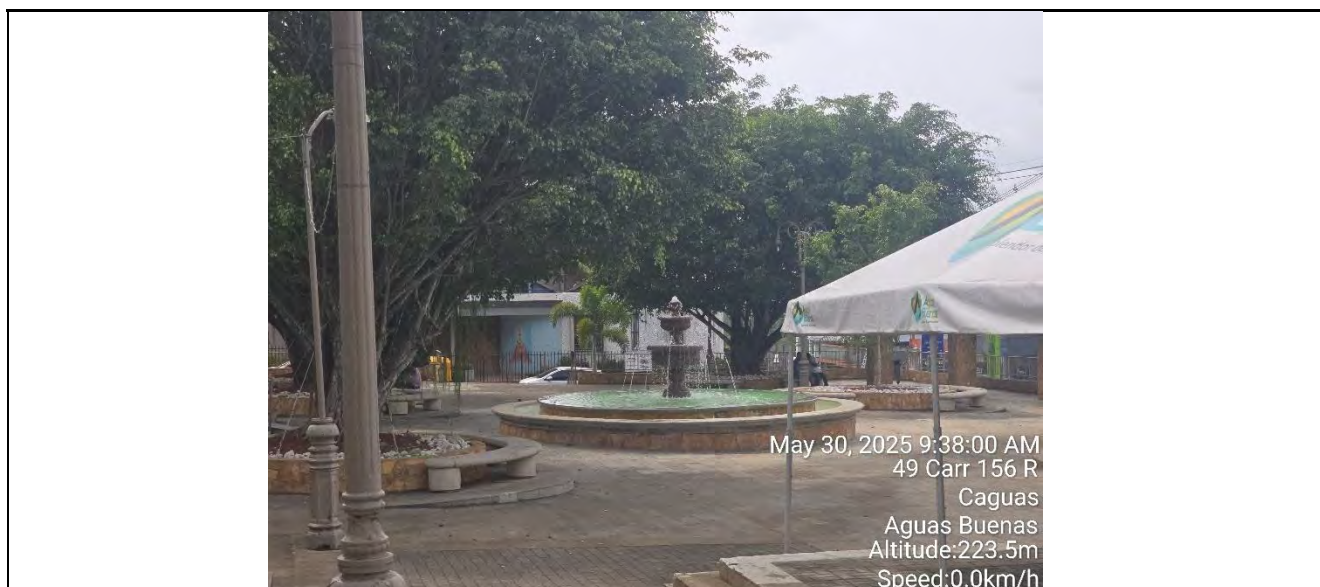


Photo #5

Description:

Date: 30 May 2025

Plaza fountain, Salas Torres Street, facing east.



Photo #6

Description:

Date: 30 May 2025

Streetscape, Intersection of Salas Torres and Luis Munoz Rivera Streets, facing southwest.


Puerto Rico 2017 Disaster Recovery, CDBG-DR Program City Revitalization Program (City-Rev) Section 106 NHPA Effect Determination		 <div>DEPARTMENT OF HOUSING <small>GOVERNMENT OF PUERTO RICO</small></div>
Subrecipient: Municipality of Aguas Buenas		
Case ID: PR-CRP-000743		City: Aguas Buenas, PR
Project Name: Luis A. Ferre Plaza Square Remodeling		



Photo #7

Description:

Date: 30 May 2025

Streetscape, Luis Munoz Rivera Street, facing east.




Photo #8

Description:

Date: 30 May 2025

Streetscape, Intersection of Padre Sercus and Luis Munoz Rivera Streets, facing east.

Puerto Rico 2017 Disaster Recovery, CDBG-DR Program City Revitalization Program (City-Rev) Section 106 NHPA Effect Determination	 <div>DEPARTMENT OF HOUSING</div> <div>GOVERNMENT OF PUERTO RICO</div>
Subrecipient: Municipality of Aguas Buenas	
Case ID: PR-CRP-000743	
Project Name: Luis A. Ferre Plaza Square Remodeling	City: Aguas Buenas, PR

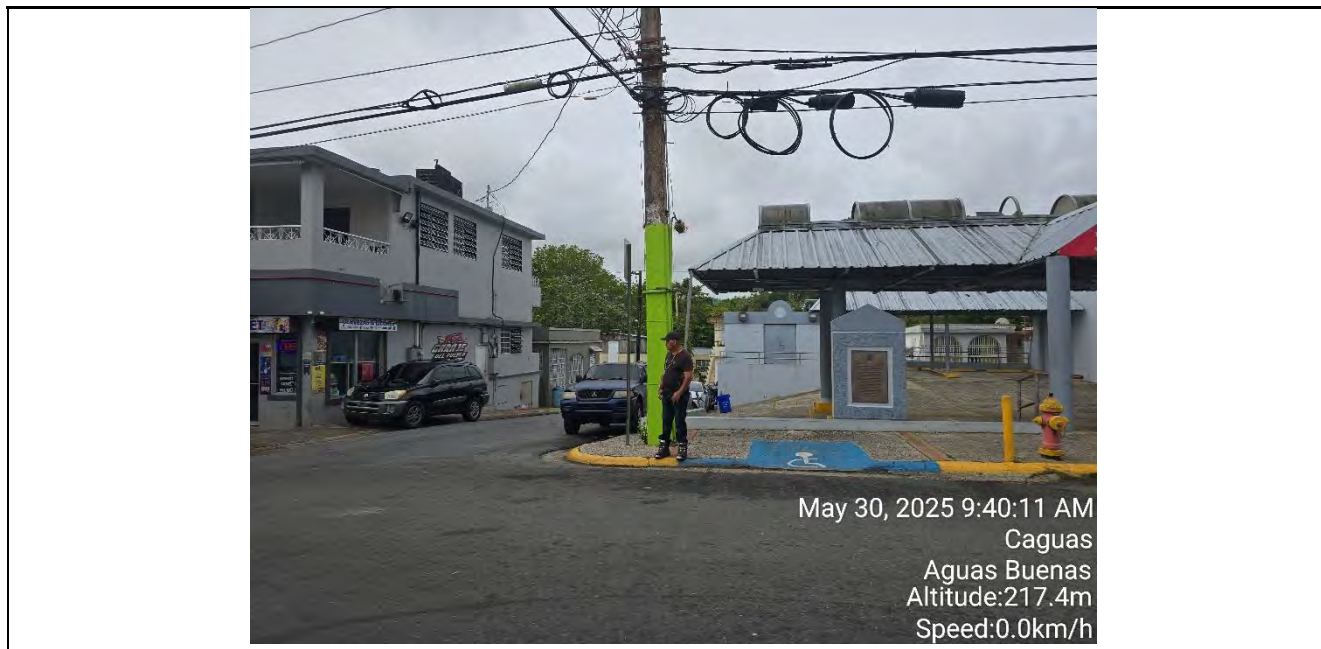


Photo #9

Description:

Date: 30 May 2025

Streetscape, Intersection of Padre Sercus and Luis Munoz Rivera Streets, facing south.

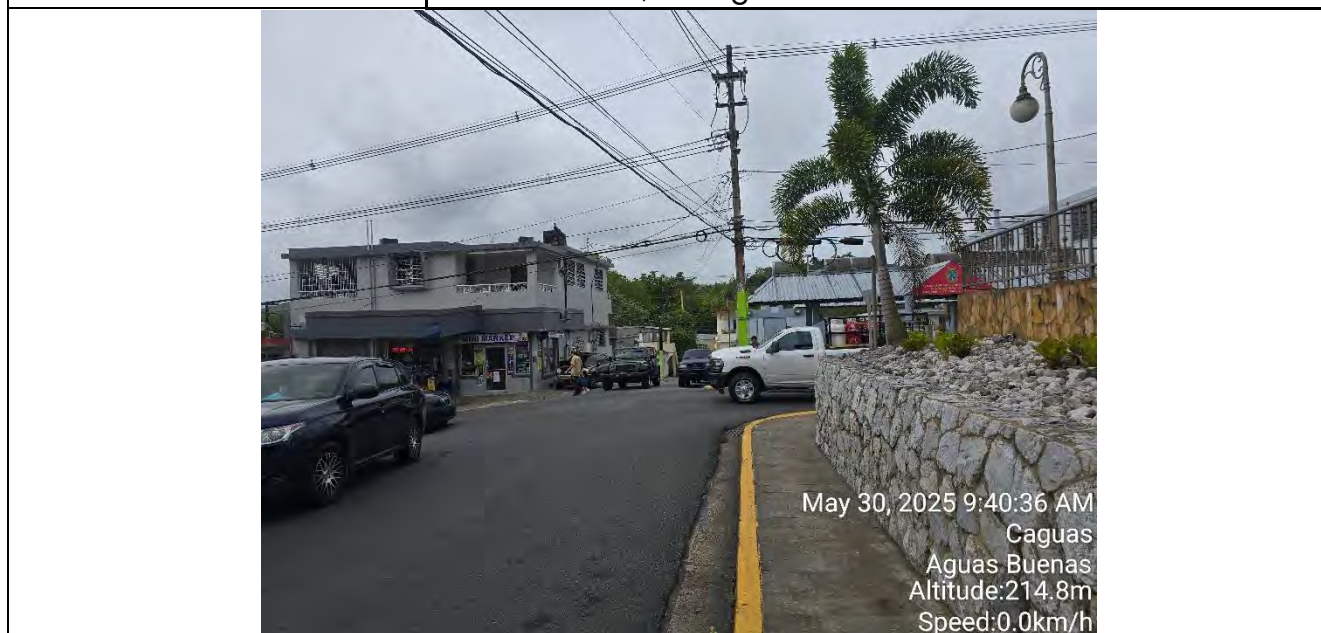


Photo #10

Description:

Date: 30 May 2025

Streetscape, Padre Sercus Street, facing south.


Puerto Rico 2017 Disaster Recovery, CDBG-DR Program City Revitalization Program (City-Rev) Section 106 NHPA Effect Determination		 <div>DEPARTMENT OF HOUSING GOVERNMENT OF PUERTO RICO</div>
Subrecipient: Municipality of Aguas Buenas		
Case ID: PR-CRP-000743		City: Aguas Buenas, PR
Project Name: Luis A. Ferre Plaza Square Remodeling		



Photo #11	Description:
Date: 30 May 2025	Streetscape, Intersection of Rafael Laza and Padre Sercus Streets, facing north.



Photo #12	Description:
Date: 30 May 2025	Streetscape, Intersection of Rafael Laza and Padre Sercus Streets, facing west.


Puerto Rico 2017 Disaster Recovery, CDBG-DR Program City Revitalization Program (City-Rev) Section 106 NHPA Effect Determination	 <div>DEPARTMENT OF HOUSING</div> <div>GOVERNMENT OF PUERTO RICO</div>
Subrecipient: Municipality of Aguas Buenas	
Case ID: PR-CRP-000743	
Project Name: Luis A. Ferre Plaza Square Remodeling	
	City: Aguas Buenas, PR



Photo #13

Description:

Date: 30 May 2025

Streetscape, Rafael Laza, facing west.



Photo #14

Description:

Date: 30 May 2025

Streetscape, PR-156, facing west.


Puerto Rico 2017 Disaster Recovery, CDBG-DR Program City Revitalization Program (City-Rev) Section 106 NHPA Effect Determination	 <div>DEPARTMENT OF HOUSING <small>GOVERNMENT OF PUERTO RICO</small></div>
Subrecipient: Municipality of Aguas Buenas	
Case ID: PR-CRP-000743	City: Aguas Buenas, PR
Project Name: Luis A. Ferre Plaza Square Remodeling	



Photo #15

Description:

Date: 30 May 2025

Streetscape, PR-156, facing west.




Photo #16

Description:

Date: 30 May 2025

Streetscape, Intersection of Pio Rechani and Padre Sercus Streets, facing southwest.

Puerto Rico 2017 Disaster Recovery, CDBG-DR Program City Revitalization Program (City-Rev) Section 106 NHPA Effect Determination		 <div>DEPARTMENT OF HOUSING <small>GOVERNMENT OF PUERTO RICO</small></div>
Subrecipient: Municipality of Aguas Buenas		
Case ID: PR-CRP-000743		
Project Name: Luis A. Ferre Plaza Square Remodeling		
		City: Aguas Buenas, PR

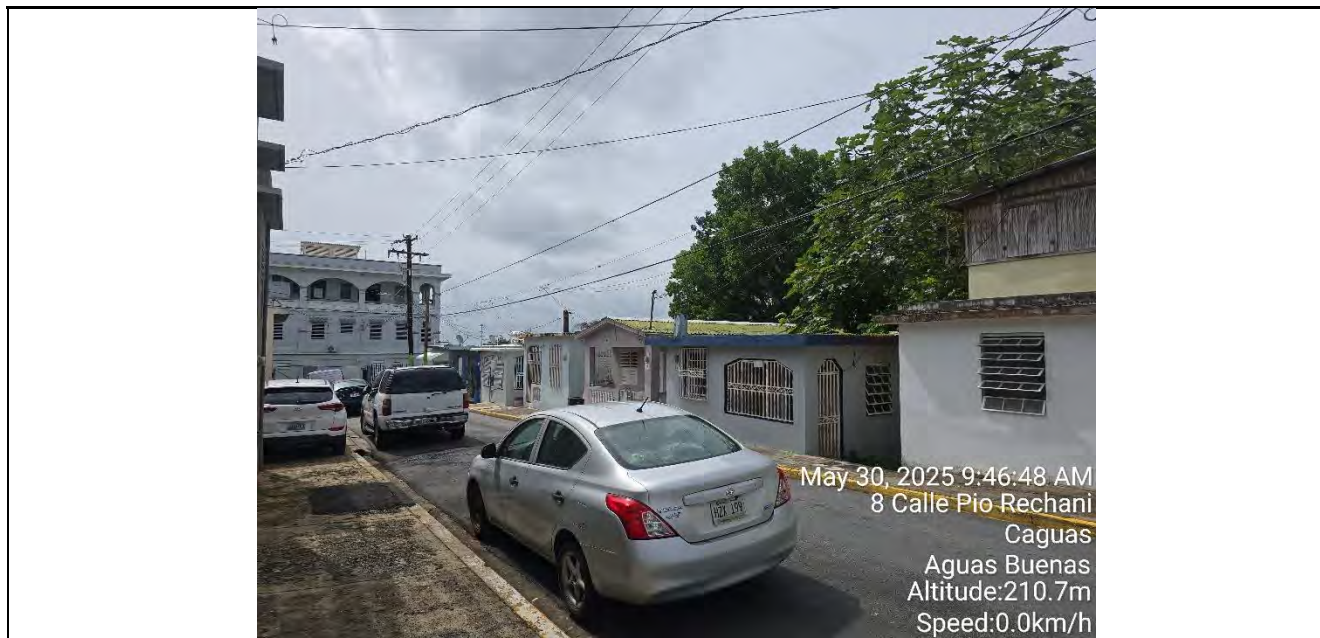


Photo #17

Description:

Date: 30 May 2025

Streetscape, Padre Sercus Street, facing south.

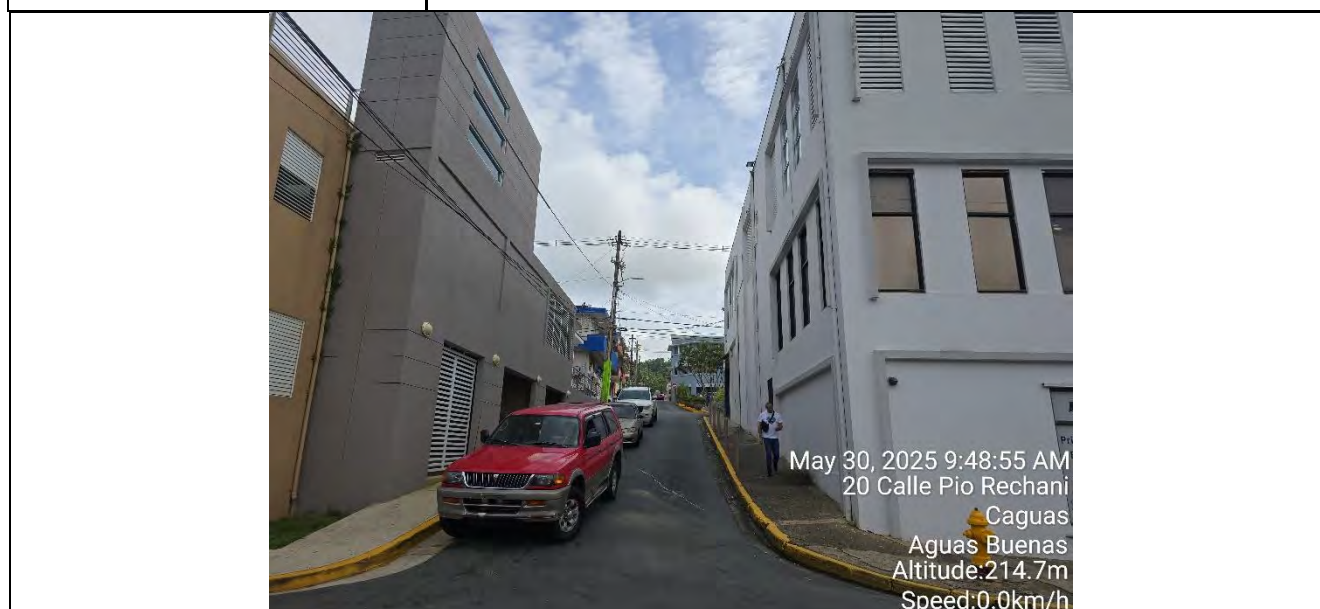


Photo #18

Description:

Date: 30 May 2025

Streetscape, Intersection of Pio Rechani and Padre Sercus Streets, facing southwest.


Puerto Rico 2017 Disaster Recovery, CDBG-DR Program City Revitalization Program (City-Rev) Section 106 NHPA Effect Determination	 <div>DEPARTMENT OF HOUSING</div> <div>GOVERNMENT OF PUERTO RICO</div>
Subrecipient: Municipality of Aguas Buenas	
Case ID: PR-CRP-000743	
Project Name: Luis A. Ferre Plaza Square Remodeling	City: Aguas Buenas, PR



Photo #19	Description: Streetscape, Intersection of Pio Rechani and Salas Torres Streets, facing southwest.
Date: 30 May 2025	

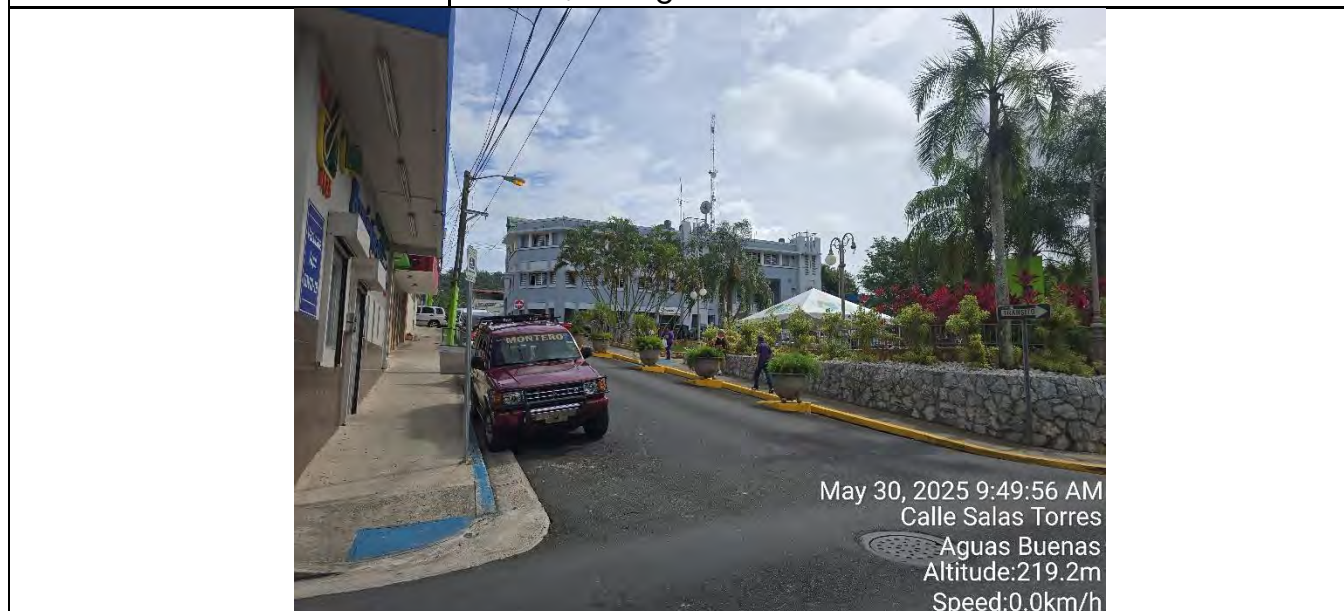


Photo #20	Description: Streetscape, Intersection of Luis Munoz Rivera and Salas Torres Streets, facing southwest.
Date: 30 May 2025	



Puerto Rico 2017 Disaster Recovery, CDBG-DR Program City Revitalization Program (City-Rev) Section 106 NHPA Effect Determination		 <div>DEPARTMENT OF HOUSING GOVERNMENT OF PUERTO RICO</div>
Subrecipient: Municipality of Aguas Buenas		
Case ID: PR-CRP-000743		City: Aguas Buenas, PR
Project Name: Luis A. Ferre Plaza Square Remodeling		



Photo #21	Description: Streetscape, Padre Sercus Street, facing south.
Date: 3 June 2025	



Photo #22	Description: Plaza interior, facing northwest.
Date: 3 June 2025	

Puerto Rico 2017 Disaster Recovery, CDBG-DR Program City Revitalization Program (City-Rev) Section 106 NHPA Effect Determination	 <div>DEPARTMENT OF HOUSING <small>GOVERNMENT OF PUERTO RICO</small></div>
Subrecipient: Municipality of Aguas Buenas	
Case ID: PR-CRP-000743	
Project Name: Luis A. Ferre Plaza Square Remodeling	City: Aguas Buenas, PR

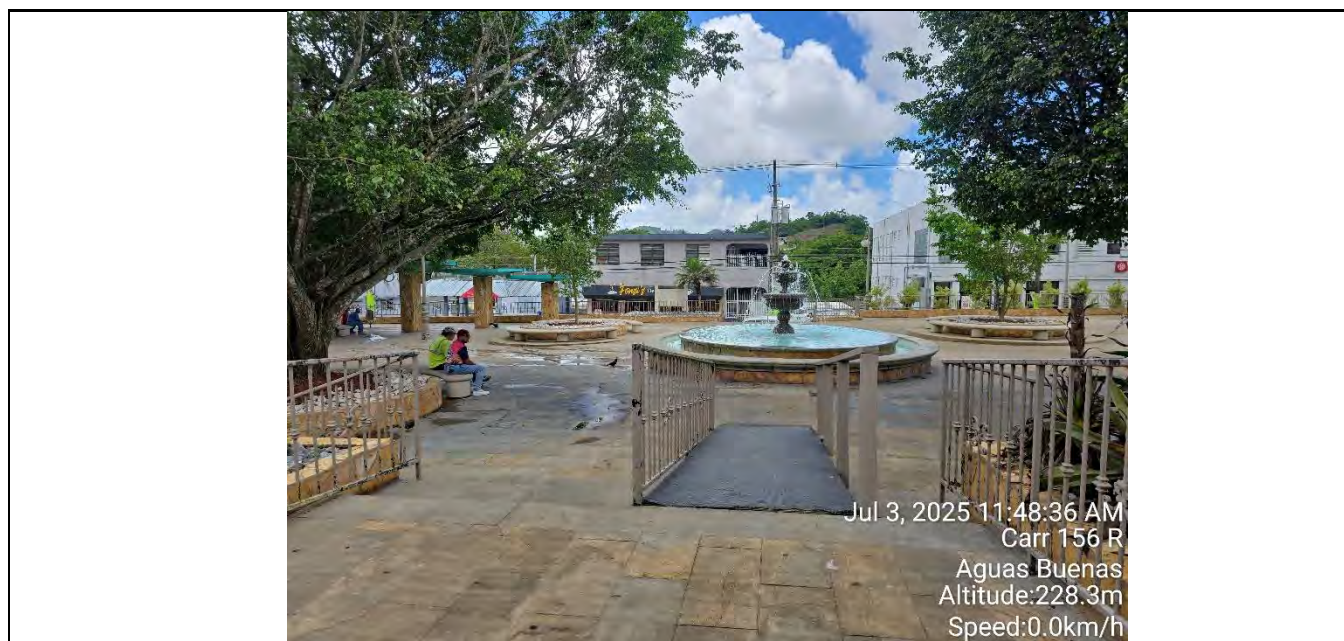


Photo #23	Description: Plaza interior, temporary ramp, facing south.
Date: 3 June 2025	



Photo #24	Description: Plaza interior, facing west.
Date: 3 June 2025	


Puerto Rico 2017 Disaster Recovery, CDBG-DR Program City Revitalization Program (City-Rev) Section 106 NHPA Effect Determination		 <div>DEPARTMENT OF HOUSING GOVERNMENT OF PUERTO RICO</div>
Subrecipient: Municipality of Aguas Buenas		
Case ID: PR-CRP-000743		City: Aguas Buenas, PR
Project Name: Luis A. Ferre Plaza Square Remodeling		



Photo #25	Description: Plaza interior, facing southwest.
Date: 3 June 2025	

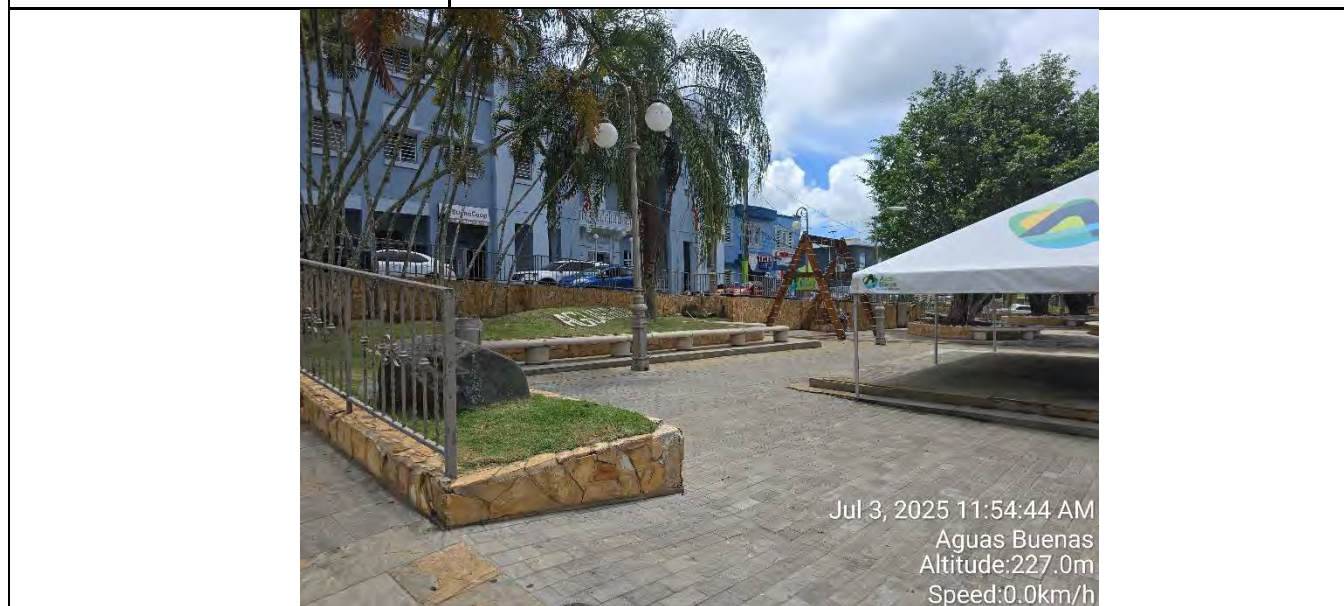


Photo #26	Description: Plaza interior, facing northeast.
Date: 3 June 2025	


Puerto Rico 2017 Disaster Recovery, CDBG-DR Program City Revitalization Program (City-Rev) Section 106 NHPA Effect Determination	 <div>DEPARTMENT OF HOUSING <small>GOVERNMENT OF PUERTO RICO</small></div>
Subrecipient: Municipality of Aguas Buenas	
Case ID: PR-CRP-000743	City: Aguas Buenas, PR
Project Name: Luis A. Ferre Plaza Square Remodeling	



Photo #27	Description: Plaza interior, facing west.
Date: 3 June 2025	



Photo #28	Description: Plaza interior, southwest.
Date: 3 June 2025	


Puerto Rico 2017 Disaster Recovery, CDBG-DR Program City Revitalization Program (City-Rev) Section 106 NHPA Effect Determination		 <div>DEPARTMENT OF HOUSING GOVERNMENT OF PUERTO RICO</div>
Subrecipient: Municipality of Aguas Buenas		
Case ID: PR-CRP-000743		City: Aguas Buenas, PR
Project Name: Luis A. Ferre Plaza Square Remodeling		



Photo #29	Description: Plaza interior, facing south.
Date: 3 June 2025	



Photo #30	Description: Plaza interior, facing east.
Date: 3 June 2025	



Puerto Rico 2017 Disaster Recovery, CDBG-DR Program City Revitalization Program (City-Rev) Section 106 NHPA Effect Determination	 <div>DEPARTMENT OF HOUSING <small>GOVERNMENT OF PUERTO RICO</small></div>
Subrecipient: Municipality of Aguas Buenas	
Case ID: PR-CRP-000743	City: Aguas Buenas, PR
Project Name: Luis A. Ferre Plaza Square Remodeling	

	
Photo #31	Description: Plaza interior, facing southeast.
Date: 3 June 2025	

Puerto Rico 2017 Disaster Recovery, CDBG-DR Program City Revitalization Program (City-Rev) Section 106 NHPA Effect Determination	 DEPARTMENT OF HOUSING <small>GOVERNMENT OF PUERTO RICO</small>
Subrecipient: Municipality of Aguas Buenas	
Case ID: PR-CRP-000743	
Project Name: Luis A. Ferre Plaza Square Remodeling	City: Aguas Buenas, PR

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Project Name: Luis A. Ferre Plaza Square Remodeling	City: Aguas Buenas, PR

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Puerto Rico 2017 Disaster Recovery, CDBG-DR Program City Revitalization Program (City-Rev) Section 106 NHPA Effect Determination	 <div> DEPARTMENT OF HOUSING GOVERNMENT OF PUERTO RICO </div>
Subrecipient: Municipality of Aguas Buenas	
Case ID: PR-CRP-000743	
Project Name: Luis A. Ferre Plaza Square Remodeling	City: Aguas Buenas, PR

Appendix A: 100% Design Plans

PR-CRP-000743

LUIS A. FERRE PLAZA SQUARE REMODELING
AGUAS BUENAS, PUERTO RICO

100% DESIGN DRAWINGS

PR-CRP-000743 - LUIS A. FERRÉ AGUAYO PUBLIC SQUARE RENOVATION.

AGUAS BUENAS, PUERTO RICO



→SITE

LOCATION

OBTAINED FROM: JUNTA DE PLANIFICACIÓN DE PUERTO RICO | GEOLOCALIZADOR- MIPR

JUNTA DE PLANIFICACIÓN, PROGRAMA DE SISTEMA DE INFORMACION GEOGRÁFICA | ESRI, HERE, GARMIN, INCREMENT P, NGA, USGS

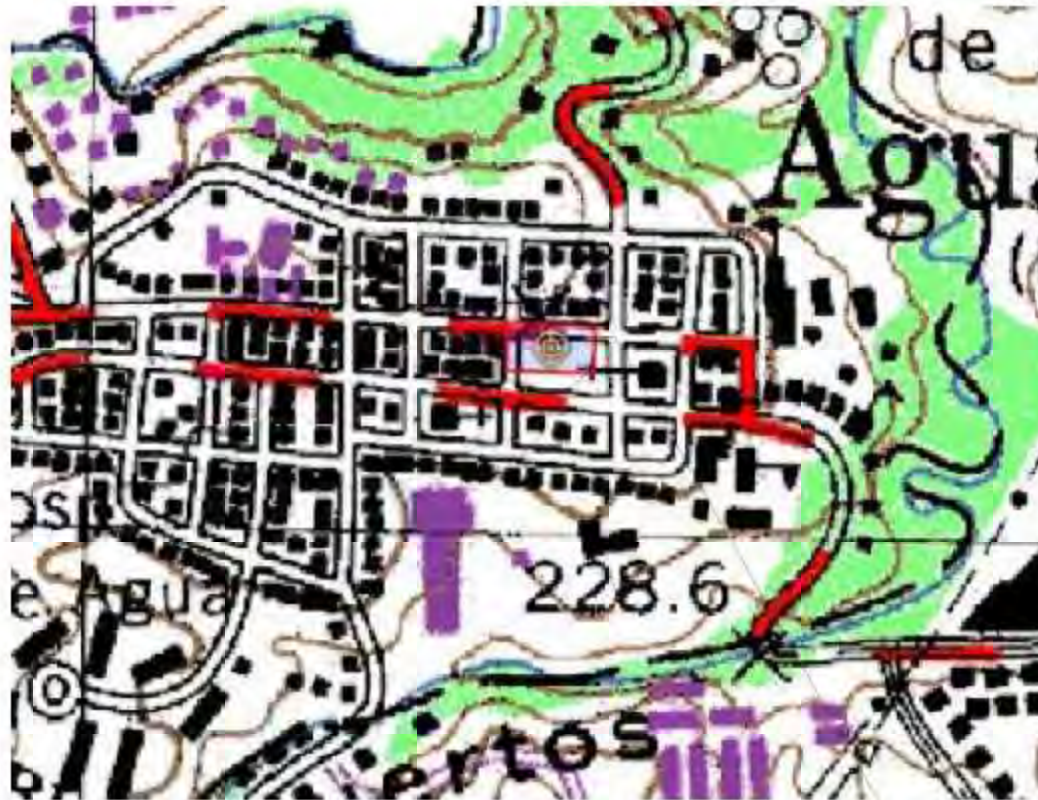
CATASTRO: 198-074-011-011

COORDENADAS NAD83 X: 234935.5416, Y: 246893.2752 (LAT: 18.25673070, LON: -66.10297183)

AREA APROX. (m.c.): 1,786.04

MUNICIPIO: Aguas Buenas

BARRIO: Barrio Pueblo



→SITE

TOPOGRAPHY

OBTAINED FROM: JUNTA DE PLANIFICACIÓN DE PUERTO RICO | GEOLOCALIZADOR- MIPR

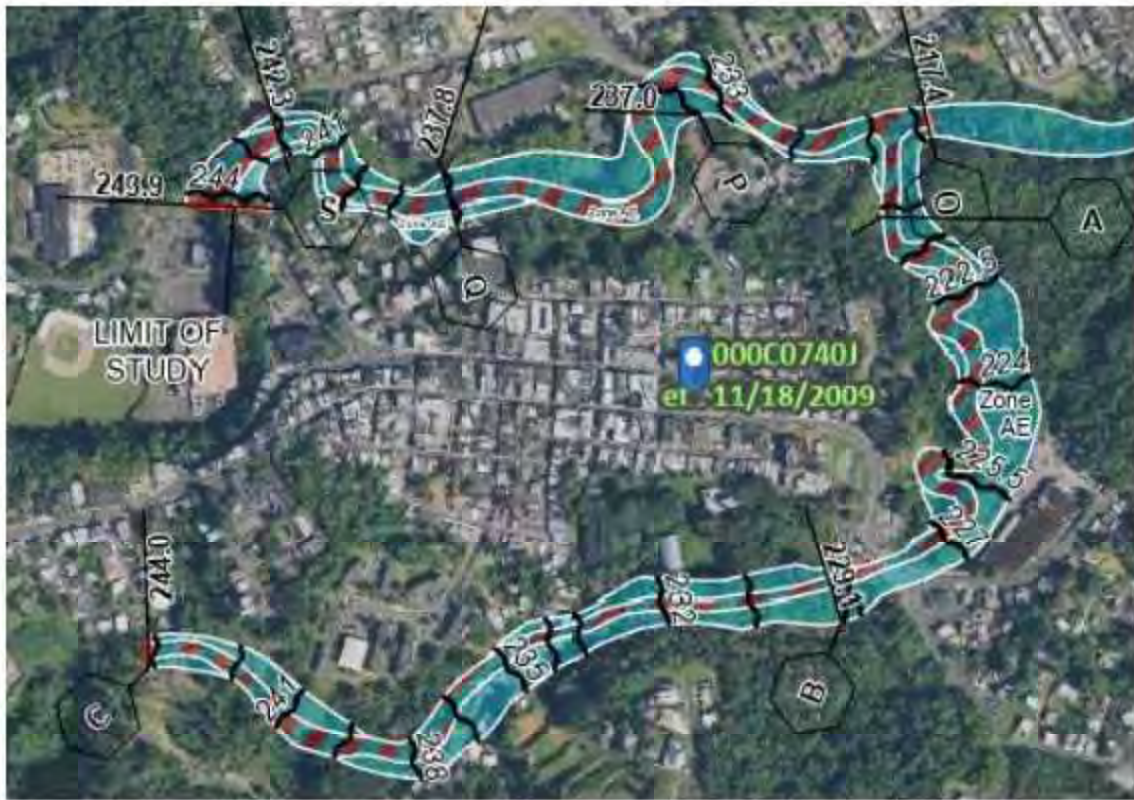
JUNTA DE PLANIFICACIÓN, PROGRAMA DE SISTEMA DE INFORMACION GEOGRÁFICA | ESRI, HERE, GARMIN, INCREMENT P, NGA, USGS

CALIFICACIÓN: DT-G (DOTACIONAL GENERAL)

CLASIFICACIÓN PU: SU (SUELO URBANO)

CLASIFICACIÓN PUT: SU (99%), VILAL (1%)

MAPAS DE CALIFICACIÓN: AGUAS BUENAS, MAPA PUT



→SITE

FLOOD MAP

OBTAINED FROM: JUNTA DE PLANIFICACIÓN DE PUERTO RICO | MAPA NIVELES DE INUNDACIÓN BASE RECOMENDADOS

JUNTA DE PLANIFICACIÓN, PROGRAMA DE SISTEMA DE INFORMACION GEOGRÁFICA | ESRI, HERE, GARMIN, INCREMENT P, NGA, USGS

ZONA INUND. ADVISORY: X

ZONA INUNDABILIDAD (FIRM): X

PANEL INUNDABILIDAD (ADVISORY): 72000C07403

FLOODWAY: NO SE UBICA EN FLOODWAY

SUELO (NRCS): UV (URBAN LAND-VEGA ALTA COMPLEX)

PAGE INDEX

Sheet No.	Code No.	Title Sheet
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GENERAL

1	G100	TITLE SHEET
2	G101	GENERAL NOTES
3	G200	SITE LOCATION

SURVEY & TOPOGRAPHY

4	VS100	SURVEY & TOPOGRAPHY
5	VS101	EXISTING SITE PROFILE

MAPPING - AS BUILT

6	VAS01	AS-BUILT SITE PLAN
7	VAS02	EXISTING FLOOR PATTERN PLAN
8	VAS03	EXISTING ARCHITECTURAL SECTIONS
9	VAS04	EXISTING ARCHITECTURAL SECTIONS

DEMOLITION DRAWINGS

10	C100	PROPOSED DEMOLITION PLAN
11	C101	PROPOSED DEMOLITION SECTION
12	C102	PROPOSED DEMOLITION SECTION
13	C200	PROPOSED FLOOR PATTERN PLAN

ARCHITECTURAL DRAWINGS

14	A100	PROPOSED IMPROVEMENTS PLAZA FLOOR PLAN
15	A101	PROPOSED SECTION
16	A102	PROPOSED SECTION & STONE REPLACEMENT PROCEDURE
17	A103	DAMAGE ASSESSMENT & IMPROVEMENT LIST OF WORK
18	A104	EXISTING PHOTO DOCUMENTATION
19	A105	EXISTING PHOTO DOCUMENTATION
20	A106	EXISTING PHOTO DOCUMENTATION
21	A107	EXISTING PHOTO DOCUMENTATION
22	A108	EXISTING PHOTO DOCUMENTATION
23	A109	EXISTING PHOTO DOCUMENTATION
24	A110	EXISTING PHOTO DOCUMENTATION

25	A111	EXISTING PHOTO DOCUMENTATION
26	A200	ARCHITECTURAL ADA RAMP_BLOW UP
27	A201	PROPOSED ADA CURBS RAMPS_DETAILS
28	A202	PROPOSED RAMP VISUALIZATIONS
29	A203	NEW ORNAMENTAL RAILING AND DETAILS
30	A204	STAIR BLOW UPS
31	A205	PROPOSED TRELLIS ROOF PLAN
32	MS100	MISCELLANEOUS
33	R100	RENDERS
34	R101	RENDERS

LANDSCAPING PLAN

35	LA100	LANDSCAPING PLAN
36	LA101	PLANTING DETAILS

STRUCTURAL DRAWINGS

37	S100	STRUCTURAL GENERAL NOTES
38	S200	STRUCTURAL ADA CONCRETE RAMP
39	S300	STRUCTURAL REPAIRS AND DETAILS
40	S400	SHORT TRELLIS FOUNDATION PLAN AND DETAILS
41	S401	SHORT TRELLIS STRUCTURAL PLANS SECTIONS AND DETAILS

PLUMBING DRAWINGS

42	P100	WATER FOUNTAIN DETAILS
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ELECTRICAL DRAWINGS

43	E100	ELECTRICAL NOTES & DETAILS
44	E200	ELECTRICAL POWER DISTRIBUTION FLOOR PLAN
45	E201	ELECTRICAL LIGHTING DISTRIBUTION PLAN
46	E300	ELECTRICAL DETAILS

CCTV DRAWINGS

47	CT100	CCTV LAYOUT PLAN
48	CT200	CCTV DIAGRAMS
49	CT300	CCTV DETAILS

DESIGN 100% IFB

NOT FOR CONSTRUCTION

GENERAL NOTES

- THE PRECISE LOCATION OF ALL POWER, GAS, TELEPHONE, WATER AND DRAIN SHALL BE VERIFIED IN FIELD. CONTRACTOR SHALL CONTRACT UTILITIES, LOCATE SHUT OFF VALVES AND PROCEED SAFELY ACCORDING TO THE RECOMMENDATION OF EACH UTILITY. CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY INTERRUPTION OF THESE LINES AT NO COST TO THE OWNER.
- CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ARCHITECT, PROJECT MANAGER OR INSPECTOR PRIOR TO THE COMMENCEMENT OF WORK.
- WHERE DIMENSIONS ARE UNCLEAR, CONSULT THE ARCHITECT, PROJECT MANAGER OR INSPECTOR. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HIS WORK. ALL DIMENSIONS SHALL BE FIELD VERIFIED WHERE POSSIBLE. ALL DIMENSIONS ARE FINISHES DIMENSIONS UNLESS OTHERWISE INDICATED. ALL NEW WINDOW AND DOOR OPENINGS MUST BE VERIFIED ON SITE FOR DIMENSIONS ACCURACY BEFORE ORDERING MATERIAL.
- THE CONSTRUCTION DRAWINGS AND THE TECHNICAL SPECIFICATIONS ARE COMPLEMENTARY TO EACH OTHER. THE CONTRACTOR MUST ASSUME INFOORMATION PRESENT IN EITHER AND IN BOTH DOCUMENTS.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY TO COMPLETE THE BUILDING AS SHOWN. MATERIALS AND WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY EMPLOYED BY THE RESPECTIVE TRADES. EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, REFINISHING ANY AND ALL EXISTING WORK ALTERED BY EITHER OPERATION.
- CONTRACTOR AND HIS SUB- CONTRACTORS SHALL TURN THE PROJECT OVER TO OWNER FREE FROM ALL CONSTRUCTION DEBRIS AND CLEAN
- CONTRACTOR SHALL REPLACE AND/OR REPAIR PAVEMENT, STRUCTURES OR EQUIPMENT DETERIORATED OR DAMAGED IN ANY WAY BY THE CONSTRUCTION PROCESS

WETHER OR NOT SPECIFICALLY STATED IN THE DRAWINGS.

- CONTRACTOR SHALL TAKE MAXIMUM PRECAUTIONS IN ORDER TO PREVENT DAMAGE TO EQUIPMENT OR ADJACENT PROPERTY AND AVOID INJURIES TO PERSONNEL AND PEOPLE.
- IT IS UNDERSTOOD THAT WHILE NOT EVERY DETAIL OF THE WORK IS SHOWN ON THE DRAWINGS OR SPECIFICATIONS, THE WORK INCLUDES ITEM INFERABLE FROM THE CONTRACTOR DOCUMENT. THE OWNER SHALL NOT BE HOLD RESPONSIBLE FOR THE ABSENCE OF ANY DETAIL. THE CONTRACTOR MAY REQUIRE FOR ANY CONSTRUCTION WHICH MAY BE FOUND NECESSARY AS THE WORK PROGRESS. IF ANY ITEM OR SYSTEM IS EITHER SHOWN OR SPECIFIED, ALL MATERIAL AND EQUIPMENT NOROORMALLY FURNISHED WITH SUCH ITEMS AND/OR NEED TO MAKE A COMPLETE OPERATION INSTALLATION, SHALL BE PROVIDED WETHER MENTIONED OR NOT, OMITTING ONLY SUCH PARTS AS ARE SPECIFICALLY EXCEPTED.
- THE DRAWINGS HAVE BEEN PREPARED ON THE BASIS OF OBSERVATION OF EXISTING CONDITIONS. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR CONCEALED SITE CONDITIONS.
- PAINT: ALL SURFACE MUST BE SCRAPES, CLEANED, PRIMED BEFORE PAINTED. PAINT COLOR SCHEME TO BE SELECTED BY DESIGN AND CONSTRUCTION OFFICE COORDINATOR.
- FURNISH GRAPHICS ON DRAWINGS ARE FOR SPACE DISTRIBUTION AND PLANNING PURPOSE, NOT PART OF PROJECT CONSTRUCTION, UNLESS IT IS MENTIONED TO BE REQUIRED.

SUBMITTAL REVIEW

APPROVED

REVIEW AND/OR APPROVAL NEITHER EXTENDS NOR ALTERS ANY CONTRACTUAL OBLIGATIONS OF THE ARCHITECT OR CONTRACTOR. REFER TO THE GENERAL CONDITIONS OF THE CONTRACT AND/OR DIVISION 1 OF THE SPECIFICATION FOR A DESCRIPTION OF THIS SUBMITTAL RESPONSE AND THE CONTRACTUAL SIGNIFICANCE.

SUBMITTAL REVIEW

APPROVED AS NOTED

REVIEW AND/OR APPROVAL NEITHER EXTENDS NOR ALTERS ANY CONTRACTUAL OBLIGATIONS OF THE ARCHITECT OR CONTRACTOR. REFER TO THE GENERAL CONDITIONS OF THE CONTRACT AND/OR DIVISION 1 OF THE SPECIFICATION FOR A DESCRIPTION OF THIS SUBMITTAL RESPONSE AND THE CONTRACTUAL SIGNIFICANCE.

SUBMITTAL REVIEW

REVISE AND RESUBMIT

REVIEW AND/OR APPROVAL NEITHER EXTENDS NOR ALTERS ANY CONTRACTUAL OBLIGATIONS OF THE ARCHITECT OR CONTRACTOR. REFER TO THE GENERAL CONDITIONS OF THE CONTRACT AND/OR DIVISION 1 OF THE SPECIFICATION FOR A DESCRIPTION OF THIS SUBMITTAL RESPONSE AND THE CONTRACTUAL SIGNIFICANCE.

SUBMITTAL REVIEW

REJECTED

REVIEW AND/OR APPROVAL NEITHER EXTENDS NOR ALTERS ANY CONTRACTUAL OBLIGATIONS OF THE ARCHITECT OR CONTRACTOR. REFER TO THE GENERAL CONDITIONS OF THE CONTRACT AND/OR DIVISION 1 OF THE SPECIFICATION FOR A DESCRIPTION OF THIS SUBMITTAL RESPONSE AND THE CONTRACTUAL SIGNIFICANCE.

RAFAEL LASA STREET, AGUAS BUENAS, PUERTO RICO.

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AGUAS BUENAS MUNICIPALITY



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CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE ANY PART OF THE WORK IS STARTED SO THAT PROPER CORRECTIONS ARE MADE. IF ENGINEER IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ENGINEER ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT THE ONE FOR WHICH THEY EXPRESSLY DESIGNED. IF THESE DRAWINGS OR ANY PART THEREOF IS REPRODUCED WITHOUT THE CONSENT OF THE ENGINEER, THE PERSON WHO IS DOING WILL BE INDEBTED TO THE ENGINEER FOR HIS FULL COMMISSION. CONTRACTOR SHALL NOT USE FOR CONSTRUCTION PURPOSES ANY DRAWINGS THAT WERE ADVANCE TO HIM PRIOR TO THE BEGINNING OF CONSTRUCTION. ALL PLANS BEING USED BY CONTRACTOR SHOULD HAVE A LABEL SAYING "FOR CONSTRUCTION ONLY" SIGNED AND SEALED BY THE ENGINEER.

I, WILLIAM MELENDEZ RIVAS, LIC. 16383, CERTIFY THAT I AM THE PROFESSIONAL WHO [DRA, DESIGNED OR PREPARED] THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. I ALSO CERTIFY THAT I UNDERSTAND THAT SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE PROVISIONS OF THE JOINT REGULATIONS AND THE APPLICABLE PROVISIONS OF THE REGULATIONS AND BUILDING CODES IN FORCE OF THE AGENCIES, REGULATORY BOARDS OR PUBLIC CORPORATIONS WITH JURISDICTION. I FURTHER CERTIFY THAT THE PREPARATION OF THESE PLANS AND SPECIFICATIONS HAS FULLY COMPLIED WITH THE PROVISIONS OF LAW 94-2004, AS AMENDED, KNOWN AS THE "LAW FOR INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH THE LAW NO. 39 OF MAY 15, 1938, AS AMENDED, ACT NO. 99 OF JULY 6, 1978, AS AMENDED, AS APPLICABLE. I ACKNOWLEDGE THAT ANY FALSE STATEMENT OR MISREPRESENTATION OF FACTS THAT HAS BEEN PRODUCED BY KNOWLEDGE OR NEGLIGENCE EITHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHERS WITH MY KNOWLEDGE, MAKES ME RESPONSIBLE FOR ANY JUDICIAL AND DISCIPLINARY ACTION BY THE GPP.



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Revised by: ING. WILLIAM MELENDEZ

Plot Scale: AS SHOWN

Progress Print:

TITLE SHEET

G100

GENERAL NOTES:

- REFER TO PROJECT SPECIFICATIONS FOR GENERAL CONTRACT REQUIREMENTS, MATERIALS, WORKMANSHIP AND SHOP DRAWINGS.
- ALL DIMENSIONS OTHER THAN PURELY LANDSCAPE ARCHITECTURE DIMENSIONS SHOWN ON LANDSCAPE ARCHITECTURE DRAWINGS SHALL BE FIELD COORDINATED BY THE CONTRACTOR WITH ALL OTHER DISCIPLINE DRAWINGS, AND ANY INCONSISTENCIES REPORTED TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL WORK SHOWN ON THE PLANS, WHETHER OR NOT ADEQUATELY DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE TO FINISH WHATEVER IS NECESSARY TO ENSURE COMPLETE AND PROPERLY FUNCTIONING SYSTEM, REGARDLESS OF WHETHER OR NOT SHOWN IN THE CONTRACT DOCUMENTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CORRECT MATERIALS AND EQUIPMENT IF THEY HAVE NOT BEEN SIZED PROPERLY AT NOT ADDITIONAL COST, IN ORDER TO ACHIEVE THIS PURPOSE.
- THE CONSTRUCTION DOCUMENTS (DRAWINGS, SPECIFICATIONS, CONDITIONS, ETC.) REFER TO EXISTING CONDITIONS AT THE SITE AT THE TIME THE CONSTRUCTION DOCUMENTS PRODUCTION COMMENCED THE LANDSCAPE ARCHITECTS AND DESIGNERS ARE NOT RESPONSIBLE FOR ANY ADDITIONAL DESIGN WORK TO BE UNDERTAKEN RELATED TO DAMAGE, ALTERATIONS, OR CONSTRUCTIONS WORK PERFORMED ON SITE AFTER MENTIONED DATE BY ANY PUBLIC OR PRIVATE PARTY, INCLUDING UTILITY AGENCIES OR COMPANIES, NOR FOR HIDDEN OR UNFORESEEN UTILITIES CONDITIONS. ALL EXISTING SURFACES ADJACENT TO THE WORK TO BE PERFORMED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. NOTIFY IMMEDIATELY OF ANY IMMINENT OR POTENTIAL DAMAGE.
- WORDS "SUPPLY", "INSTALL", "PROVIDE", "REPLACE", ETC. REFER TO NEW MATERIALS TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR AS PART OF THE CONSTRUCTION CONTRACT, UNLESS SPECIFIED OTHERWISE ON INSTALLATION DETAILS, WHERE NOT ALL MATERIALS OR PROCEDURES ARE SPECIFIED. THE CONTRACTOR COMPANY SHALL INFORM ITSELF WITH ALL PERTINENT DATA, PROVIDE ALL NECESSARY PARTS AND TOOLS AND SHALL CARRY ON ALL STANDAR GOOD CONSTRUCTION PRACTICE METHODS. WHEN IN DOUBT, WORK SHALL BE SUSPENDED BEFORE CONTINUING UNTIL THE INFORMATION REQUIRED IS ACQUIRED. THE CONTRACTOR IS RESPONSIBLE OF HIRING ANY SPECIALITY SUB-CONTRACTOR OR CONSULTANT NEEDED TO PERFORM THE PROJECT'S WORK. ALL MATERIALS AND EQUIPMENT SHALL BE STRICTLY INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
- ACCES TO THE PROJECT SHALL BE COORDINATED WITH OWNER BEFORE CONSTRUCTION COMMENCEMENT. CONSTRUCTION SITE ACCESS SHALL BE CONTROLLED BY THE CONTRACTOR, AND ALL HIS EMPLOYEES SHALL BE DULY IDENTIFIED. THE CONTRACTOR SHALL COMPLY WITH ALL THE OWNER AND OSHA SAFETY REQUIREMENTS.
- THE CONTRACTOR SHALL TAKE INTO ACCOUNT ALL PRECAUTIONS NOT TO DAMAGE EXISTING TREES AND/OR PLANTS TO REMAIN. FOLLOW ALL LANDSCAPE SPECIFICATIONS.
- ALL ARCHITECTURAL, ELECTRICAL, MECHANICAL, PLUMBING, AIR CONDITIONING AND STRUCTURAL EQUIPMENT AND/OR INSTALLATION DETAIL SHALL BE INCLUDED IN THE BASE BID EVEN THOUGH THEY MAY ONLY APPEARS ON ARCHITECTURAL DRAWINGS (AND NOT ON ELECTRICAL, STRUCTURAL, MECHANICAL OR CIVIL DRAWINGS) OR ON ELECTRICAL, STRUCTURAL, MECHANICAL OR CIVIL DRAWINGS (AND NOT ON ARCHITECTURAL DRAWINGS). THE CONTRACTOR SHALL VERIFY THE DRAWINGS BEFORE DIVIDING THE DRAWINGS SETS FOR SUBCONTRACTOR QUOTATIONS ALL EQUIPMENT AND UTILITY COMPONENT SPECIFIED INCLUDE ALL APPURTENANCES, TOOLS AND ACCESSORIES REQUIRED FOR IT TO FUNCTION PROPERLY.
- THE CONTRACTOR MUST COORDINATE A PRE-CONSTRUCTION MEETING WITH THE MANUFACTURERS OR SUPPLIERS OF SPECIFIC MATERIALS, FINISHES AND EQUIPMENT TO ENSURE INSTRUCTIONS FOR INSTALLATION AND PERFORMANCE ARE CLEARLY UNDERSTOOD. THE ARCHITECT AND DESIGNERS ASSUME THAT THE CONTRACTOR IS THE CONSTRUCTION EXPERT.
- ALL DIMENSIONS SHOWN IN DRAWINGS SHALL BE FIELD COORDINATED AND VERIFIED WITH EXISTING CONDITIONS AND OTHER DISCIPLINE DRAWINGS ANY INCONSISTENCY SHALL BE NOTIFIED AS SOON AS POSSIBLE AND CONSTRUCTION SHALL NOT CONTINUE UNTIL THE ISSUE IS RESOLVED. DO NOT SCALE DRAWINGS. ANY EXISTING CONDITION THAT HINDERS OBSTRUCT OR IMPLIES CHANGES IN THE WORK TO BE PERFORMED SHALL BE NOTIFIED IMMEDIATELY.
- WHEN DRAWINGS AND SPECIFICATIONS STATE DIFFERENT INSTRUCTIONS OR INFORMATION, THE ARCHITECT SHALL DECIDE WHICH ONE TAKES PRECEDENCE IN ANY CASE CONTRACTOR SHALL ASSUME THE MOST COSTLY INSTRUCTION FOR PRICE CONSIDERATIONS.
- BACK-KEYING REFERENCES ARE NOT INTENDED TO SUPPLY QUANTITIES OR EXACT LOCATIONS IN WHICH A PARTICULAR DETAIL OCCURS. WHEN CONTRACTOR CANNOT DETERMINE DESIGN INTENT, CONTACT THE ARCHITECT FOR FUTHER INFORMATION.
- FOR METAL FABRICATIONS, SUPPLY ISOLATION BETWEEN DIFFERENT METALS. ALL WELDS SHALL COMPLY WITH THE AMERICAN WELDING SOCIETY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CORRECT ALL MATERIALS AND EQUIPMENT SPECIFIED THAT HAS NOT BEEN CORRECTLY SIZED AT NO ADDITIONAL COST.
- PRE-CAST ELEMENTS AND ITEMS SHALL BE REINFORCED BY MANUFACTURER AND CERTIFIED BY A STRUCTURAL ENGINEER TO WITHSTAND NORMAL ANTICIPATED USE. THIS INCLUDES ANCHORS TO PAVEMENT DETAILS.
- ALL CRITICAL SPECIALTIES, MATERIALS AND EQUIPMENT SHALL BE ORDERED AS SOON AS THE CONSTRUCTION CONTRACT IS AWARDED TO AVOID WORK INTERRUPTIONS. SUBMITTALS FOR THESE ITEMS SHALL BE PRESENTED IN A TIMELY MANNER.
- THE CONTRACTOR SHALL SET ASIDE A PLACE FOR ITS WORKERS' LUNCH AREA. NO ELECTRONIC EQUIPMENT AND PHONES FOR PERSONAL USE SHALL BE ALLOWED DURING CONSTRUCTION PROCEDURES. NO ILLEGAL SUBSTANCES, ALCOHOL OR WEAPONS SHALL BE ALLOWED INSIDE THE CONSTRUCTIONS LIMIT.
- THE CONTRACTOR SHALL NOT CONTACT ANY OF THE ARCHITECT'S OR OWNER'S CONSULTANTS FOR CLARIFICATION PURPOSES WITHOUT NOTIFYING THE OWNER'S REPRESENTATIVES (INSPECTOR OR ARCHITECT) PREFERABLY, A REQUEST FOR INFORMATION SHALL BE ISSUED.
- ALL DEMOLITION WORK SHALL BE COORDINATED WITH THE CES PLAN. WHEN THE PROJECT IS TO BE UNDERTAKEN IN A RESIDENTIAL AREA, ALL SECURITY MEASUREMENTS SHALL BE APPLIED TO ENSURE THE RESIDENTS SAFETY AND WELL-BEING DURING CONSTRUCTION. ALL CONSTRUCTION AND WASTE MATERIALS SHALL BE UNDER CONTROL. CONSTRUCTION AREA IS TO BE LEFT CLEAN AFTER EACH DAY'S WORK.
- IF SO REQUIRED BY THE OWNER, THE CONTRACTOR SHALL RETAIN THE SERVICES OF SPECIALISTS IN ARCHEOLOGY, HAZARDOUS MATERIALS, SOILS, AND ENVIRONMENTAL ASPECTS.
- THE CONTRACTOR SHALL CLEAN ALL UTILITY PIPES TO MAKE SURE THAT THEY ARE IN WORKING ORDER BEFORE CONSTRUCTION COMMENCEMENT AND NOTIFY IF OTHERWISE.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING DEBRIS. TEMPORARY MATERIALS USED AS IMPROVISED FIXES BEFORE COMMENCING WORK IN THE IMMEDIATE AREA. ALL EXISTING EQUIPMENT TO BE DISCARDED SUCH AS URBAN FURNITURE, LAMPS, RAILINGS, EMBEDDED NAILS AND SCREWS, EXPOSED PIPES, STRUCTURES, OF ANY KIND AND OTHER SHALL BE HANDED OUT TO THE OWNER UNLESS OTHERWISE INSTRUCTED BY HIM. INSTRUCTED, THE CONTRACTOR SHALL PREPARE AN AREA FOR ITS TEMPORARY STORAGE. NO PERMANENT WASTE AREA SHALL BE KEPT IN THE PROJECT'S PREMISES.
- ALL UTILITY APPURTENANCES SHALL BE LEFT ABANDONED OR CAPPED AS PER THE UTILITY AGENCIES OR COMPANIES INSTRUCTIONS.
- THESE NOTES SHALL BE COORDINATED WITH NOTES ON DRAWING SHEETS AND ON OTHER DISCIPLINE WORKING DRAWINGS AND SPECIFICATIONS. IF ANY DISCREPANCY IS FOUND, NOTIFY THE OWNER'S REPRESENTATIVES TO DECIDE WHICH TAKES PRECEDENCE
- CONTRACTOR SHALL VERIFY ALL PROPOSED AND EXISTING DIMENSIONS AND ELEVATIONS IN THE FIELD. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY AND BEFORE PROCEEDING WITH RELEVANT ASPECT OF THE WORK OF ANY LAYOUT CONDITION THAT IS NOT CONSISTENT WITH THE DRAWINGS OR THAT WILL IMPAIR LAYOUTS OR ATTACHMENTS OF FINISHES.
- DO NOT SCALE DRAWINGS. USE INDICATED OR CALCULATED DIMENSIONS AND ELEVATIONS IN THE FIELD. NOTIFY THE ARCHITECT IMMEDIATELY AND BEFORE PROCEEDING WITH RELEVANT ASPECT OF THE WORK OF ANY LAYOUT CONDITIONS THAT ARE NOT CONSISTENT WITH, OR MISSING FROM, THE DRAWINGS OR THAT WILL IMPAIR LAYOUT.
- DIMENSIONING FORMAT FOR LANDSCAPE ARCHITECTURE DRAWINGS IS:
 - CRITICAL, CLEAR DIMENSIONS REQUIRED ARE INDICATED AND ARE TO FINISH FACE OF ELEMENT, EXCEPT WHEN INCATED TO CENTER LINE OF ELEMENT.
 - WHERE DIMENSIONS ARE CALLED AS "EQUAL" SPACE REFERENCED ITEMS EQUALLY MEASURED TO THEIR CENTER LINES.
- REFER TO STRUCTURAL DRAWINGS FOR DIMENSIONS AND LAYOUT OF STRUCTURAL CONCRETE.
- SEE STRUCTURAL DRAWINGS FOR STRUCTURAL STEEL SIZES, ALL CONCRETE REINFORCEMENT, UNIT MASONRY REINFORCEMENT, STEEL LINTEL SIZES, RELIEVING ANGLE SIZES, CONCRETE FILLED LINTEL BLOCK AND ALL OTHER REQUIREMENTS FOR LOAD CARRYING MEMBERS. STRUCTURAL DRAWINGS SHALL GOVERN FOR LOAD CARRYING MEMBERS.
- REFER ALSO TO STRUCTURAL, PLUMBING, FIRE PROTECTION, MECHANICAL AND ELECTRICAL DRAWINGS AND APPROVED SHOP DRAWINGS FOR LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENING, SLEEVES, DEPRESSIONS AND ATTACHMENT REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR PENETRATIONS OF STRUCTURAL ELEMENTS REEFER ALSO TO MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION DRAWINGS FOR SLEEVE, PENETRATIONS, AND EMBEDMENT REQUIRED FOR THESE SYSTEMS. THE CONTRACTOR IS TO COORDINATED ALL EMBEDMENT AND PENETRATIONS.
- PROVIDED ALL ACCESS PANELS AS REQUIRED BY APPLICABLE CODES AND AS REQUIRED FOR MECHANICAL EQUIPMENT, WHETHER OR NOT SHOWN ON DRAWINGS, ALL ACCESS PANELS SHALL BE FLUSH WITH ADJACENT FINISH SURFACES.
- SEE MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DRAWINGS FOR EQUIPMENT REQUIRING HOUSEKEEPING PADS. SEE STRUCTURAL DRAWINGS FOR TYPICAL HOUSEKEEPING PAD DETAILS AND REINFORCEMENT.
- COORDINATE PLACEMENT OF ALL SITE ELEMENTS WITH MECHANICAL, ELECTRICAL AND INSTALLER.
- CONTRACTOR SHALL COORDINATE SIZE AND LOCATION OF ALL SLAB AND WALL OPENINGS INCLUDING BUT NOT LIMITED TO OPENINGS IN ELECTRICAL CLOSETS, CONTROL ROOMS, MACHINE ROOMS, ETC. PER EQUIPMENT MANUFACTURER RECOMMENDATIONS.
- BACK-KEYING REFERENCES ARE NOT INTENDED TO GIVE QUANTITY OF LOCATIONS IN WHICH A PARTICULAR DETAILS OCCURS, BUT ARE TO AID CONTRACTOR IN FINDING SAMPLE LOCATION(S) IN WHICH A PARTICULAR DETAIL OCCURS.
- WHERE SPECIFIC DIMENSIONS, DETAILS OR DESING INTENT CANNOT BE DETERMINED, CONSULT THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK.
- DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
- CONCEALED OR UNKNOWN CONDITIONS. IF THE CONTRACTOR ENCOUNTERS CONDITIONS AT THE SITE THAT ARE (1) SUBSURFACE OR OTHERWISE CONCEALED PHYSICAL CONDITIONS WHICH DIFFER MATERIALLY FROM THOSE INDICATED IN THE CONTRACT DOCUMENTS OR (2) UNKNOWN PHYSICAL CONDITIONS OF AN UNUSUAL NATURE, WHICH DIFFER MATERIALLY FROM THOSE ORDINARILY ENCOUNTERED AND GENERALLY RECOGNIZED AS INHERENT IN CONSTRUCTION ACTIVITIES OF THE CHARACTER PROVIDED FOR IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY PROVIDE NOTICE TO THE OWNER AND ARCHITECT BEFORE CONDITIONS ARE DISTURBED AND IN NO EVENT LATER THAN 7 DAYS AFTER FIRST OBSERVANCE OF THE CONDITIONS.
- SOIL STUDY, PERCOLATION AND SOIL COMPOSITION REPORT IS TO BE PROVIDED BY THE OWNER.

ABBREVIATIONS:

A		
#	—	DIAMETER OR ROUND
#	—	POUND OR NUMBER
A/C	—	AIR CONDITIONER
AHU	—	AIR HANDLING UNIT
ALUM.	—	ALUMINIUM
APPX.	—	APPROXIMATE
ARCH.	—	ARCHITECTURAL
ASH	—	AUTOMATIC SPRINKLER HEAD
ASR	—	AUTOMATIC SPRINKLER RISER
ASU	—	AIR SUPPLY UNIT
AUX.	—	AUXILIARY
AV	—	AUDIO VISUAL
AVG.	—	AVERAGE
AVT	—	AIR VENT

B		
BD.	—	BOARD
BLDG.	—	BUILDING
BLKG.	—	BLOCKING
BM.	—	BEAM
BPL.	—	BASE PLATE
BRG.	—	BEARING
BRGC.	—	BRACING

C		
CAB.	—	CABINET
CAV.	—	CAVITY
CEM.	—	CEMENT
CB	—	CATCH BASIN
CBP	—	CEMENT BOARD WITH PLASTER
CJ	—	CONTROL JOINT
CL	—	CENTER LINE
CLG.	—	CEILING
CLO.	—	CLOSET
CMU	—	CONCRETE MASONRY UNIT
CO	—	CLEAN OUT
COL.	—	COLUMN
CONC.	—	CONCRETE
CONF.	—	CONFERENCE
CONSTR.	—	CONSTRUCTION
CONT.	—	CONTINUOUS
CORR.	—	CORRIDOR
CS	—	CONCRETE SEALED
CT	—	CERAMIC TILE
CU FT	—	CUBIC FEET
CU YD	—	CUBIC YARD
CW	—	COLD WATER PIPING

D		
DBL.	—	DEEP DEPTH
DBL.	—	DOUBLE
DET.	—	DETAIL
DIA.	—	DIAMETER
DIM.	—	DIMENSION
DN.	—	DOWN
DMPR.	—	DAMPER
DR.	—	DOOR
DS	—	DOWNSPOUT
DWG.	—	DRAWING

E		
EA.	—	EACH
EF	—	EACH FACE
ELEV.	—	ELEVATION
ELC.	—	ELECTRICAL
EQ	—	EQUAL—LY
EQUIP.	—	EQUIPMENT
EXIST.	—	EXISTING
EXP.	—	EXPANSION
EXT.	—	EXTERIOR

F		
F/	—	FACE OF
FD	—	FLOOR DRAIN
FE	—	FIRE EXTINGUISHERS
FF	—	FINISH FLOOR
FDTN.	—	FOUNDATION
FH	—	FIRE HYDRANT
FIN.	—	FINISH
FLUOR.	—	FLUORESCENT
FR.	—	FRAME
FRTW	—	FIRE RETARDANT TREATED WOOD
FTG.	—	FOOTING

G		
GA.	—	GAGE
GALV.	—	GALVANIZED
GEN.	—	GENERAL
GWB	—	GYPSUM WALL BOARD

H		
HB	—	HOSE BIBB
HC	—	HOLLOW CORE
HDW	—	HARDWARE
HM	—	HOLLOW METAL
HORIZ.	—	HORIZONTALLY
HP	—	HIGH POINT
HR.	—	HOSE
HVAC	—	HEATING, VENTILATION, A/C
HW	—	HOT WATER PIPING
HWY	—	HIGHWAY

I		
ID	—	INTERIOR DESIGN
INCL.	—	INCLUDED
INT.	—	INTERIOR

J		
JAN.	—	JANITOR
JT.	—	JOINT

K		
KIT.	—	KITCHEN

L		
LAM.	—	LAMINATE/ON
LAV.	—	LAVATORY
LBL.	—	LABEL
LH	—	LEFT HAND
LP	—	LOW POINT
LTD.	—	LIMITED
LWTW	—	LIGHTWEIGHT
LVR.	—	LOUVER

M		
MAINT.	—	MAINTENANCE
MAS.	—	MASONRY
MATL.	—	MATERIAL
MAX.	—	MAXIMUM
MED.	—	MEDIUM
MECH.	—	MECHANICAL
MFR.	—	MANUFACTURER
MH.	—	MANHOLE
MID.	—	MIDDLE
MIN.	—	MINIMUM
MISC.	—	MISCELLANEOUS
MO	—	MASONRY OPENING
MTD	—	MOUNTED, MOUNTING
NTL.	—	METAL

N		
NA	—	NOT APPLICABLE
NIC	—	NOT IN CONTRACT
NO.	—	NUMBER
NTS	—	NOT TO SCALE

O		
OC	—	ON CENTER
OFF.	—	OFFICE
OPEN.	—	OPENNING
OPT.	—	OPTIONAL
PAR.	—	PARALLEL
PER.	—	PERIMETER
PH.	—	PHASE
PLBG.	—	PLUMBING
PNL.	—	PANEL
PROJ.	—	PROJECT
PROP.	—	PROPERTY
PTE.	—	PAINTED
PVC	—	POLYVINYLCHLORIDE
PWD.	—	PLYWOOD

Q		
QTY.	—	QUANTITY
QT	—	QUARRY TILE

R		
R.	—	RADIUS
RD	—	ROOF DRAIN
RECC.	—	RECESSED
RECT.	—	RECTANGULAR
RD.	—	ROAD
REINF.	—	REINFORCE
REV.	—	REVISION
RFG.	—	ROOFING
RH	—	RIGHT HAND
RI.	—	RISER
RM.	—	ROOM
RO	—	ROUGH OPENING
ROW	—	RIGHT OF WAY
RV	—	ROOF VENT

S		
SAN.	—	SANITARY
SC	—	SOLID CORE
SCLG	—	SUSPENDED CEILING
SCHED.	—	SCHEDULE
SCP	—	SMOOTH CEMENT PLASTER
SCWD	—	SOLID CORE WOOD
SD	—	SMOKE DETECTOR
SL	—	SEA LEVEL
SF	—	SQUARE FOOT
SGL.	—	SINGLE
SHT.	—	SHEET
SIM.	—	SIMILAR
SQ. FT.	—	SQUARE FOOT
SQ. IN.	—	SQUARE INCH
SQ. YD.	—	SQUARE YARD
SP	—	STAND PIPE
SPECS.	—	SPECIFICATIONS
SS	—	STORM SEWER
S/S	—	STAINLESS STEEL
ST.	—	STREET
STR.	—	STAR
STO.	—	STORAGE
STD.	—	STANDARD
STL.	—	STEEL
STRUC.	—	STRUCTURAL
SUSP.	—	SUSPENDED
SW.	—	SWITCH
SWR.	—	SEWER

T		
T/	—	TOP OF
TD	—	TRENCH DRAIN
TEL.	—	TELEPHONE
TEMP.	—	TEMPORARY
TERM.	—	TERMINAL
THK.	—	THICK/—NESS
THRU.	—	THROUGH
TR.	—	TREAD
TS	—	TUBE STEEL
TV.	—	TELEVISION
TYP.	—	TYPICAL

GENERAL SYMBOLS LEGEND:

	MULTIPLE INTERIOR ELEVATIONS		GYPSUM BOARD WALL		WINDOW
	ELEVATION		GYPSUM BOARD WALL W/ INSULATION OR SOUND ATTENUATION BLANKET		CHAIN LINK FENCE
	DETAIL		REINFORCED CONCRETE WALL		BARBED WIRE FENCE
	FOUNDATION SYMBOL		STEEL MESH PARTITION		NOTE IDENTIFICATION
	BUILDING/STRUCTURE WALL SECTION		REINFORCED CONCRETE COLUMN		
	BUILDING/STRUCTURE CROSS SECTION		EARTH SURFACE		
	DETAIL CROSS SECTION		GRASS SURFACE		
	BREAK LINE		CONCRETE BLOCK SURFACE		
	LEADER LINE		TILE SURFACE		
	CENTER LINE		GLASS SURFACE		
	MARKED SURFACE		GRATING AREA		
	DIMENSION LINE		OPENING AREA		
	ANGULAR DIMENSION		ACOUSTICAL CEILING		
	RADIUS DIMENSION		SINGLE HINGED DOOR		
	STEP ON FLOOR		DOUBLE HINGED DOOR		
	FINISH FLOOR OR ROOF ELEVATION		BIFOLD DOOR		
	BUILDING COLUMNS, WALLS OR DRAWING AXIS		POCKET DOOR		
	ROOM IDENTIFICATION		SINGLE SLIDING DOOR		
	DOOR TAG		DOUBLE SLIDING DOOR		
	WINDOW TAG		ROLLING DOOR		
	ADDENDUM TAG				
	EXISTING STRUCTURE TO REMAIN				
	MASONRY WALL				

CALLE MUÑOZ RIVERA.
FAJARDO, P.R.

GPS LATITUDE/LONGITUDE:
18.32453141, -66.65306091

MUNICIPALITY OF FAJARDO

REV. DATE DESCRIPTION BY CHK'D

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..
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..

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IPG INGENIUM
PROFESSIONAL GROUP

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5th Fl. San Juan, PR 00735
Tel: (787) 918-5890 / 5891
Email: info@ingeniumgroup



Dwg Name: INGENIUM GROUP

Drawn by: INGENIUM GROUP

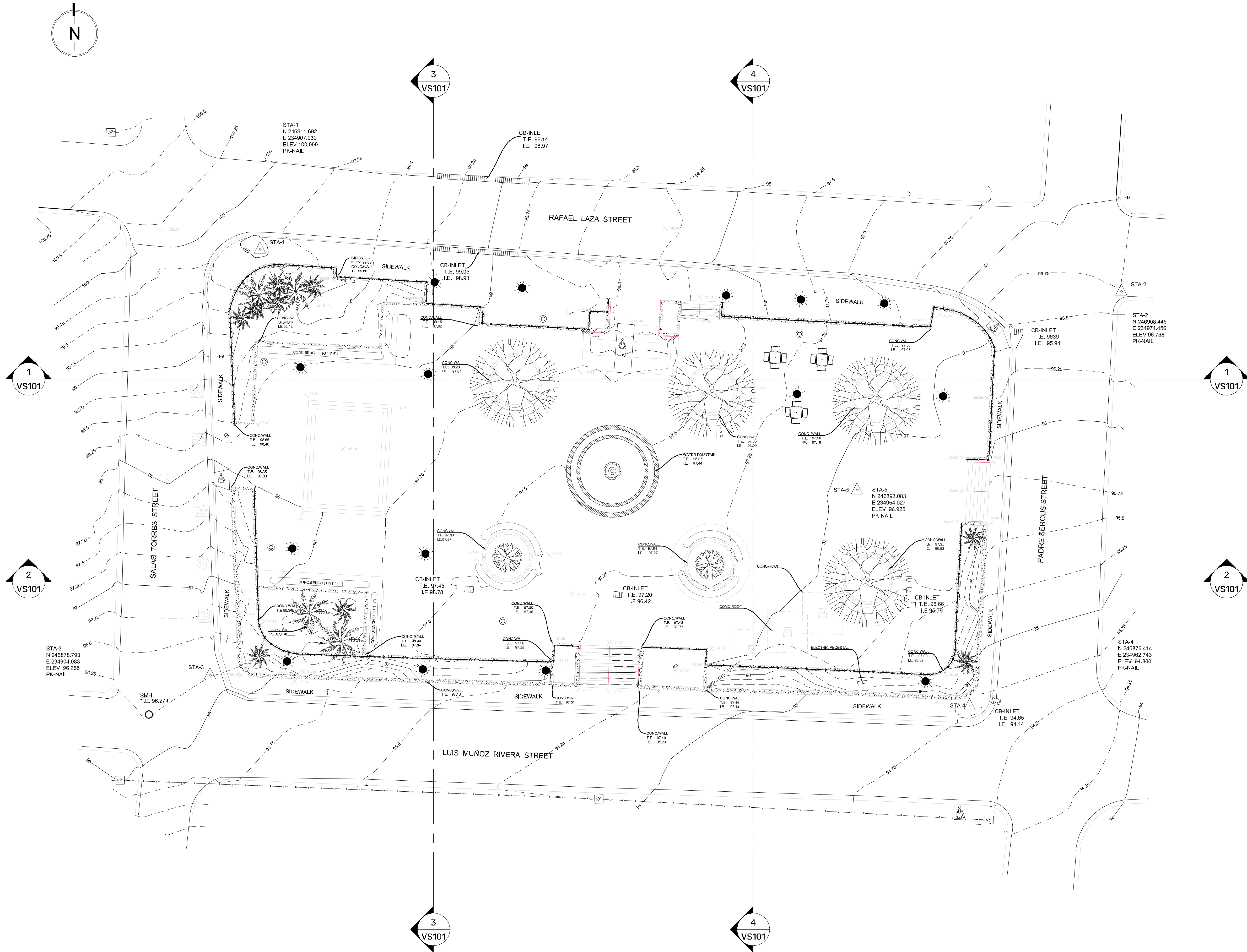
Revised by: ING. WILLIAM MELENDEZ

Plot Scale: AS SHOWN

Progress Print:

GENERAL NOTES





1 SURVEY & TOPOGRAPHY PLAN
SCALE: 1:150

- NOTES:
1. HORIZONTAL CONTROL SYSTEM: NAD83
2. THE DATA WAS OBTAINED DURING THE MONTH OF JULY 2023.
3. VERTICAL CONTROL: LOCAL SYSTEM.
4. CONTOUR INTERVAL: 1/4 METER (25)

- LEGEND:
- MANHOLE
 - CONC. POLE
 - TREE
 - INLET
 - SPOT ELEVATION
 - CONTROL STATION
 - DOMINO TABLE
 - LIGHT POLE
 - TRASH CAN
 - WATER METER
 - IRON FENCE
 - POWER LINE

RAFAEL LASA STREET, AGUAS BUENAS,
PUERTO RICO.

GPS LATITUDE/LONGITUDE:
18.256730, -66.102971

AGUAS BUENAS MUNICIPALITY



198 - 074 - 011 - 01 - 000

REV. DATE DESCRIPTION BY CHK'D
30% design phase submission: 10/03/2023
60% design phase submission: 11/03/2023
90% design phase submission: 01/31/2024
97 % design phase submission: 02/26/2024
100 % design phase submission: 01/21/2025
100 % IFB V.1 - IPG - 10/20/2025

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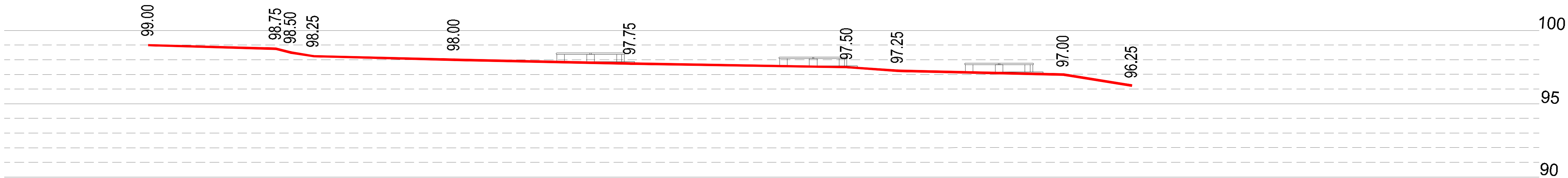
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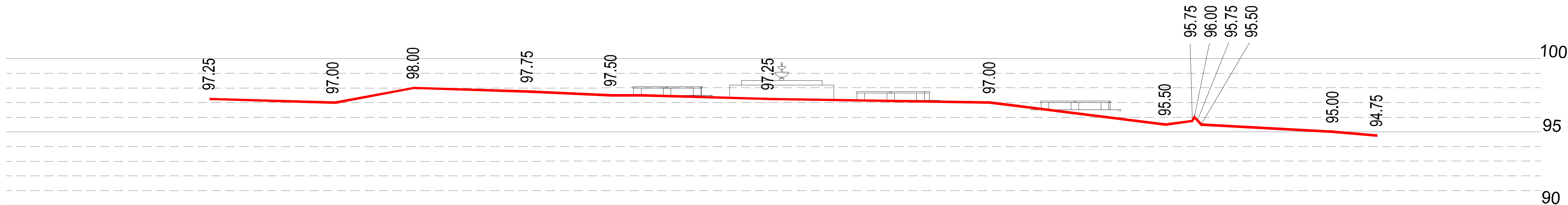
654, Ave. Muñoz Rivera • Suite 1535
654-Rio Piedra, San Juan, PR 00905
Tel: (787) 916-5890 / 5891
Email: info@ingeniumgroup.com



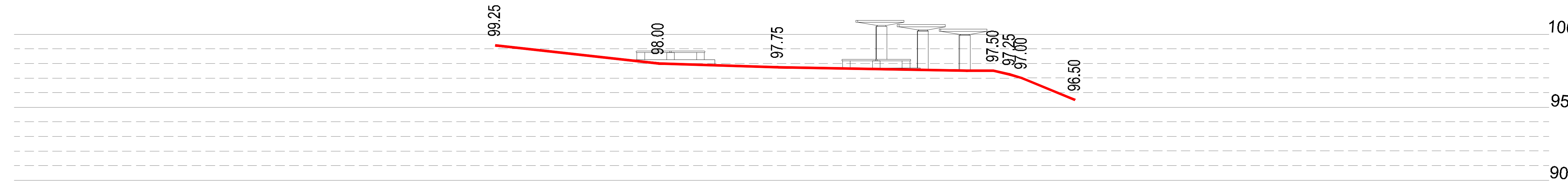
Dwg Name: INGENIUM GROUP
Drawn by: INGENIUM GROUP
Revised by: ING. WILLIAM MELENDEZ
Plot Scale: AS SHOWN
Progress Print:
SURVEY & TOPOGRAPHY



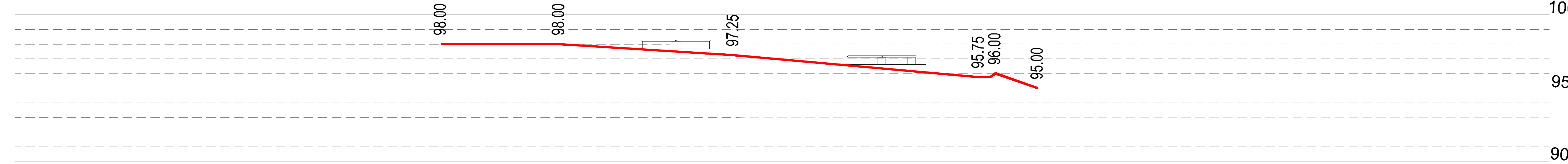
1 EXISTING PROFILE
SCALE: 1:150



2 EXISTING PROFILE
SCALE: 1:150



3 EXISTING PROFILE
SCALE: 1:150



4 EXISTING PROFILE
SCALE: 1:150

RAFAEL LASA STREET, AGUAS BUENAS,
PUERTO RICO.

GPS LATITUDE/LONGITUDE:
18.256730, -66.102971

AGUAS BUENAS MUNICIPALITY



198 - 074 - 011 - 01 - 000

REV.	DATE	DESCRIPTION	BY	CHK'D
30%	10/03/2023	design phase submission		
60%	11/03/2023	design phase submission		
90%	01/31/2024	design phase submission		
97 %	02/26/2024	design phase submission		
100 %	01/21/2025	design phase submission		

100 % IFB V.1 - IPG - 06/20/2025

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I, WILLIAM MELENDEZ RIVAS, L.L.C. 16385, CERTIFY THAT I AM THE PROFESSIONAL WHO MADE, DESIGNED OR PREPARED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. I ALSO CERTIFY THAT I UNDERSTAND THAT SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE PROVISIONS OF THE JOINT REGULATIONS AND THE APPLICABLE PROVISIONS OF THE REGULATIONS AND BUILDING CODES IN FORCE OF THE AGENCIES, REGULATORY BOARDS OR PUBLIC CORPORATIONS WITH JURISDICTION. I FURTHER CERTIFY THAT THE PREPARATION OF THESE PLANS AND SPECIFICATIONS HAS FULLY COMPLIED WITH THE PROVISIONS OF LAW 14-2004, AS AMENDED, KNOWN AS THE "LAW FOR INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH THE LAW NO. 230 OF MAY 15, 1978, AS AMENDED; ACT NO. 96 OF JULY 6, 1978, AS AMENDED; AS APPLICABLE. I ACKNOWLEDGE THAT ANY FALSE STATEMENT OR MISREPRESENTATION OF FACTS THAT HAS BEEN PRODUCED BY IGNORANCE OR NEGLIGENCE EITHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHERS WITH MY KNOWLEDGE, MAKES ME RESPONSIBLE FOR ANY JUDICIAL AND DISCIPLINARY ACTION BY THE STATE.

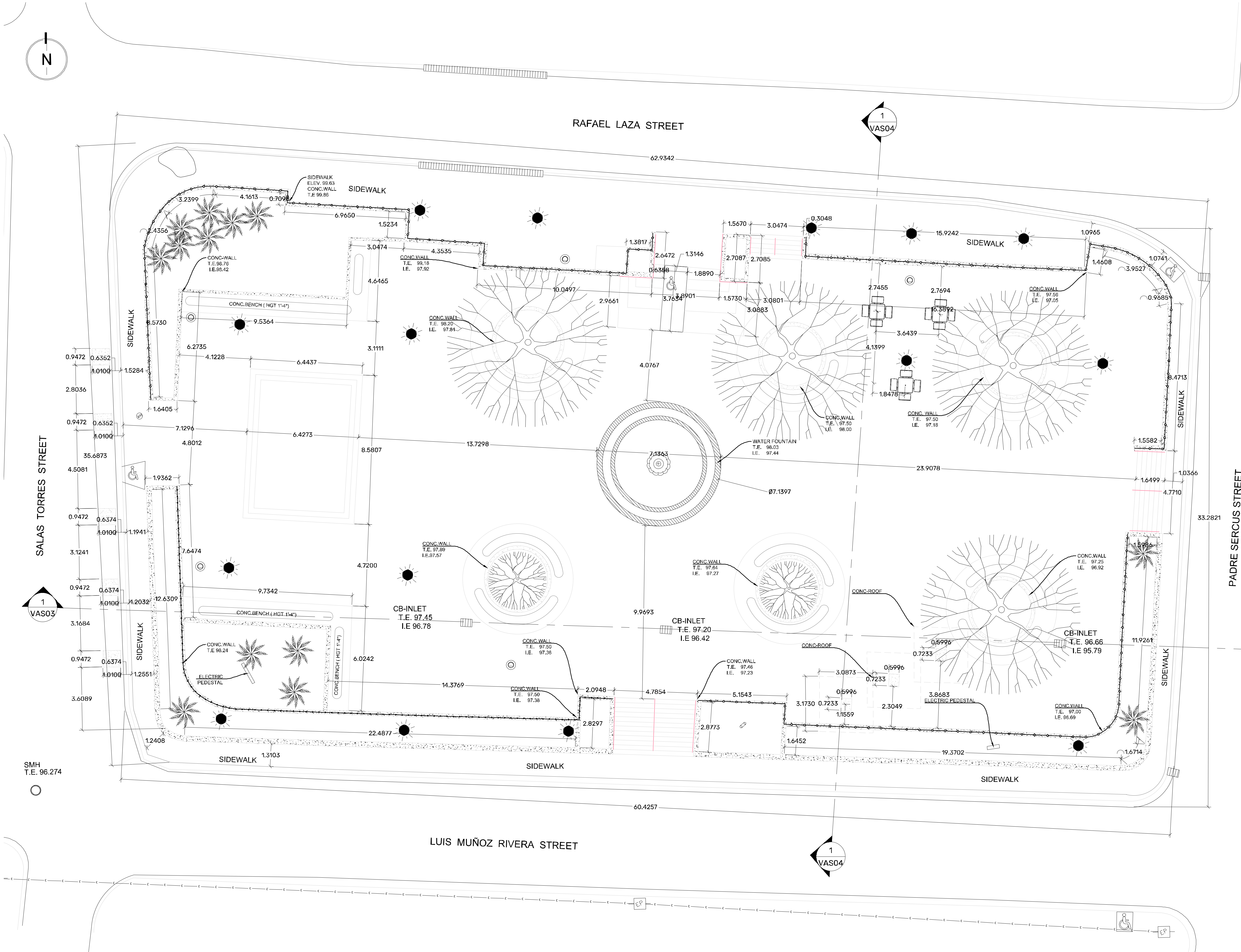


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Dwg Name: INGENIUM GROUP
Drawn by: INGENIUM GROUP
Revised by: ING. WILLIAM MELENDEZ
Plot Scale: AS SHOWN
Progress Print:

EXISTING SITE PROFILE



RAFAEL LASA STREET, AGUAS BUENAS,
PUERTO RICO.

GPS LATITUDE/LONGITUDE:
18.256730, -66.102971

AGUAS BUENAS MUNICIPALITY



198-074-011-01-000

REV.	DATE	DESCRIPTION	BY	CHK'D
30%	10/03/2023	design phase submission		
60%	11/03/2023	design phase submission		
90%	01/31/2024	design phase submission		
97%	02/26/2024	design phase submission		
100%	01/21/2025	design phase submission		
100%	06/20/2025	IFB V.1 - IPG		

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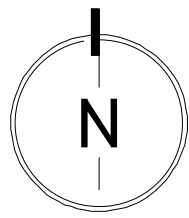


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Dwg Name: INGENIUM GROUP
Drawn by: INGENIUM GROUP
Revised by: ING. WILLIAM MELENDEZ
Plot Scale: AS SHOWN
Progress Print:
AS-BUILT SITE PLAN

VAS01



SALAS TORRES STREET

RAFAEL LAZA STREET

PADRE SERCUS STREET

LUIS MUÑOZ RIVERA STREET

LEGEND COLORS:

- EXISTING RED/ORANGE TINT PAVERS
- EXISTING LIGHT ORANGE TINT PAVERS
- EXISTING GREY TINT PAVERS
- EXISTING MIXED TINT PAVERS

RAFAEL LASA STREET I, AGUAS BUENAS,
PUERTO RICO.

GPS LATITUDE/LONGITUDE:
18.256730, -66.102971

AGUAS BUENAS MUNICIPALITY



1 9 8 - 0 7 4 - 0 1 1 - 0 1 - 0 0 0

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100 % IFB V.1 _IPG _ : 06/20/2025

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Dwg Name: INGENIUM GROUP

Drawn by: INGENIUM GROUP

Revised by: ING. WILLIAM MELENDEZ

Plot Scale: AS SHOWN

Progress Print:

EXISTING FLOOR PATTERN
PLAN

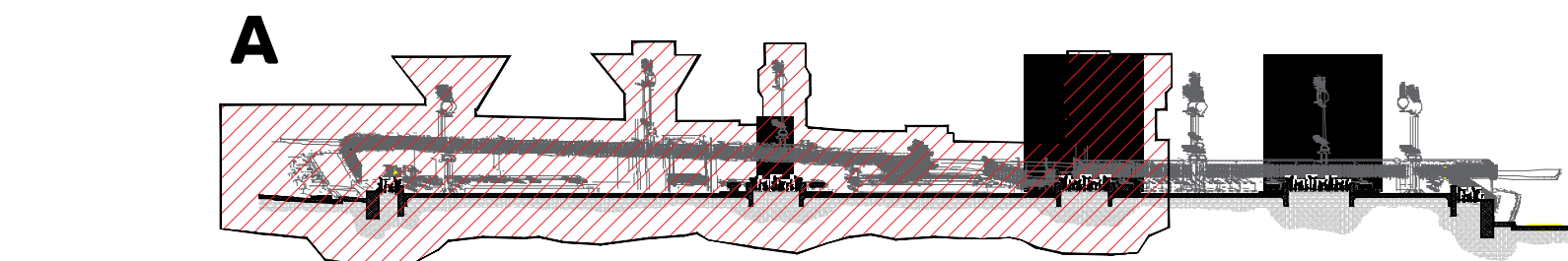
VAS02

PAGE: --- / 49

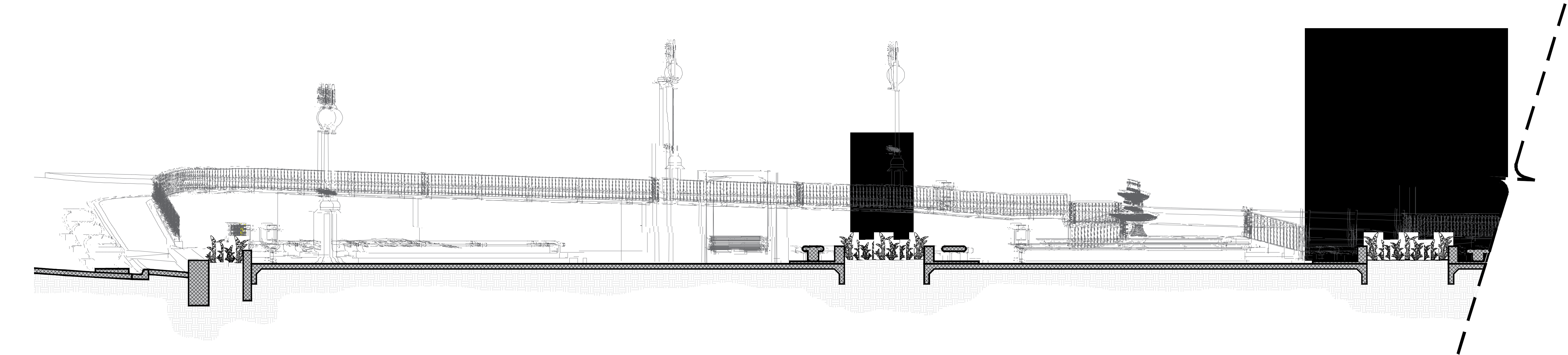
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EXISTING FLOOR PATTERN PLAN

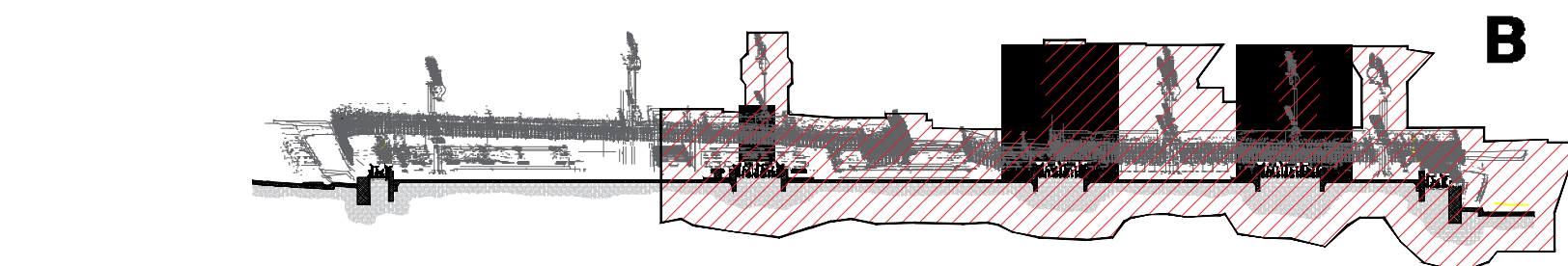
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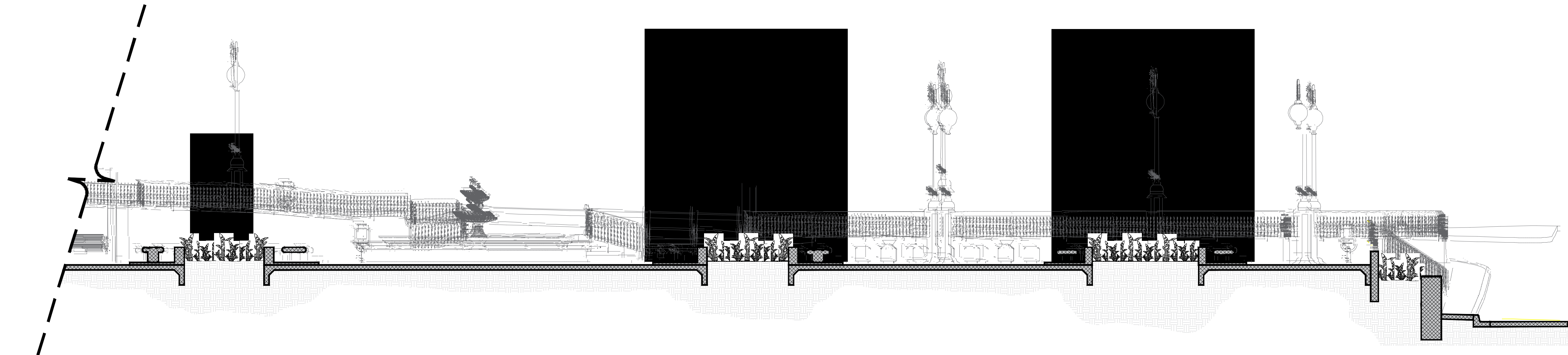
1 KEYMAP _ARCHITECTURAL SECTION
SCALE: N.T.S.



A EXISTING ARCHITECTURAL SECTION
SCALE: 3/16" = 1' - 0"



1 KEYMAP _ARCHITECTURAL SECTION
SCALE: N.T.S.



B EXISTING ARCHITECTURAL SECTION
SCALE: 3/16" = 1' - 0"

RAFAEL LASA STREET, AGUAS BUENAS,
PUERTO RICO.

GPS LATITUDE/LONGITUDE:
18.256730, -66.102971

AGUAS BUENAS MUNICIPALITY



198 - 074 - 011 - 01 - 000

REV. DATE DESCRIPTION BY CHK'D

30% design phase submission: 10/03/2023

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100 % IFB V.1 _IPG _i 06/20/2025

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Dwg Name: INGENIUM GROUP

Drawn by: INGENIUM GROUP

Revised by: ING. WILLIAM MELENDEZ

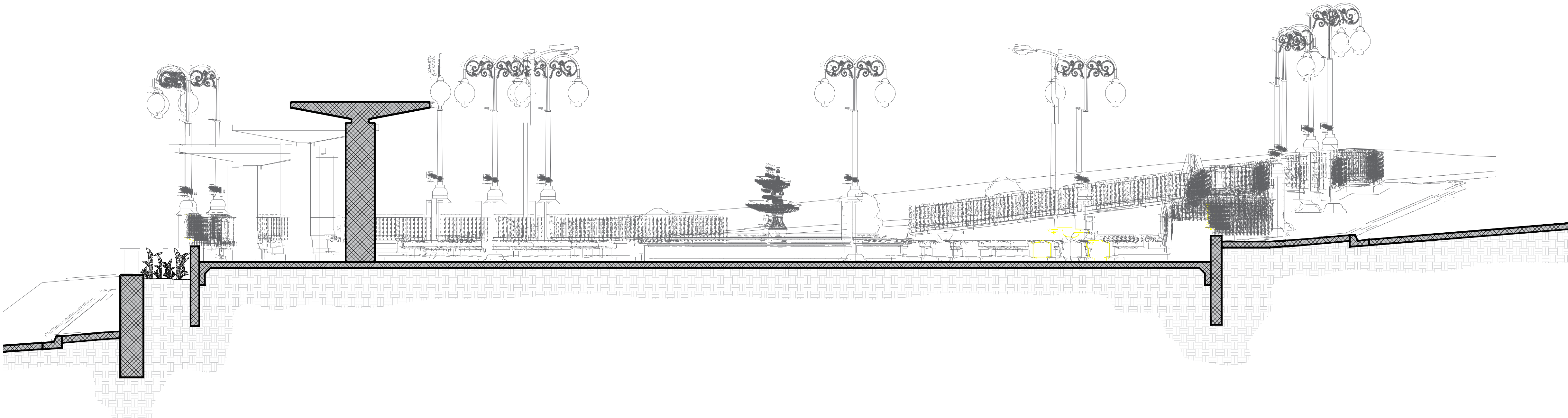
Plot Scale: AS SHOWN

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EXISTING ARCHITECTURAL
SECTIONS

VAS03

PAGE: ----/49



1 EXISTING ARCHITECTURAL SECTION

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

RAFAEL LASA STREET, AGUAS BUENAS,
PUERTO RICO.

GPS LATITUDE/LONGITUDE:
18.256730, -66.102971

AGUAS BUENAS MUNICIPALITY



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REV. DATE DESCRIPTION BY CHK'D

30% design phase submission: 10/03/2023

60% design phase submission: 11/03/2023

90% design phase submission: 01/31/2024

97 % design phase submission: 02/26/2024

100 % design phase submission: 01/21/2025

100 % IFB V.1 _ IPG _ : 06/20/2025

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I, WILLIAM MELENDEZ RIVAS, LIC. 16383, CERTIFY THAT I AM THE PROFESSIONAL WHO (MADE, DESIGNED OR PREPARED) THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. I ALSO CERTIFY THAT I UNDERSTAND THAT SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE PROVISIONS OF THE JOINT REGULATIONS AND THE APPLICABLE PROVISIONS OF THE REGULATIONS AND BUILDING CODES IN FORCE OF THE AGENCIES, REGULATORY BOARDS OR PUBLIC CORPORATIONS WITH JURISDICTION. I FURTHER CERTIFY THAT THE PREPARATION OF THESE PLANS AND SPECIFICATIONS HAS FULLY COMPLIED WITH THE PROVISIONS OF LAW 16-2004, AS AMENDED KNOWN AS THE "LAW FOR INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH THE [LAW NO. 319 OF MAY 15, 1938, AS AMENDED; ACT NO. 96 OF JULY 6, 1978, AS AMENDED; AS APPLICABLE] I ACKNOWLEDGE THAT ANY FALSE STATEMENT OR MISREPRESENTATION OF FACTS THAT HAS BEEN PRODUCED BY IGNORANCE OR NEGLIGENCE EITHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHERS WITH MY KNOWLEDGE, MAKES ME RESPONSIBLE FOR ANY JUDICIAL AND DISCIPLINARY ACTION BY THE ODEP.



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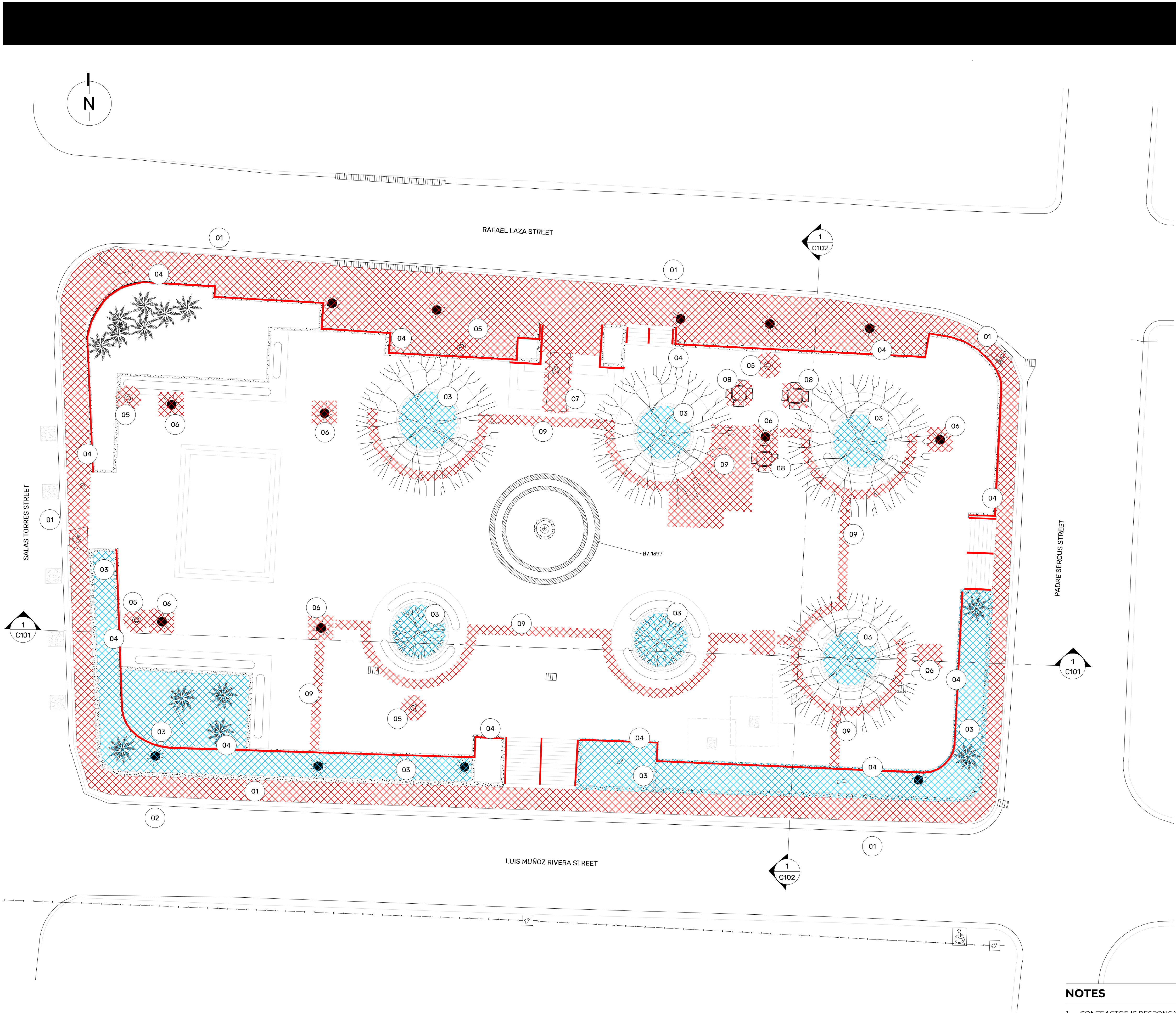
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EXISTING ARCHITECTURAL
SECTIONS

VAS04

PAGE: ----/49



GENERAL DEMOLITIONS NOTES:

1. FOR WORK TO BE COMPLETED, WHEN DISPOSING OF DEBRIS INCLUDING BUT NOT LIMITED TO (FENCING, RETENTION WALLS, CONCRETE, ASPHALT, AC UNITS, LIGHT POLES, DEMOLITION (CASE BY CASE), NEW CONSTRUCTION (CASE BY CASE), AMONG OTHER ACTIVITIES) THE FOLLOWING SHOULD BE INCLUDED IN THE PROJECT DOCUMENTS: A. STAGING AREA (COORDINATES); B. TYPE OF MATERIAL; C. QUANTITY BY TYPE; D. FINAL DISPOSAL SITE (COORDINATES); E. THE PERMIT FOR THE FINAL DISPOSAL SITE.
2. THE STRUCTURES TO BE DEMOLISHED IN EACH PHASE CAN BE MODIFIED BY THE DESIGNER.
3. DAMAGES: PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITIONS OPERATIONS, AS DIRECTED BY THE ARCHITECT AND AT NO COST TO THE OWNER.
4. PARTIAL STRUCTURES DEMOLITION: DEMOLISH PARTS AS INDICATED AND REMOVE FROM THE SITE AS REQUIRED TO COMPLETE THE WORK.
5. REMOVE FROM SITE ALL DEBRIS, RUBBLE AND OTHER MATERIAL RESULTING FROM DEMOLITION. STORAGE OR SALE OF REMOVED MATERIALS WILL NOT BE ALLOWED ON SITE.
6. FREE VEHICULAR AND PEDESTRIAN TRANSIT CAN NOT BE OBSTRUCTED.
7. THE INFORMATION CONTAINED WITHIN THE DRAWINGS OF EXISTING CONDITIONS AND DEMOLITION REQUIRED, ARE INCLUDED AS A GENERAL GUIDE TO THE SCOPE OF WORK.
8. THIS INFORMATION IS NOT A DETAILED STUDY OF EXISTING CONDITIONS OR THE DEMOLITION. THE GENERAL CONTRACTOR SHALL MAKE USE OF THESE DRAWING AND INFORMATION AS A TOOL FOR WORKING TO ESTABLISH A WORK PLAN.
9. CONTRACTOR SHOULD MAKE A SELECTIVE DEMOLITION WORK AND FOLLOW ALL SUGGESTIONS AND STANDARDS OF THE GOVERNMENT REGULATIONS. CONTRACTOR SHOULD COORDINATE AND BE UP TO DATE WITH ALL COMPLIANCE MENTIONED.
10. PROPOSED EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE IMPLEMENTED BY THE CONTRACTOR PRIOR TO DEMOLITION ACTIVITIES.
11. CONTRACTOR SHALL IMPLEMENT SAFETY MEASURES DURING DEMOLITION ACTIVITIES TO AVOID ANY TYPE OF ACCIDENT AND DAMAGES TO NEARBY PROPERTIES AROUND THE PROJECT SITE AND THE EXISTING UNDERGROUND UTILITIES TO REMAIN.
12. AREAS SHOWN ON PLAN TO BE DEMOLISHED SHALL BE PROMPTLY REMOVED BUT COORDINATION WITH THE ENGINEERS SHOULD BE MADE PRIOR TO DEMOLITION NOT WITH STANDING, AFFECTED OR DAMAGED ASPHALT, CONCRETE, CURB & GUTTERS, PIPES AND OTHERS BY THE CONTRACTOR, WHICH ARE LOCATED OUTSIDE OF PROJECT LIMIT SHALL BE RECONSTRUCTED IMMEDIATELY.
13. INFORMATION AND NOTES SHOWN ON THE DRAWINGS OR OTHER INFORMATION INADVERTENT OMISSION DOES NOT RELIEVE THE CONTRACTOR GENERAL LIABILITY TO VISIT AND INSPECT THE SITE AND REPORTS OF ALL EXISTING SITE CONDITIONS TO INCLUDE ALL COSTS REQUIRED IN THE PROPOSAL TO COVER ALL DEMOLITION TO COMPLETE THE CONSTRUCTION WORK, AS SHOWN ON THE CONSTRUCTION DOCUMENTS.
14. THE CONTRACTOR SHALL MAINTAIN CONFINED AREAS OF WORK AS POSSIBLE AND PLACE TEMPORARY BARRIER FOR PROTECTION OF THE PUBLIC AND EMPLOYEES.
15. THE CONTRACTOR SHALL VISIT AND INSPECT THE ENTIRE AREA OF WORK AND FAMILIARIZE WITH THE EXISTING CONDITIONS.
16. ANY MISCELLANEOUS ELEMENT IN THE DEFINED WORK AREA WHICH HAS NOT BEEN DIRECTLY COVERED BY THE DRAWINGS, WILL BE REMOVED TO PROVIDE A CLEAN SURFACE LEVEL.
17. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL AND LEGAL DISPOSITION (REGULATION) OF DEBRIS OF THE PROJECT. THE GARBAGE CONTAINERS AND RAIN WATERS SYSTEM WILL NOT BE USED. THE CONTRACTOR IS RESPONSIBLE OF PROVIDING HIS OWN GARBAGE AND COMPLY WITH THE GENERAL CONDITIONS OF CONTRACTING.
18. THE DEMOLITIONS AN REMOVAL SHOULD BE MADE SAFE, NEAT, CLEAN. THE AREAS MUST BE CLEAN. THE AREAS NOT TO BE DEMOLISHED MUST BE PROTECTED.
19. THE DEMOLITION AND REMOVAL MUST FOLLOW ALL APPLICABLE LAWS AND CODES IN ORDER TO AVOID INJURY TO PERSONS AND/OR ANY PROPERTY DAMAGE.
20. ONCE COMPLETED THE DEMOLITION, THE AREA SHOULD BE CLEAN OF DEBRIS BEFORE THE NEW CONSTRUCTION BEGINS.

GRAPHIC LEGEND

- DEMOLITION OF EXISTING ELEMENT AND/OR STRUCTURE
- REMOVAL OF EXISTING SMALL WHITE PEBBLES
- FLOOR LEVEL CHANGE
- REMOVE EXISTING RAILING

SCOPE OF WORK TO BE REMOVED OR DEMOLISHED

- 01 DEMOLITION OF SIDEWALK, RAMP, GUTTER AND CURBS. QTY: 99 CY
- 02 REMOVAL OF METAL PIECE ON SIDEWALK. QTY: 1 EA
- 03 REMOVAL AND DISPOSAL OF EXISTING SMALL WHITE PEBBLES. QTY: 2,528 SQ. FT.
- 04 REMOVAL AND REPLACE OF EXISTING RAILING. QTY: 621 LF
- 05 REMOVAL AND DISCARD EXISTING TRASH CAN. QTY: 5 EA
- 06 REMOVAL AND REPLACE OF EXISTING ORNAMENTAL LIGHTING POLE. QTY: 8 EA. INCLUDES THE RELOCATION OF A POST (DOMINO TABLE AREA)
- 07 REMOVAL AND DISPOSAL OF TEMPORARY WOODEN RAMP. QTY: 1 EA
- 08 REMOVAL AND RELOCATION OF EXISTING DOMINO TABLES. QTY: 3 EA
- 09 REMOVAL AND REPLACEMENT OF FLOOR TILES. QTY: 1,295 SQ. FT.
- 10 REMOVAL AND REPLACEMENT OF EXISTING LIGHTING POLES. QTY: 8 EA. FOR DETAILS SEE SHEET E201

NOTES

1. CONTRACTOR IS RESPONSIBLE TO KNOW THE PROJECT CONTEXTS.
2. CONTRACTOR IS RESPONSIBLE TO REVISE THE EXISTING STRUCTURE INCLUDING FLOOR SLAB, WALLS, CEILING AND SLOPE OF THE AREAS BEFORE BEGINNING EXISTING WORK.
3. CONTRACTOR IS RESPONSIBLE TO NOTIFY ANY DISCREPANCY BETWEEN THE EXISTING PLAN, THE PROPOSED PLAN AND EXISTING CONDITION PLAN. CONTRACTOR MUST NOTIFY IN WRITING TO THE DESIGNER AND OWNER BEFORE BEGINNING OF THE WORK.
4. ALL NEW CUTS ON EXISTING CONCRETE SURFACE MUST BE DONE CAREFULLY WITH A SAW CUT AND PROPER DISC.
5. THE CONTRACTOR SHALL REPAIR AND LEVEL ALL SURFACES ON FLOOR BEFORE INSTALLING FINISHES AND/OR EQUIPMENTS.
6. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE PROJECT WORK SPACE CLEAN DURING AND AFTER CULMINATING EXISTING WORK, AND CURRENTLY ON THE CONSTRUCTION OF THE PROJECT.
7. ALL REMOVAL WORK THAT REQUIRES ANY TYPE OF REPAIR SHALL BE PERFORMED BY THE CONTRACTOR, WITHOUT EXCEPTION. THIS INCLUDES, BUT IS NOT LIMITED TO, AREAS WHERE ELEMENTS SUCH AS POLES, TRASH RECEPTACLES, TABLES, BENCHES, OR OTHER SITE FURNISHINGS ARE REMOVED. THE CONTRACTOR SHALL ENSURE THAT ALL AFFECTED SURFACES ARE PROPERLY REPAIRED AND LEVELED, AS APPLICABLE.

RAFAEL LASA STREET, AGUAS BUENAS, PUERTO RICO.

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AGUAS BUENAS MUNICIPALITY



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I, WILLIAM MELENDEZ RIVAS, LIC. 16385, CERTIFY THAT I AM THE PROFESSIONAL WHO DRAWE, DESIGNED OR PREPARED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. I ALSO CERTIFY THAT I UNDERSTAND THAT SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE PROVISIONS OF THE JOINT REGULATIONS AND THE APPLICABLE PROVISIONS OF THE REGULATIONS AND BUILDING CODES IN FORCE OF THE AGENCIES, REGULATORY BOARDS OR PUBLIC CORPORATIONS WITH JURISDICTION. I FURTHER CERTIFY THAT THE PREPARATION OF THESE PLANS AND SPECIFICATIONS HAS FULLY COMPLIED WITH THE PROVISIONS OF LAW 94-2004, AS AMENDED, KNOWN AS THE "LAW FOR INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH THE LAW NO. 319 OF MAY 15, 1938, AS AMENDED, ACT NO. 98 OF JULY 6, 1978, AS AMENDED, AS APPLICABLE. I ACKNOWLEDGE THAT ANY FALSE STATEMENT OR MISREPRESENTATION OF FACTS THAT HAS BEEN PRODUCED BY NEGLIGENCE OR NEGLIGENCE EITHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHERS WITH MY KNOWLEDGE, MAKES ME RESPONSIBLE FOR ANY JUDICIAL AND DISCIPLINARY ACTION BY THE OGP.



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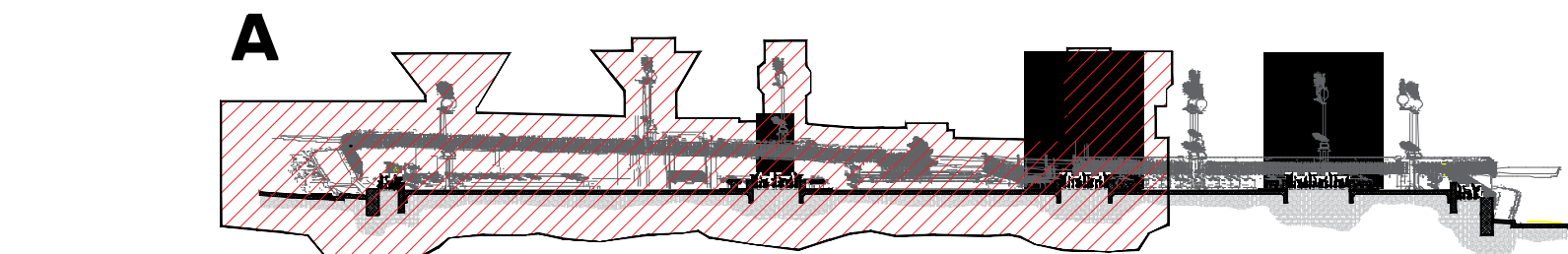
PROPOSED DEMOLITION PLAN

C100

PAGE: 10 / 49

1 PROPOSED DEMOLITION FLOOR PLAN

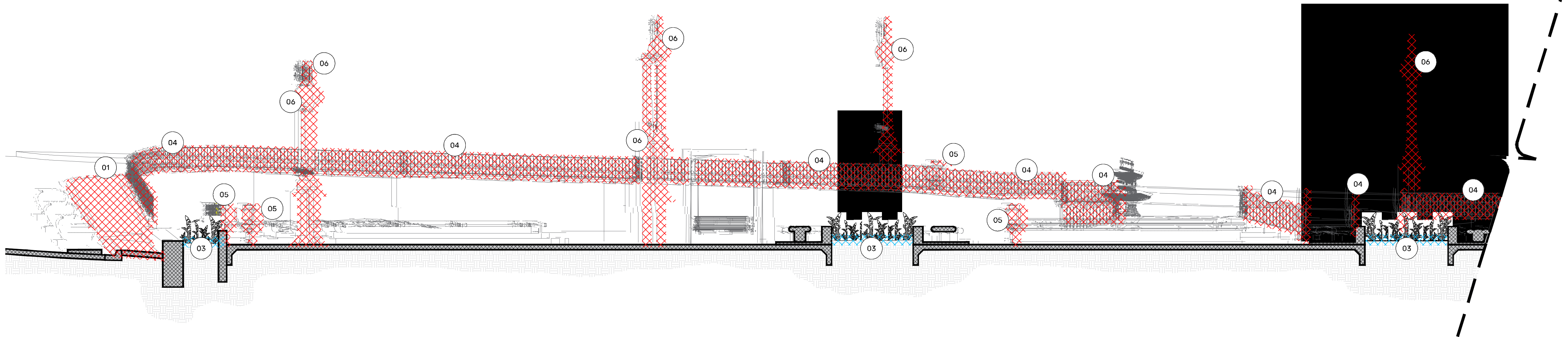
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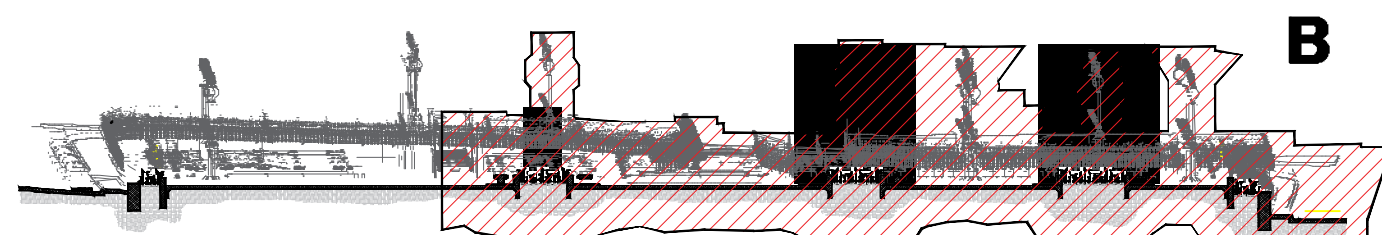
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SCALE: N.T.S.

GRAPHIC LEGEND

- DEMOLITION OF EXISTING ELEMENT AND/OR STRUCTURE
- REMOVAL OF EXISTING SMALL WHITE PEBBLES



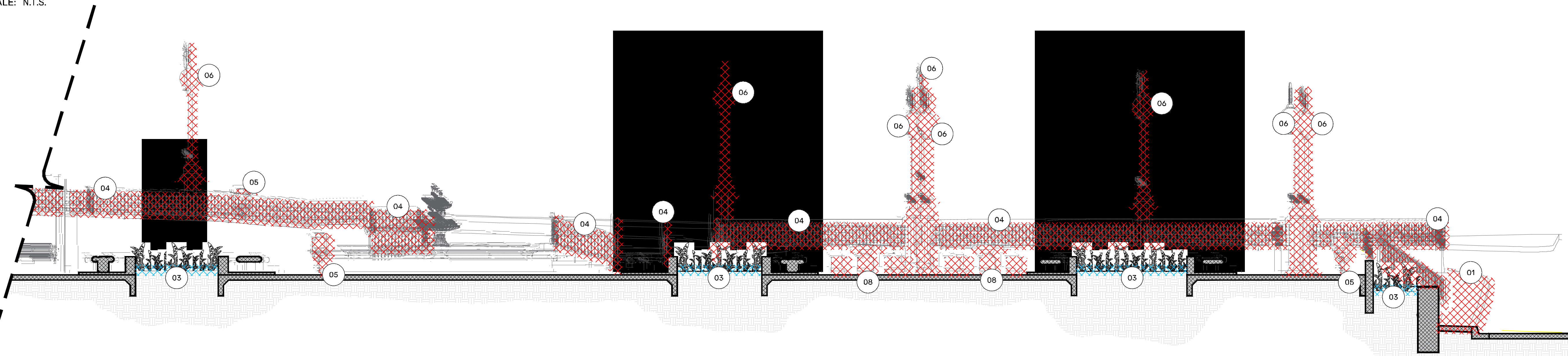
A PROPOSED DEMOLITION SECTION
SCALE: 3/16" = 1' - 0"



1 KEYMAP_PROPOSED DEMOLITION SECTION
SCALE: N.T.S.

SCOPE OF WORK TO BE REMOVED OR DEMOLISHED

- 01 DEMOLITION OF SIDEWALK, RAMPS, GUTTER AND CURBS.
- 02 REMOVAL OF METAL PIECE ON SIDEWALK.
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- 05 REMOVAL AND REPLACE OF EXISTING TRASH CAN.
- 06 REMOVAL AND REPLACE OF EXISTING ORNAMENTAL LIGHTING POLE, INCLUDES THE RELOCATION OF A POST (DOMINO TABLE AREA)
- 07 REMOVAL AND DISPOSAL OF TEMPORARY WOODEN RAMP.
- 08 REMOVAL AND RELOCATION OF EXISTING DOMINO TABLES.



B PROPOSED DEMOLITION SECTION
SCALE: 3/16" = 1' - 0"

RAFAEL LASA STREET, AGUAS BUENAS,
PUERTO RICO.

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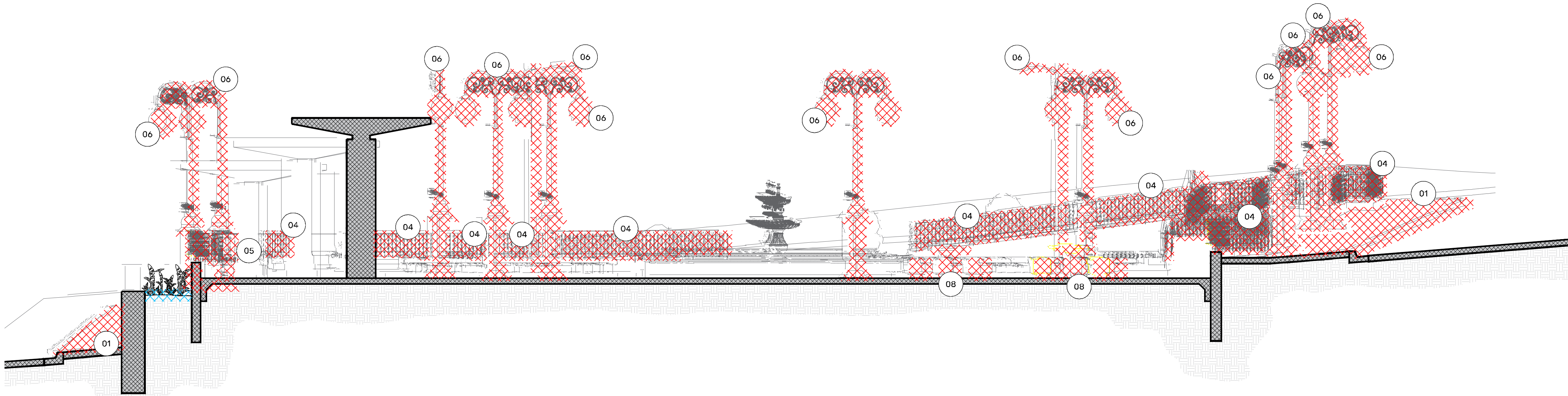
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PROPOSED DEMOLITION SECTION

C101



1 PROPOSED DEMOLITION SECTION
SCALE: 3/16" = 1' - 0"

GRAPHIC LEGEND

- DEMOLITION OF EXISTING ELEMENT AND/OR STRUCTURE
- REMOVAL OF EXISTING SMALL WHITE PEBBLES

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I, WILLIAM MELENDEZ RIVAS, LIC. 16363, CERTIFY THAT I AM THE PROFESSIONAL WHO MADE, DESIGNED OR PREPARED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. I ALSO CERTIFY THAT I UNDERSTAND THAT SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE PROVISIONS OF THE JOINT REGULATIONS AND THE APPLICABLE PROVISIONS OF THE REGULATIONS AND BUILDING CODES IN FORCE OF THE AGENCIES, REGULATORY BOARDS OR PUBLIC CORPORATIONS WITH JURISDICTION. I FURTHER CERTIFY THAT THE PREPARATION OF THESE PLANS AND SPECIFICATIONS HAS FULLY COMPLIED WITH THE PROVISIONS OF LAW 14-2004, AS AMENDED, KNOWN AS THE "LAW FOR INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH THE LAW NO. 319 OF MAY 15, 1958, AS AMENDED, ACT NO. 96 OF JULY 6, 1978, AS AMENDED, AS APPLICABLE. I ACKNOWLEDGE THAT ANY FALSE STATEMENT OR MISREPRESENTATION OF FACTS THAT HAS BEEN PRODUCED BY IGNORANCE OR NEGLIGENCE EITHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHERS WITH MY KNOWLEDGE, MAKES ME RESPONSIBLE FOR ANY JUDICIAL AND DISCIPLINARY ACTION BY THE OGPB.



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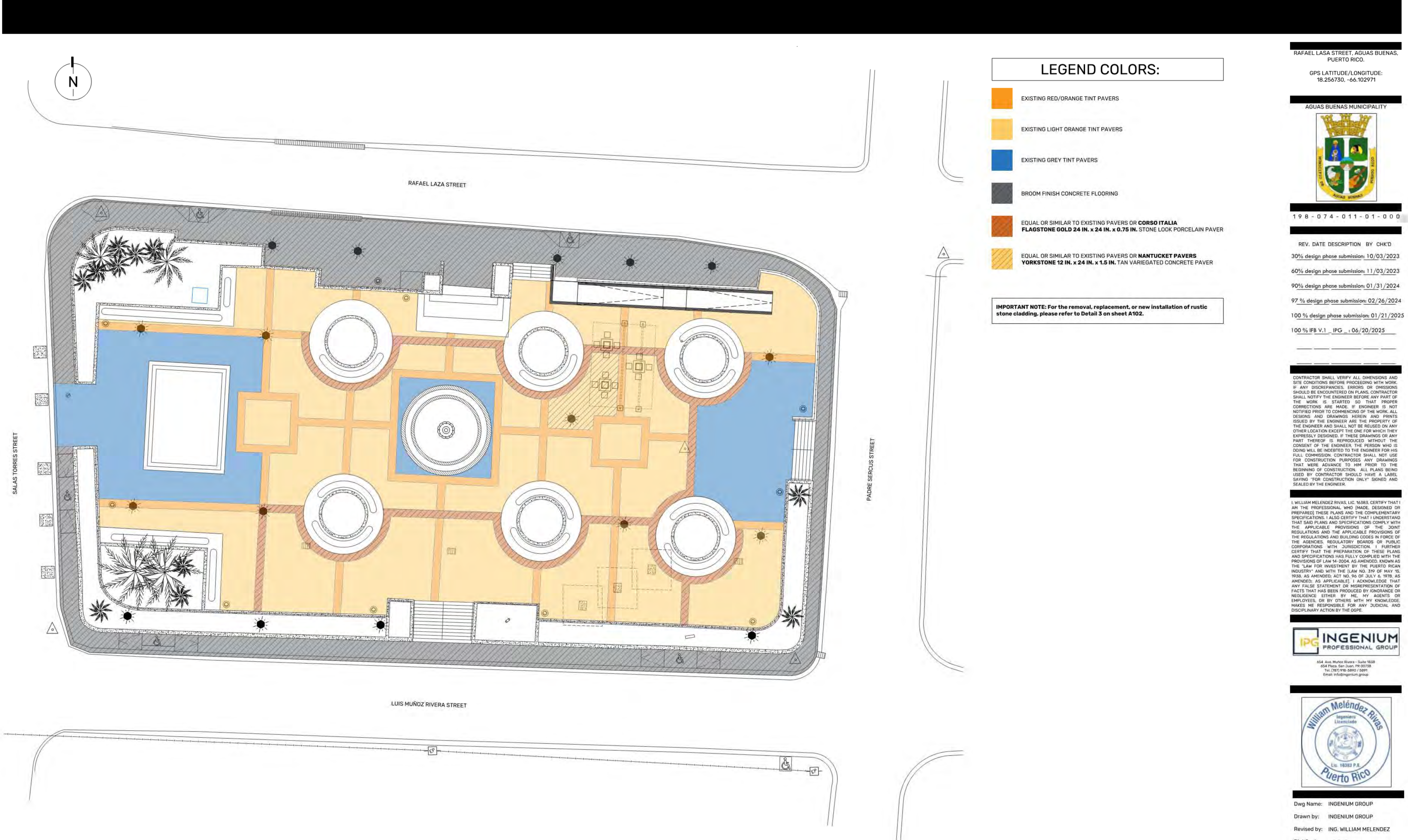
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Plot Scale: AS SHOWN

Progress Print:

PROPOSED DEMOLITION
SECTION

C102



LEGEND COLORS:

- EXISTING RED/ORANGE TINT PAVERS
- EXISTING LIGHT ORANGE TINT PAVERS
- EXISTING GREY TINT PAVERS
- BROOM FINISH CONCRETE FLOORING
- EQUAL OR SIMILAR TO EXISTING PAVERS OR **CORSO ITALIA**
FLAGSTONE GOLD 24 IN. x 24 IN. x 0.75 IN. STONE LOOK PORCELAIN PAVER
- EQUAL OR SIMILAR TO EXISTING PAVERS OR **NANTUCKET PAVERS**
YORKSTONE 12 IN. x 24 IN. x 1.5 IN. TAN VARIEGATED CONCRETE PAVER

IMPORTANT NOTE: For the removal, replacement, or new installation of rustic stone cladding, please refer to Detail 3 on sheet A102.

1 PROPOSED FLOOR PATTERN PLAN
SCALE: 3/32" = 1' - 0"

RAFAEL LASA STREET, AGUAS BUENAS,
PUERTO RICO.

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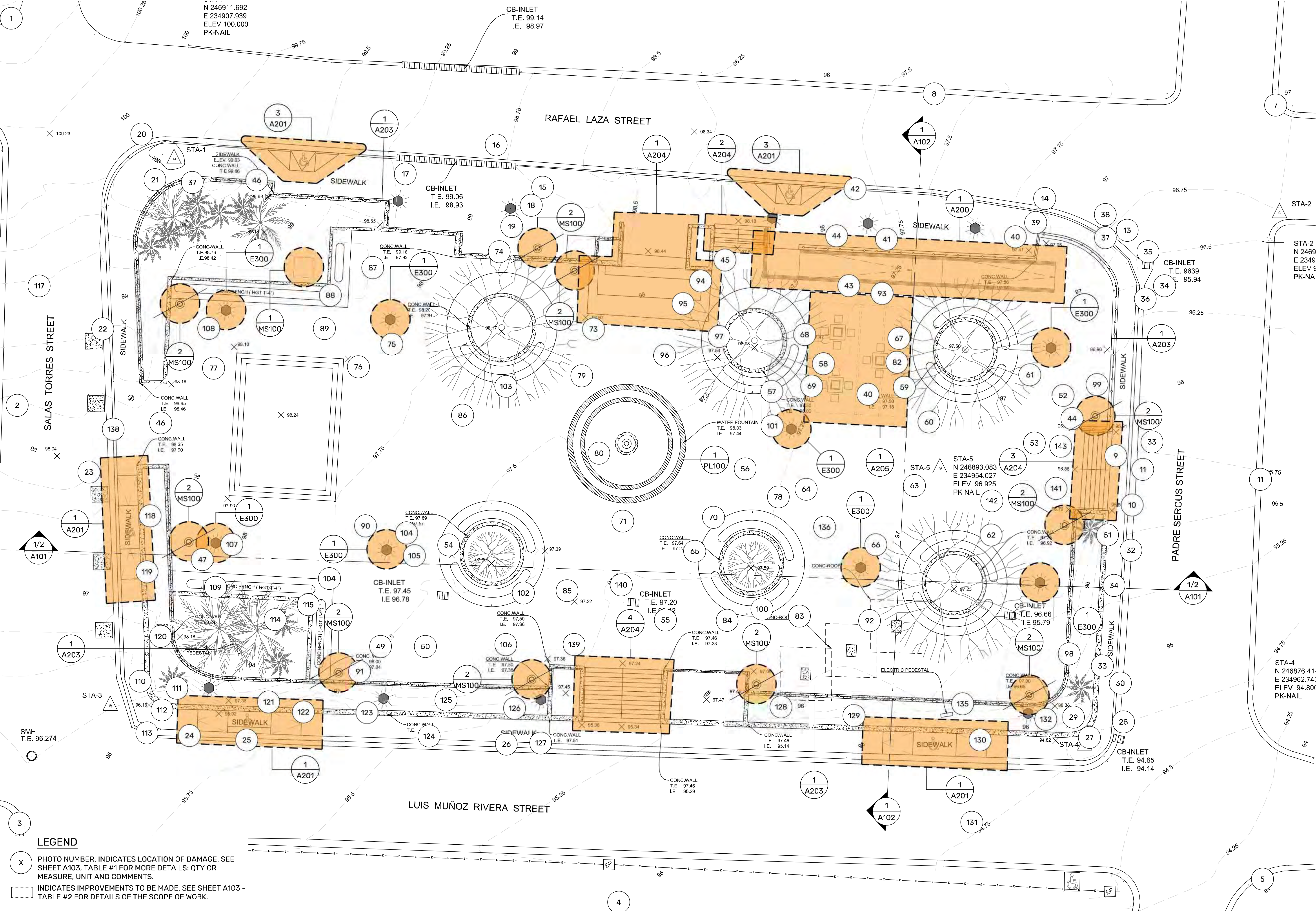


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Revised by: ING. WILLIAM MELENDEZ
Plot Scale: AS SHOWN
Progress Print:

PROPOSED FLOOR PATTERN PLAN



PROJECT ADDRESS
RAFAEL LASA STREET, AGUAS BUENAS,
PUERTO RICO.

GPS LATITUDE/LONGITUDE:
18.256730, -66.102971

OWNER
AGUAS BUENAS MUNICIPALITY



REGISTER No. 198-074-011-01-000

REVISIONS

REV. DATE DESCRIPTION BY CHK'D
30% design phase submission: 10/03/2023

STA-2 60% design phase submission: 11/03/2023
N 2469
E 2349 90% design phase submission: 01/31/2024
ELEV 97% design phase submission: 02/26/2024
PK-NA 100% design phase submission: 01/21/2025

100% IFB V.1 - IPG - : 06/20/2025

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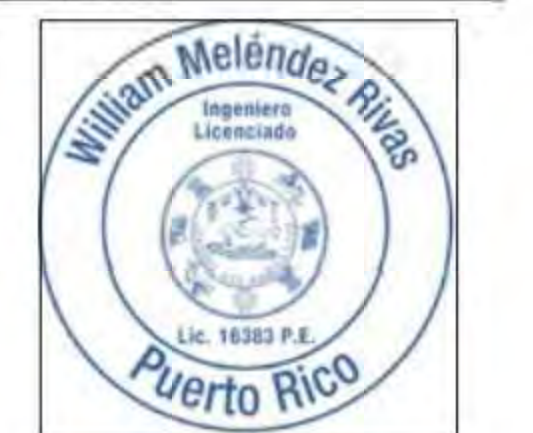
WILLIAM MELENDEZ RIVAS, LC #6393, CERTIFY THAT I AM THE PROFESSIONAL WHO MADE (DESIGNED OR PREPARED) THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. I ALSO CERTIFY THAT I UNDERSTAND THE APPLICABLE PROVISIONS OF THE JOINT REGULATIONS AND THE APPLICABLE PROVISIONS OF THE REGULATIONS AND BUILDING CODES IN FORCE OF THE JURISDICTION OF THE STATE OF CALIFORNIA, AS INCORPORATED WITH JURISDICTION. I FURTHER CERTIFY THAT THE PREPARATION OF THESE PLANS AND SPECIFICATIONS HAS FULLY COMPLIED WITH THE "LAW FOR INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH THE LAW NO. 319 OF MAY 15, 1938, AS AMENDED, ACT NO. 96 OF JULY 4, 1978, AS AMENDED, (AS APPLICABLE). I ACKNOWLEDGE THAT THE FALSE STATEMENT OF THE PREPARATION OF ACTS THAT HAS BEEN PRODUCED BY IGNORANCE OR REBELLIGENCE EITHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHERS WITH MY KNOWLEDGE, WILL BE A REASON FOR THE REVOCATION OF MY JUDICIAL AND DISCIPLINARY ACTION BY THE OQPE.



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STA-4
N 246876.41
E 234962.74
ELEV 94.80
PK-NAIL



FILE

Dwg Name: INGENIUM GROUP

Report by: INGENIUM GROUP

Revised by: ING. WILLIAM MELENDEZ

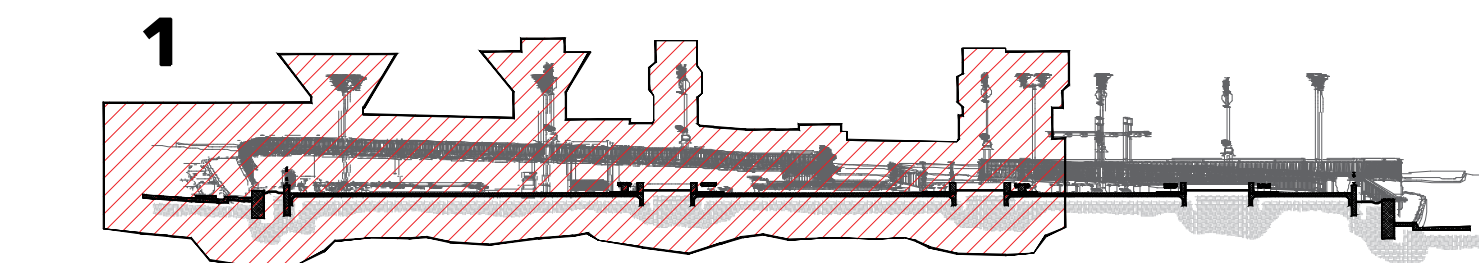
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Progress Print:

PROPOSED IMPROVEMENTS PLAZA FLOOR PLAN

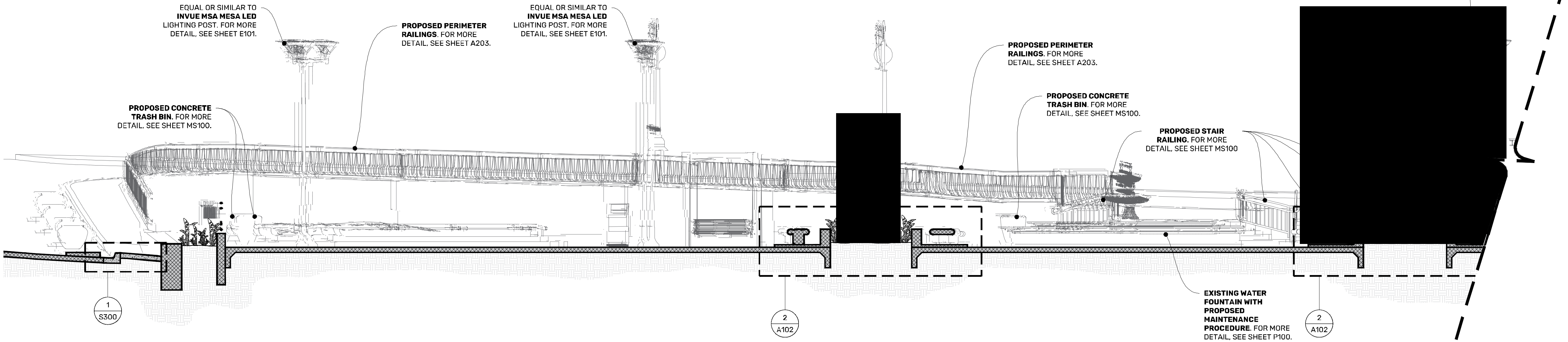
DRAWING No.

A100



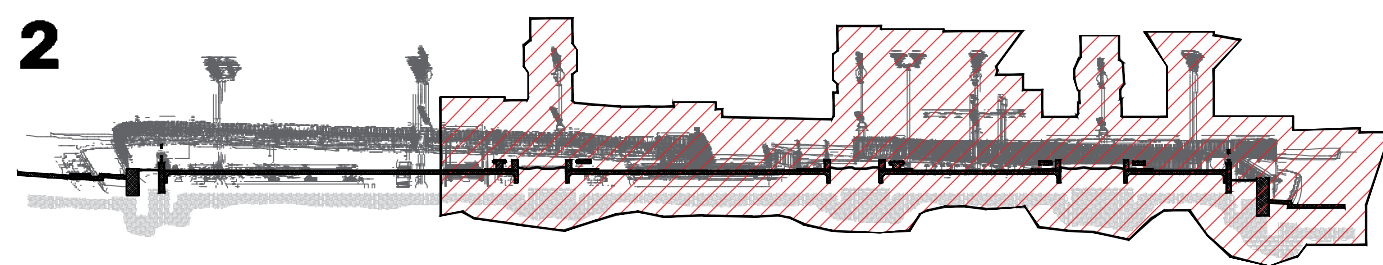
KEYMAP

SCALE: N.T.S.



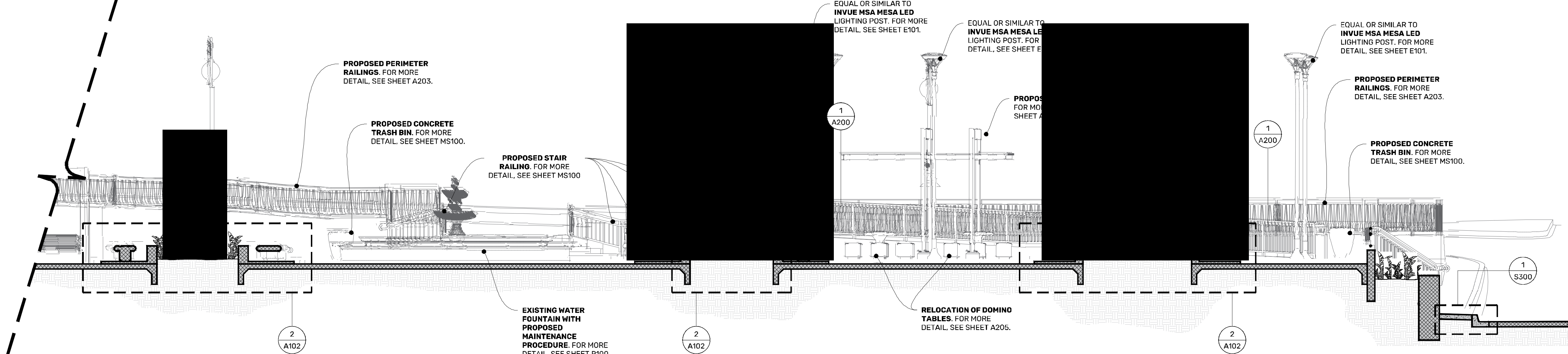
1 PROPOSED SECTION

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



KEYMAP

SCALE: N.T.S.



2 PROPOSED SECTION

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

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Revised by: ING. WILLIAM MELENDEZ

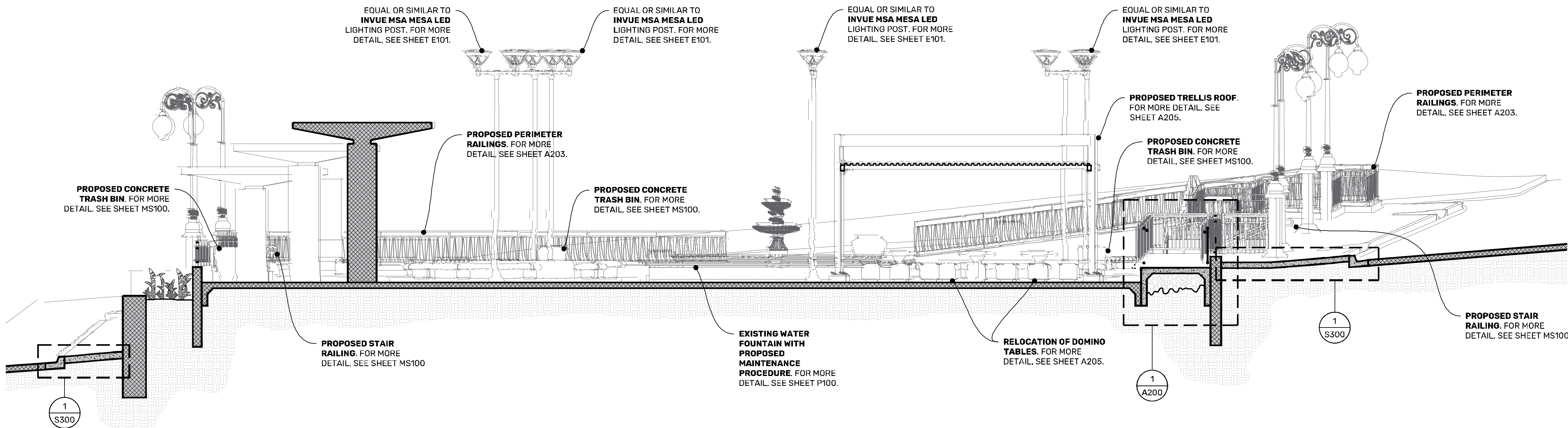
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Progress Print:

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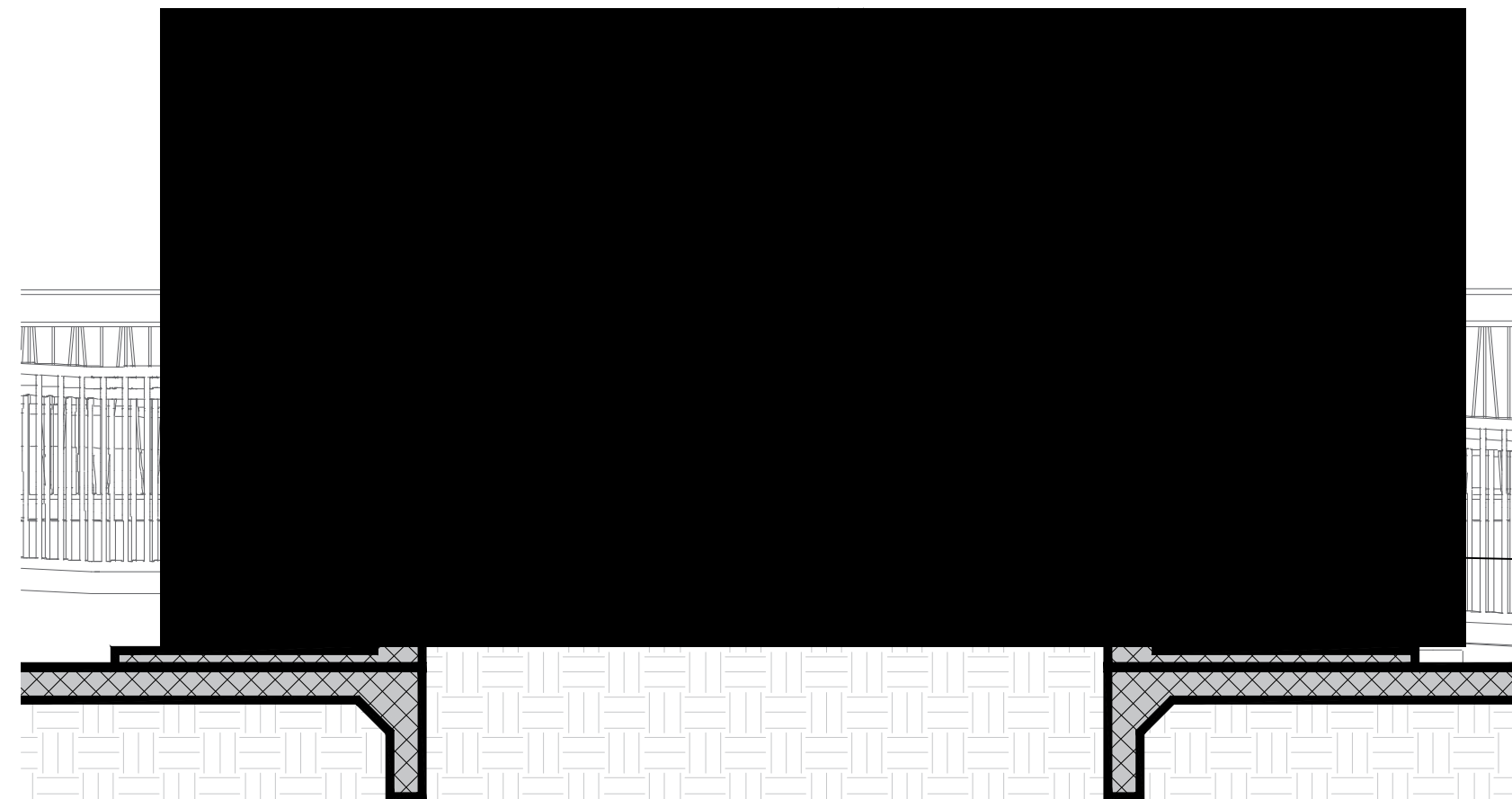
A101

PAGE: 15 / 49



1 PROPOSED SECTION

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



2 TYP. PLANTERS DETAILS

SCALE: 3/8" = 1' - 0"

SCOPE OF WORK

THIS PROCEDURE APPLIES TO THE REMOVAL AND REPLACEMENT OF DAMAGED OR MISSING RUSTIC STONE FINISHES ON EXISTING SURFACES SUCH AS PLANTERS, PAVEMENTS, AND WALLS IN THE PUBLIC PLAZA. THE GOAL IS TO RESTORE THE AESTHETIC AND FUNCTIONAL INTEGRITY OF THE SURFACES WHILE MAINTAINING COMPATIBILITY WITH THE EXISTING MATERIALS.

1. GENERAL PROCEDURE

2.1 REMOVAL OF EXISTING STONE

- VISUALLY IDENTIFY DAMAGED, LOOSE, OR MISSING STONES.
- REMOVE SELECTED STONES MANUALLY WITH CHISEL AND HAMMER, AVOIDING DAMAGE TO THE SUBSTRATE OR ADJACENT PIECES.
- REMOVE ALL RESIDUAL MORTAR OR ADHESIVE FROM THE SURFACE.

2.2 SURFACE PREPARATION

- CLEAN THE SUBSTRATE USING A WIRE BRUSH AND PRESSURIZED WATER TO REMOVE DUST OR LOOSE MATERIAL.
- REPAIR ANY CRACKS OR VOIDS USING A 1:3 CEMENT-SAND MORTAR.
- APPLY BONDING AGENT TO ENHANCE ADHESION IF REQUIRED.

2.3 REINSTALLATION OF STONE

- USE STONES MATCHING THE ORIGINAL IN TYPE, TEXTURE, SIZE, AND FINISH.
- PREPARE ADHESIVE MORTAR (PORTLAND CEMENT AND SAND 1:3 OR POLYMER-MODIFIED THIN-SET).
- APPLY MORTAR TO BOTH THE BASE AND THE BACK OF THE STONE (DOUBLE BONDING TECHNIQUE).
- SET THE STONE IN PLACE WITH FIRM PRESSURE AND ALIGN WITH ADJACENT PIECES.

2.4 JOINT GROUTING

- FILL JOINTS USING EXTERIOR-GRADE GROUT OR TINTED CEMENTITIOUS MIX.
- CLEAN EXCESS GROUT ONCE PARTIALLY SET TO PRESERVE THE RUSTIC FINISH.

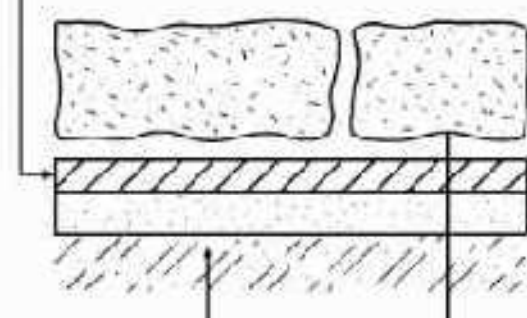
2.5 CURING AND FINAL CLEANING

- MAINTAIN MOIST CURING FOR AT LEAST 48 HOURS.
- PERFORM FINAL CLEANING WITH A DAMP SPONGE OR NON-AGGRESSIVE CLEANER.

3. TECHNICAL CONSIDERATIONS

- REPAIRS MUST VISUALLY AND STRUCTURALLY INTEGRATE WITH THE EXISTING SURFACE.
- IN FLOOR AREAS, ENSURE PROPER LEVELING AND AVOID TRIPPING HAZARDS OR WATER POOLING.
- FOR WALLS AND PLANTERS, ENSURE SECURE BONDING TO AVOID FUTURE DETACHMENT.

1. Stone recovery or new
2. Modified setting-bed mortar
3. Prepared existing substrate



4. J-lorifisd eeting-bed mortar
2. Prepared existing susterate

STONE REPLACEMENT DETAIL (FLOOR / PLANTER WALL)

PROJECT ADDRESS

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Drawn by: INGENIUM GROUP

Revised by: ING. WILLIAM MELENDEZ

Plot Scale: AS SHOWN

Progress Print:

TITLE

PROPOSED SECTION & STONE
REPLACEMENT PROCEDURE

DRAWING No.

A102

TABLE #1. PHOTODOCUMENTATION & DAMAGE LOCATION: LUIS A. FERRE AGUAYO PUBLIC SQUARE

PHOTO NO.	DESCRIPTION	QTY.	UNITS	REMARKS
1 - 8	Plaza Photo View	-	-	For location damages, see photo documentation on sheets from A104 to A111.
17, 18, 29	Location of Rainwater Drainage	-	-	
21	Location of Hydrant	-	-	
94, 95	Location of Pump Room	-	-	
111, 112, 131	Location of Meter Bank	-	-	
9, 10, 11	Some damages on concrete steps on Padre Sercus street	10	SQ. FT.	
13, 15, 17, 19, 21	Some damages on rustic slab on sidewalk	150	SQ. FT.	
12, 23, 117	Handicapped ramp damages	1	EACH	
14	Curb damages	5	CY	
16, 20, 25	Asphalt removal on gutter	200	LF	
24	Removal of metal piece on sidewalk	1	EACH	
26, 27, 28, 30, 31, 32, 33, 34, 45, 46, 47, 54, 55, 56, 58, 59, 63, 64, 65, 70, 71, 72, 73, 74, 81, 88	Damages on Floor slab . Existing condition: cracked	250	SQ. FT.	
34, 35, 36, 37, 39, 40, 41, 43, 44, 49, 50, 51, 57, 68, 69, 124, 127, 144	Damages on ornamental tiles on walls	150	SQ. FT.	
38, 42	Railing damages	125	LF	
48, 61, 62, 66, 67, 75, 76, 77, 52, 53, 60	Damages of existing pavers	100	SQ. FT.	
78, 79, 80	Leaking fountain and unclog drainage.	1	LS	
82, 83, 84, 85, 86, 87, 89, 90, 91, 98, 99	Fixing to the floor of existing benches.	8	EACH	
92, 93, 106, 107, 108	Existing trash can.	5	EACH	
96, 97	Existing temporary wooden ramp	1	EACH	
109, 110, 131, 136, 137, 138, 139, 140, 141, 142, 143	Paint application areas	4,500	SQ. FT.	
118, 119, 120, 121, 122, 123, 125, 126, 128, 129, 130, 132, 133, 134, 135	Existing receptacles	15	EACH	

TABLE #2. SCOPE OF WORK (detailed): LUIS A. FERRE AGUAYO PUBLIC SQUARE

NO.	DESCRIPTION	QTY.	UNITS	REMARKS
DEMOLITION / REMOVAL				a. For location of demolitions-removal works see sheets C100,C01 & C102 b. For location details of scope of work, see sheet A100 . Symbols (callouts) were placed there referencing other sheets of the project, where each scope of work is detailed. This table is more detailed, as it includes line items with quantities associated with the corresponding work.
1	Sidewalk Demolition	69	CY	
2	Gutter and curbs and ADA ramp demolition	30	CY	
3	Remove of existing small white pebbles	2,528	SQ. FT.	
4	All around: Remove of existing railing	510	LF	
5	Remove of existing trash can	5	EACH	
6	Ornamental light pole, electrical demolition, remove, includes concrete bases	8	EACH	
7	Remove of temporary wooden ramp	1	EACH	
8	Remove and relocation of domino tables	3	EACH	
9	Removal of metal piece on sidewalk	1	LS	
10	Removal of stone pavers interior plaza	1,050	SQ. FT.	
SITE WORK				
11	Foundation Excavation	8	CM	
12	Backfill (A-2-4)	3	CM	
13	Repairs to concrete steps on Padre Serus street (See sheet S300 for repair methods)	10	SQ. FT.	
14	Floor slab repair (Existing condition: cracked. See sheet S300 for repair methods)	250	SQ. FT.	
15	Repair of ornamental paver on walls	1	LS	
16	Remove and replace of existing pavers on floor	200	SQ. FT.	
17	Fixing to the floor of existing benches	8	EACH	
18	All around: New Ornamental Railings	510	LF	
19	Stair Railing	111	LF	
20	Ramp Railing	120	LF	
21	Landscaping	2,528	SQ. FT.	
URBAN EQUIPMENT				
22	Concrete Trash Receptacle	10	EACH	
23	Installation of existing memorial plaque	1	EACH	
CONCRETE WORK				
24	New Curb Type B. For more details, see sheet S300.	30	CY	
25	Reinforced Concrete sidewalk 6 in. (For more details, see sheet S300).	69	CY	
26	Handicapped Concrete ramp (Sidewalk)	5	EACH	
27	ADA Concrete ramp (Interior Plaza)	20	CY	
28	Concrete Foundations	3	CY	
METALS				
29	Structural Canopy	1	EACH	
FINISHES				
30	General Painting	4,500	SQ. FT.	
31	Interior Plaza Proposed Ramp Stone Wall	143	SQ. FT.	
32	Interior Plaza Proposed Floor Pavers #1 (Equal or similar to existing pavers or Corso Italia Flagstone Gold 24 in. x 24 in. x 0.75 in. stone look porcelain paver). See detail 3 on sheet A102.	814	SQ. FT.	
33	Interior Plaza Proposed Floor Pavers #1 (Equal or similar to existing pavers or Nantucket Pavers Yorkstone 12 in. x 24 in. x 1.5 in. tan variegated concrete paver. See detail 3 on sheet A102.	236	SQ. FT.	
SPECIALITIES				
34	4 MP Color motorized varifocal bullet network	15	EACH	
35	Camera terminal cabinet	6	EACH	
36	Main Camera rack	1	EACH	
MECHANICAL WORK				
37	Repair leaking fountain and unclog drainage	1	LS	
ELECTRICAL WORK				
38	Electric Site Improvements. Include: Installation of new electrical receptacles (waterproofing)	12	EACH	
39	Remove and replace existing receptacles with new Weather proof receptacles	20	EACH	
40	Ornamental Lighting Pole (Led Light,include anchor base and concrete base), connection and controllers	8	EACH	

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Plot Scale: AS SHOWN

Progress Print:

DAMAGE ASSESSMENT & IMPROVEMENT LIST OF WORK



1 | FOR MORE LOCATION DETAILS SEE A100



2 | FOR MORE LOCATION DETAILS SEE A100



3 | FOR MORE LOCATION DETAILS SEE A100



4 | FOR MORE LOCATION DETAILS SEE A100



5 | FOR MORE LOCATION DETAILS SEE A100



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PROJECT ADDRESS
RAFAEL LASA STREET, AGUAS BUENAS,
PUERTO RICO.

GPS LATITUDE/LONGITUDE:
18.256730, -66.102971

OWNER
AGUAS BUENAS MUNICIPALITY



REGISTER No.
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REVISIONS

REV.	DATE	DESCRIPTION	BY	CHK'D
30%	10/03/2023	design phase submission		
60%	11/03/2023	design phase submission		
90%	01/31/2024	design phase submission		
97 %	02/26/2024	design phase submission		
100 %	01/21/2025	design phase submission		
100 %	06/20/2025	IFB V.1 - IPG		

IMPORTANT NOTES TO THE CONTRACTOR:
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CERTIFICATION
I, WILLIAM MELENDEZ RIVAS, LIC. 16383, CERTIFY THAT I AM THE PROFESSIONAL WHO MADE, DESIGNED OR PREPARED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. I ALSO CERTIFY THAT I UNDERSTAND THAT SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE PROVISIONS OF THE JOINT REGULATIONS AND THE APPLICABLE PROVISIONS OF THE AGENCIES REGULATORY BOARDS OR PUBLIC CORPORATIONS WITH JURISDICTION. I FURTHER CERTIFY THAT THE PREPARATION OF THESE PLANS AND SPECIFICATIONS HAS FULLY COMPLIED WITH THE PROVISIONS OF LAW 16-2004, AS AMENDED, KNOWN AS THE "LAW FOR INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH THE LAW NO. 319 OF MAY 15, 1938, AS AMENDED, ACT NO. 76 OF JULY 6, 1976, AS AMENDED, AS APPLICABLE. I ACKNOWLEDGE THAT ANY FALSE STATEMENT OF MISREPRESENTATION OF FACTS THAT HAS BEEN PRODUCED BY IGNORANCE OR NEGLIGENCE EITHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHERS WITH MY KNOWLEDGE, MAKES ME RESPONSIBLE FOR ANY JUDICIAL AND DISCIPLINARY ACTION BY THE DOGE.



SIGNATURE



FILE

Dwg Name: INGENIUM GROUP
Drawn by: INGENIUM GROUP
Revised by: ING. WILLIAM MELENDEZ
Plot Scale: AS SHOWN
Progress Print:

TITLE

EXISTING PHOTO
DOCUMENTATION

DRAWING No.

A104



21 | FOR MORE LOCATION DETAILS SEE A100



22 | FOR MORE LOCATION DETAILS SEE A100



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RAFAEL LASA STREET, AGUAS BUENAS, PUERTO RICO.

GPS LATITUDE/LONGITUDE:
18.256730, -66.102971

AGUAS BUENAS MUNICIPALITY



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REV. DATE DESCRIPTION BY CHK'D

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100 % design phase submission: 01/21/2025

100 % IFB V.1 _IPG _ 06/20/2025

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Drawn by: INGENIUM GROUP
Revised by: ING. WILLIAM MELENDEZ
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A105



41 | FOR MORE LOCATION DETAILS SEE A100



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RAFAEL LASA STREET, AGUAS BUENAS, PUERTO RICO.

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AGUAS BUENAS MUNICIPALITY



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Dwg Name: INGENIUM GROUP

Drawn by: INGENIUM GROUP

Revised by: ING. WILLIAM MELENDEZ

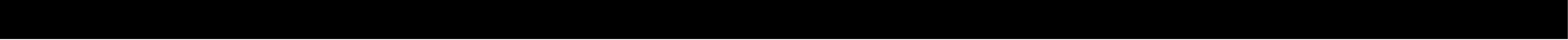
Plot Scale: AS SHOWN

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61 | FOR MORE LOCATION DETAILS SEE A100



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RAFAEL LASA STREET, AGUAS BUENAS, PUERTO RICO.

GPS LATITUDE/LONGITUDE:
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AGUAS BUENAS MUNICIPALITY



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Dwg Name: INGENIUM GROUP

Drawn by: INGENIUM GROUP

Revised by: ING. WILLIAM MELENDEZ

Plot Scale: AS SHOWN

Progress Print:

EXISTING PHOTO
DOCUMENTATION



81 | FOR MORE LOCATION DETAILS SEE A100



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PROJECT ADDRESS


RAFAEL LASA STREET, AGUAS BUENAS, PUERTO RICO.

GPS LATITUDE/LONGITUDE:

18.256730, -66.102971

OWNER

AGUAS BUENAS MUNICIPALITY



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SIGNATURE



FILE

Dwg Name: INGENIUM GROUP

Drawn by: INGENIUM GROUP

Revised by: ING. WILLIAM MELENDEZ

Plot Scale: AS SHOWN

Progress Print:

TITLE

EXISTING PHOTO

DOCUMENTATION

DRAWING No.

A108

PAGE:

22 / 49



103. Base para árbol circular norte de 12'-0" diámetro x 1'8" alto x 8" espesor.
19-23 PR-173, Aguas Buenas Puerto Rico 00709, US - 24-Jul-23 11:21:59

101 | FOR MORE LOCATION DETAILS SEE A100



107. Base para árbol oeste sur de 12'-0" diámetro x 1'8" alto x 8" espesor.
19-23 PR-173, Aguas Buenas Puerto Rico 00709, US - 24-Jul-23 11:22:13

102 | FOR MORE LOCATION DETAILS SEE A100



109. Base para árbol oeste norte de 12'-0" diámetro x 1'8" alto x 8" espesor.
19-23 PR-173, Aguas Buenas Puerto Rico 00709, US - 24-Jul-23 11:22:51

103 | FOR MORE LOCATION DETAILS SEE A100



103. Base para palmas de 16' x 14' x 1'8" espesor.
19-23 PR-173, Aguas Buenas Puerto Rico 00709, US - 24-Jul-23 11:22:10

104 | FOR MORE LOCATION DETAILS SEE A100



104. Base de 6" x 8" para palmas de 16' x 14' x 1'8" espesor.
19-23 PR-173, Aguas Buenas Puerto Rico 00709, US - 24-Jul-23 11:23:44

105 | FOR MORE LOCATION DETAILS SEE A100



106. Zócalo circular en base central Sur.
19-23 PR-173, Aguas Buenas Puerto Rico 00709, US - 24-Jul-23 11:23:40

106 | FOR MORE LOCATION DETAILS SEE A100



107. Zócalo circular Sur.
19-23 PR-173, Aguas Buenas Puerto Rico 00709, US - 24-Jul-23 11:23:40

107 | FOR MORE LOCATION DETAILS SEE A100



107. Zócalo circular Norte.
19-23 PR-173, Aguas Buenas Puerto Rico 00709, US - 24-Jul-23 11:23:40

108 | FOR MORE LOCATION DETAILS SEE A100



109. Base para palmas de 16' x 14' x 1'8" espesor.
19-23 PR-173, Aguas Buenas Puerto Rico 00709, US - 24-Jul-23 11:23:40

109 | FOR MORE LOCATION DETAILS SEE A100



109. Base para palmas de 16' x 14' x 1'8" espesor.
19-23 PR-173, Aguas Buenas Puerto Rico 00709, US - 24-Jul-23 11:23:40

110 | FOR MORE LOCATION DETAILS SEE A100



110. Contador de luz para la plaza 9' x 4' x 9'.
19-23 PR-173, Aguas Buenas Puerto Rico 00709, US - 24-Jul-23 12:04:09

111 | FOR MORE LOCATION DETAILS SEE A100



111. Contador y panel de luz para la plaza 9' x 4' x 9'.
19-23 PR-173, Aguas Buenas Puerto Rico 00709, US - 24-Jul-23 12:04:09

112 | FOR MORE LOCATION DETAILS SEE A100



112. Contador y panel de luz para la plaza 9' x 4' x 9'.
19-23 PR-173, Aguas Buenas Puerto Rico 00709, US - 24-Jul-23 12:04:09

113 | FOR MORE LOCATION DETAILS SEE A100



113. Contador y panel de luz para la plaza 9' x 4' x 9'.
19-23 PR-173, Aguas Buenas Puerto Rico 00709, US - 24-Jul-23 12:04:09

114 | FOR MORE LOCATION DETAILS SEE A100



113. Contador y panel de luz para la plaza 9' x 4' x 9'.
19-23 PR-173, Aguas Buenas Puerto Rico 00709, US - 24-Jul-23 12:04:09

115 | FOR MORE LOCATION DETAILS SEE A100



116. Contador de agua.
19-23 PR-173, Aguas Buenas Puerto Rico 00709, US - 24-Jul-23 12:04:09

116 | FOR MORE LOCATION DETAILS SEE A100



116. Plantas en macetas montadas en base de 3' x 3'.
19-23 PR-173, Aguas Buenas Puerto Rico 00709, US - 24-Jul-23 12:04:09

117 | FOR MORE LOCATION DETAILS SEE A100



117. Plantas en macetas montadas en base de 3' x 3'.
19-23 PR-173, Aguas Buenas Puerto Rico 00709, US - 24-Jul-23 12:04:09

118 | FOR MORE LOCATION DETAILS SEE A100



118. Plantas en macetas montadas en base de 3' x 3'.
19-23 PR-173, Aguas Buenas Puerto Rico 00709, US - 24-Jul-23 12:04:09

119 | FOR MORE LOCATION DETAILS SEE A100



119. Plantas en macetas montadas en base de 3' x 3'.
19-23 PR-173, Aguas Buenas Puerto Rico 00709, US - 24-Jul-23 12:04:09

120 | FOR MORE LOCATION DETAILS SEE A100

RAFAEL LASA STREET, AGUAS BUENAS, PUERTO RICO.

GPS LATITUDE/LONGITUDE:
18.256730, -66.102971

AGUAS BUENAS MUNICIPALITY



198-074-011-01-000

REV. DATE DESCRIPTION BY CHK'D

30% design phase submission: 10/03/2023

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100 % IFB V.1 - IPG - 06/20/2025

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I, WILLIAM MELENDEZ RIVAS, LIC. 16383, CERTIFY THAT I AM THE PROFESSIONAL WHO MADE, DESIGNED OR PREPARED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. I ALSO CERTIFY THAT I UNDERSTAND THAT SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE PROVISIONS OF THE JOINT REGULATIONS AND THE APPLICABLE PROVISIONS OF THE REGULATIONS AND BUILDING CODES IN FORCE OF THE AGENCIES, REGULATORY BOARDS OR PUBLIC CORPORATIONS WITH JURISDICTION. FURTHER CERTIFY THAT THE PREPARATION OF THESE PLANS AND SPECIFICATIONS HAS FULLY COMPLIED WITH THE PROVISIONS OF LAW 14-2004, AS AMENDED, KNOWN AS THE "LAW FOR INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH THE LAW NO. 379 OF MAY 16, 1938, AS AMENDED, NOT NO. 76 OF JULY 6, 1970, AS AMENDED, AS APPLICABLE. I ACKNOWLEDGE THAT ANY FALSE STATEMENT OR MISREPRESENTATION OF FACTS THAT HAS BEEN PRODUCED BY NEGLIGENCE OR NEGLIGENCE EITHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHERS WITH MY KNOWLEDGE, MAKES ME RESPONSIBLE FOR ANY JUDICIAL AND DISCIPLINARY ACTION BY THE DGPE.



Dwg Name: INGENIUM GROUP

Drawn by: INGENIUM GROUP

Revised by: ING. WILLIAM MELENDEZ

Plot Scale: AS SHOWN

Progress Print:

EXISTING PHOTO DOCUMENTATION

A109

PAGE: 23 / 49



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140 | FOR MORE LOCATION DETAILS SEE A100

PROJECT ADDRESS
RAFAEL LASA STREET, AGUAS BUENAS,
PUERTO RICO.

GPS LATITUDE/LONGITUDE:
18.256730, -66.102971

OWNER
AGUAS BUENAS MUNICIPALITY



REGISTER No.
198-074-011-01-000

REVISIONS

REV.	DATE	DESCRIPTION	BY	CHK'D
30%	10/03/2023	design phase submission		
60%	11/03/2023	design phase submission		
90%	01/31/2024	design phase submission		
97%	02/26/2024	design phase submission		
100%	01/21/2025	design phase submission		
100%	06/20/2025	IFB V.1 - IPG		

IMPORTANT NOTES TO THE CONTRACTOR:

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE ANY PART OF THE WORK IS STARTED SO THAT PROPER CORRECTIONS ARE MADE. IF ENGINEER IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ENGINEER ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT THE ONE FOR WHICH THEY EXPRESSLY DESIGNED. IF THESE DRAWINGS OR ANY PART THEREOF IS REPRODUCED WITHOUT THE CONSENT OF THE ENGINEER, THE PERSON WHO IS DOING WILL BE INDEBTED TO THE ENGINEER FOR HIS FULL COMMISSION. CONTRACTOR SHALL NOT USE FOR CONSTRUCTION PURPOSES ANY DRAWINGS THAT WERE ADVANCE TO HIM PRIOR TO THE BEGINNING OF CONSTRUCTION. ALL PLANS BEING USED BY CONTRACTOR SHOULD HAVE A LABEL SAYING "FOR CONSTRUCTION ONLY" SIGNED AND SCALED BY THE ENGINEER.

CERTIFICATION

I, WILLIAM MELENDEZ RIVAS, LIC. 16383, CERTIFY THAT I AM THE PROFESSIONAL WHO MADE, DESIGNED OR PREPARED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. I ALSO CERTIFY THAT I UNDERSTAND THAT SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE PROVISIONS OF THE JOINT REGULATIONS AND BUILDING CODES IN FORCE OF THE AGENCIES: REGULATORY BOARDS OR PUBLIC CORPORATIONS WITH JURISDICTION. I FURTHER CERTIFY THAT THE PREPARATION OF THESE PLANS AND SPECIFICATIONS HAS FULLY COMPLIED WITH THE PROVISIONS OF LAW 16-2004, AS AMENDED, KNOWN AS THE "LAW FOR INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH THE LAW NO. 319 OF MAY 15, 1938, AS AMENDED; ACT NO. 70 OF JULY 6, 1978, AS AMENDED, AS APPLICABLE. I ACKNOWLEDGE THAT ANY FALSE STATEMENT OR MISREPRESENTATION OF FACTS THAT HAS BEEN PRODUCED BY NEGLIGENCE OR NEGLIGENCE EITHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHERS WITH MY KNOWLEDGE, MAKES ME RESPONSIBLE FOR ANY JUDICIAL AND DISCIPLINARY ACTION BY THE DOGE.



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SIGNATURE



FILE

Dwg Name: INGENIUM GROUP
Drawn by: INGENIUM GROUP
Revised by: ING. WILLIAM MELENDEZ
Plot Scale: AS SHOWN
Progress Print:

TITLE

EXISTING PHOTO
DOCUMENTATION

DRAWING No.

A110



141 | FOR MORE LOCATION DETAILS SEE A100



142 | FOR MORE LOCATION DETAILS SEE A100



143 | FOR MORE LOCATION DETAILS SEE A100



144 | FOR MORE LOCATION DETAILS SEE A100

RAFAEL LASA STREET, AGUAS BUENAS, PUERTO RICO.

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AGUAS BUENAS MUNICIPALITY



198-074-011-01-000

REV. DATE DESCRIPTION BY CHK'D
30% design phase submission: 10/03/2023
60% design phase submission: 11/03/2023
90% design phase submission: 01/31/2024
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100 % IFB V.1 _ IPG _ : 06/20/2025

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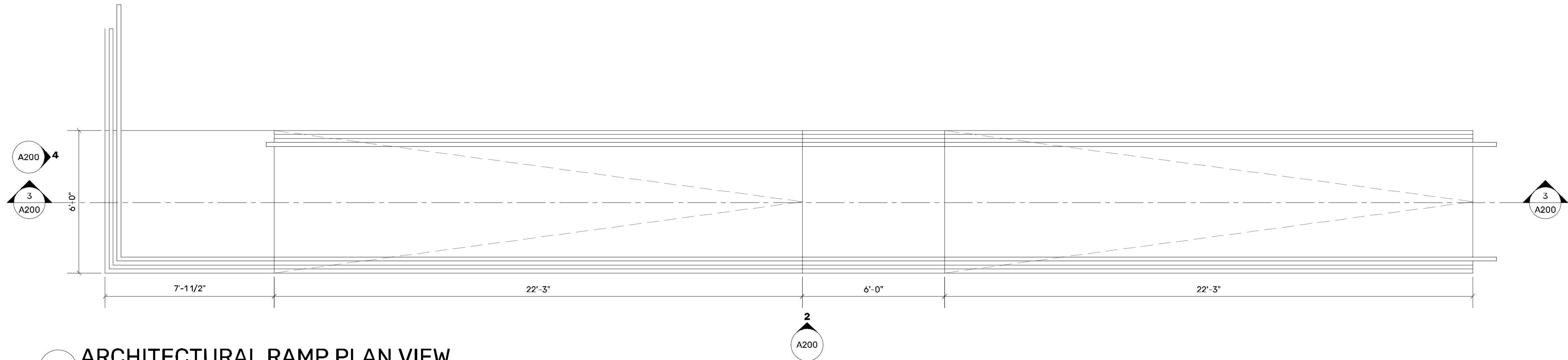
I, WILLIAM MELENDEZ RIVAS, L.C. 16383, CERTIFY THAT I AM THE PROFESSIONAL WHO (MADE, DESIGNED OR PREPARED) THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. I ALSO CERTIFY THAT I UNDERSTAND THAT SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE PROVISIONS OF THE JOINT REGULATIONS AND THE APPLICABLE PROVISIONS OF THE REGULATIONS AND BUILDING CODES IN FORCE OF THE AGENCIES, REGULATORY BOARDS OR PUBLIC CORPORATIONS WITH JURISDICTION. I FURTHER CERTIFY THAT THE PREPARATION OF THESE PLANS AND SPECIFICATIONS HAS FULLY COMPLIED WITH THE PROVISIONS OF LAW 14-2004, AS AMENDED, KNOWN AS THE "LAW FOR INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH THE LAW NO. 319 OF MAY '15, 1938, AS AMENDED, NOT NO. 76 OF JULY 6, 1978, AS AMENDED, AS APPLICABLE. I ACKNOWLEDGE THAT ANY FALSE STATEMENT OR MISREPRESENTATION OF FACTS THAT HAS BEEN PRODUCED BY NEGLIGENCE OR NEGLIGENCE EITHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHERS WITH MY KNOWLEDGE, MAKES ME RESPONSIBLE FOR ANY JUDICIAL AND DISCIPLINARY ACTION BY THE DOPE.

IPG INGENIUM PROFESSIONAL GROUP
654 Ave. Matto Rivera - Suite 1838
654 Plaza, San Juan, PR 00736
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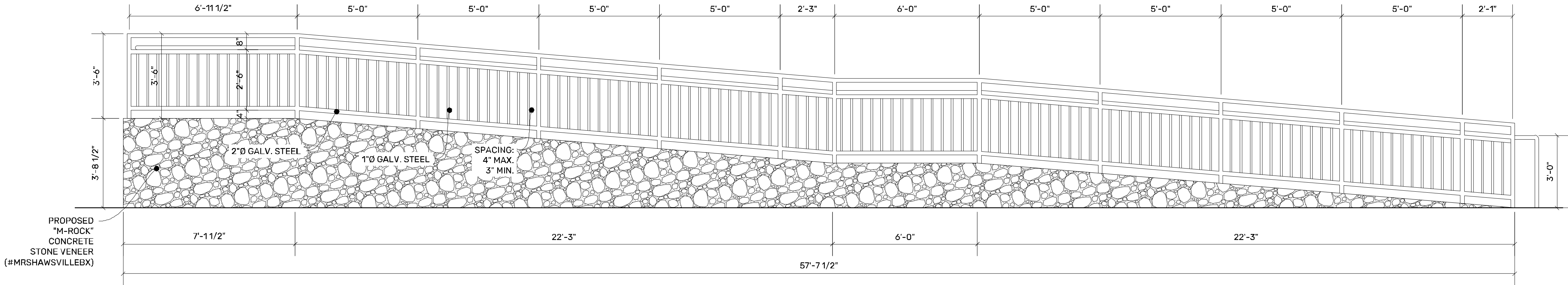


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Revised by: ING. WILLIAM MELENDEZ
Plot Scale: AS SHOWN
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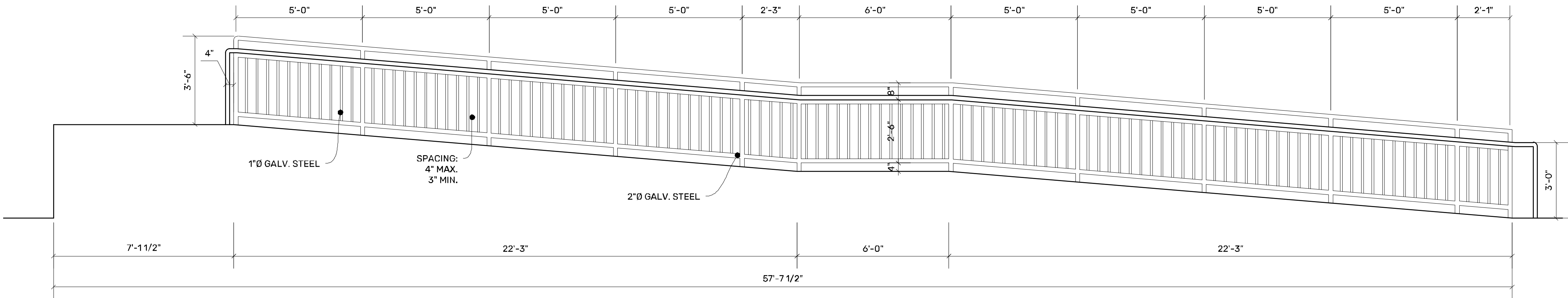
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DOCUMENTATION



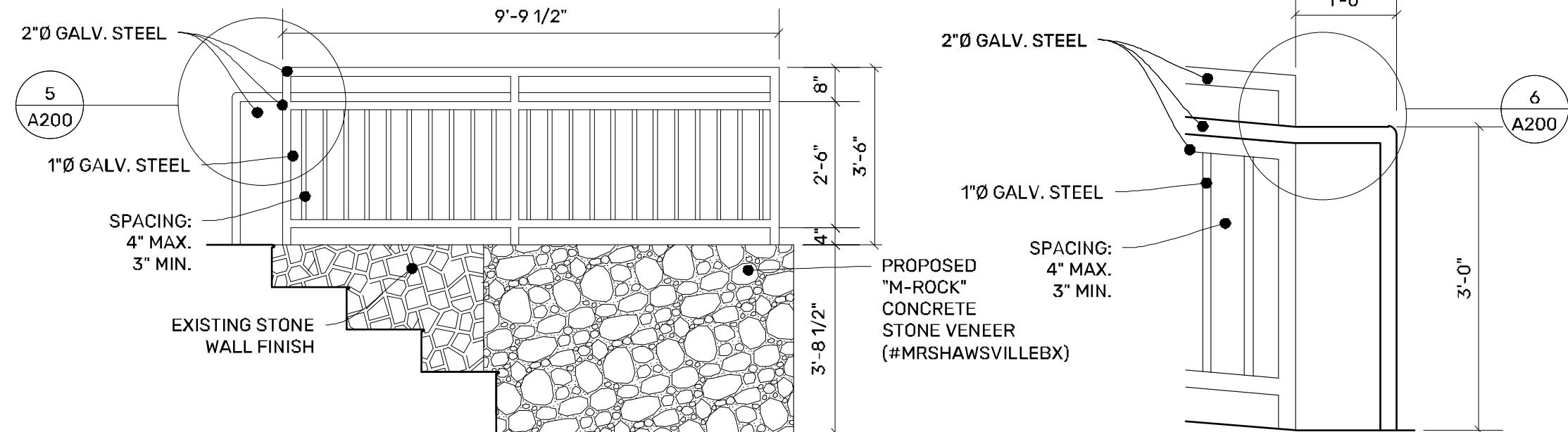
1 ARCHITECTURAL RAMP PLAN VIEW
SCALE: 3/8" = 1' - 0"



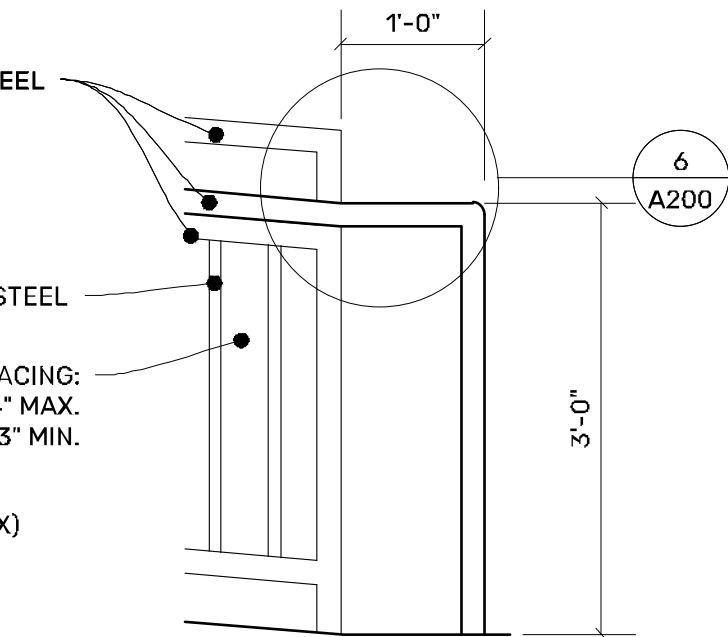
2 ELEVATION DETAIL "A"
SCALE: 3/8" = 1' - 0"



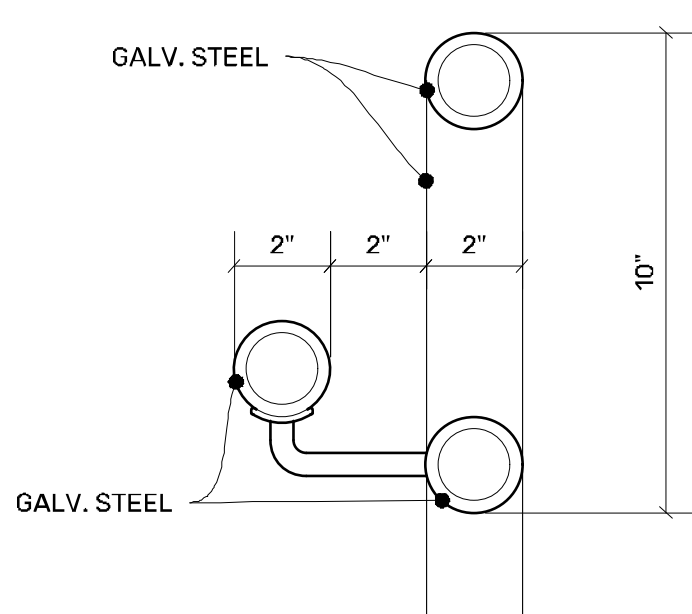
3 ELEVATION DETAIL "B"
SCALE: 3/8" = 1' - 0"



4 ELEVATION DETAIL "C"
SCALE: 3/8" = 1' - 0"



5 TYP. HANDRAIL DETAIL
SCALE: 3/4" = 1' - 0"



6 TYP. HANDRAIL DETAIL
SCALE: 3" = 1' - 0"

RAFAEL LASA STREET, AGUAS BUENAS,
PUERTO RICO.

GPS LATITUDE/LONGITUDE:
18.256730, -66.102971

AGUAS BUENAS MUNICIPALITY



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REV. DATE DESCRIPTION BY CHK'D

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Dwg Name: INGENIUM GROUP

Drawn by: INGENIUM GROUP

Revised by: ING. WILLIAM MELENDEZ

Plot Scale: AS SHOWN

Progress Print:

ARCHITECTURAL ADA
RAMP_BLOW UP

A200

PAGE: 26 / 49

GPS LATITUDE/LONGITUDE:
18.256730, -66.102971

Escudo de Armas de la Provincia de San Juan. El escudo está dividido en cuatro cuarteles por una cruz blanca. El cuartel superior izquierdo muestra a un santo con una aureola y un libro. El superior derecho muestra a un santo con una aureola y un libro. El inferior izquierdo muestra a un santo con una aureola y un libro. El inferior derecho muestra a un santo con una aureola y un libro. En el centro de la cruz hay un círculo con un paisaje. El escudo está coronado por una corona mural y rodeado por una cinta con el lema "AGRICULTURA" y "COMERCIO".

REV.	DATE	DESCRIPTION	BY	CHK'D
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30% design phase submission: 10/03/2023

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WILLIAM MENDONCE RIVALS, LSC 16588, CERTIFY THAT I AM THE PROFESSIONAL WHO HAD DESIGNED OR PREPARED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS AND THAT I AM AWARE OF THE FACTS THAT SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE PROVISIONS OF THE JOINT AGREEMENT BETWEEN THE STATE OF CALIFORNIA AND THE REGULATIONS AND BUILDING CODES IN FORCE OF THE AGENCIES, REGULATORY BOARDS OR PUBLIC UTILITIES COMMISSIONS OF THE STATE OF CALIFORNIA. I CERTIFY THAT THE PREPARATION OF THESE PLANS AND SPECIFICATIONS HAS FULLY COMPLIED WITH THE REQUIREMENTS OF THE JOINT AGREEMENT AND THE LAW FOR INVESTMENT BY THE PUERTO RICAN INDUSTRY AND WITH THE LAW NO. 319 OF MAY 10, 1996, OF THE GOVERNMENT OF PUERTO RICO (AS AMENDED, AS APPLICABLE). I KNOWLEDGEABLY AND TRULY ACKNOWLEDGE THAT I HAVE NOT MADE ANY FALSE STATEMENT OR MISREPRESENTATION OF FACTS THAT HAS BEEN PRODUCED BY IGNORANCE OR BY NEGLIGENCE. I AM NOT PROVIDING ANY ASSISTANCE TO EMPLOYERS OR BY OTHERS WITH MY KNOWLEDGE. I MAKE ME RESPONSIBLE FOR AN ACCURATE STATEMENT.



Dwg Name: INGENIUM GROUP

Drawn by: **INGENIUM GROUP**

Revised by: ING. WILLIAM MELENDEZ

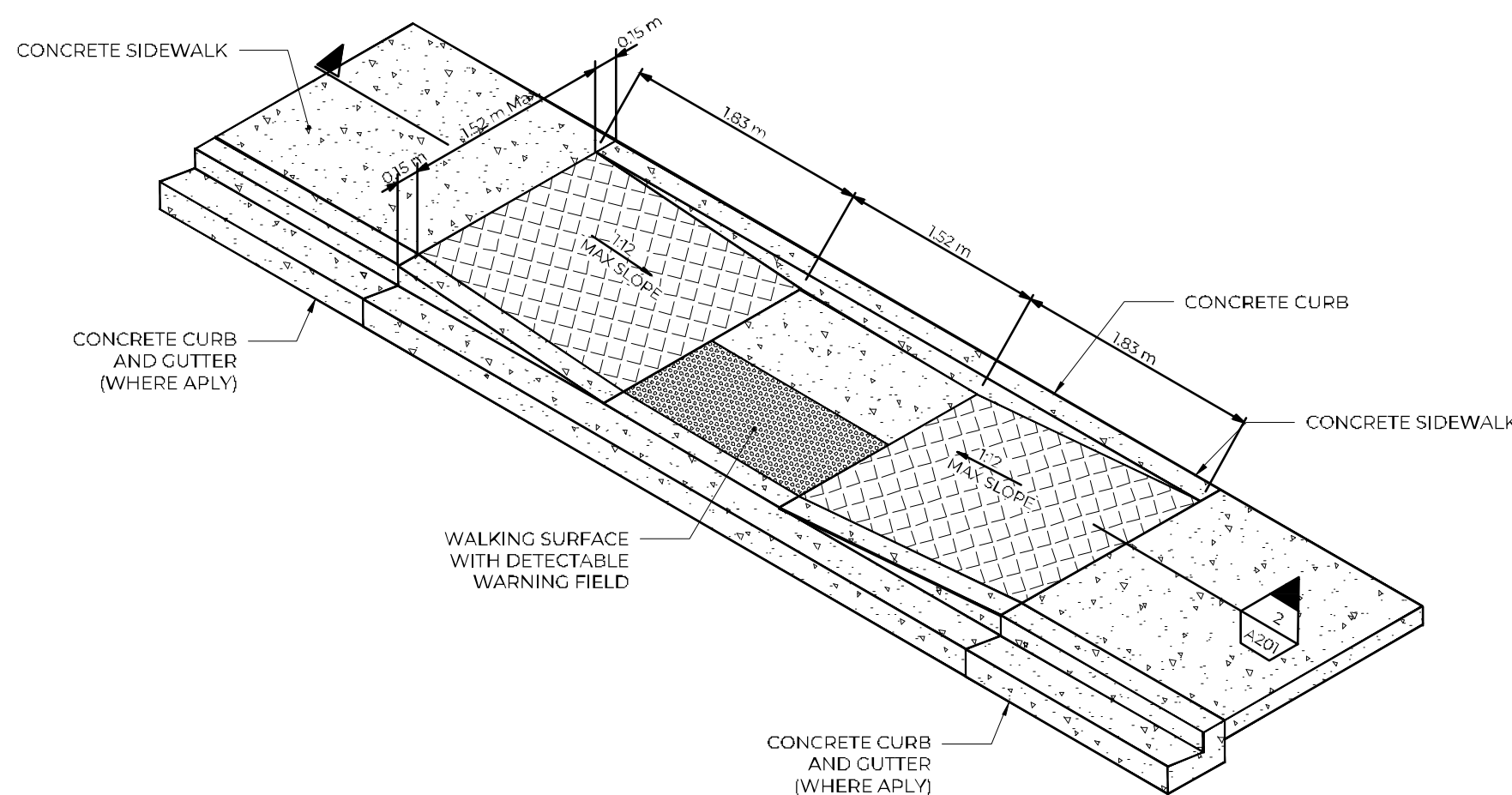
Plot Scale: AS SHOWN

Progress Print

PROPOSED	ADA	CURBS
RAMPS_DETAILS		

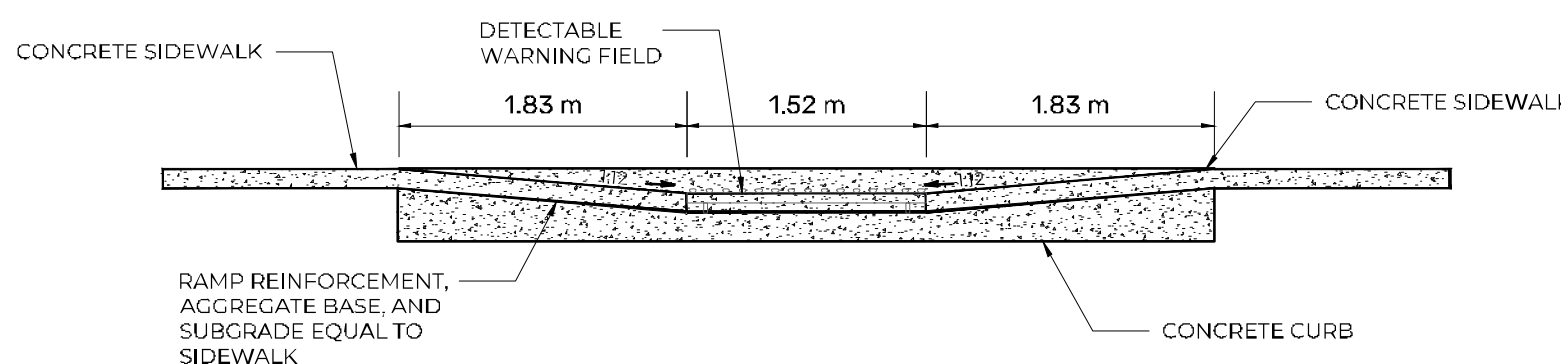
A201

PAGE: 27 / 49



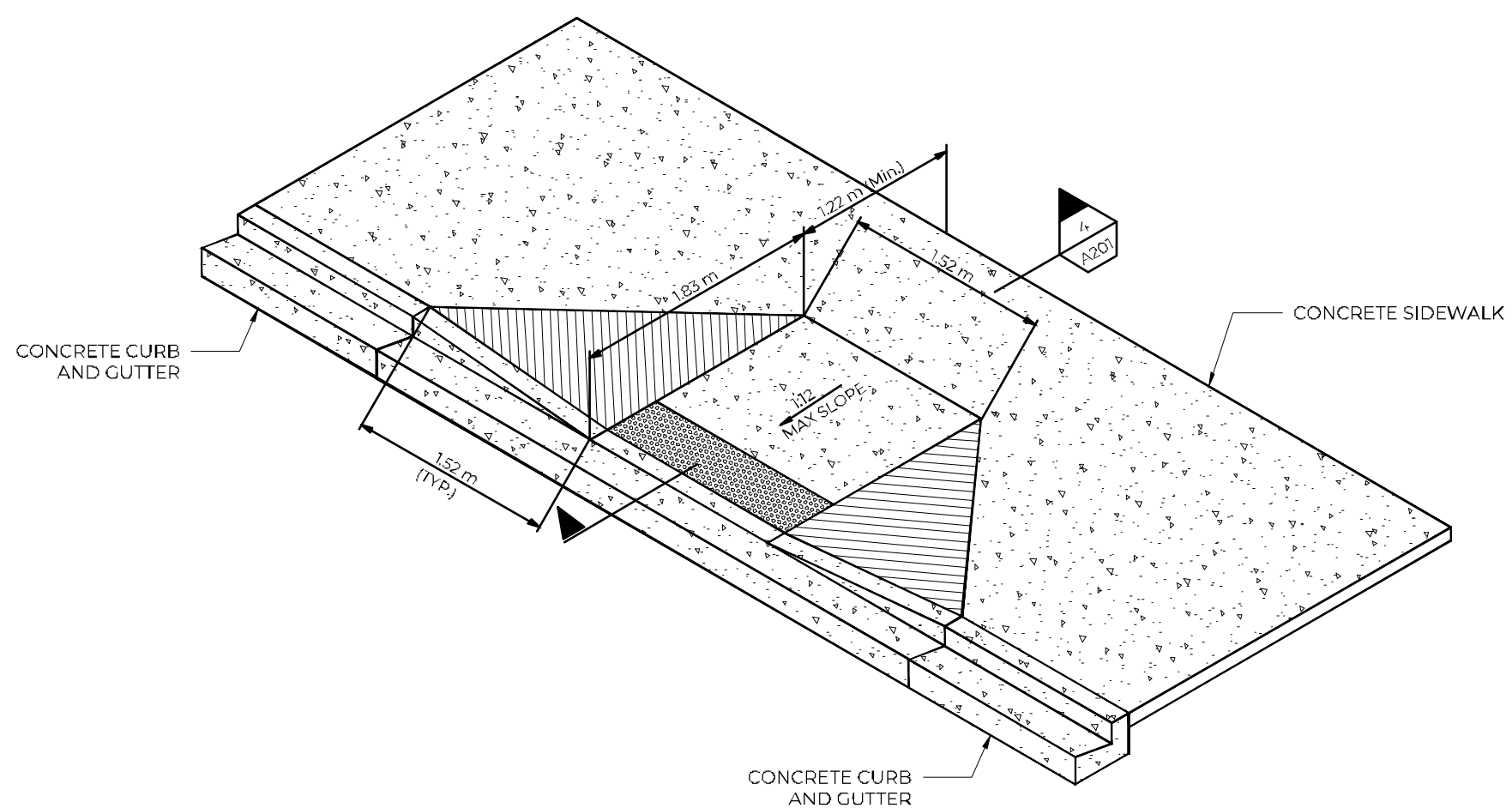
1 ADA CURB RAMP ISOMETRIC (TYPE 3)

SCALE: N.T.S



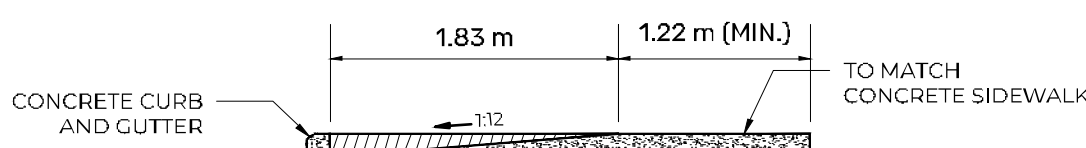
2) ADA CURB RAMP SECTION DETAIL (TYPE 3)

SCALE: N.T.S



3 ADA CURB RAMP ISOMETRIC (TYPE 1)

SCALE: N.T.S



4 ADA CURB RAMP SECTION (TYPE 1)

SCALE: N.T.S

GENERAL NOTES:

1. DETECTABLE WARNING DOMES SHALL COVER 2'-0" IN LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON DETAIL. THE RAMP MAY BE BLUE IN COLOR OR ANY COLOR WITH A 70% CONTRAST RATIO.
2. CROSSWALK WIDTHS AND CONFIGURATION VARY BUT MUST CONFORM TO TRAFFIC DESIGN STANDARDS.
3. STANDARD SPECS SPECIFIES THAT ALL STREET CURBS BEING CONSTRUCTED OR RECONSTRUCTED FOR MAINTENANCE PROCEDURES, TRAFFIC OPERATIONS, REPAIRS, CORRECTION OF UTILITIES OR ALTERED FOR ANY REASON AFTER SEPTEMBER 1, 1973 SHALL PROVIDE WHEELCHAIR RAMPS FOR THE PHYSICALLY DISABLED AT ALL INTERSECTIONS WHERE BOTH CURB AND GUTTER AND SIDEWALKS ARE PROVIDED AND AT OTHER POINTS OF PEDESTRIAN FLOW. IN ADDITION, SECTION 228 OF THE 1973 FEDERAL AID HIGHWAY SAFETY ACT REQUIRES PROVISION OF CURB RAMPS ON ANY CURB CONSTRUCTION AFTER JULY 1, 1976 WHETHER A SIDEWALK IS PROPOSED INITIALLY OR IS PLANNED FOR A FUTURE DATE. THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990 EXTENDS TO INDIVIDUALS WITH DISABILITIES. COMPREHENSIVE CIVIL RIGHTS PROTECTIONS SIMILAR TO THOSE PROVIDED TO PERSONS ON THE BASIS OF RACE, SEX, NATIONAL ORIGIN AND RELIGION UNDER THE CIVIL RIGHTS ACT OF 1964. THESE CURB RAMPS HAVE BEEN DESIGNED TO COMPLY WITH THE CURRENT ADA STANDARDS.
4. PROVIDE WHEELCHAIR RAMPS AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. LOCATE WHEELCHAIR RAMPS AS DIRECTED BY THE ENGINEER WHERE EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. AFFECT PLACEMENT. WHERE TWO RAMPS ARE INSTALLED PLACE NOT LESS THAN 2 FEET OF FULL HEIGHT CURB BETWEEN THE RAMPS. PLACE DUAL RAMPS AS NEAR PERPENDICULAR TO THE TRAVEL LANE BEING CROSSED AS POSSIBLE.
5. PAY FOR ALL VARIABLE DEPTH CONCRETE USED FOR CONSTRUCTION OF WHEELCHAIR RAMPS AS CONCRETE WHEELCHAIR RAMPS. (SQ. YDS.)
6. PAY FOR ALL DEPRESSED CURBS AT WHEELCHAIR RAMPS AS THE TYPE CURB AND GUTTER USED ADJACENT TO DEPRESSED CURB. (LN. FT.)
7. SUCH PRICES AND PAYMENTS IS CONSIDERED FULL COMPENSATION FOR ALL MATERIALS, LABOR, EQUIPMENT, TOOLS AND INCIDENTALS NECESSARY TO SATISFACTORILY COMPLETE THE WORK.
8. DO NOT EXCEED 0.08 (12:1) SLOPE ON THE WHEELCHAIR RAMP IN RELATION TO THE GRADE OF THE STREET.
9. CONSTRUCT WHEELCHAIR RAMPS 40" (3'-4") OR GREATER FOR DUAL RAMPS AND 60" (5'-0") OR GREATER FOR DIAGONAL RAMPS.
10. USE CLASS "B" CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NON-SKID TYPE SURFACE.
11. PLACE A 1" EXPANSION JOINT WHERE THE CONCRETE WHEELCHAIR RAMP JOINS THE CURB AND AS SHOWN ON STANDARD DETAIL 03000.07.
12. PLACE THE INSIDE PEDESTRIAN CROSSWALK LINES NO CLOSER IN THE INTERSECTION BY BISECTING THE INTERSECTION RADII, WITH ALLOWANCE OF A 4' CLEAR ZONE IN THE VEHICULAR TRAVELWAY WHEN ONE RAMP
13. COORDINATE THE CURB CUT AND THE PEDESTRIAN CROSSWALK LINES SO THE FLOOR OF THE WHEELCHAIR RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES. PLACE DIAGONAL RAMPS WITH FLARED SIDE SO 24" OF FULL HEIGHT CURB FALLS WITHIN THE CROSSWALK MARKINGS ON EACH SIDE OF THE FLARES.
14. PLACE ALL PAVEMENT MARKINGS IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION SUPPLEMENT TO THE MUTCD.
15. WHEELCHAIR RAMPS SHOULD BE CONSTRUCTED ACCORDING TO TOC & NCDOT STANDARDS AFTER THE LOCATIONS OF THE PROPOSED STOP BAR AND/OR PEDESTRIAN CROSSWALKS HAVE BEEN STAKED OUT.
16. LADDER-STYLE & DIAGONAL CROSSWALK STRIPING ARE NOT PERMISSIBLE.
17. PROJECT OWNER SHOULD REQUEST PERMISSION FROM ADJACENT OWNERS FOR ANY WORK TO BE DONE OUTSIDE PROJECT LIMITS, SUCH AS STORM SEWER INSTALLATION, EARTH MOVEMENT, ETC.
18. IT'S THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE ANY LINE OR SERVICE THAT COULD BE BROKEN OR DAMAGED DURING THE CONSTRUCTION OF THE PROJECT, SUCH AS WATER MAINS, SANITARY SEWER LINES AND CONNECTIONS, ELECTRICAL, TELEPHONE, AND CABLE T. V. LINES AND POLES, ETC.

9. THE CONTRACTOR SHALL COORDINATE WITH P.R.A.S.A. FOR THE TEMPORARY INTERRUPTION OF THE WATER AND SANITARY SEWER SERVICES WHENEVER THE CONSTRUCTION PROCESS AFFECTS EXISTING LINES.
20. THE CONTRACTOR SHALL PROVIDE ALL THE SAFETY MEASUREMENTS TO AVOID HAZARDOUS CONDITIONS DURING THE CONSTRUCTION PERIOD. SAFETY TRAFFIC AND CONSTRUCTION PLAN SHOULD BE SUBMITTED TO THE PROJECT MANAGER APPROVAL BEFORE ANY HAZARDOUS OR RISKY WORK IS STARTED
21. THE CONTRACTOR WILL ASSUME ALL RESPONSIBILITY FOR ANY PROPERTY OR PERSONAL DAMAGE OR LOSS THAT MAY OCCUR, PRIVATE OR PUBLIC RELATED TO THE CONSTRUCTION OF THE PROJECT OR DURING THE CONSTRUCTION PROCESS. THE OWNER WILL BE RELIEVED BY THE CONTRACTOR FROM ANY LOSS OR DAMAGE CAUSED.
22. TEMPORARY GUARD RAILS AND PROTECTION DEVICES SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR WHENEVER ANY EXCAVATION IS PERFORMED.
23. EXCAVATIONS AND STREET REPAIRS SHALL BE PERFORMED FOLLOWING THE BEST CONSTRUCTION PRACTICES WITHIN THE MINIMUM REQUIRED TIME.
24. CONTRACTOR SHALL BE CAREFUL DURING THE CONSTRUCTION OPERATION AS TO PRESERVE ALL EXISTING TREES, PLANTS, BUSHES OR CROPS WITHIN THE PROJECT SITE HAVING NO INTERFERENCE.
25. THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ENVIRONMENTAL QUALITY BOARD AND THE DEPARTMENT OF NATURAL RESOURCES, PRIOR TO COMMENCING ANY EARTH MOVEMENTS, OR EXCAVATIONS IN THE PROJECT.
26. THE CONTRACTOR SHALL FOLLOW AND OBSERVE THE ENVIRONMENTAL QUALITY BOARD "CEST" PLAN, AS TO AVOID EROSION; SEDIMENTATION AND CONTAMINATION OF NATURAL RESOURCES.
27. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS IN THE FIELD AND EXISTING GRADE ELEVATIONS, AND EXISTING INFRASTRUCTURE AT ALL POINTS OF CONNECTION PRIOR TO INITIATING MAJOR CONSTRUCTION WORKS AND IMMEDIATELY NOTIFY PROJECT MANAGER OR SUPERVISOR OF ANY DISCREPANCY WITH DRAWINGS.
28. THE CONTRACTOR SHALL PROTECT PROPERTY AND PERSONS FROM HOLES AND DEPRESSIONS THAT MAY OCCUR AS PART OF THE PROJECT, BY MEANS OF BARRICADES, WARNING LIGHTS, FENCES AND RAILINGS TO AVOID ACCIDENTS.
29. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING PROPERTY, PAVED AREAS, TREES, GRASS AND VEGETATION FROM CONSTRUCTION PERSONNEL TRAFFIC AND SHOULD KEEP THESE AREAS FREE FROM TRASH OR WEEDS.
30. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR REQUIRED FROM THE TRAFFIC MAINTENANCE DURING THE CONSTRUCTION. MAINTENANCE OF TRAFFIC SHALL PERFORMED AS REQUIRED BY THE PRHTA AND THE MUNICIPALITY OF CABO ROJO.
31. AT ALL TIME, THE CONTRACTOR SHALL MAINTAIN ACCESS TO PUBLIC AND PRIVATE PROPERTIES.

EROSION CONTROL

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING SOIL EROSION AND SEDIMENT RUNOFF FROM THE CONSTRUCTION AREA. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AN ABIDE TO APPLICABLE STORM WATER RUNOFF AND / OR DISCHARGE REQUIREMENTS SET BY PUERTO RICO ENVIRONMENTAL QUALITY BOARD (EQB), UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) AND / OR ANY OTHER REGULATORY AGENCY.
- B. THE CONTRACTOR SHALL NOT TAKE WATER FROM THE PRASA WATER SYSTEM FOR SPRINKLING OR CONTROLLING DUST DURING CONSTRUCTION. CONTRACTOR SHALL PAY FOR ALL THE WATER USED TO PERFORM ALL THE PIPE TEST.



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PUERTO RICO.

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AGUAS BUENAS MUNICIPALITY



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REV. DATE DESCRIPTION BY CHK'D

30% design phase submission: 10/03/2023

60% design phase submission: 11/03/2023

90% design phase submission: 01/31/2024

97 % design phase submission: 02/26/2024

100 % design phase submission: 01/21/2025

100 % IFB V.1 _ IPG _ : 06/20/2025

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Dwg Name: INGENIUM GROUP

Drawn by: INGENIUM GROUP

Revised by: ING. WILLIAM MELENDEZ

Plot Scale: AS SHOWN

Progress Print:

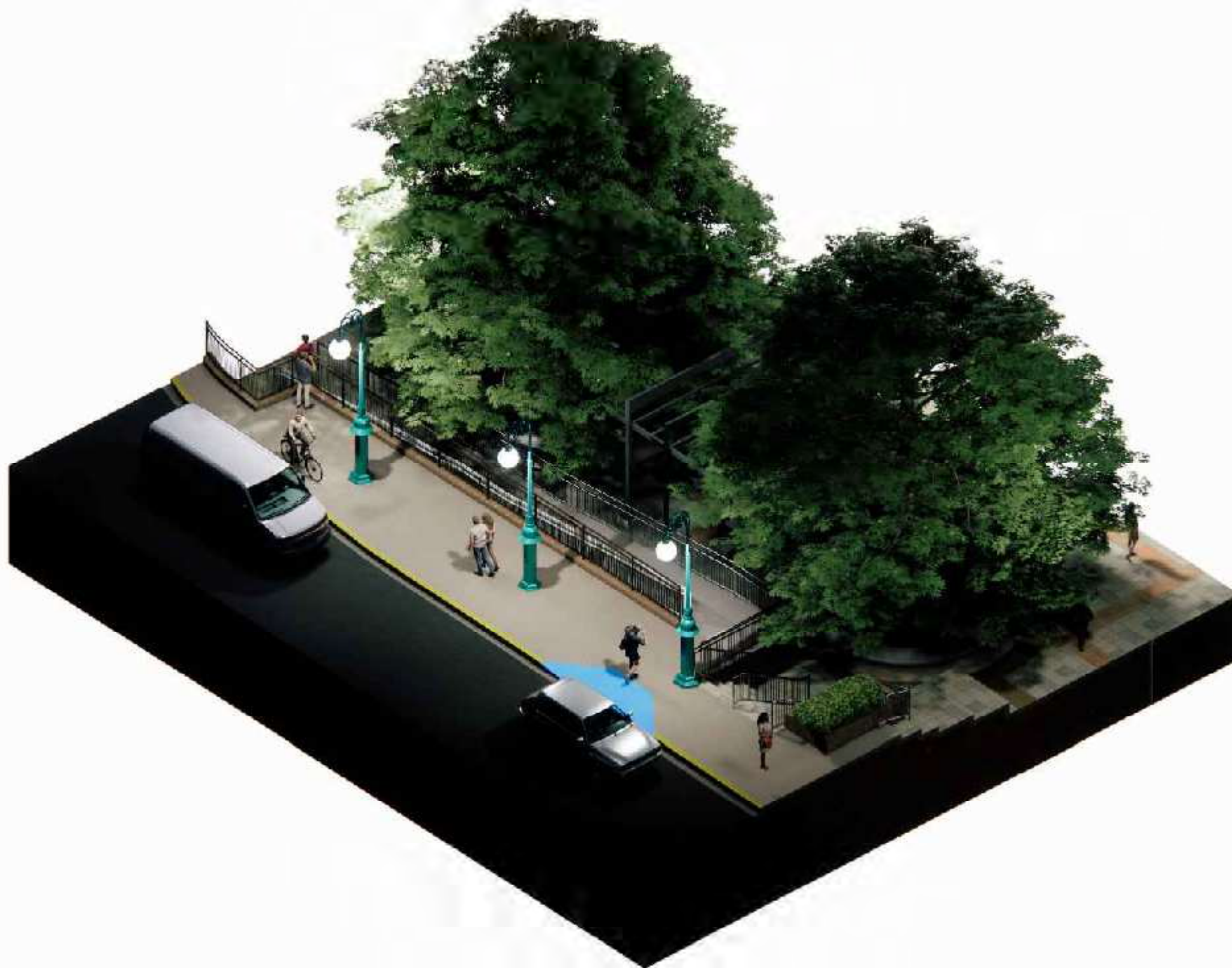
PROPOSED RAMP
VISUALIZATIONS

A202

PAGE: 28 / 49

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3 PERSPECTIVE

SCALE: 3/8" = 1' - 0"

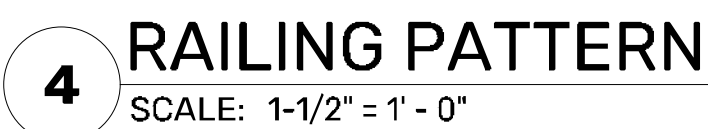
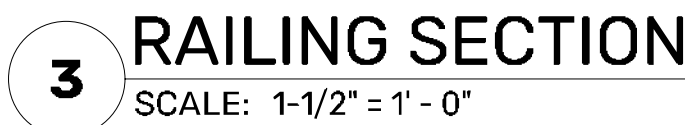
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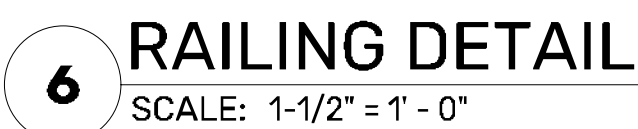
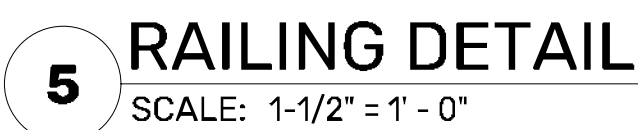


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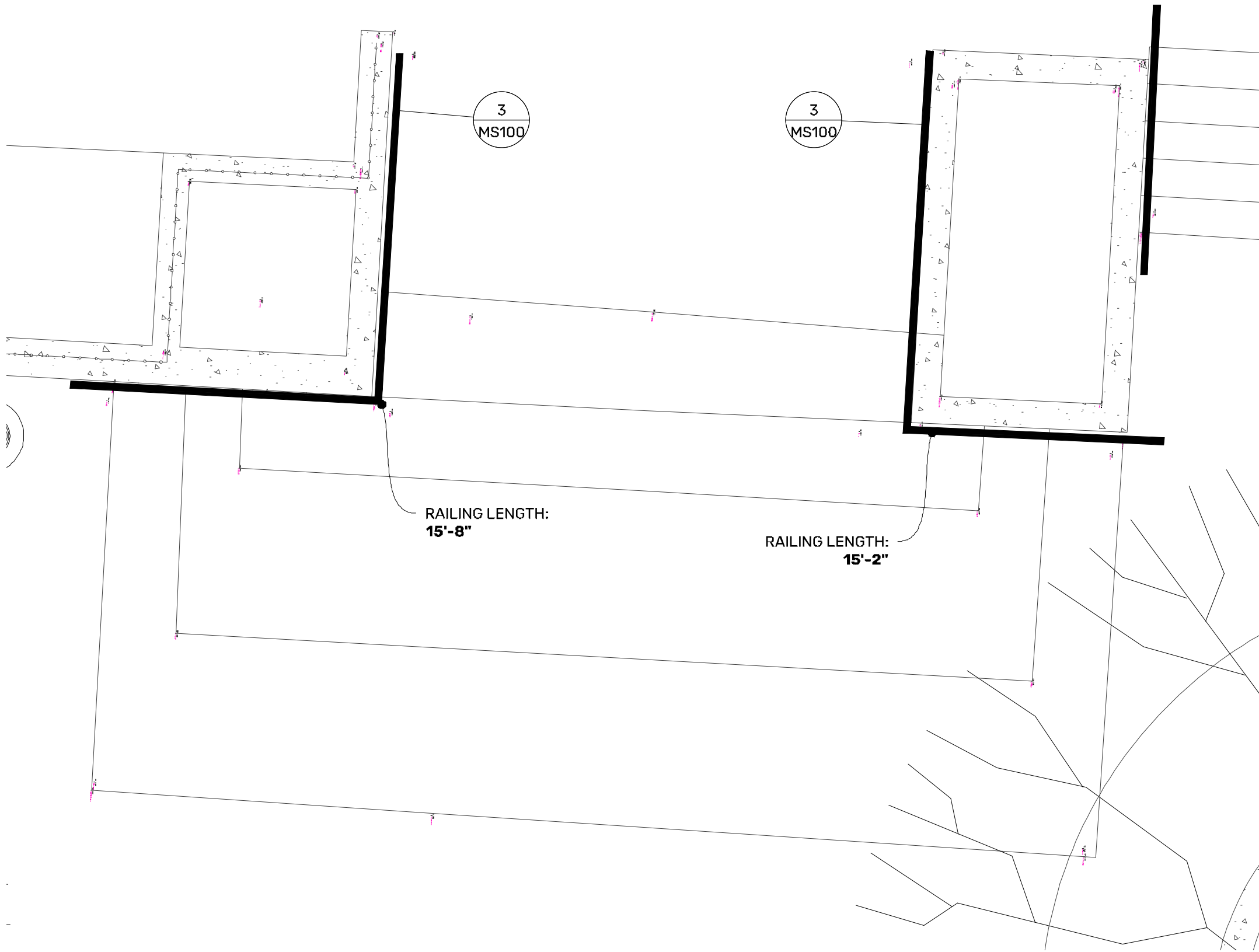
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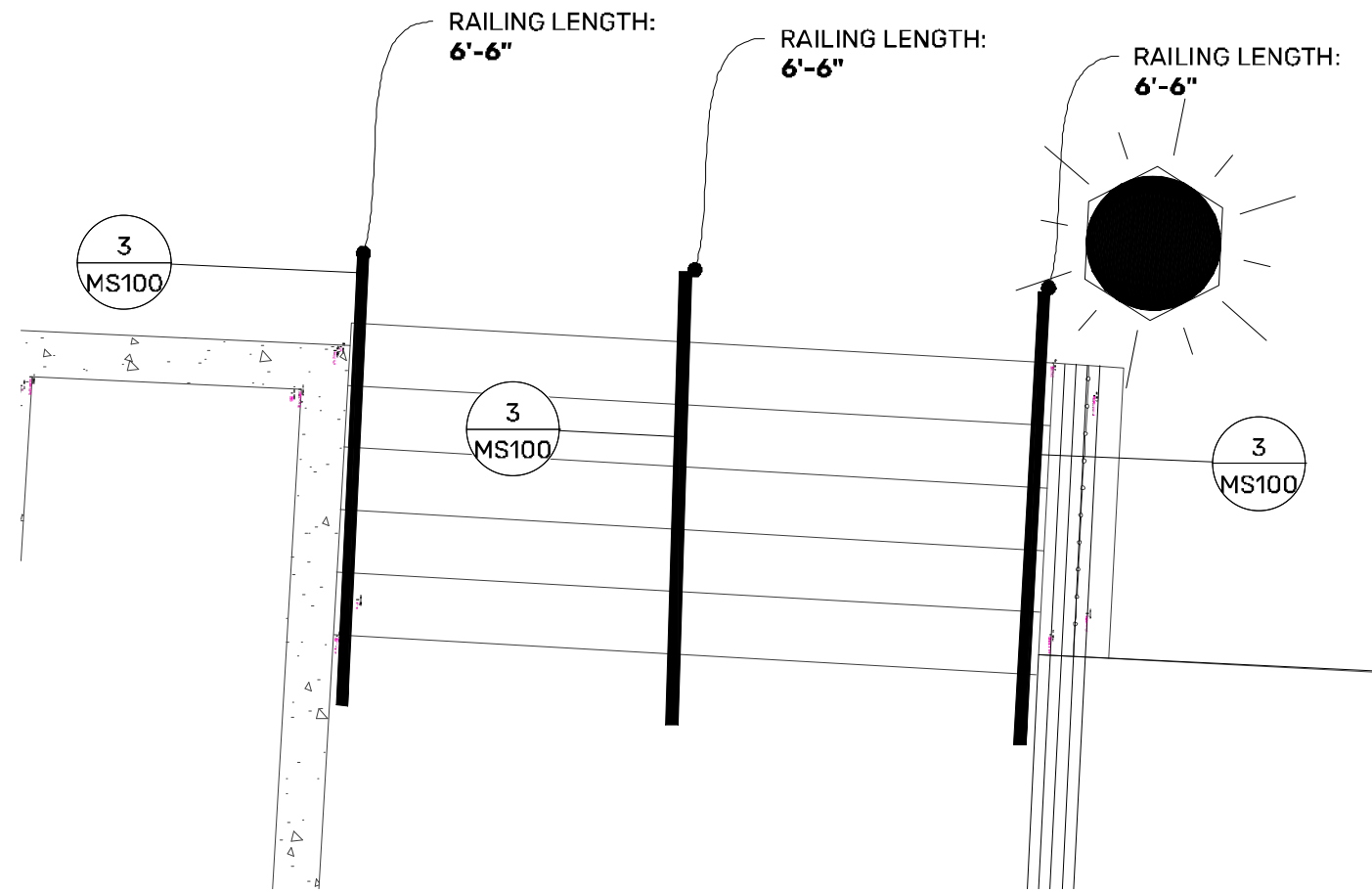
- THE COLORS SHOWN IN THIS DIAGRAM REPRESENT A PROPOSED ARCHITECTURAL PATTERN OR DESIGN FOR THE RAILING. THESE TONES ARE INTENDED TO ILLUSTRATE THE SPECIFIC AREAS OF APPLICATION FOR THE VISUAL PATTERN WITHIN THE RAILING STRUCTURE.



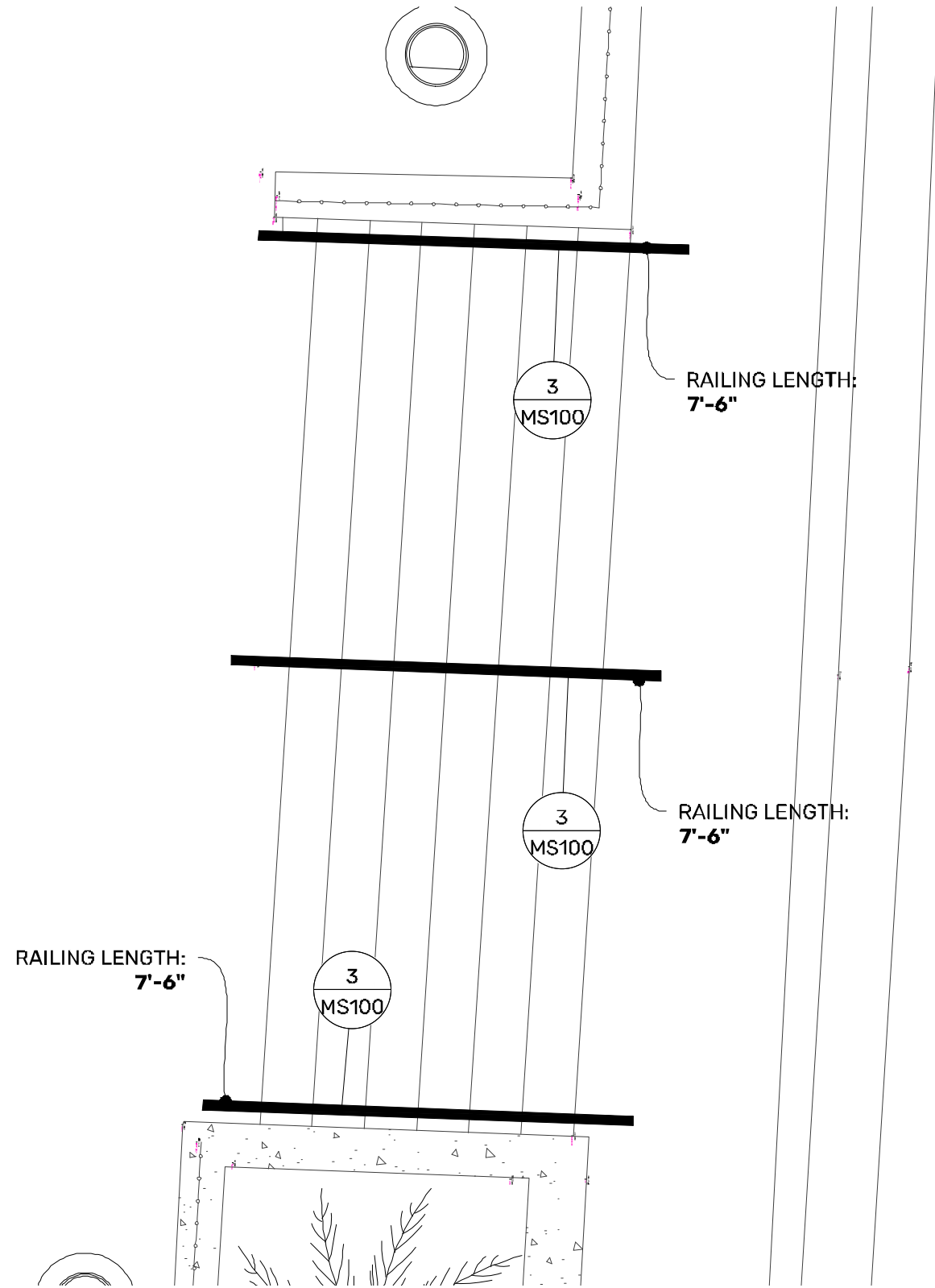
PAGE: 29 / 49



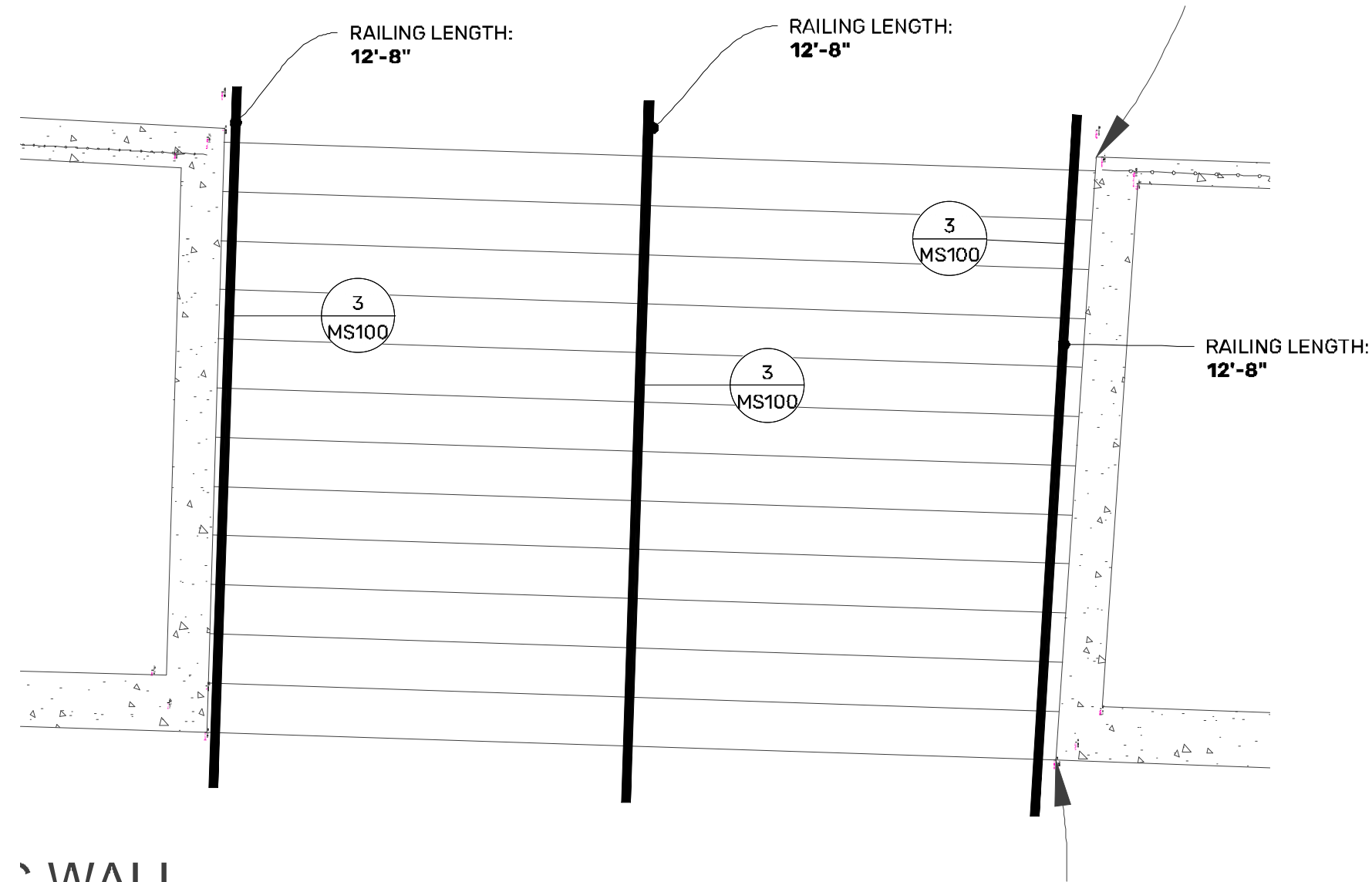
1 STAIR BLOW-UP PLAN
SCALE: 3/8" = 1' - 0"



2 STAIR BLOW-UP PLAN
SCALE: 3/8" = 1' - 0"



3 STAIR BLOW-UP PLAN
SCALE: 3/8" = 1' - 0"



4 STAIR BLOW-UP PLAN
SCALE: 3/8" = 1' - 0"

RAFAEL LASA STREET, AGUAS BUENAS,
PUERTO RICO.

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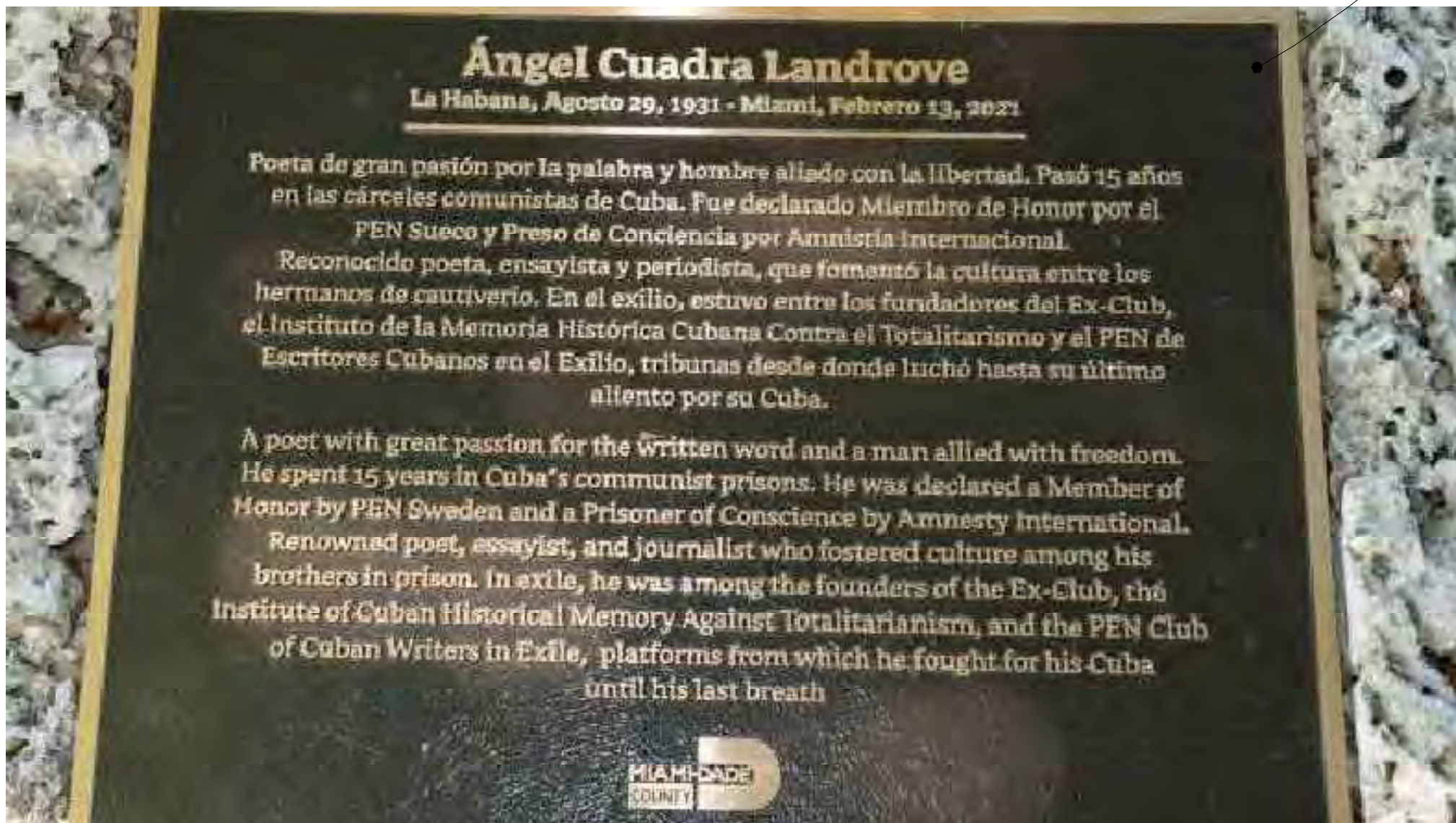
Drawn by: INGENIUM GROUP

Revised by: ING. WILLIAM MELENDEZ

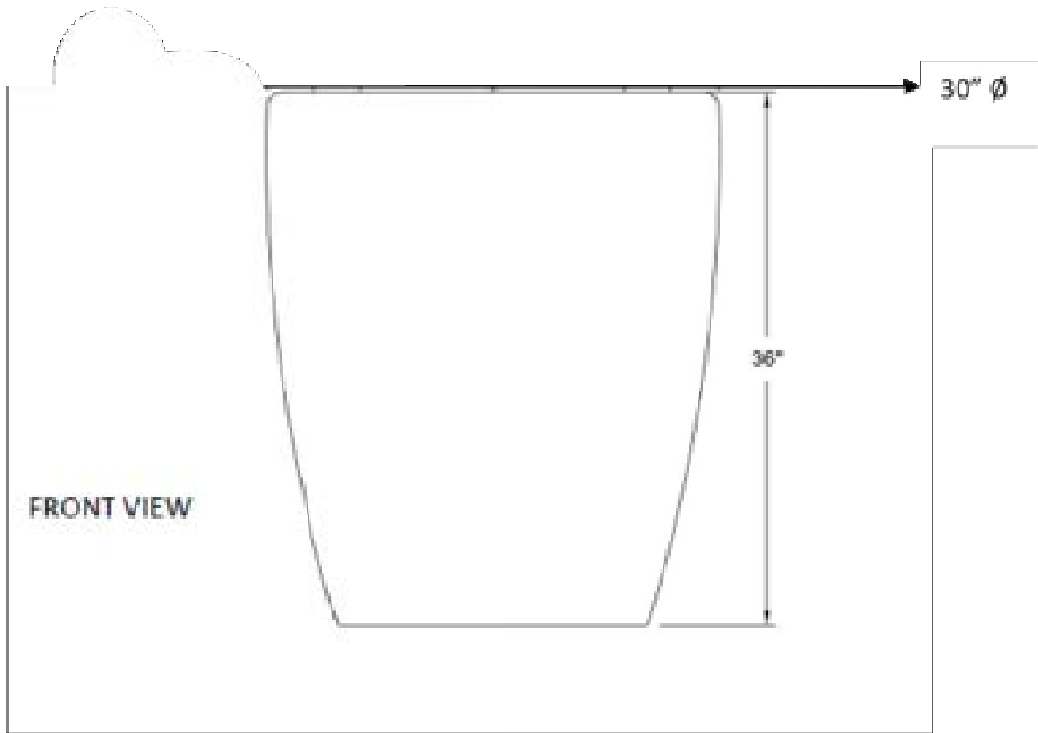
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Progress Print:

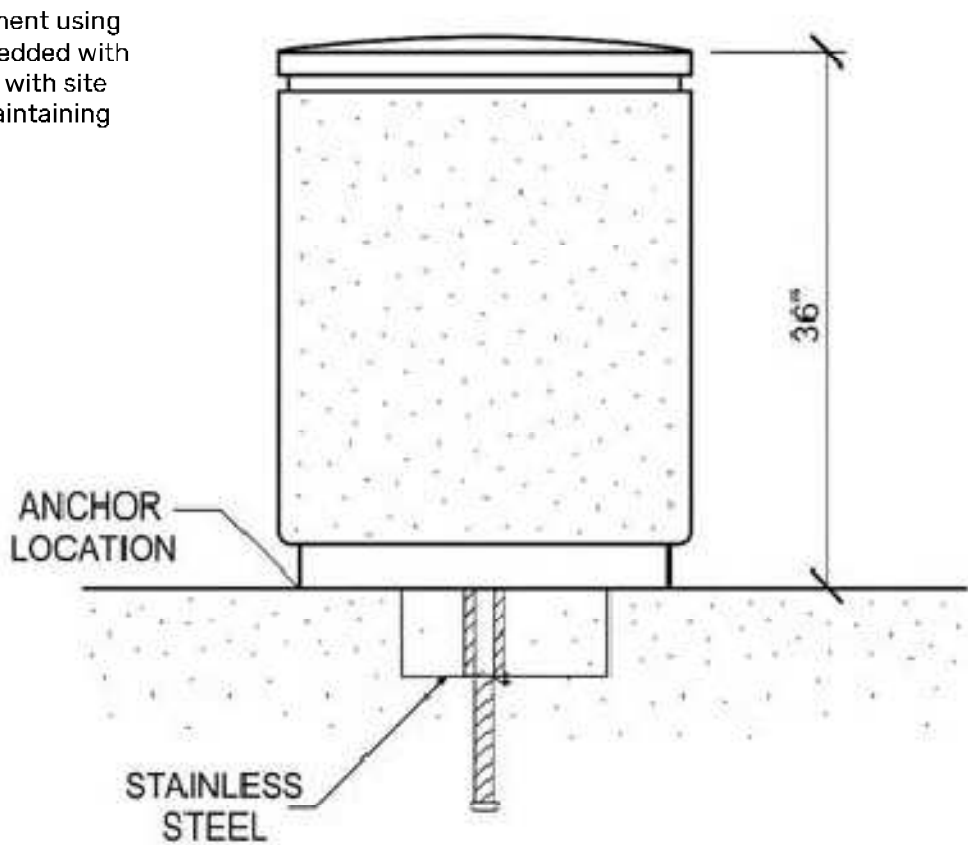
STAIR BLOW UPS



The image shown below is for reference purposes only and shall not be interpreted as the final design of the commemorative plaque. The plaque will be provided by the client and installed by the contractor.



3000 psi MINIMUM STRENGTH AT MOMENT OF ERECTION (LIFTING), 5000 psi CONCRETE STRENGTH AT 28 DAYS MINIMUM.



CONCRETE TRASH RECEPTACLE ANCHORING DETAIL

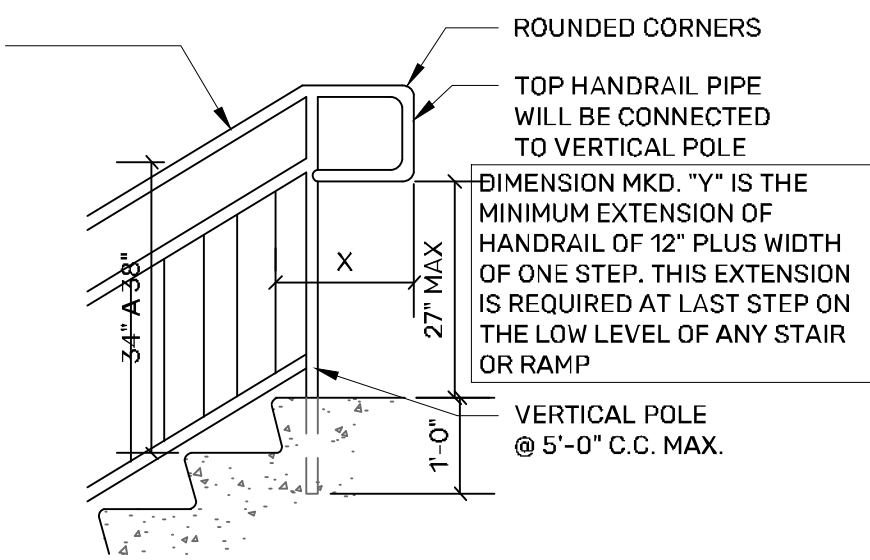
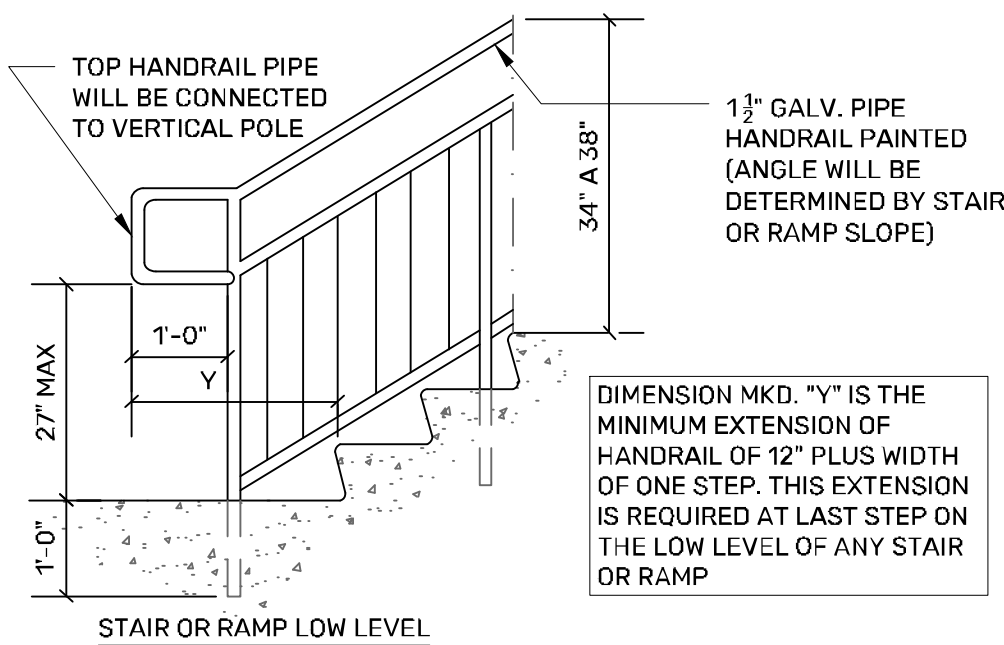
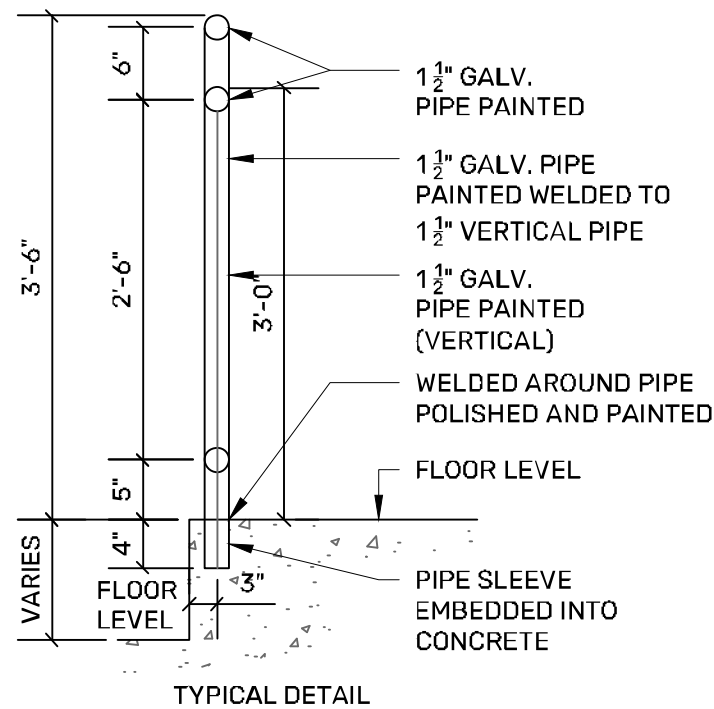
ALL CONCRETE TRASH RECEPTACLES SHALL BE ANCHORED TO THE PAVEMENT USING STAINLESS STEEL THREADED ROD (MIN. 1/2" Ø Ø) EMBEDDED WITH STRUCTURAL EPOXY ADHESIVE

1 LOCATION FOR MEMORIAL PLAQUE

SCALE: NOT TO SCALE

2 PROPOSED TRASH CAN & SPECIFICATIONS

SCALE: NOT TO SCALE



3 PIPE RAILING DETAIL

SCALE: 3/4"=1'-0"

4 PIPE RAILING_DETAIL

SCALE: 1/2"=1'-0"

PROJECT ADDRESS
RAFAEL LASA STREET, AGUAS BUENAS,
PUERTO RICO.

GPS LATITUDE/LONGITUDE:
18.256730, -66.102971

OWNER
AGUAS BUENAS MUNICIPALITY



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REVISIONS

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IMPORTANT NOTES TO THE CONTRACTOR:

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CERTIFICATION

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SIGNATURE



FILE

Dwg Name: INGENIUM GROUP

Drawn by: INGENIUM GROUP

Revised by: ING. WILLIAM MELENDEZ

Plot Scale: AS SHOWN

Progress Print:

TITLE

MISCELLANEOUS

DRAWING No.

MS100

PAGE: 32/49



1 PERSPECTIVE
SCALE: N.T.S.



4 PERSPECTIVE
SCALE: N.T.S.



5 PERSPECTIVE
SCALE: N.T.S.



2 PERSPECTIVE
SCALE: N.T.S.



3 PERSPECTIVE
SCALE: N.T.S.



6 PERSPECTIVE
SCALE: N.T.S.

RAFAEL LASA STREET, AGUAS BUENAS,
PUERTO RICO.

GPS LATITUDE/LONGITUDE:
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AGUAS BUENAS MUNICIPALITY



198 - 074 - 011 - 01 - 000

REV. DATE DESCRIPTION BY CHK'D

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Dwg Name: INGENIUM GROUP

Drawn by: INGENIUM GROUP

Revised by: ING. WILLIAM MELENDEZ

Plot Scale: AS SHOWN

Progress Print:

RENDERS



1 PERSPECTIVE
SCALE: N.T.S.



4 PERSPECTIVE
SCALE: N.T.S.



5 PERSPECTIVE
SCALE: N.T.S.



2 PERSPECTIVE
SCALE: N.T.S.



3 PERSPECTIVE
SCALE: N.T.S.



6 PERSPECTIVE
SCALE: N.T.S.

RAFAEL LASA STREET, AGUAS BUENAS,
PUERTO RICO.

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100%	IFB V.1 - IPG	- 06/20/2025		

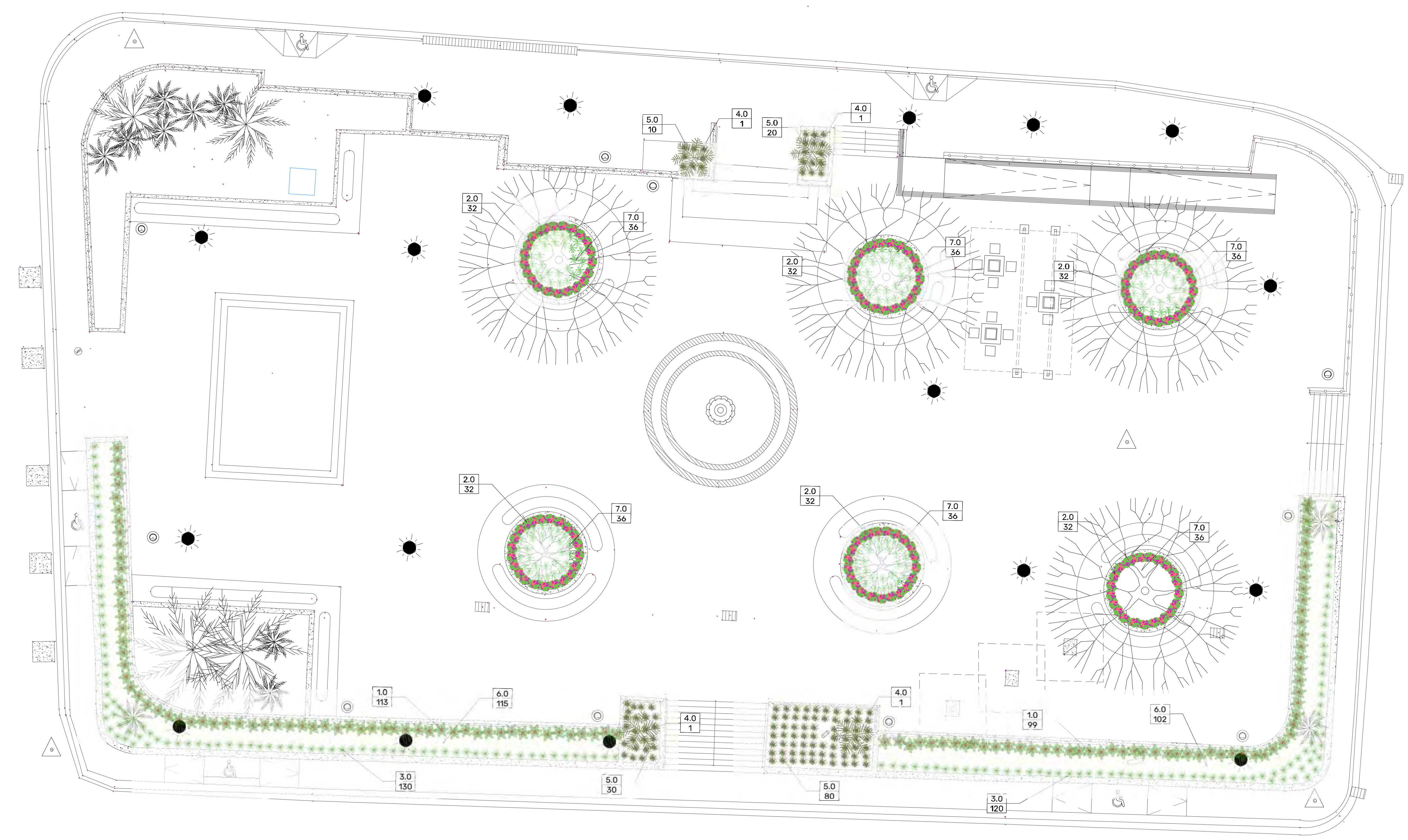
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IPG INGENIUM
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Drawn by: INGENIUM GROUP
Revised by: ING. WILLIAM MELENDEZ
Plot Scale: AS SHOWN
Progress Print:
RENDERS



1 PROPOSED LANDSCAPE PLAN
SCALE: 1:100



COMMON NAME: ANDROMEDA HELICONIA
SCIENTIFIC NAME: HELICONIA PSITTACORUM 'ANDROMEDA'
FORM: PLANT
SIZE: 4'-6' FEET IN HEIGHT
LIGHT: PART SUN TO SUN
QUANTITY: (212)



COMMON NAME: PLAYERA
SCIENTIFIC NAME: CATHARANTUS ROSEUS
FORM: PLANT
SIZE: 1'-3' FEET IN HEIGHT
LIGHT: FULL SUN
QUANTITY: (192)



COMMON NAME: GIANT LILYTURF
SCIENTIFIC NAME: OPHIOPOGON JABURAN 'VITTATUS'
FORM: PLANT
SIZE: 1'-2' FEET IN HEIGHT
LIGHT: FULL SUN AND PART SHADE
QUANTITY: (250)



COMMON NAME: PALMA ROEBELLINI
SCIENTIFIC NAME: PHOENIX ROEBELLINI
FORM: PALM
SIZE: 6'-10' FEET IN HEIGHT
LIGHT: FULL SUN AND PARTIAL SUN
QUANTITY: (4)



COMMON NAME: CROSSANDRA
SCIENTIFIC NAME: CROSSANDRA INFUNDIBULIFORMIS
FORM: HERBACEOUS PLANT
SIZE: 1'-3' FEET IN HEIGHT
LIGHT: FULL SUN
QUANTITY: (140)



COMMON NAME: GOLD MOUND
SCIENTIFIC NAME: DURANTA ERECTA 'GOLD MOUND'
FORM: BUSH
SIZE: 2'-3' FEET IN HEIGHT
LIGHT: FULL SUN
QUANTITY: (217)



COMMON NAME: HELECHO MACHO
SCIENTIFIC NAME: NEPHROLEPSIS BISERRATA
FORM: HERBACEOUS PLANT
SIZE: 1'-3' FEET IN HEIGHT
LIGHT: SEMI SHADE
QUANTITY: (216)

VEGETATION CODE
AMOUNT OF VEGETATION

0.0
0

RAFAEL LASA STREET, AGUAS BUENAS,
PUERTO RICO.

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198-074-011-01-000

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100 % design phase submission: 01/21/2025
100 % IFB V.1 _IPG_ : 06/20/2025

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE ANY PART OF THE WORK IS STARTED SO THAT PROPER CORRECTIONS ARE MADE. IF ENGINEER IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ENGINEER ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT THE ONE FOR WHICH THEY EXPRESSLY DESIGNED. IF THESE DRAWINGS OR ANY PART THEREOF IS REPRODUCED WITHOUT THE CONSENT OF THE ENGINEER, THE PERSON WHO IS DOING WILL BE INDEBTED TO THE ENGINEER FOR HIS FULL COMMISSION. CONTRACTOR SHALL NOT USE FOR CONSTRUCTION PURPOSES ANY DRAWINGS THAT WERE ADVANCE TO HIM PRIOR TO THE BEGINNING OF CONSTRUCTION. ALL PLANS BEING USED BY CONTRACTOR SHOULD HAVE A LABEL SAYING "FOR CONSTRUCTION ONLY" SIGNED AND SEALED BY THE ENGINEER.

I, WILLIAM MELENDEZ RIVAS, LIC. 16382, CERTIFY THAT I AM THE PROFESSIONAL WHO (MADE, DESIGNED OR PREPARED) THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. I ALSO CERTIFY THAT I UNDERSTAND THAT SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE PROVISIONS OF THE "JOINT REGULATIONS AND THE APPLICABLE PROVISIONS OF THE REGULATIONS AND BUILDING CODES IN FORCE OF THE AGENCIES, REGULATORY BOARDS OR PUBLIC CORPORATIONS WITH JURISDICTION. I FURTHER CERTIFY THAT THE PREPARATION OF THESE PLANS AND SPECIFICATIONS WAS FULLY COMPLIED WITH THE PROVISIONS OF LAW 14-2004, AS AMENDED, KNOWN AS THE "LAW FOR INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH THE [LAW NO. 397 OF MAY 15, 1938, AS AMENDED; ACT NO. 96 OF JULY 6, 1978, AS AMENDED; AS APPLICABLE]. I ACKNOWLEDGE THAT ANY FALSE STATEMENT OR MISREPRESENTATION OF FACTS THAT HAS BEEN PRODUCED BY IGNORANCE OR NEGLIGENCE, EITHER BY ME, MY AGENTS OR EMPLOYEES OR BY OTHERS WITH MY KNOWLEDGE, MAKES ME RESPONSIBLE FOR ANY JUDICIAL AND DISCIPLINARY ACTION BY THE GSE.



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Drawn by: INGENIUM GROUP
Revised by: ING, WILLIAM MELENDEZ
Plot Scale: AS SHOWN
Progress Print:

LANDSCAPING PLAN

LA100



PROJECT ADDRESS:
RAFAEL LASA STREET, AGUAS BUENAS,
PUERTO RICO.

GPS LATITUDE/LONGITUDE:
18.256730, -66.102971

OWNER
AGUAS BUENAS MUNICIPALITY



REGISTER No.
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REVISIONS

REV. DATE DESCRIPTION BY CHK'D

30% design phase submission: 10/03/2023

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100 % design phase submission: 01/21/2025

100 % IFB V.1 _IPG _ : 06/20/2025

IMPORTANT NOTES TO THE CONTRACTOR:

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE ANY PART OF THE WORK IS STARTED SO THAT PROPER CORRECTIONS ARE MADE. IF ENGINEER IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ENGINEER ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT THE ONE FOR WHICH THEY EXPRESSLY DESIGNED. IF THESE DRAWINGS OR ANY PART THEREOF IS REPRODUCED WITHOUT THE CONSENT OF THE ENGINEER, THE PERSON WHO IS DOING WILL BE INDEBTED TO THE ENGINEER FOR HIS FULL COMMISSION. CONTRACTOR SHALL NOT USE FOR CONSTRUCTION PURPOSES ANY DRAWINGS THAT WERE ADVANCED HIM PRIOR TO THE BEGINNING OF CONSTRUCTION. ALL PLANS BEING USED BY CONTRACTOR SHOULD HAVE A LABEL SAYING "FOR CONSTRUCTION ONLY" SIGNED AND SEALED BY THE ENGINEER.

CERTIFICATION

I, WILLIAM MELENDEZ RIVAS, LIC. 16383, CERTIFY THAT I AM THE PROFESSIONAL WHO IMAGE, DESIGNED OR PREPARED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. I ALSO CERTIFY THAT I UNDERSTAND THAT SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE PROVISIONS OF THE JOINT REGULATIONS AND THE APPLICABLE PROVISIONS OF THE REGULATIONS AND BUILDING CODES IN FORCE OF THE AGENCIES, REGULATORY BOARDS OR PUBLIC CORPORATIONS WITH JURISDICTION. I FURTHER CERTIFY THAT THE PREPARATION OF THESE PLANS AND SPECIFICATIONS HAS FULLY COMPLIED WITH THE PROVISIONS OF LAW 64-2004, AS AMENDED, KNOWN AS THE "LAW FOR INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH THE LAWS OF MAY 15, 1938, AS AMENDED; ACT NO. 94 OF JULY 6, 1978, AS AMENDED; AS APPLICABLE. I ACKNOWLEDGE THAT ANY FALSE STATEMENT OR MISREPRESENTATION OF FACTS THAT HAS BEEN PRODUCED BY IGNORANCE OR NEGLIGENCE, EITHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHERS WITH MY KNOWLEDGE, MAKES ME RESPONSIBLE FOR ANY JUDICIAL AND DISCIPLINARY ACTION BY THE BOARD.



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SIGNATURE



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Drawn by: INGENIUM GROUP

Revised by: ING. WILLIAM MELENDEZ

Plot Scale: AS SHOWN

Progress Print:

TITLE

PLANTING DETAILS

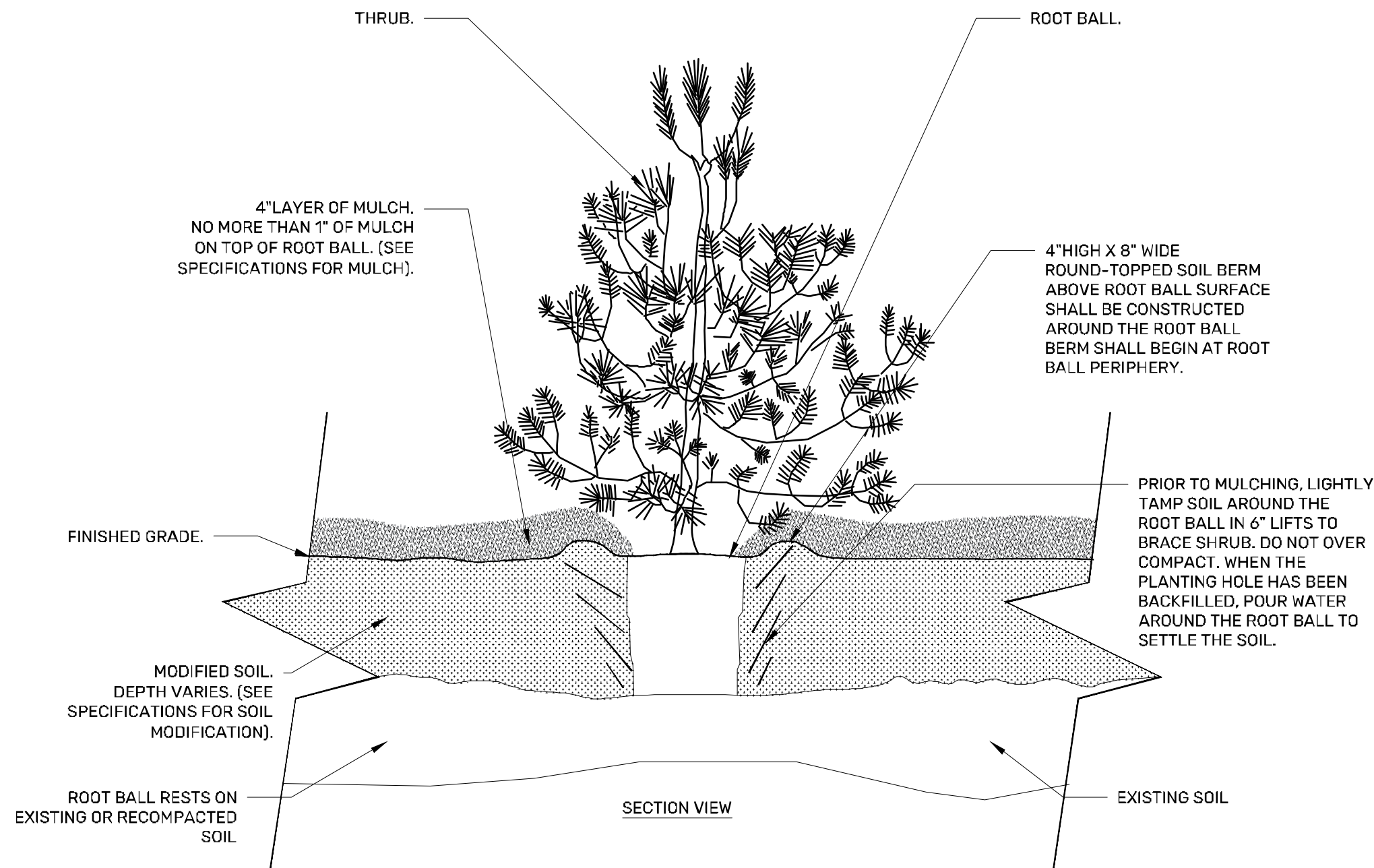
DRAWING No.

LA101

PAGE: 36 / 49

GENERAL SITE NOTES FOR LANDSCAPE CONSTRUCTION

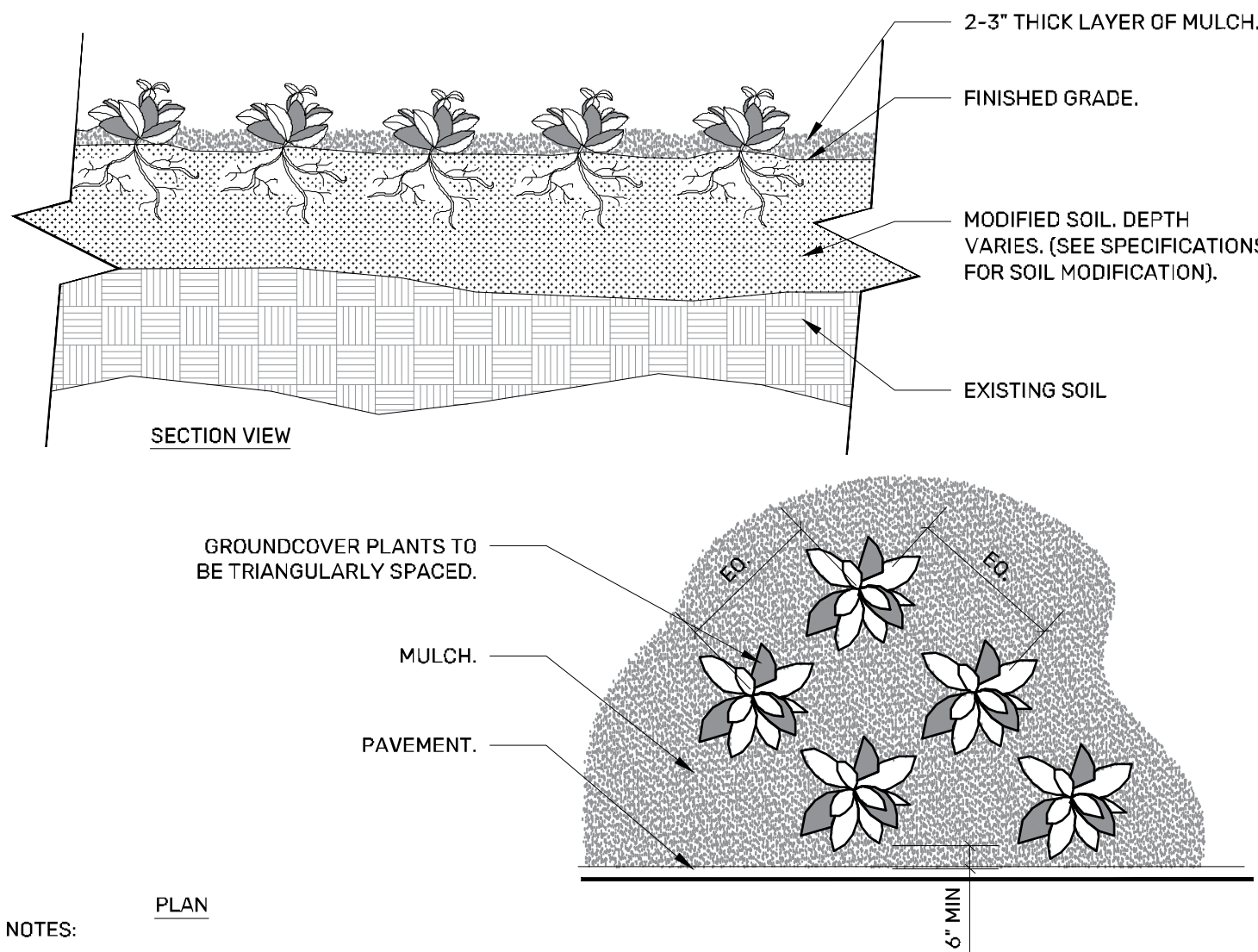
- ALL BASE INFORMATION PROVIDED BY OWNERS AND ARCHITECTS. CONTRACTOR SHALL FIELD VERIFY ALL BASE SITE INFORMATION PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL NOTIFY ALL PERTINENT UTILITY COMPANIES 48 HOURS PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES. PLANS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
- THE CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH EXISTING SITE CONDITIONS PRIOR TO BEGINNING INSTALLATION. ALL EXISTING SITE IMPROVEMENTS AND ELEMENTS SHALL BE PROTECTED FROM DAMAGE UNLESS OTHERWISE NOTED. ALL DAMAGED ITEMS SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- UNLESS OTHERWISE NOTED, THE LIMITS OF CONSTRUCTION ARE THE CLEARING LIMITS NOTED ON THE PLANS.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE OWNERS IMMEDIATELY.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONTRACTOR OF THE PROJECT IN ORDER NOT TO INTERFERE WITH THE WORK IN PROGRESS OF OTHERS OR WITH THE CONTRACTOR'S OWN WORK.
- CONTRACTOR SHALL LAYOUT ALL CONSTRUCTION LINES AND VERIFY THIS LAYOUT AND ALL PLANT AND MATERIAL QUANTITIES WITH THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT PRIOR TO THE BEGINNING OF CONSTRUCTION.
- REPORT ALL EXISTING DAMAGE OF EXISTING SITE FEATURES AND ELEMENTS TO THE OWNER PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES FOR EMPLOYEES AND PUBLIC AT ALL TIMES DURING THE CONSTRUCTION PROCESS AS PER APPLICABLE LOCAL CODES AND RECOGNIZED LOCAL PRACTICES.
- CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREA WITH THE OWNER.
- ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED FROM DAMAGE THROUGHOUT THE NEW CONSTRUCTION SCHEDULE. ALL EXISTING PLANT MATERIAL THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITH THE SAME SIZE, QUALITY, AND TYPE OF PLANT MATERIAL THAT WAS DAMAGED.
- REFER TO PLANTING DETAILS FOR PLANTING SPECIFICATIONS, DETAILS, AND NOTES.
- REFER TO PLANTING SCHEDULES OF THE DIFFERENT AREAS FOR PLANT LISTING WITH SIZES, QUANTITIES, AND VARIETIES REQUIRED FOR THE CONSTRUCTION OF THE LANDSCAPE DESIGN AS SHOWN IN DRAWINGS. ANY CHANGES OR SUBSTITUTIONS NEEDED SHALL BE CLEARED WITH LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEAN UP OF THE WORKING AREAS AND DAILY REMOVAL OF DEBRIS TO AND OFF SITE LOCATION.



- NOTES:
- SHRUBS SHALL BE OF QUALITY PRESCRIBE IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
 - SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

SHRUB-MODIFIED SOIL PLANTING DETAIL

SCALE: N.T.S.



- NOTES:
- SEE PLANTING LEGEND FOR GROUND COVER SPECIES, SIZE, AND SPACING DIMENSION.
 - SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
 - SETTLE SOIL AROUND ROOT BALL OF EACH GROUND COVER PRIOR TO MULCHING.

GROUND COVER PLANTING DETAIL

SCALE: N.T.S.

1.0 GENERAL NOTES:

- 1.1

GOVERNING BUILDING CODES:

A. PUERTO RICO BUILDING CODE, 2011 EDITION
B. INTERNATIONAL BUILDING CODE, 2009 EDITION
- 1.2

DESIGN LOADS:
A. DEAD LOADS:
1. STRUCTURE SELF-WEIGHT
2. COLLATERAL LOAD = 10 psf
B. LIVE LOADS:
1. SLAB-ON-GRADE = 100 psf
2. ROOF = 40 psf

C. WIND LOADS:
1. ASCE 7-05, BASIC WIND SPEED (3 SECOND GUST) = 145 mph, EXPOSURE C.
- 1.3

EARTHQUAKE DESIGN DATA:
A. RESPONSE MODIFICATION FACTOR R=5 (SHEAR WALLS) R=8 (MOMENT FRAMES)
B. OCCUPANCY CATEGORY II
C. SEISMIC DESIGN CATEGORY D
D. SEISMIC IMPORTANCE FACTOR 1.0
E. SITE CLASS D
F. SRA (S1) FOR MANATÍ, PR SS=0.95
G. SRA (S1) FOR MANATÍ, PR S1=0.35
- 1.4

SYSTEM AND COMPONENTS REQUIRING SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE: (SEE SPECIFICATIONS).
- 1.5

CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS AND DIMENSIONS PRIOR TO CONSTRUCTION AND/OR FABRICATION.
- 1.6

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING FEATURES WHICH ARE NOT PART OF THE CONSTRUCTION. IN THE EVENT OF ANY DAMAGE, CONTRACTOR SHALL RESTORE OR REPLACE THE DAMAGED FEATURES TO THE SATISFACTION OF THE CLIENT REPRESENTATIVE AT NO COST.
- 1.7

ROUGH AND FINISHED GRADE ELEVATIONS MAY BE ADJUSTED IN THE FIELD BY THE ENGINEER/ARCHITECT AS REQUIRED TO MEET FIELD CONDITIONS.
- 1.8

PRIOR TO COMMENCING ANY EXCAVATION, COORDINATE WITH THE CLIENT REPRESENTATIVE AND ALL APPROPRIATE UTILITY COMPANIES FOR INFORMATION ON ALL UTILITIES TO BE REMOVED, ABANDONED OR TO REMAIN IN PLACE.
- 1.9

FOR GROUNDING REQUIREMENTS, SEE ELECTRICAL DRAWINGS.

2.0 SOIL NOTES:

- 2.1

ALLOWABLE BEARING CAPACITY = 2,500PSF

3.0 CONCRETE NOTES:

- 3.1

IN THE EVENT OF A CONFLICT BETWEEN THE SPECIFICATIONS AND THE CONTRACT DRAWINGS, CONTACT THE ENGINEER OF RECORD FOR CLARIFICATION.
- 3.2

ALL DIMENSIONS PERTAINING TO EXISTING CONSTRUCTION SHALL BE FIELD VERIFIED BY THE CONTRACTOR BEFORE STARTING ANY WORK OR FABRICATION.
- 3.3

SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR BELOW SLAB AND EMBEDDED ITEMS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- 3.4

ALL UNDERGROUND PIPING, ELECTRICAL CONDUIT, GROUND WIRING, ETC., SHALL BE IN PLACE BEFORE CONCRETE FOUNDATIONS AND/OR GRADE SLABS ARE PLACED. THEM SHALL NOT BE LESS THAN 1 1/2" .
- 3.5

ALL CONCRETE HAS BEEN DESIGNED AND THE DETAILING, FABRICATION AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

A. ACI 318-05 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
B. ACI 315-09 DETAILS AND DETAILING OF CONCRETE REINFORCING
C. ACI 301-09 SPECIFICATIONS FOR STRUCTURAL CONCRETE
D. CRSI-87 MANUAL OF STANDARD PRACTICE
- 3.6

UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ASTM C150 AND SHALL BE NORMAL WEIGHT, TYPE I OR TYPE II CEMENT. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI, UNLESS NOTED OTHERWISE IN THE SPECIFICATIONS.
- 3.7

ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR ENTRAINED.
- 3.8

ALL EXPOSED VERTICAL AND HORIZONTAL EDGES OF CONCRETE FOUNDATIONS, SLABS, PADS, PIERS, CURBS, ETC., SHALL HAVE A 3/4" X 45 DEGREE CHAMFER, UNLESS NOTED OTHERWISE.
- 3.9

CONCRETE PLACED DURING HOT WEATHER SHALL CONFORM TO THE REQUIREMENTS OF ACI 305R-96 "HOT WEATHER CONCRETING".
- 3.10

ALL REINFORCING STEEL SHALL BE DEFORMED REINFORCING BARS CONFORMING TO THE REQUIREMENTS OF ASTM A706 (Fy=60,000 PSI), BILLET STEEL ASTM A615, GRADE 60 MAY BE USED IF THE MILL TEST REPORT IS PROVIDED AND SATISFIES THE REQUIREMENTS LISTED IN SECTION 1921.2.5.2 OF THE UNIFORM BUILDING CODE, 1997.
- 3.11

ALL BAR SPLICES AND EMBEDMENT LENGTHS SHALL CONFORM TO THE FOLLOWING TABLE, UNLESS NOTED OTHERWISE ON THE DESIGN DRAWINGS.

- A. TOP BAR IS DEFINED AS: CONCRETE BELOW BAR IS GREATER THAN 12"

B. OTHER BAR IS DEFINED AS: CONCRETE BELOW BAR IS LESS THAN 12"

C. THE ABOVE TABLE WAS DEVELOPED BASED ON ACI 318-05, SECTION 12.2.2, ASSUMING CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED NOT LESS THAN TWICE THE BAR DIAMETER, AND THE CLEAR COVER NOT LESS THAN THE BAR DIAMETER.
- 3.12

ANY DRILLING THROUGH FOUNDATION PIERS, GRADE BEAMS AND GRADE WALLS SHALL NOT BE PERMITTED WITHOUT PRIOR APPROVAL OF THE ENGINEER OF RECORD.
- 3.13

WELDED WIRE FABRIC, WHERE SPECIFIED ON THE DESIGN DRAWINGS, SHALL CONFORM TO THE REQUIREMENTS OF ASTM A185 COLD DRAWN STEEL. LAP SPLICE SHALL BE TWO GRID SPACES WITH 8 INCHES AT A MINIMUM.
- 3.14

EPOXY ANCHORS SHALL BE HILTI HIT RE 500 (OR EQUAL). EXPANSION ANCHORS ARE NOT ALLOWED, UNLESS NOTED OTHERWISE ON THE DESIGN DRAWINGS.
- 3.15

COLUMN ANCHOR RODS SHALL BE PLAIN CARBON STEEL UNLESS NOTED GALVANIZED ON THE FOUNDATION PLAN. GALVANIZED ANCHOR RODS SHALL MEET ASTM A153-98, STANDARD SPECIFICATION FOR ZINC COATING (HOT DIPPED) ON IRON AND STEEL HARDWARE.
- 3.16

UNLESS NOTED OTHERWISE, REINFORCING BARS SHALL HAVE MINIMUM CONCRETE COVER AS FOLLOWS:

A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
B. CONCRETE EXPOSED TO EARTH OR WEATHER:
#5 BARS AND SMALLER: 1 1/2 INCHES
OTHERS: 2 INCHES
C. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
WALLS AND SLABS: 3/4 INCHES
#11 BAR AND SMALLER: 3/4 INCHES
OTHERS: 1 1/2 INCHES
- 3.17

CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION JOINTS AS SHOWN ON THE DRAWINGS.
- 3.18

MODIFICATIONS TO CONSTRUCTION JOINTS MUST BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL. WRITTEN APPROVAL OF MODIFICATIONS MUST BE OBTAINED FROM THE ENGINEER OF RECORD PRIOR TO ANY JOINT FABRICATION AND/OR INSTALLATION.
- 3.19

CONCRETE CONTRACTOR SHALL PROVIDE ALL ANCHOR ROD ASSEMBLIES AS DETAILED ON THE DRAWINGS.
- 3.20

CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GROUTING UNDER COLUMN BASE PLATES AND SHEAR LUG BLOCKOUTS IN COLUMN PIERS. TOP OF PIER ELEVATION SHOWN ON PLANS AND DETAILS ARE 1 1/2" BELOW BOTTOM OF BASE PLATE ELEVATIONS FOR GROUT.

MASONRY

- 3.21

ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

4200 CONCRETE MASONRY UNITS
- 3.22

MASONRY PRISM STRENGTH, Fm SHALL BE A MINIMUM OF 1500 PSI
ALL CELLS WITH VERTICAL REINFORCING AND ALL BOND BEAMS SHALL BE FILLED WITH GROUT HAVING A MINIMUM 28 DAY COMPRESSIVE STRENGTH, Fg =3,000 PSI.
- 3.23

ALL MORTAR SHALL BE TYPE M OR TYPE S IN ACCORDANCE WITH SPECIFICATION 220.04100
- 3.24

HORIZONTAL REINFORCING IN WALLS AND BOND BEAMS SHALL BE CONTINUOUS AROUND CORNERS. ALL REINFORCING SPLICES SHALL BE LAPPED FOR A MINIMUM OF 48 BAR DIAMETERS. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAILS OF REINFORCING
- 3.25

PRIOR TO AND DURING CONSTRUCTION, MASONRY PRISM TESTS SHALL BE TAKEN IN ACCORDANCE WITH UBC SECTION 2405(C)1 OR, AS AN ALTERNATE, MASONRY UNITS AND GROUT SPECIMENS SHALL BE TESTED IN ACCORDANCE WITH UBC SECTION 2405(C)3.
- 3.26

PERIODIC SPECIAL INSPECTION SHALL BE PERFORMED FOR ALL EXTERIOR (STRUCTURAL) MASONRY WORK IN ACCORDANCE WITH UBC SECTIONS 306(A)7 AND 306(B)
- 3.27

MAXIMUM HEIGHT OF GROUT POURS SHALL BE 4'-0"

4.0 STEEL NOTES:

- 4.1

ALL STRUCTURAL AND MISCELLANEOUS STEEL HAS BEEN DESIGNED AND SHALL BE FABRICATED AND ERRECTED IN ACCORDANCE WITH THE FOLLOWING:

A. ANSI/AISC 360-05 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS
B. AISC 303-05 CODE OF STANDARD PRACTICE FOR STRUCTURAL STEEL BUILDINGS
C. ANSI/AISC 341-05 SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS
D. RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS - 2004
E. AWS D1.1:D1.1M STRUCTURAL WELDING CODE - 2008
- 4.2

MATERIALS:

A. WIDE-FLANGE SHAPES ASTM A992-00, Fy=50 ksi
B. BARS, PLATES AND CHANNELS ASTM A572-00, GRADE 36, Fy=36 ksi
C. ANGLES AND RODS ASTM A36-00, Fy=36 ksi
D. HIGH-STRENGTH BOLTS ASTM A325-N U.N.O.
E. WELDING ELECTRODES E70XX
F. STRUCTURAL HOLLOW STEEL SECTIONS ASTM A500, GRADE B, Fy=46 KSI
G. STRUCTURAL PIPES ASTM A53, GRADE B, Fy=35 KSI
- 4.3

ALL BOLTS SHALL BE 3/4" WITH THREADS INCLUDED IN THE SHEAR PLANE, UNLESS NOTED OTHERWISE. ALL CONNECTIONS ARE BEARING TYPE, UNLESS NOTED OTHERWISE. HOLES SHALL BE 1/16" LARGER THAN THE BOLT DIAMETER, UNLESS NOTED OTHERWISE.
- 4.4

ALL BEAM CONNECTIONS, UNLESS DETAILED ON THE DRAWINGS, SHALL BE DOUBLE ANGLE TYPE, (SEE SPEC.) AND SHALL HAVE A MINIMUM ROW OF BOLTS AS SHOWN BELOW:

BEAM DEPTH 8-10 12-14 16-18 21 24 27 30 33 36
ROWS OF BOLTS 2 3 4 5 6 7 8 9 10

ALL BOLTS SHALL BE SNUG-TIGHT U.N.O.
- 4.5

ALL FIELD CONNECTIONS TO EXISTING STEEL ARE TO BE WELDED, UNLESS NOTED OTHERWISE, AND SHALL BE DETAILED SUCH THAT THE ERECTION CAN COMPLY WITH OSHA 29 CFR PART 1926 "SAFETY STANDARDS FOR STEEL ERECTION".
- 4.6

SHOP CONNECTIONS MAY BE BOLTED OR WELDED. WELDS ARE TO BE EQUAL IN STRENGTH TO THE MINIMUM NUMBER OF BOLTS.
- 4.7

ENDS OF ALL COLUMNS AND ALL MEMBERS IN DIRECT BEARING SHALL HAVE THE BEARING SURFACES PREPARED TO A COMMON PLANE BY FINISHING.
- 4.8

ALL GROUT UNDER STEEL COLUMN BASE PLATES, BEAM BEARING PLATES AND EQUIPMENT BASES SHALL BE NON-SHRINK, NON-METALLIC TYPE.
- 4.9

CONNECTIONS TO EXISTING STRUCTURE TO BE WELDED UNO.
- 4.10

EXPOSED STEEL SHALL BE KEPT FREE AND CLEAN OF ALL FOREIGN MATTER SUCH AS GREASE, OIL, CONCRETE SPATTER, CHALK MARKS, DIRT, ETC.
- 4.11

ALL EXPOSED WELDS SHALL BE CLEANED BY POWER GRINDING OR BY BLAST CLEANING ACCORDING TO SSPC-SP3 OR SSPC-SP5 TO REMOVE WELDING FLUX, SLAG AND SPATTER.
- 4.12

ALL FLOOR AND ROOF DECKS SHALL BE 1 1/2" DEEP X 18/18 GA. GALVANIZED CELLULAR METAL DECK WITH MINIMUM Fy=40,000 PSI, UNLESS NOTED OTHERWISE ON THE PLANS. FASTEN DECK AS SHOWN ON THE DRAWINGS OR SPECIFICATIONS.
- 4.13

ALL STRUCTURAL STEEL SHALL BE PAINTED PER SPECIFICATION, 09900.

MISCELLANEOUS STEEL

- 4.14

FOR MATERIALS, FABRICATION AND CONNECTIONS, SEE STRUCTURAL STEEL.
- 6.16

CLEAN ALL STEEL BY:
● COMMERCIAL BLAST CLEANING IN ACCORDANCE WITH SSPC SP6
● PAINT WITH ONE COAT OF RUST INHIBITIVE UNLEADED UNIVERSAL PRIMER
TOUCH UP WELDS AND BOLTED CONNECTIONS IN THE FIELD WITH
● SAME OR COMPATIBLE PAINT
DELETE PAINT ON ALL STEEL TO RECEIVE SPRAYED ON FIREPROOFING OR CONCRETE ENCASEMENT.
- 6.17

PREPARE AND SUBMIT COMPLETE ERECTION AND DETAILS SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL.
- 6.18

VERIFY EXISTING CONDITIONS INCLUDING THE LOCATION, ELEVATION, AND DIMENSIONS OF EXISTING EALLS AND FRAMING.
- 6.19

VERIFY DIMENSIONS OF EQUIPMENT SUPPORTS WITH SHOP DRAWINGS OF PURCHASED EQUIPMENT.

EXCAVATIONS AND FOUNDATIONS

1.

STRIP AND STOCKPILE TOPSOIL AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
2.

EXCAVATE TO LINE AND GRADE AS NOTED ON THE DRAWINGS.
3.

COMPACT FILL MATERIAL.
* TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D 1557
* AS DIRECTED IN THE SPECIFICATIONS
4.

IF CONDITIONS ARE NOT AS ANTICIPATED FROM THE SOIL BORINGS, LEAVE EXCAVATION OPEN FOR INSPECTION BY THE ENGINEER BEFORE PLACING CONCRETE.
5.

PLACE FOOTING CONCRETE WITHIN 30 HOURS OF EXCAVATION. THE FOOTING SUBGRADE SHALL BE INSPECTED IMMEDIATELY BEFORE CONCRETING. ANY SOFT, LOOSE, STURATED, FROZEN, OR OTHER UNACCEPTABLE MATERIAL THUS DISCOVERED SHALL BE REMOVED BEFORE PLACING CONCRETE.
8.

BACKFILL ADJACENT TO FOOTING, PADS, GRADEBEAMS, WALLS, ETC. SHALL BE COMPACTED TO AT LEAST 92% OF STANDARD DRY DENSITY IN ACCORDANCE WITH ASTM D698.

GENERAL STRUCTURAL NOTES

1.

ALL PRIMARY STRUCTURAL ELEMENTS SHALL BLACK STEEL. SECONDARY ELEMENTS SHALL BE GALVANIZED STEEL.
2.

ALL PRIMARY STRUCTURAL ELEMENTS SHALL BE A572 OR A992 50KSI.
3.

ALL WELDS SHALL NOT BE GREATER THE THINNER ELEMENT OF THE WELDED CONNECTION, E70 MIN.
4.

ALL ANCHOR BOLTS SHALL BE A307 HOOK ANCHOR BOLTS 3" DIAM. MINIMUM.
6.

ROOF DECK SHALL BE TYPE E MULTILAYER STRUCTURAL DECK GA. 24 MINIMUM, EXCEPT NOTED OTHERWISE ON DRAWINGS.
6.

ROOF FASTENERS SHALL BE STAINLESS STEEL #12-14 WITH NEOPRENE WASHER PROTECTED WITH STEEL CAP WASHER.
7.

PURLINS SHALL BE GALVANIZED C O Z CHANNELS 55 KSI MINIMUM.
8.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO ACTUAL CONSTRUCTION. ANY CONFLICT WITH DETAILS OR NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER FOR CLARIFICATION.
9.

ALL CONSTRUCTION, EXCAVATION AND/OR DEMOLITION SHALL BE MADE IN SUCH A WAY AS NOT TO IMPAIR THE STRENGTH, STABILITY OR USE OF ANY EXISTING STRUCTURE TO REMAIN.
10.

STRUCTURAL BOLTS SHALL BE 3" DIAM MIN. A325 OR A490 HIGH STRENGTH BOLTS FOR PRIMARY MEMBERS AND FOR SECONDARY MEMBERS (PURLINS) USE 1" DIAM A307 ZINC ELECTROPLATED GALVANIZED BOLTS WITH 2 WASHERS.
11.

LIVE LOAD ON FLOORS ARE 50 PSF. LIVE LOADS ON ROOF ARE 20 PSF.
12.

SEISMIC AND WIND LOADS ARE AS PER PR CODE 2018 (ASCE 7-16, WIND, V= 168 MPH, CATEGORY II, EXPOSURE B.
13.

CONTRACTOR SHALL SUBMIT TO DESIGN ENGINEER SHOP DRAWINGS FOR APPROVAL BEFORE COMMENCING FABRICATION OF STEEL STRUCTURAL.
14.

DESIGN LOADS REQUIREMENTS USE ON THESE STRUCTURES MAY VARY DEPENDING ON FINAL SITE LOCATION. EACH LOCATION SHALL BE EVALUATED FOR SPECIFIC SEISMIC AND WIND LOAD REQUIRED IN THAT SPECIFIC SITE.
15.

CONCRETE STRENGTH FOR FOOTING AND SLAB SHALL BE 3,500 PSI MINIMUM.
16.

YIELD STRENGTH OF REINFORCE STEEL BARS SHALL BE 60,000 PSI MINIMUM.

RAFAEL LASA STREET, AGUAS BUENAS, PUERTO RICO.

GPS LATITUDE/LONGITUDE:
18.256730, -66.102971

AGUAS BUENAS MUNICIPALITY



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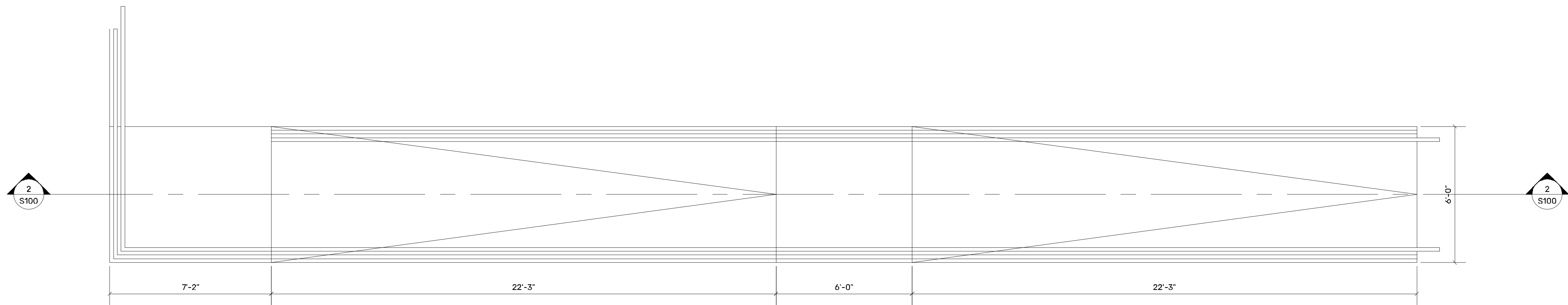
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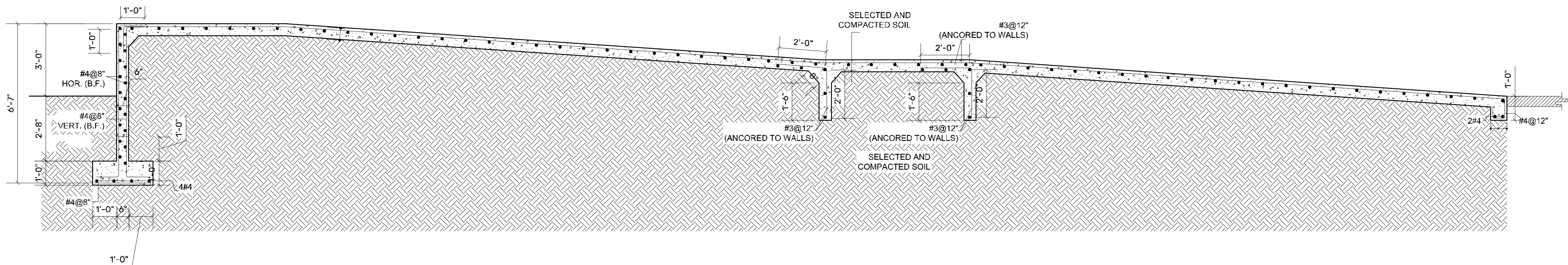
Plot Scale: AS SHOWN

Progress Print:

STRUCTURAL GENERAL NOTES



1 PROPOSED RAMP_PLAN VIEW
SCALE: 3/8" = 1' - 0"



2 SECTION_DETAIL
SCALE: 3/8" = 1' - 0"

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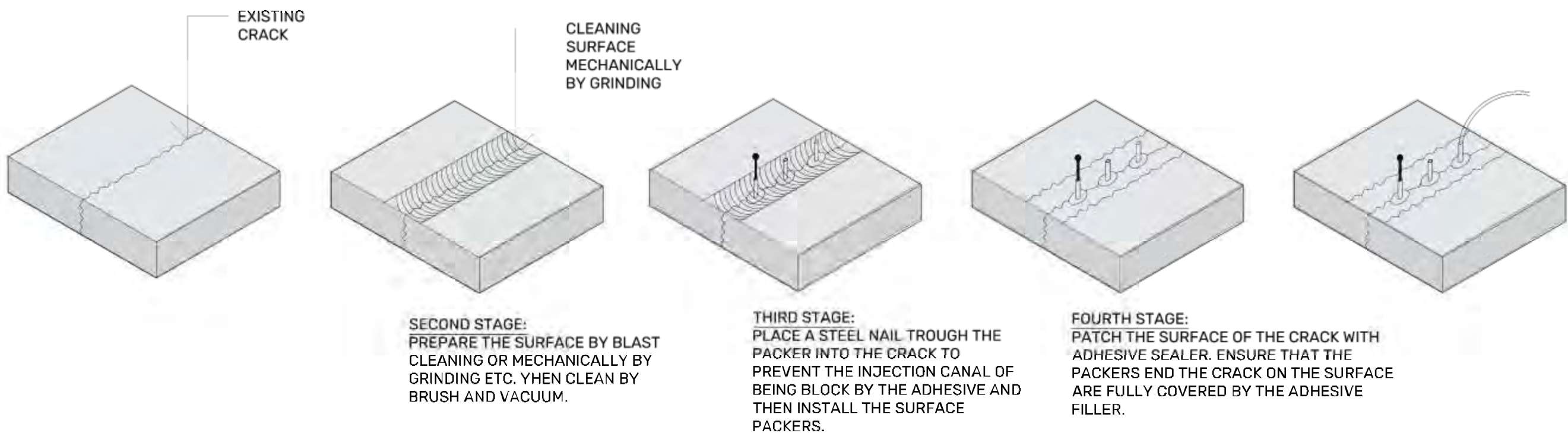
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Plot Scale: AS SHOWN

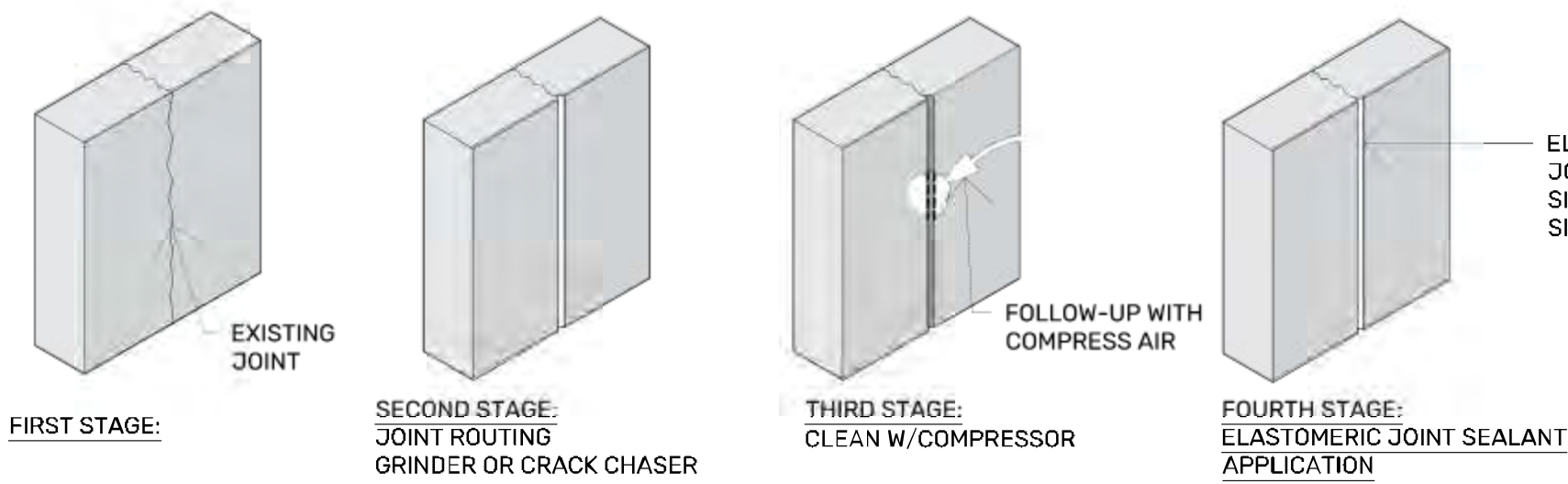
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STRUCTURAL ADA CONCRETE
RAMP



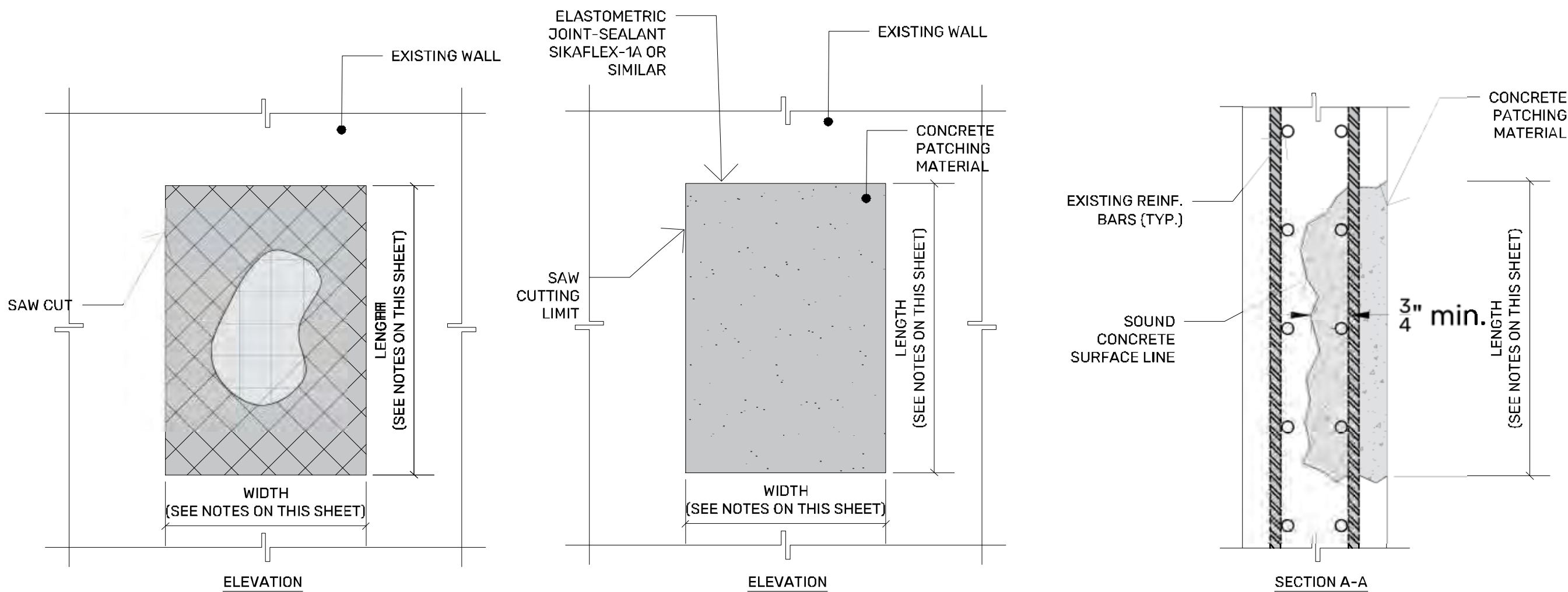
SEALING OF CRACKS BY EPOXY INJECTION

SCALE: 3/8" = 1'-0"



SEALING OF JOINTS BETWEEN CONCRETE AND MANSORY

SCALE: 3/8" = 1'-0"



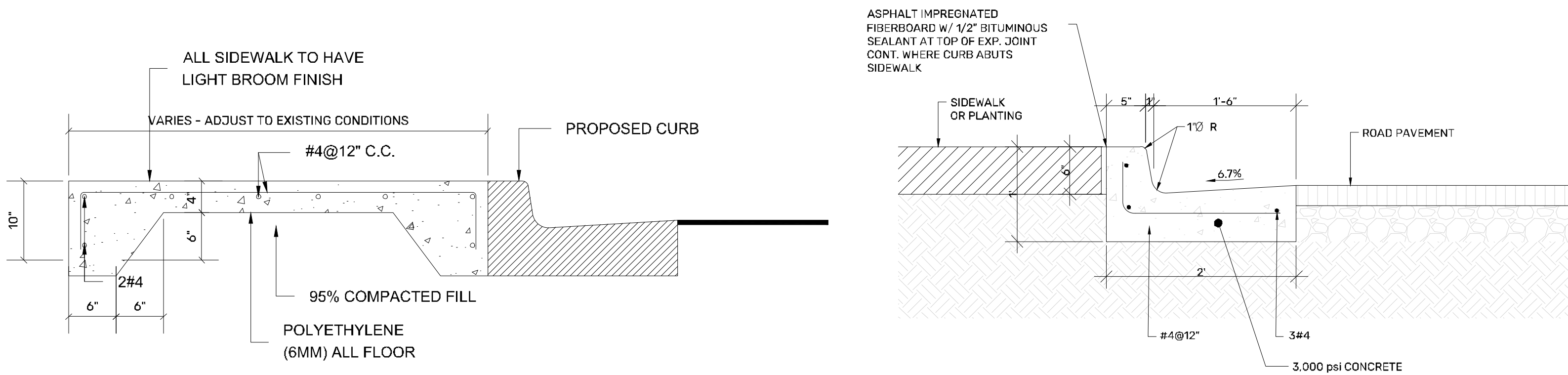
EXISTING CONCRETE REMOVAL DETAILS

CONCRETE SURFACE REPAIR

PARTIAL DEPTH REPAIR

VERTICAL OR OVERHEADS CONCRETE SURFACES

SCALE: N.T.S.



1 TYPICAL SIDEWALK DETAIL

SCALE: 1" = 1'-0"

2 STANDARD CURB & GUTTER

SCALE: 1" = 1'-0"

GENERAL NOTES:

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS ON SITE BEFORE ANY CONSTRUCTION WORK IS STARTED. AL DISCREPANCIES SHALL BE REPORTS TO THE STRUCTURAL ENGINEER.
- THE STRUCTURAL ENGINEER SHALL APPROVE ALL MATERIALS PRIOR ANY CONSTRUCTION ACTIVITY.
- ALL LABOR, MATERIALS AND INSTALLATIONS MUST COMPLY WITH CODES, RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES WHICH EXIST BETWEEN THE REQUIREMENTS BY THE PLANS, SPECIFICATIONS, SAID CODES, RULES AND REGULATIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION OF EXISTING WORK AND NEWLY ADDED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODES.
- CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR THE JOB SAFETY.
- THE CONTRACTOR SHALL REPAIR AND RESTORE TO ITS ORIGINAL CONDITION ALL WORK AND ITEMS DAMAGED BECAUSE OR CONSTRUCTION ACTIVITIES AND SHALL LEAVE THE WORK COMPLETED TO THE TRUE INTENT OF THE DRAWINGS AND SPECIFICATIONS AND TO THE SATISFACTION OF THE ENGINEER AND OWNER.
- EXISTING CONSTRUCTION SHALL BE REPAIRED AS NEEDED AND PATCHED TO MATCH FINISHES OF THE ADJACENT SURFACES.

SEALING OF JOINTS BETWEEN CONCRETE AND MASONRY:

- PRIOR THE COMMENCE OF CONSTRUCTION ACTIVITIES CONTRACTOR SHALL IDENTIFY THE JOINTS TO BE CORRECTED UNDER THE INSPECTION OF THE ENGINEER.
- THE JOINTS SHALL BE ROUTED TO A MAXIMUM DEPTH OF 3/4" USING A ROUTER OR CRACK-CHASER.
- JOINTS SHALL BE DRY, CLEAN AND FREE OF ANY DUST, LAITANCE OIL, AND ANY FOREIGN MATERIAL BEFORE THE MATERIAL APPLICATION.
- JOINT SEALER: SIKAFLEX 1A OR SIMILAR.
- FOLLOW MANUFACTURER RECOMMENDATION FOR THE SURFACE PREPARATION AND APPLICATION OF MATERIAL.

CONCRETE SPALLING/DELAMINATION

- THE STEEL REINFORCEMENT SHOWN IN DRAWINGS IS FOR ILLUSTRATION PURPOSES ONLY.
- DAMAGED OR CORRODED STEEL REINFORCEMENT SHALL BE REPLACED WITH NEW REINFORCING BARS. THE STRUCTURAL ENGINEER SHALL PROVIDE A DETAILED REINFORCEMENT BAR REPLACEMENT DETAIL.
- CURING OF REPAIR MATERIAL SHALL MEET THE REQUIREMENTS OF MANUFACTURER.
- THE CONTRACTOR SHALL CHECK AND IDENTIFY THE AREAS OF UNSOUND CONCRETE TO BE REMOVED ACCORDING TO ASTM 4580.
- THE CONTRACTOR SHALL REMOVE DELAMINATED OR UNSOUND CONCRETE WITH A 15LBS CHIPPING HAMMER.
- ALL SAW CUR SHALL BE MADE AT RIGHT ANGLE WITH A MINIMUM DEPTH OF 1/2". THE DEPTH OF THE SAW SHALL REMOVE DELAMINATED OR UNSOUND CONCRETE WITH A 15LBS CHIPPING HAMMER.
- AFTER THE SAW CUT THE REMAINING CONCRETE INSIDE THE CUT PERIMETER SHALL BE REMOVED WITH A 15LBS CHIPPING HAMMER.
- THE EXISTING STEEL REINFORCEMENT SHALL NOT BE DAMAGED, AND IT SHALL REMAIN DURING THE REMOVAL OF CONCRETE.
- REMOVE A MINIMUM OF 3/4" OF CONCRETE AROUND EACH EXPOSED REINFORCEMENT BAR.
- CORROSION INHIBITOR COATING SHALL BE APPLIED TO ALL EXPOSED REINFORCEMENT BARS PRIOR TO REPAIR MATERIAL APPLICATION. CONTRACTOR SHALL FOLLOW MANUFACTURER'S SURFACE PREPARATION AND APPLICATION INSTRUCTIONS.
- CONCRETE REPAIR MATERIALS:
 - VERTICAL OR OVERHEAD REPAIRS: MAPEI PLANITOP XS OR SIMILAR
 - FULL DEPTH REPAIRS USING FORMWORK: MAPEI PLANITOP 15 OR SIMILAR.
 - REINFORCEMENT BARS CORROSION INHIBITOR: MAPEI MAPEFER 1K OR SIMILAR.
- FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR THE SURFACE PREPARATION, MIXTURE AND APPLICATION OF CONCRETE REPAIR MATERIALS.

IMPORTANT NOTE:

CONTRACTOR WILL APPLY A RECOMMENDED REPAIR METHOD AS APPLICABLE TO EACH DAMAGE TO THE PLACE.

CONCRETE REMOVAL PLAN PARTIAL DEPTH

CONCRETE REPAIR PLAN PARTIAL DEPTH REPAIR

SIDEWALK PAVEMENT NOTES:

- CONCRETE FOR SIDEWALK SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI AND A MAXIMUM W/C RATIO OF 0.72.
- PROVIDE TOGGLED CONTROL JOINTS @5'-0" ON CENTER, A MINIMUM DEPTH OF 1" AND 3/4" WIDTH.
- PROVIDE 3/4" EXPANSION JOINTS @ 30'-0" ON CENTER WITH A PRE MOLDED JOINT FILLER AND JOINT WITH PRE MOLDED JOINT FILLER AND SEALANT.
- WHERE SIDEWALK ABUTS PROPOSED OR EXISTING FIXED OBJECT PROVIDE A 1/2" EXPANSION JOINT WITH PRE MOLDED JOINT FILLER AND SEALANT.

CONCRETE CURB TYP. NOTES:

- CONCRETE CURB SECTION SHALL BE OF UNIFORM LENGTHS OF 20 FEET OR LESS BUT NO SECTION TO LESS THAN SIX FEET.
- PLACE 1/2" THICK PREFORMED EXPANSION JOINT FILLER TO FULL DEPTH, FLUSH WITH TOP AND FACE OF CURB, BETWEEN CURB SECTION.
- PLACE PRIME COAT ON CURB SURFACES THAT ABUTTS BITUMINOUS PAVEMENT.
- BETWEEN CONCRETE CURB AND CONCRETE PAVEMENT OR OTHER ABUTTING STRUCTURES, PLACE 1/2" PREFORMED EXPANSION JOINT FILLER AND SEALER.
- CURB & GUTTER SURFACE SHALL HAVE A SMOOTH AND EVEN FINISH.
- PORTLAND CEMENT CONCRETE SHALL BE CLASS "A".
- CURBING SHALL BE CONSTRUCTED IN SECTIONS HAVING A UNIFORM LENGHT OF 3 METERS WITHOUT NEED OF ANY JOINT FILLER. SECTIONS SHALL BE SEPARATED BY OPEN JOINTS 0.003 WIDE, WHERE THE CURBING IS CONSTRUCTED ADJACENT TO CONCRETE PAVEMENT, THE OPEN JOINTS IN THE CURBING SHALL MATCH THE CONTRACTION JOINTS IN THE PAVEMENT.
- FORMS SHALL BE OF METAL AND SHALL EXTEND FOR THE FULL DEPTH OF THE CONCRETE. WOODEN FORMS MAY BE USED WHEN AUTHORIZED BY THE ENGINEER, ON SHORT RADIUS CURVES SUCH AS AT STREET INTERSECTIONS AND AT SUCH OTHER LOCATIONS FOR WHICH CURVED METAL FORMS MAY NOT BE AVAILABLE. ALL FORMS SHALL BE FREE FORM WARP AND OF SUFFICIENT STRENGTH TO RESIST THE PRESSURE OF THE CONCRETE WITHOUT DISPLACEMENT. BRACING AND STACKING OF FORMS SHALL BE SUCH THAT THE FORMS REMAIN IN BOTH HORIZONTAL AND VERTICAL AND COATED WITH AN APPROVED FORM RELEASE AGENT OR FORM OIL BEFORE CONCRETE.

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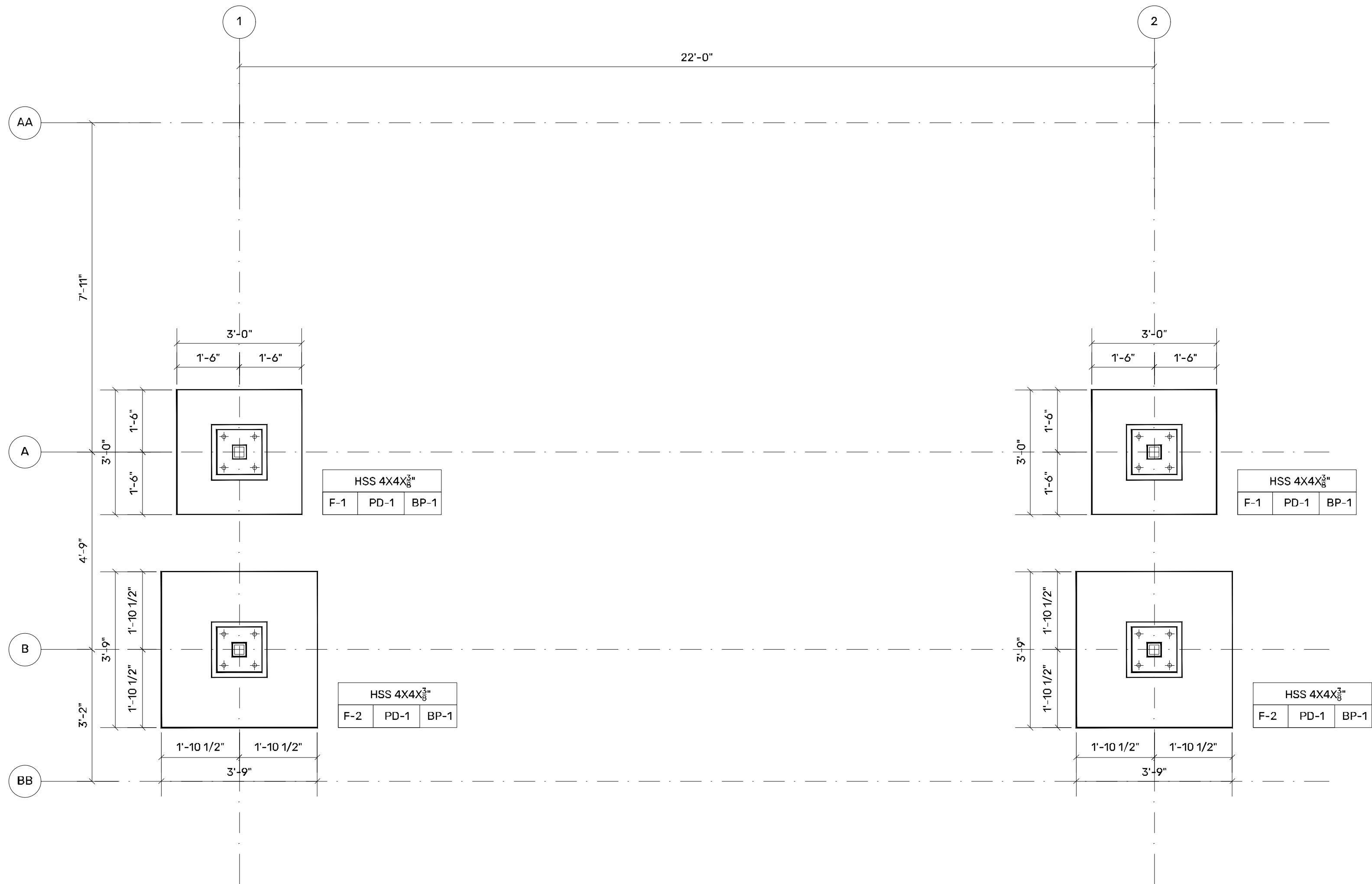
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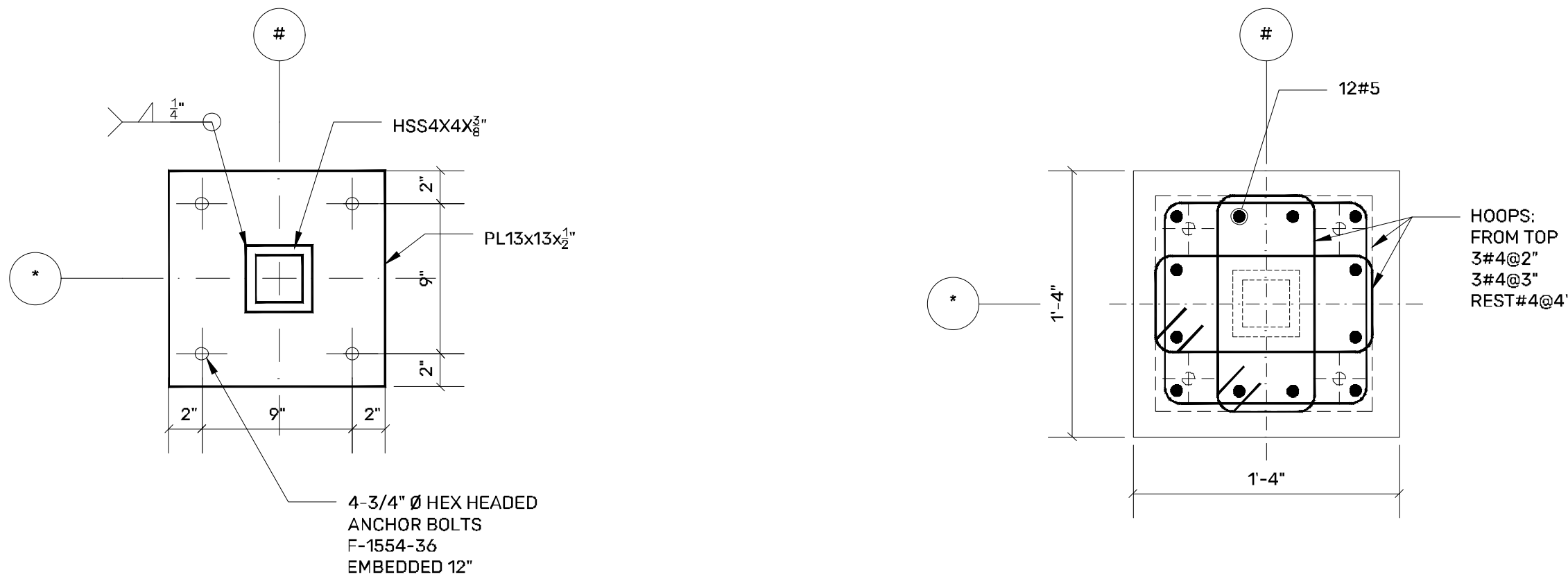
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STRUCTURAL REPAIRS AND DETAILS



SHORT TRELLIS FOUNDATION PLAN

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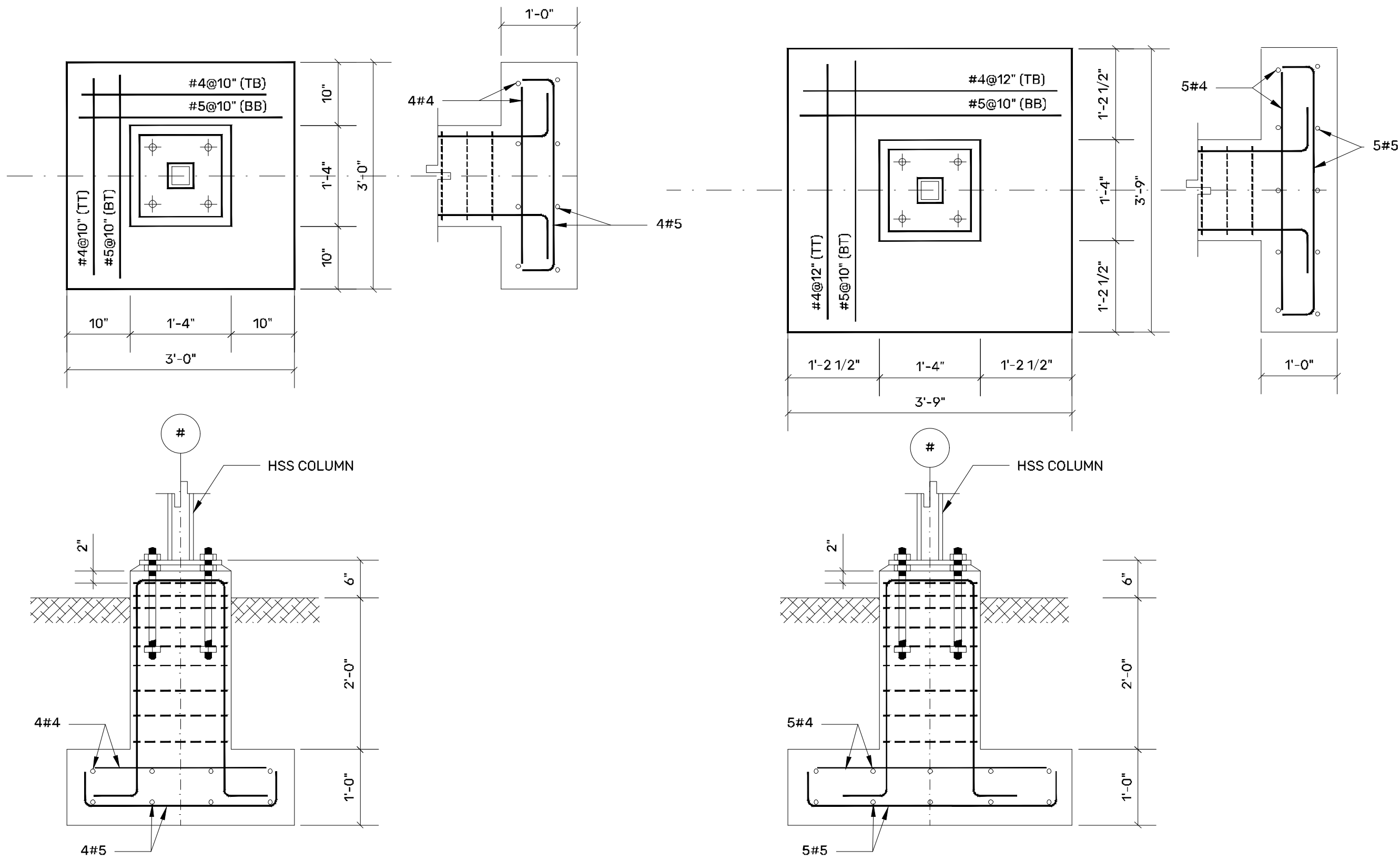


BP-1 DETAIL

SCALE: 1" = 1' - 0"

P-1 DETAIL

SCALE: 1" = 1' - 0"

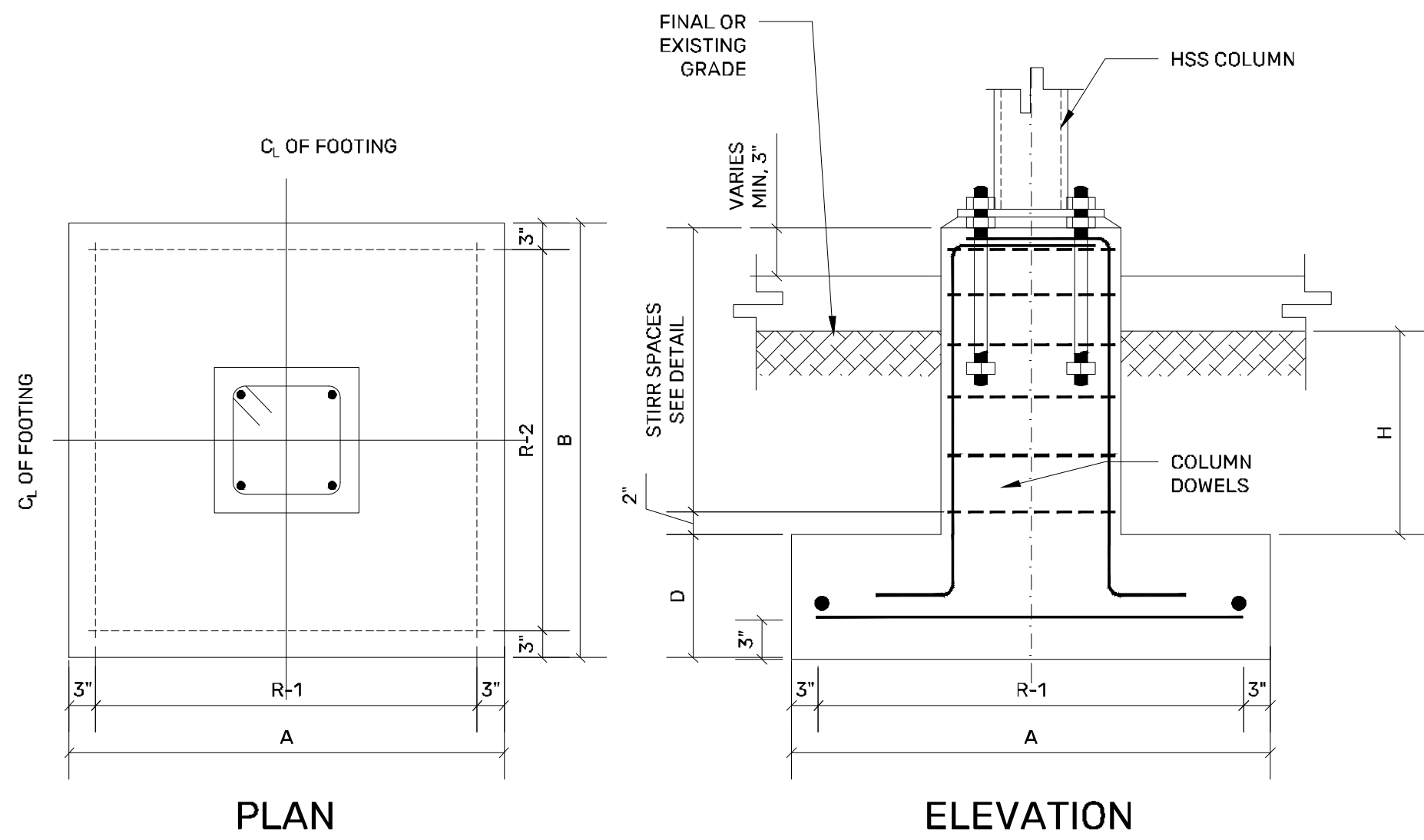


FOOTING F-1 DETAIL

SCALE: 3/4" = 1' - 0"

FOOTING F-2 DETAIL

SCALE: 3/4" = 1' - 0"



TYPICAL FOOTING DETAIL

SCALE: N.T.S

FOOTING SCHEDULE							
FOOTING TYPE	FOOTING DIMENSIONS				FOOTING REINF.		REMARKS
	A	B	D	H	R-1	R-2	
F-1	3'-0"	3'-0"	12"	2'-0"	4#5	4#5	TOP REINF. #4@12" E.W.
F-2	3'-9"	3'-9"	12"	2'-0"	5#5	5#5	TOP REINF. #4@12" E.W.

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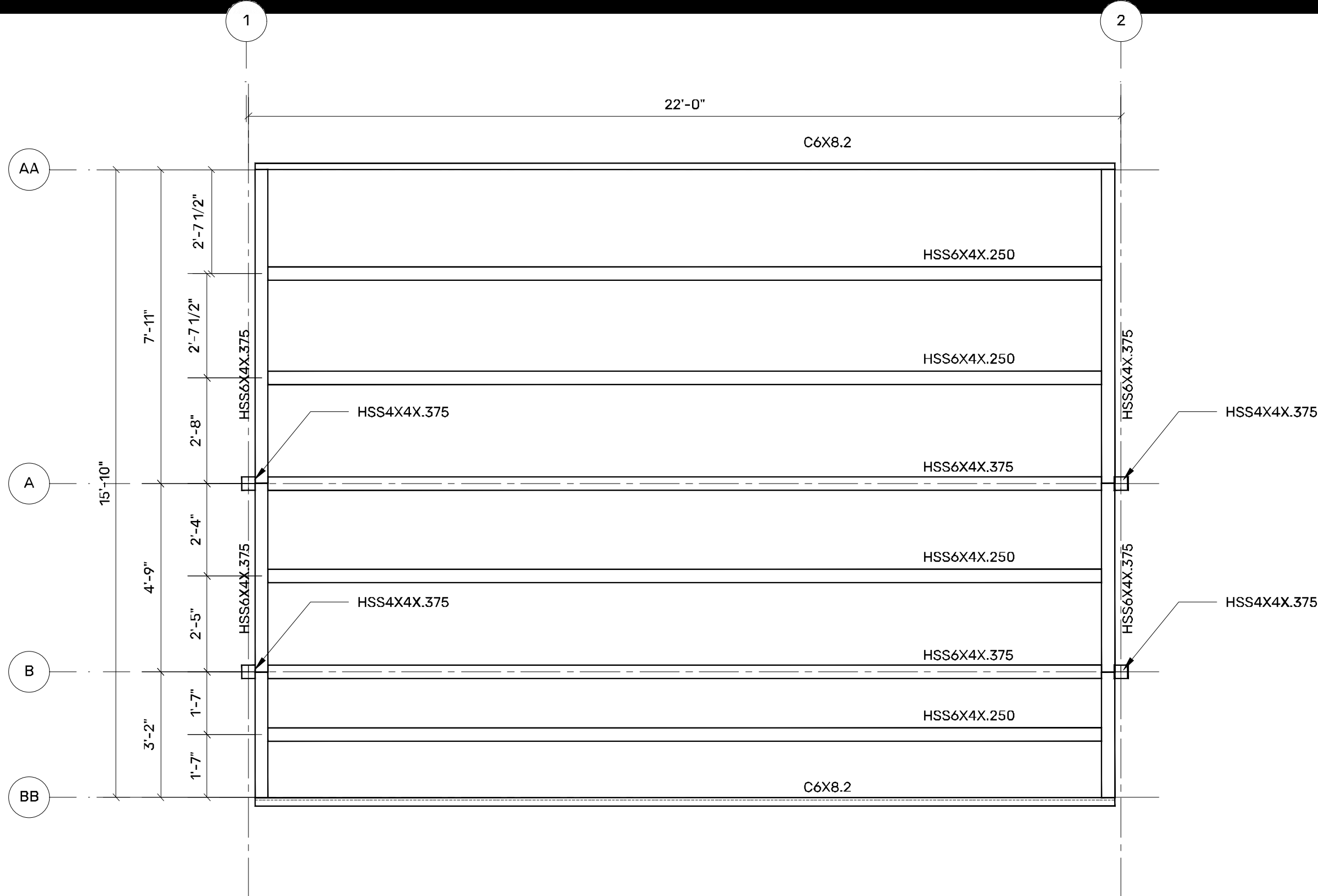
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SHORT TRELLIS FOUNDATION
PLAN AND DETAILS

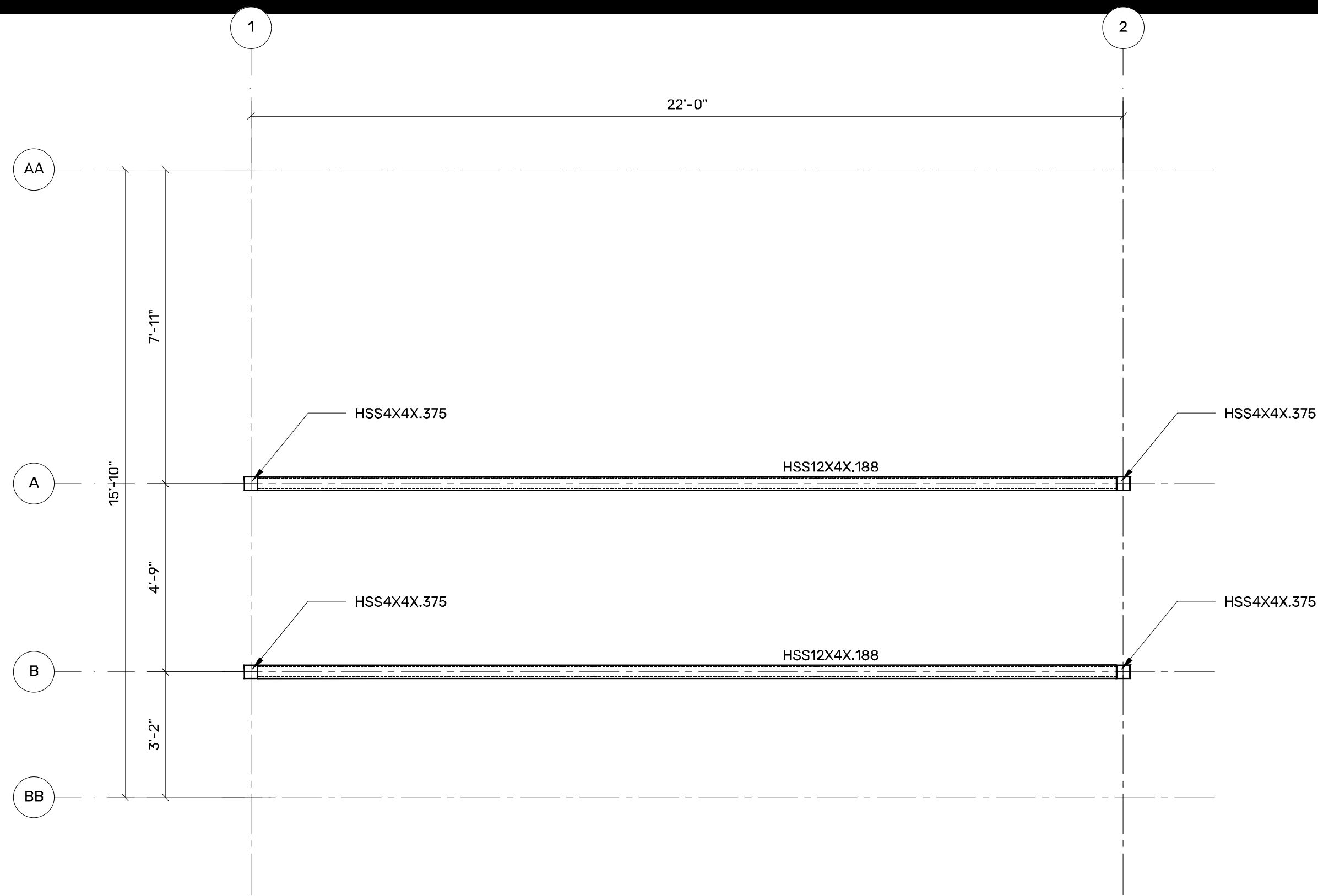
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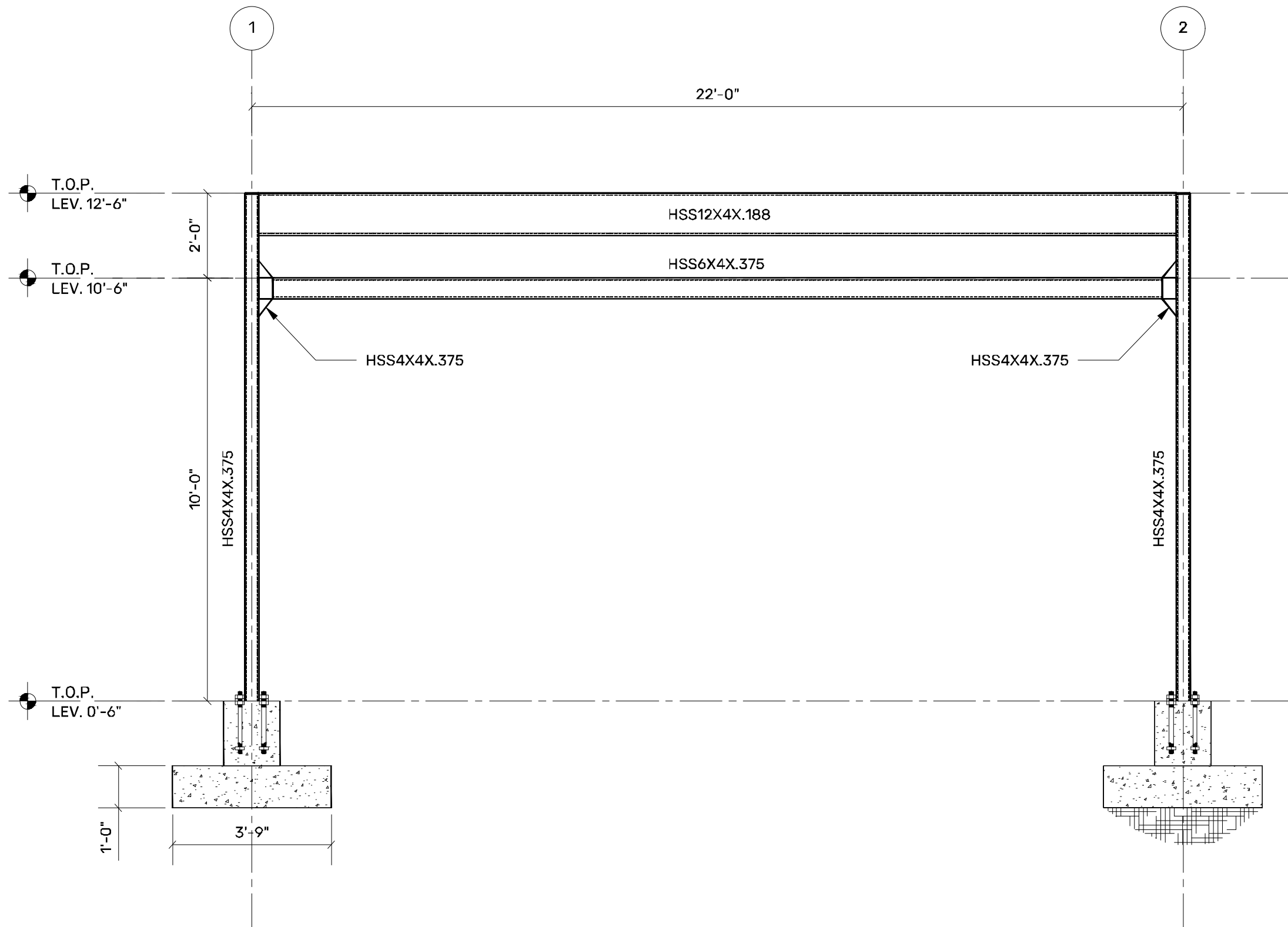
SHORT TRELLIS STRUCTURAL PLAN - T.O.S. 10'-6"

SCALE: 3/8" = 1' - 0"



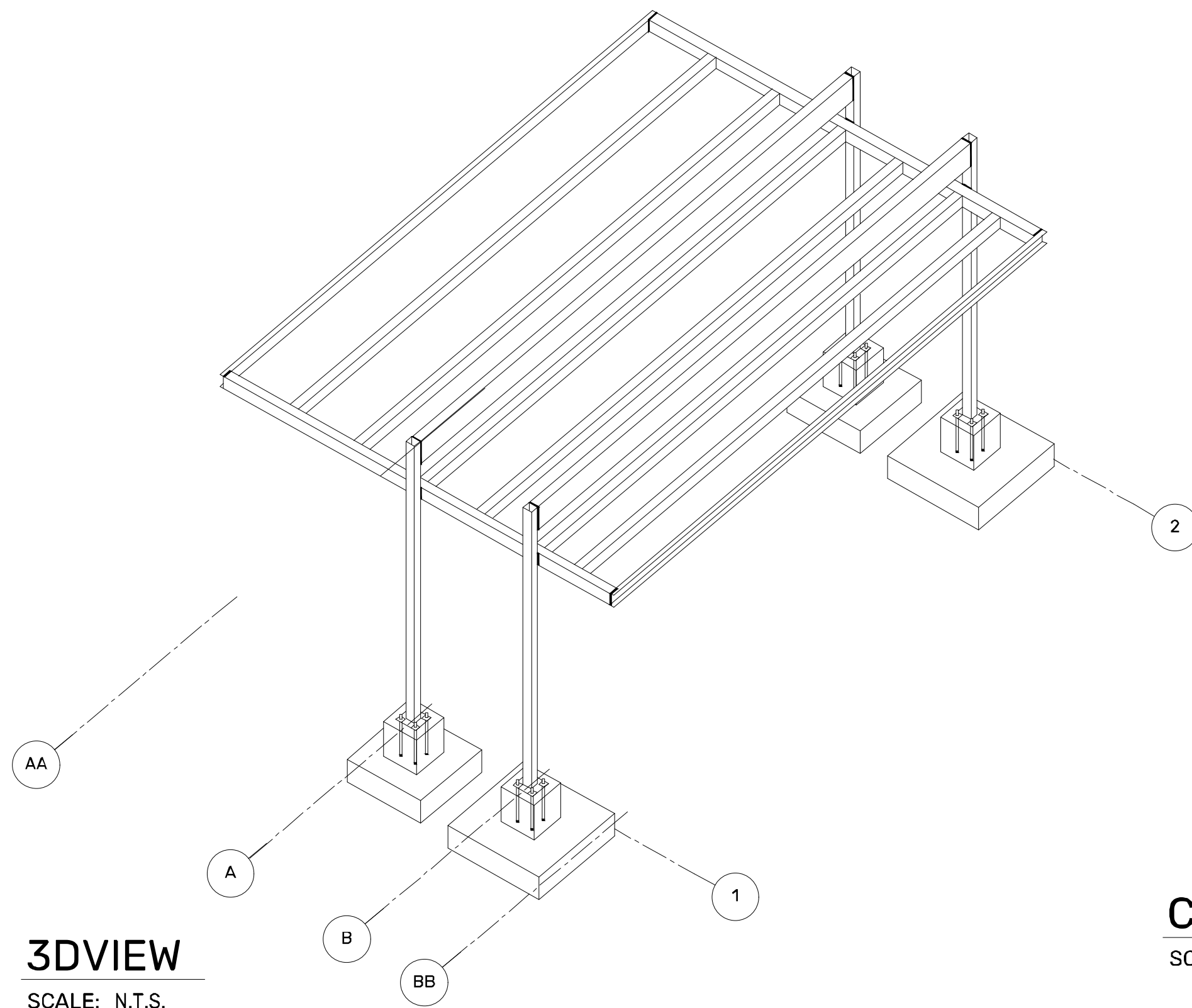
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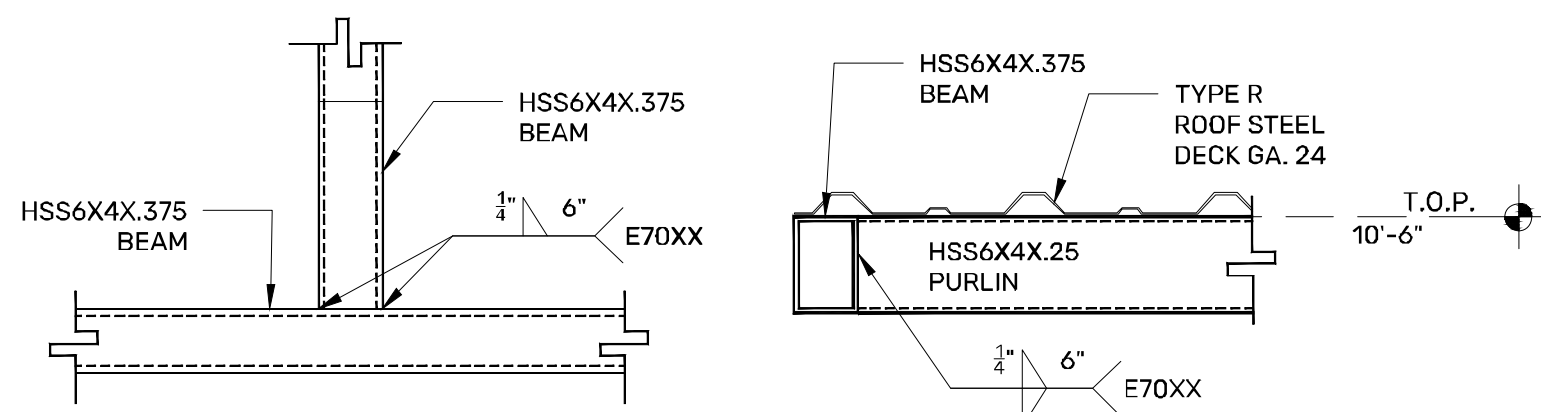
SHORT TRELLIS STRUCTURAL SECTION - AXIS A

SCALE: 3/8" = 1' - 0"



3DVIEW

SCALE: N.T.S.

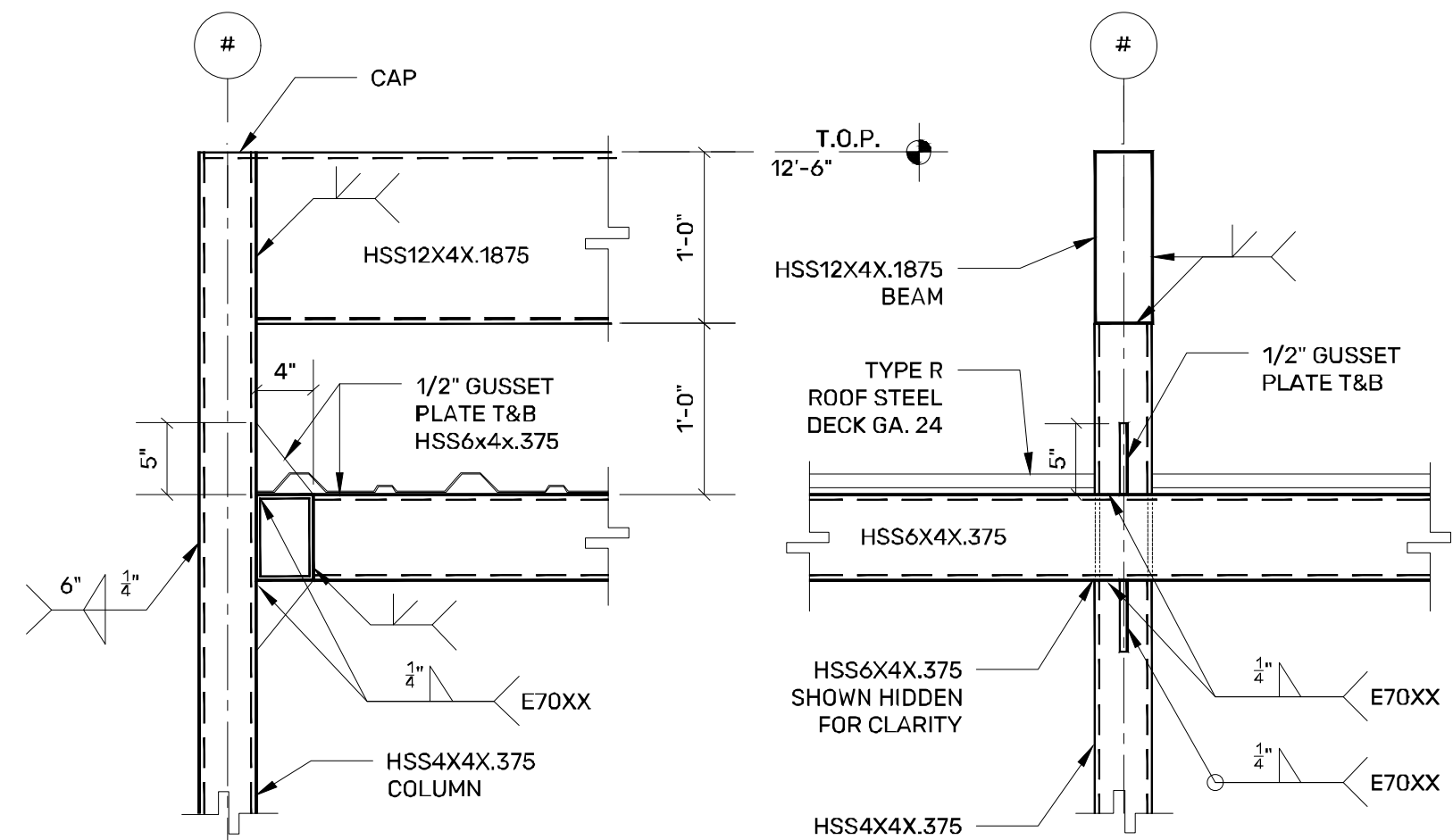


TOP VIEW

SECTION VIEW

CONNECTION DETAIL HSS PURLIN TO HSS BEAM

SCALE: 1" = 1' - 0"

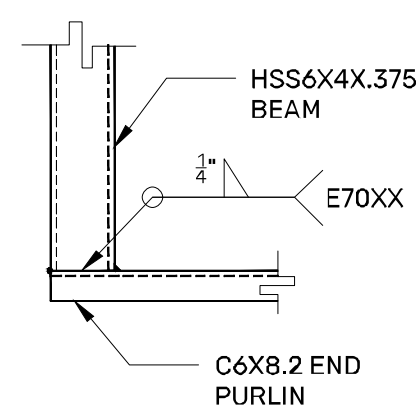


FRONT VIEW

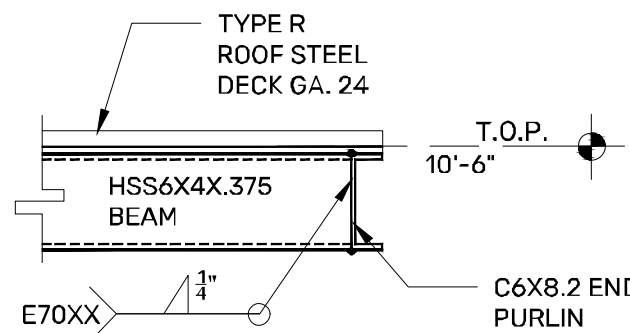
SECTION VIEW

CONNECTION DETAIL HSS BEAMS TO HSS COLUMN

SCALE: 1" = 1' - 0"



TOP VIEW



SECTION VIEW

CONNECTION DETAIL C CHANNEL PURLIN TO HSS BEAM

SCALE: 1" = 1' - 0"

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100 % design phase submission: 01/21/2025

100 % IFB V.1 - IPG - 06/20/2025

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Drawn by: INGENIUM GROUP

Revised by: ING. WILLIAM MELENDEZ

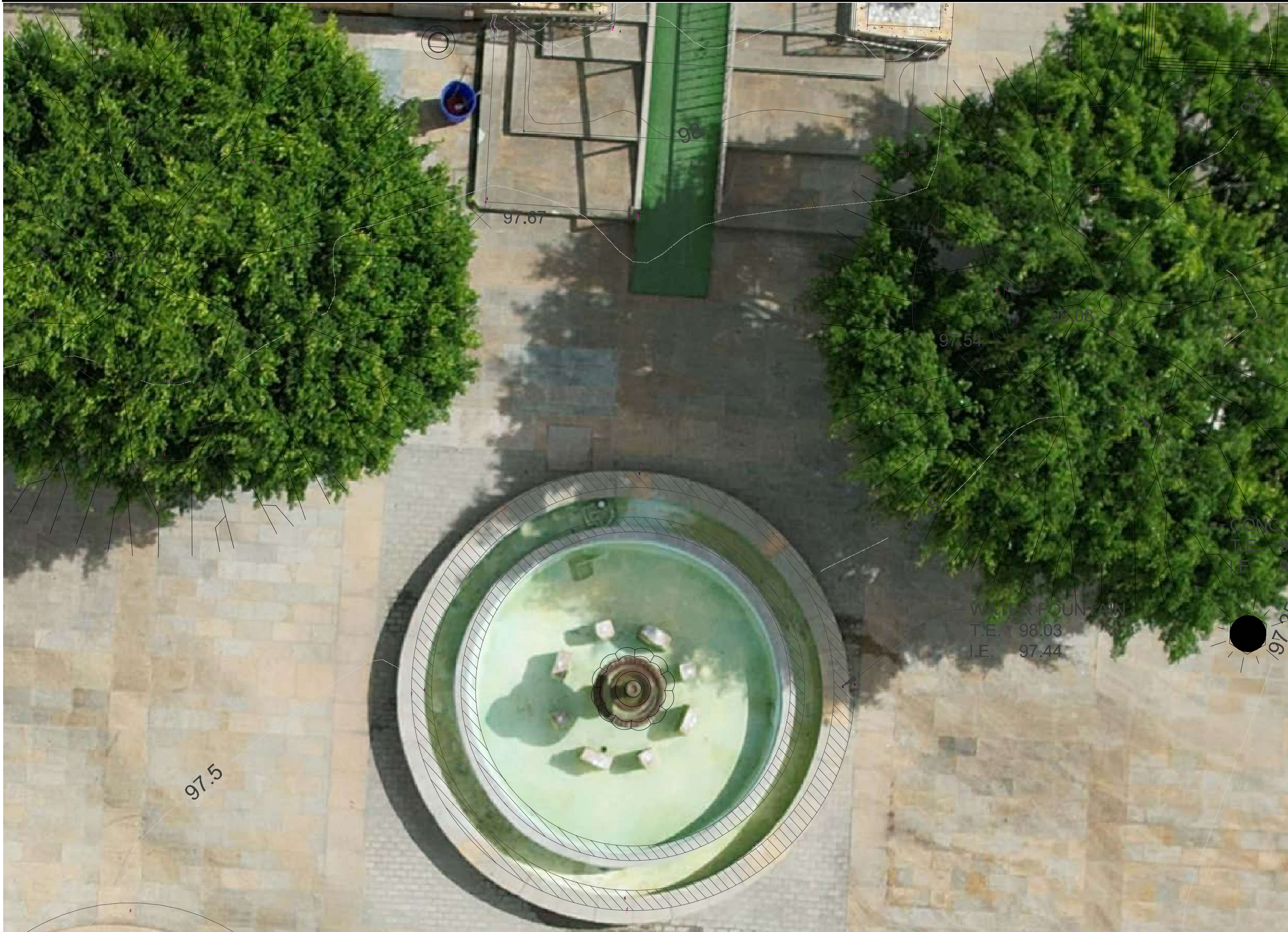
Plot Scale: AS SHOWN

Progress Print:

SHORT TRELLIS STRUCTURAL
PLANS SECTIONS AND DETAILS

S401

PAGE: 41/49



1 EXISTING FOUNTAIN PLAN VIEW
SCALE: 1/4"=1'-0"



2 EXISTING SWITCH - FOUNTAIN LUMINAIRE
SCALE: NOT TO SCALE



3 WATER FOUNTAIN MACHINE ROOM
SCALE: NOT TO SCALE

RECOMMENDATIONS FOR THE MAINTENANCE OF THE WATER SOURCE

SCALE: NOT TO SCALE

WATER FOUNTAIN MAINTENANCE PROCEDURE

1. GENERAL VISUAL INSPECTION

-INSPECT THE WATER FOUNTAIN, SURROUNDING AREA, AND EQUIPMENT TO CHECK FOR ANY LEAKS, OBSTRUCTIONS, OR VISIBLE DAMAGE TO PIPES, VALVES, PUMPS, AND DRAINAGE SYSTEMS.

-CHECK THE CONDITION OF THE COMPONENTS (CHECK VALVES) TO ENSURE THEY ARE FUNCTIONING CORRECTLY. VERIFY THAT THERE ARE NO DEBRIS OR BLOCKAGES THAT COULD INTERFERE WITH THEIR OPERATION. REMOVE OBSTRUCTIONS IF NECESSARY.

2. VALVE INSPECTION (3/4" CLAYTON VALVE OR SIMILAR)

-ENSURE THAT THE 3/4" VALVE IS OPERATING EFFICIENTLY, WITHOUT LEAKS OR OBSTRUCTIONS.

-MAINTENANCE: LUBRICATE THE VALVES AND VERIFY THAT THEY ARE SEALING PROPERLY. IF ANY LEAKS OR DAMAGE ARE OBSERVED, REPLACE THE VALVE IMMEDIATELY.

3. CLEANING AND INSPECTION OF VALVES

-VALVES SHOULD BE CLEANED AND INSPECTED TO ENSURE THERE IS NO DEBRIS OR ACCUMULATION OF MATERIAL THAT COULD INTERFERE WITH THEIR WATER RETENTION FUNCTION.

-MAINTENANCE: DISASSEMBLE AND CLEAN THE VALVES. ENSURE THAT THE SEALS ARE IN GOOD CONDITION, AND MAKE ANY NECESSARY REPAIRS. IF ANY VALVE IS NOT RETAINING WATER PROPERLY, IT MAY NEED TO BE REPLACED.

4. INSPECTION AND MAINTENANCE OF COPPER PIPE (1" COPPER PIPE, TYPE "K")

-INSPECT THE COPPER PIPES FOR CORROSION, CRACKS, OR BLOCKAGES. SINCE COPPER CAN CORRODE OVER TIME, ENSURE THE PIPES ARE IN GOOD CONDITION AND THAT WATER FLOW IS FREE OF OBSTRUCTIONS.

-MAINTENANCE: IF CORROSION OR WEAR IS FOUND, REPLACE THE DAMAGED SECTIONS. ENSURE THAT JOINTS ARE PROPERLY SEALED TO PREVENT LEAKS.

5. FLOOR DRAIN INSPECTION (3" 6010 MAIN DRAIN BY SMITH - VANDAL PROOF)

-VERIFY THAT THE 3" MAIN DRAIN IS FUNCTIONING CORRECTLY, WITHOUT OBSTRUCTIONS OR ACCUMULATION OF DEBRIS.

-MAINTENANCE: CLEAN ANY DIRT OR DEBRIS THAT MAY BLOCK THE DRAIN AND ENSURE THE DRAIN IS NOT DAMAGED OR CRACKED. IF THE DRAIN IS OBSTRUCTED OR DAMAGED, MAKE NECESSARY REPAIRS.

6. SUMP PUMP INSPECTION

-THE SUMP PUMP SHOULD BE INSPECTED REGULARLY TO ENSURE IT IS OPERATING CORRECTLY AND FREE OF LEAKS OR FAILURES.

-MAINTENANCE: INSPECT THE MOTOR (5.4 HP) AND ENSURE IT IS OPERATING ACCORDING TO SPECIFICATIONS. CHECK ELECTRICAL CONNECTIONS AND PUMPING CAPACITY. CLEAN ANY DEBRIS OR MATERIAL THAT MAY HAVE ACCUMULATED IN THE SUCTION SYSTEM.

-VERIFY THAT THE PUMP FLOW RATE IS ADEQUATE (400 GPM) AND THAT THERE ARE NO BLOCKAGES IN THE INLET OR OUTLET PIPES.

7. OVERFLOW DRAIN INSPECTION

-ENSURE THAT THE OVERFLOW DRAIN IS FREE OF OBSTRUCTIONS, DIRT, OR DEBRIS.

-MAINTENANCE: CLEAN THE OVERFLOW DRAIN TO PREVENT LEAVES OR DEBRIS FROM ACCUMULATING, WHICH COULD BLOCK WATER FLOW.

8. ELECTRICAL AND SYSTEM CONTROLS CHECK

-VERIFY THAT ALL ELECTRICAL COMPONENTS (INCLUDING THE SUMP PUMP) ARE PROPERLY CONNECTED AND FUNCTIONING ACCORDING TO SPECIFICATIONS. ENSURE THAT THE CONNECTIONS ARE SECURE AND THAT THERE ARE NO SIGNS OF SHORT CIRCUITS OR DAMAGE TO THE WIRING.

RAFAEL LASA STREET, AGUAS BUENAS,
PUERTO RICO.

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18.256730, -66.102971

AGUAS BUENAS MUNICIPALITY



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Drawn by: INGENIUM GROUP

Revised by: ING. WILLIAM MELENDEZ

Plot Scale: AS SHOWN

Progress Print:

WATER FOUNTAIN DETAILS

GENERAL NOTES:

- 1-THESE PLANS COINCIDE WITH THE PLANS SUBMITTED AT "O.G.P.E."
- 2-OWNER IS RESPONSIBLE OF OBTAINING ALL FEDERAL, STATE, MUNICIPAL & PRIVATE REQUIRED PERMIT & RIGHT OF WAYS CONCERNING THIS TYPE OF PROJECT.
- 3-OWNER MUST CONTRACT A LICENSED ENGINEER SERVICE THE INSPECT THE ELECTRICAL WORK IN ACCORDANCE WITH NUMBER 7 CERTIFICATION LAW 19, 1985, AS AMENDED, AND WILL ENFORCE P.R.E.P.A.'S ELECTRICAL CONSTRUCTION PROJECT PLANS CERTIFICATION REGULATION. OWNER MUST NOTIFY P.R.E.P.A., THE PRIVATE INSPECTOR DESIGNATION BEFORE PROJECT BEGINS.
- 4-ELECTRICAL CONTRACTOR SHALL PERFORM THIS WORK, AS DESIGN ON THIS DRAWINGS. CONTRACTOR HE MUST OBSERVE THE BEST ELECTRICAL CONSTRUCTION INDUSTRY PRACTICES. INSTALLATION SHALL BE ACCORDANCE WITH P.R.E.P.A.'S & CONCERNING AGENCIES ADOPTED RULES & REGULATIONS, NEC, NESC CODES, IEEE, NFPA, NEMA & ANSI ADOPTED STANDARDS.
- 5-CONTRACTOR IS NOT AUTHORIZED TO MAKE CHANGES TO THIS DESIGN. CONTRACTOR IS RESPONSIBLE OF CONSULTING THE DESIGNER OR PROJECT DESIGNATED INSPECTOR REGARDING ANY DOUBT IN PLANS, INTERPRETATION, WORK EXECUTION, TECHNICAL SPECIFICATION, EXISTING FIELD CONDITION, DESIGN CRITERIA OR DISCREPANCIES THAT MAY APPEAR.
- 6-ELECTRICAL CONTRACTOR SHALL NOTIFY PREPA THE START OF CONSTRUCTION AT LEAST 15 DAYS BEFORE PROJECT START, CONTRACTOR SHALL DO SO BY FILLING PREPA'S CONSTRUCTIONS START DOCUMENT.
- 7-ELECTRICAL CONTRACTOR AND PRIVATE INSPECTOR ARE RESPONSIBLE TO ASSIST & COORDINATE WITH P.R.E.P.A.'S CORRESPONDING REGION DISTRIBUTIONS ENGINEERING DEPARTMENT A PRE-CONSTRUCTION MEETING.
- 8-ALL WORK ON ENERGIZED LINES, INCLUDING THE PROJECT FINAL CONNECTION, MUST BE DONE BY P.R.E.P.A. AND THE PROPONENT MUST ASSUME ALL THE EQUIPMENT, MATERIAL & LABOR COST. PROPONENT MUST REQUEST TO P.R.E.P.A. A JOB QUOTE. THE QUOTE IS VALID FOR 3 MONTHS.
- 9-PERFORMING ANY KIND OF WORK ON ELECTRICAL RIGHT OF WAY WITHOUT P.R.E.P.A.'S WRITTEN AUTHORIZATION IT IS STRICTLY PROHIBITED.
- 10-P.R.E.A. WILL NOT APPROVE ANY CONNECTION OF PROJECTS THAT ARE INVADING RIGHT OF WAY OR THAT DOES NOT COMPLY WITH THE REQUIRED SECURITY SET BACKS.
- 11-ALL THE INSTALLATION SHALL BE MADE UNDERGROUND ACCORDING TO THE APPLICABLE CONSTRUCTION STANDARDS OF P.R.E.P.A.
- 12-ALL WORK ON EXISTING LINES SHALL BE DONE BY P.R.E.P.A. AT OWNER'S EXPENSE.
- 13-PROVIDE ELECTRICAL 6" WIDE YELLOW WARNING RIBBON FOR UNDERGROUND CLABLES. INSTALL OVER ALL UNDERGROUND CABLES AND DUCTS AL 12" DEEP, TAPE SHALL BE PERMANENTLY PRINTED WITH CONTINUOUS BLACK LETTER 1-1/4"x5/8" WITH THE WORDS "PELIGRO-PELIGRO-PELIGRO" ETC. ON THE TOP AND "LINEAS ELECTRICAS DEBAJO" ON BOTTOM.
- 14-ON PAVED AREAS, SIDEWALKS AND WHERE ELECTRIC CONDUITS CROSSES GAS, SEWAGE AND OTHER UTILITY FACILITIES, THE CONDUITS SHALL BE ENCASED IN 3" CONCRETE ENVELOPE.
- 15- GROUND SYSTEM FOR LIGHTING POLES AND TRANSFORMERS UNIT SHALL HAVE MAXIMUM RESISTANCE OF TEN (10) OHMS. CONTRACTOR SHALL VERIFY THIS CONDITION IN THE FIELD.
- 16-STRANDED COPPER CABLE WITH THE INDICATED INSULATION IN THE LEGEND SHALL BE USED.
- 17-CABLE WILL RUN BETWEEN TERMINAL POINTS WITHOUT SPLICES.
- 18-ENDORSEMENT BY P.R.E.P.A. DOES NOT INCLUDES STRUCTURAL AND FOUNDATION DETAILS.
- 19-CONTRACTOR SHALL NOTIFY P.R.E.P.A. PREVIOUS TO THE BEGINNING OF ELECTRICAL WORK FOR PROPER INSPECTION, APPROVAL AND COORDINATION.
- 20-CONTRACTOR SHALL LEAVE IN PERFECT WORKING CONDITIONS THE ELECTRICAL SYSTEM, AND IS RESPONSIBLE FOR ANY DEFECTS FOUND WHEN THE SERVICE IS CONNECTED.
- 21-ALL ELEVATIONS ARE REFERRED TO MEAN SEA LEVEL AND GIVEN IN METERS.
- 22-ELECTRICAL, EQUIP, MATERIALS & CONSTRUCTION SHALL CONFORM TO ANSI, NEMA, N.E.C. & P.R.E.P.A. STOS.
- 23-ALL CONSTRUCTION WORK SHALL BE DONE IN A THOROUGH AND WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS, AND CONSTRUCTION DRAWINGS. THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE SHALL BE FOLLOWED EXCEPT WHERE LOCAL REGULATIONS ARE MORE STRINGENT, IN WHICH CASE, LOCAL REGULATIONS SHALL GOVERN.
- 24-ALL EXISTING SERVICE WHICH IS INTERRUPTED DUE TO RELOCATION OR REMOVAL OF LINES WILL BE REESTABLISHED AT CONTRACTOR'S EXPENSE.
- 25-P.R.E.P.A. WILL NOT ASSUME THE MAINTENANCE OF LUMINAIRES LOCATED ON METERED CIRCUITS.
- 26-THE APPROVAL OF THESE DRAWINGS IS ON CONDITION THAT THE LOCAL MUNICIPAL AUTHORITY ACCEPTS (BEFORE CONSTRUCTION START) TO PAY THE P.R.E.P.A. FOR THE MAINTENANCE AND CONSUMPTION RATE OF THE NON-METERED LUMINAIRES.
- 27-P.R.E.P.A. WILL NOT BE LIABLE FOR ANY CHANGE DURING CONSTRUCCION DUE TO FIELD CONDITIONS.
- 28-THE CONTRACTOR IS RESPONSIBLE TO VERIFY PRIOR THE INSTALLATION OF THE ELECTRICAL UNDERGROUND CONDUITS ANY INTERFERENCES WITH THE EXISTING UTILITIE (TELEPHONE, WATER, ETC.) BURIED IN THE AREA.
- 29-EXISTING CIRCUITS (SERIES OR MULTIPLE) FOR LUMINAIRES TO REMAIN SHALL BE LEFT IN GOOD WORKING CONDITIONS. MODIFICATIONS TO COMPLY WITH THIS DIRECTIVE SHALL BE COORDINATED DURING PROJECT CONSTRUCTION WITH P.R.E.P.A. INSPECTION PERSONNEL.
- 30-ALL METALLIC POLES, LUMINAIRES, JUNCTIONS BOXES AND METALLIC ENCLOSURES CHALL BE GROUNDED.
- 31-ANY RELOCATION SHALL BE EQUAL OR BETTER THAN THE EXISTING ONE AND IN ACCORD WITH THE LATEST APPLICABLE STANDARDS.
- 32-UNLESS OTHERWISE INDICATED ALL LIGHTING STANDARDS INCLUDES CONNECTION TO ONE PULL BOX AS A SUBSIDIARY OBLIGATION.
- 33-ALL LIGHTING POLES AND LUMINARIES CONNECTION ARE WIRED UNDERGROUND.

SYSTEMS:

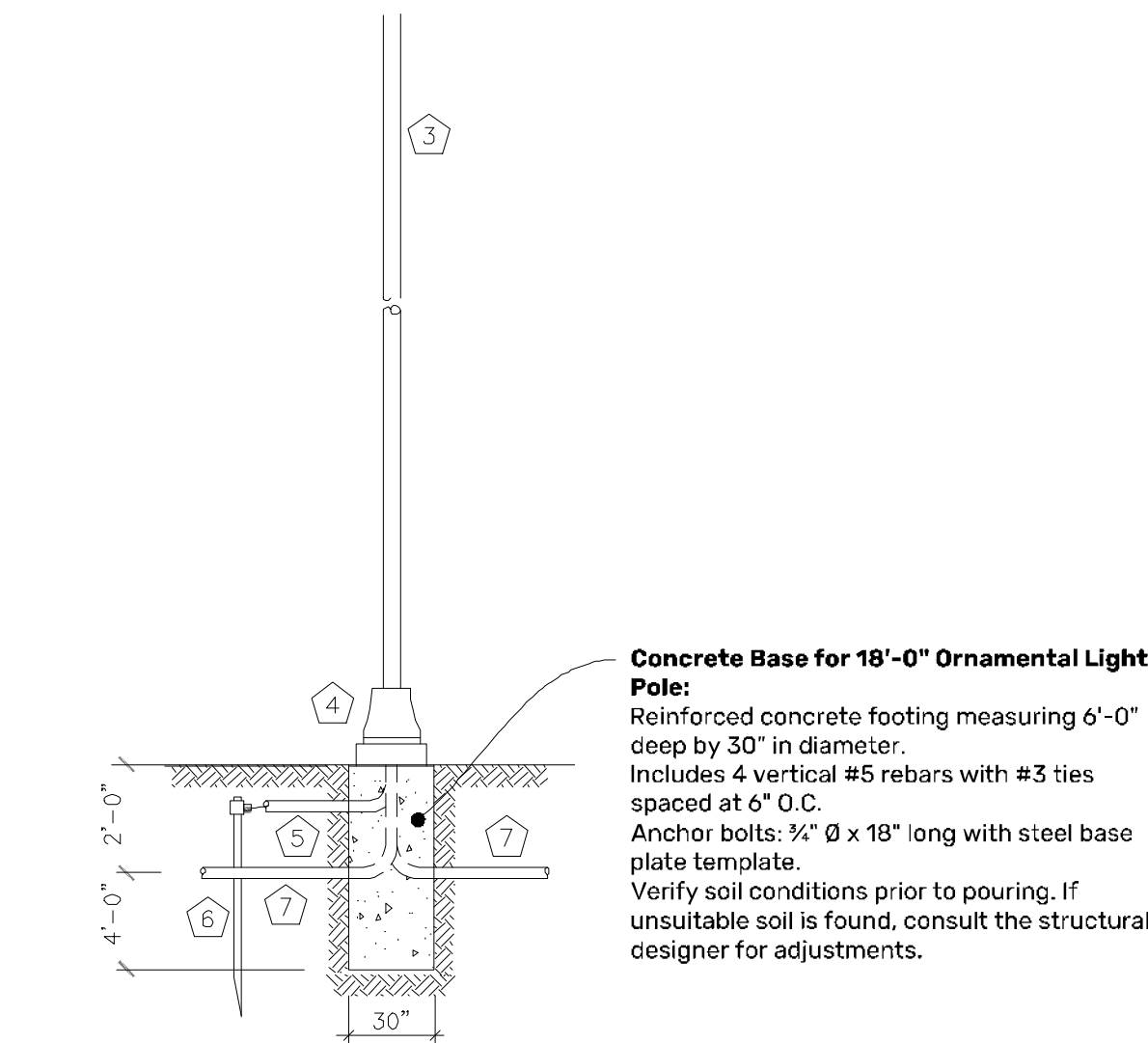
- 1-IT IS OWNER/CONTRACTOR RESPONSIBILITY TO PERFORM CABLE TESTS TO ALL PRIMARY AND SECONDARY FEEDERS AND STRESS CONES. TESTS RESULTS MUST BE IN ACCORDANCE WITH P.R.E.P.A.'S ESTABLISHED PARAMETERS FOR EACH TEST. TEST MUST BE PERFORM IN COORDINATION WITH P.R.E.P.A.'S ENGINEERING DEPARTMENT'S INSPECTIONS OFFICE REPRESENTATIVE.
- 2-DURING CABLE INSTALLATION, CABLE MUST BE PROTECTED FROM HUMIDITY AND DAMAGES. CONTRACTOR OF INSTALLING CABLES USING RECOMMENDED PULLING TECHNICS IN ORDER NOT TO EXCEED SPECIFIED CABLE MAXIMUM PULLING TENSION.
- 3-MANHOLE COVERS TO BE INSTALLED AT GREEN PLATING AREAS MUST BE PROTECTED USING A REINFORCE CONCRETE SLAB AS PER P.R.E.P.A.'S STANDARD URD-52.
- 4-WHEN PROJECT LOCATION IS LESS THAN A MILE FROM SALTWATER BODIES, POLE RISER CONDUITS MUST BE EITHER, PVC SCHEDULE 80 OR FIBERGLASS CONSTRUCTION AS APPROVED BY P.R.E.P.A.
- 5-UNDERGROUND CONDUIT DUCT BANCK MUST BE INSPECTED BY P.R.E.P.A. BEFORE IT IS COVERED AND COMPACTED WITH EARTH.
- 6-ALL DUCT BANK EXPOSED TO VEHICULAR TRAFFIC MUST BE PROTECTED WITH A CONCRETE ENVELOPED. THOSE THAT ARE NEAR OTHER UTILITIES INSTALLACTIONS MUST BE 18" MINIMUM SPACING FROM THEM.
- 7-CONTRACTOR MUST PROVIDE PULLING WIRE (FISHWIRE) AT EACH SPARE CONDUIT.

MATERIALS:

- 1-ALL EQUIPMENT TO BE USED IN THE CONSTRUCTION HAS TO COMPLY WITH IEEE, ANSI, NEMA & ASTM STANDARDS.
- 2-CONTRACTOR IS RESPONSIBLE TO VERIFY WITH P.R.E.P.A., PRIOR TO INSTALATION THAT ALL MATERIAL OR EQUIPMENT TO BE USED IS P.R.E.P.A. APPROVED. P.R.E.P.A. RESERVES THE RIGHT OF ACCEPTING ANY EQUIPMENT TO BE TRANSFER TO THEM.
- 3-ALL MATERIAL & EQUIPMENT TO BE INSTALLED WITHIN ONE (1) MILE OR LESS OF SALTWATER BODIES MUST BE CONSTRUCTED IN STAINLESS STEEL.
- 4-CONTRACTOR IS RESPONSIBLE OF PROPERLY MARKING ALL TRANSFORMERS TO BE TRANSFERRED TO P.R.E.P.A. WITH A PROPERTY NUMBER PROVIDED BY THE CORRESPONDING DISTRIBUTION ENGINEERING DEPARTMENT.

SPECIAL NOTES:

- 1-PROJECT OWNER SHALL PAY P.R.E.P.A. THE AMOUNT OF \$_____ FOR THE EXISTING ELECTRICAL SYSTEM IMPROVEMENTS.
- 2-P.R.E.P.A. WILL NOT ENERGIZE THE PROJECT UNTIL THE OWNER HAS ESTABLISHED THE REQUIRED RIGHT OF WAYS IN ACCORDANCE WITH "REGLAMENTO DE SERVIDUMBRES PARA LA AUTORIDAD DE ENERGIA ELECTRICA". THIS NOTE APPLIES TO ALL REQUIRED RIGHT OF WAY, INSIDE & OUTSIDE THE PROPERTY LIMITS.



LIGHTING STANDARD LP1

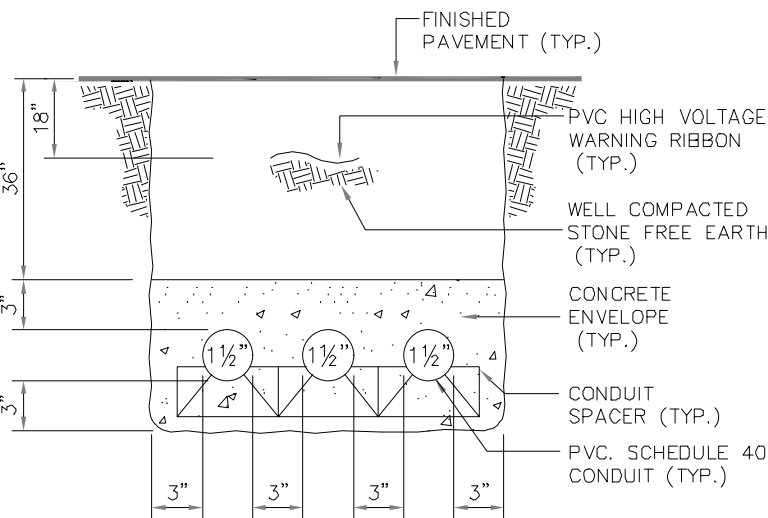
SCALE: N.T.S

LEGEND -LIGHTING STANDARD LP1

- 1 LOW COPPER CORROSION RESISTANT CAST ALUMINUM HOUSING, NEMA TYPE V DISTRIBUTION WITH WAVE GUIDE MANUFACTURED FROM PRECISION INJECTED MOLDED ACRYLIC LED DRIVERS ARE STANDARD 0-10 VOLTS CONTROLLED BY NEMA 3 PINS PHOTO CONTROL UNIT TO BE INVUE ARB-B3-LED-D1-T5-AP-PER7-ART15-4 1/2" OD.
- 2 TWIN MOUNT ADAPTER.
- 3 POLE TO BE COOPER LIGHTING INVUE ALUMINUM POLE 18'-0" HIGH 170 MPH 1.3 GUST AS PER ASH70 WIND LOADING/VIRGIN ISLAND.
- 4 CAST ALUMINUM TWIN ARM BASE.
- 5 1 # 10 THWN-2 GREEN GROUND CONDUCTOR IN 3/4" DIAMETER PVC SCHEDULE 40.
- 6 3/4" DIAMETER BY 10'-0" COPPER CLAD STEEL GROUND ROD.
- 7 FEEDER TO PANEL OR POLE TO BE COPPER 2 # 8 RHH RHW AND 1 # 10 THWN-2 GREEN GROUND CONDUCTOR IN 1-1/2" DIAMETER PVC SCHEDULE 40 CONCRETE ENCASED.

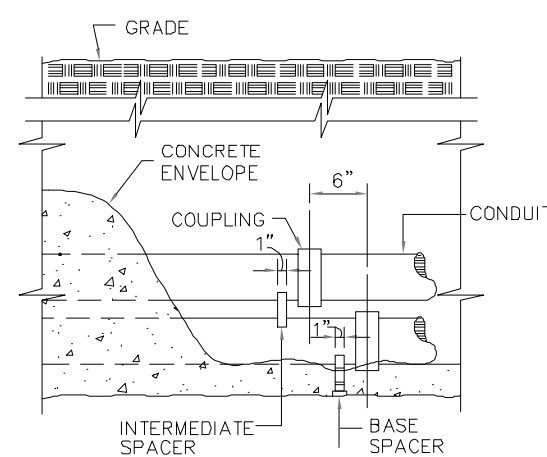
NOTES - LIGHTINNG STANDARD LSB1

- 1- IN CASE THAT REQUIRES A DARK PLAZA FOR A SHOW AT THE STAGE THESE POLES ARE CONNECTED TO PANEL AND DO NOT HAVE SOLAR POWER.
- 2- POLES TO BE ABLE TO BE TURNED OFF AT CONTROL PANEL.



SECTION A-A

SCALE: N.T.S



TYPICAL CONDUIT ELEVATION
N.T.S.

TYPICAL CONDUIT ELEVATION

SCALE: N.T.S

ELECTRICAL LEGEND:

- ALL EXISTING RECEPTACLES LOCATED ON THE PERIMETER OF THE PLAZA MUST BE REMOVED AND REPLACED BY WALL OUTLET, 20A, 120V, 60 HTZ, HEAVY DUTY WITH PLASTIC WHITE COVER, "WP" AT OUTLET INDICATE GFCI RECEPTACLE & WEATHER PROOF COVER. TOTAL QTY = 20 EACH
- OUTDOOR GROUND BOX EQUAL OR SIMILAR TO LEGRAND XBB14CS200BY WITH TWO DUPLEX RECEPTACLE 20A 120V FOR PLANTERS.
- DUPLEX RECEPTACLE GROUNDING TYPE 20A, 120V, GFCI WITH USB PROVISION FLUSH MOUNTED AT 15" AFF. EQUAL OR SIMILAR TO LEGRAND 2097TRUSBAA AND COVER PLATE WATER PROOF FOR DISPOSITIVE IN BENCHS.
- CAMERA TERMINAL CABINET MODEL AL161610N3-FT NEMA 3 ALUMINUM ENCLOSURE 16" X 16" X 10" WITH: INDUSTRIAL SWITCH TI-PG62 WITH TI-S12048 (1) INDUSTRIAL SWITCH TI-PG62

CALLE MUÑOZ RIVERA,
FAJARDO, P.R.

OPS LATITUDE/LONGITUDE:
18.32453141,-65.65306091

MUNICIPALITY OF FAJARDO

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REV. DATE DESCRIPTION BY CHCD

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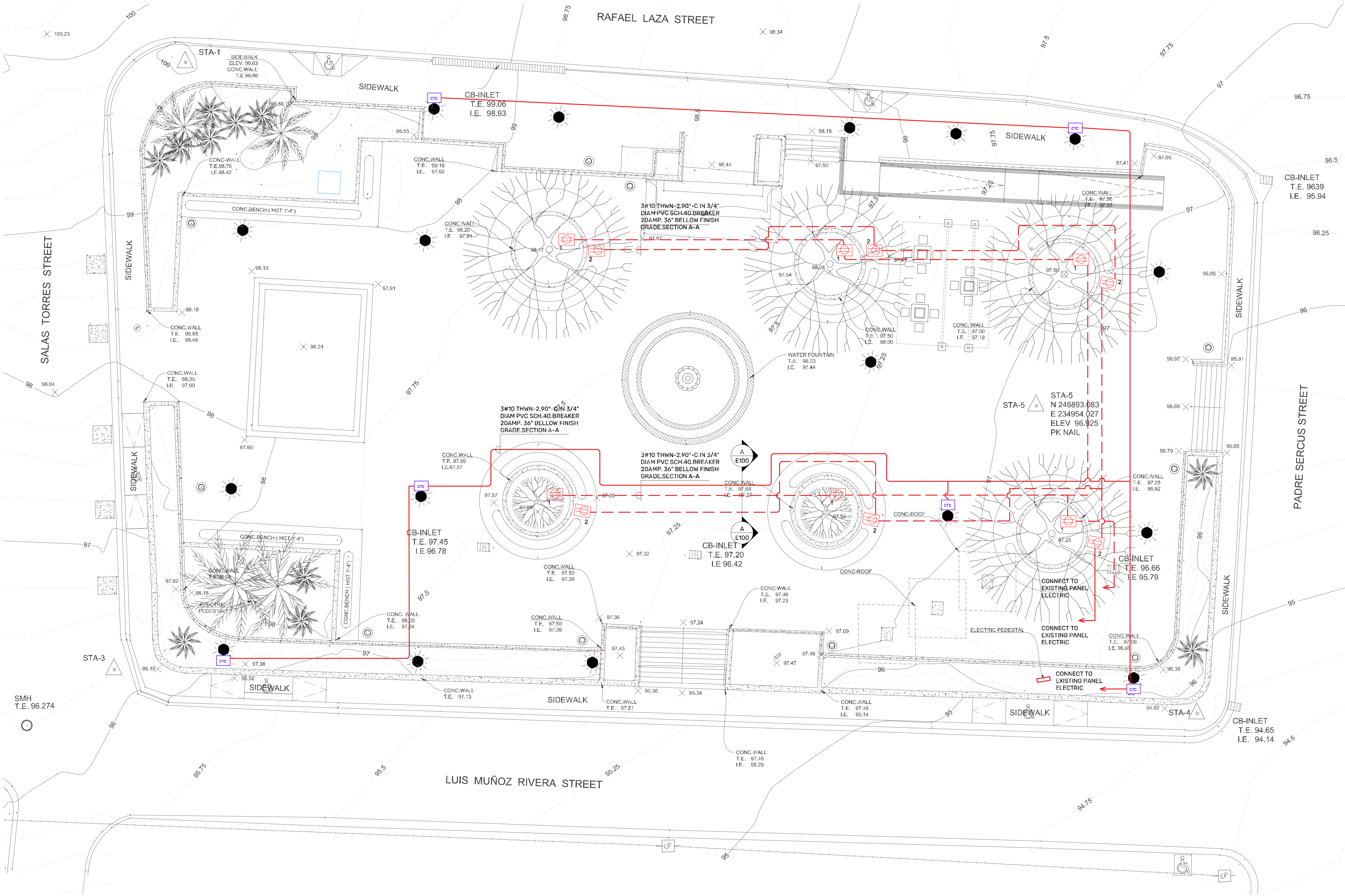
Drawn by: INGENIUM GROUP

Revised by: ING. WILLIAM MELENDEZ

Plot Scale: AS SHOWN

Progress Print:

ELECTRICAL NOTES & DETAILS



POWER DISTRIBUTION LAYOUT PLAN

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

RAFAEL LAZA STREET, AGUAS BUENAS, PUERTO RICO.

GPS LATITUDE/LONGITUDE:
18.256730, -66.102971

AGUAS BUENAS MUNICIPALITY



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100%	IFB V.1	IPG	06/20/2025	

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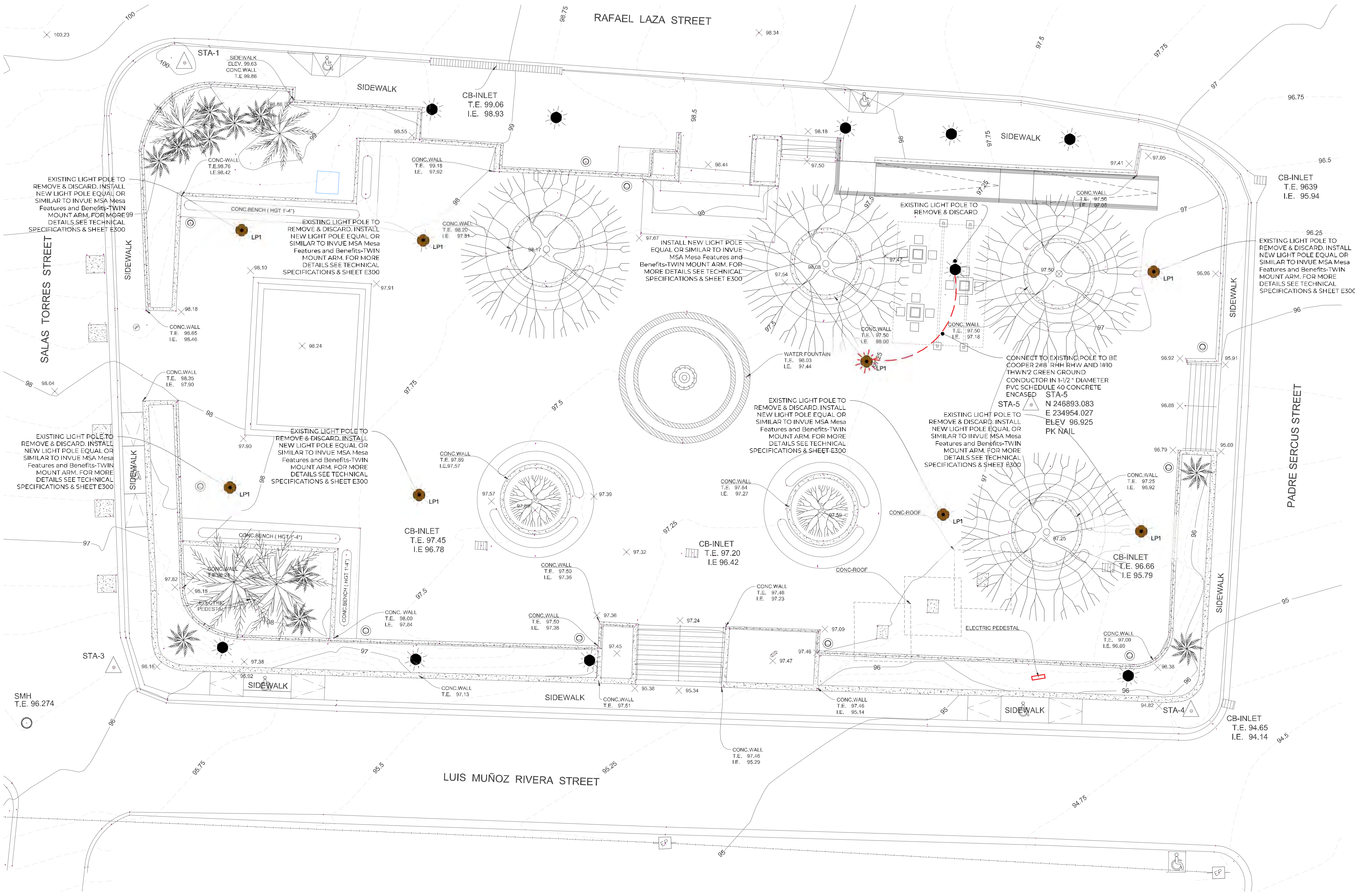


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Dwg Name: INGENIUM GROUP
Drawn by: INGENIUM GROUP
Revised by: ING. WILLIAM MELENDEZ
Plot Scale: AS SHOWN
Progress Print:


ELECTRICAL POWER
DISTRIBUTION FLOOR PLAN



ELECTRICAL LIGHTING DISTRIBUTION PLAN

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

PROPOSED LUMINAIRES SCHEDULE

SYMBOL	CODE	QTY	DESCRIPTION	VOLTAGE	WATTS	MOUNTING METHOD	MANUFACTURER	MODEL
	LP1	8	INVUE-MSA Mesa LED	120-277 V	129 W	Standard 3" O.D Tenon, WITH ACCESSORIES: SA8028-XX=DUAL MOUNT ARM	COOPER LIGHTING SOLUTIONS	MSA-SA4A-740-U-T3-GM

RAFAEL LASA STREET, AGUAS BUENAS, PUERTO RICO.

GPS LATITUDE/LONGITUDE:
18.256730, -66.102971

AGUAS BUENAS MUNICIPALITY



REV.	DATE	DESCRIPTION	BY	CHK'D
30%	design phase submission:	10/03/2023		
60%	design phase submission:	11/03/2023		
90%	design phase submission:	01/31/2024		
97 %	design phase submission:	02/26/2024		
100 %	design phase submission:	01/21/2025		
100 %	IFB V.1	IPG		06/20/2025

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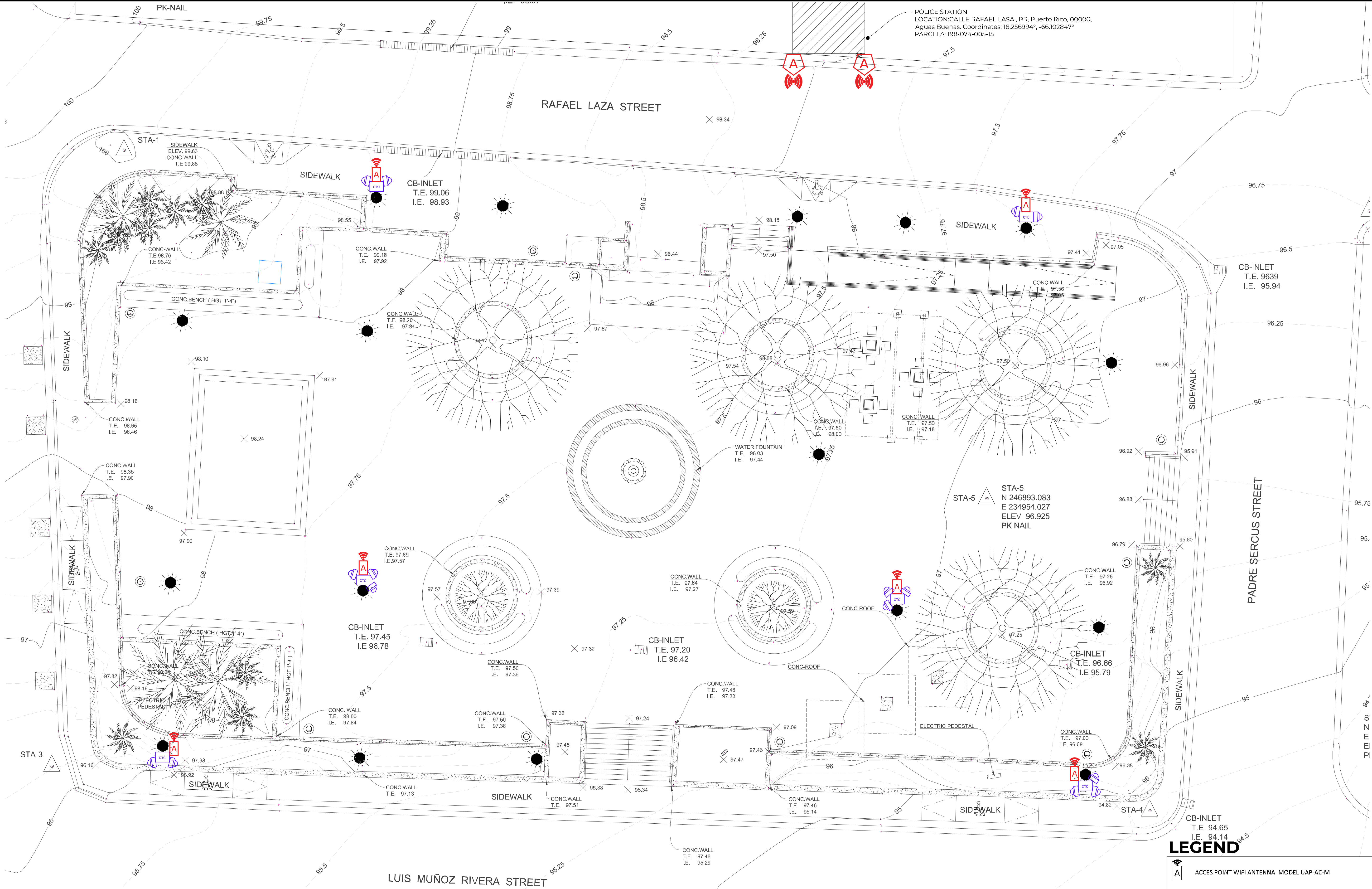
Drawn by: INGENIUM GROUP

Revised by: ING. WILLIAM MELENDEZ

Plot Scale: AS SHOWN

Progress Print:

ELECTRICAL LIGHTING
DISTRIBUTION PLAN



PROPOSED CCTV LAYOUT PLAN

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

NOTE:
PROVIDE INTERNET CONNECTION AT CONTROL ROOM
FOR TRANSMISSION TO VIRTUAL MONITORING
CENTER OF MUNICIPALITY.

RAFAEL LAZA STREET, AGUAS BUENAS,
PUERTO RICO.

GPS LATITUDE/LONGITUDE:
18.256730, -66.102971

AGUAS BUENAS MUNICIPALITY



198-074-011-01-000

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IPG INGENIUM
PROFESSIONAL GROUP

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Dwg Name: INGENIUM GROUP

Drawn by: INGENIUM GROUP

Revised by: ING. WILLIAM MELENDEZ

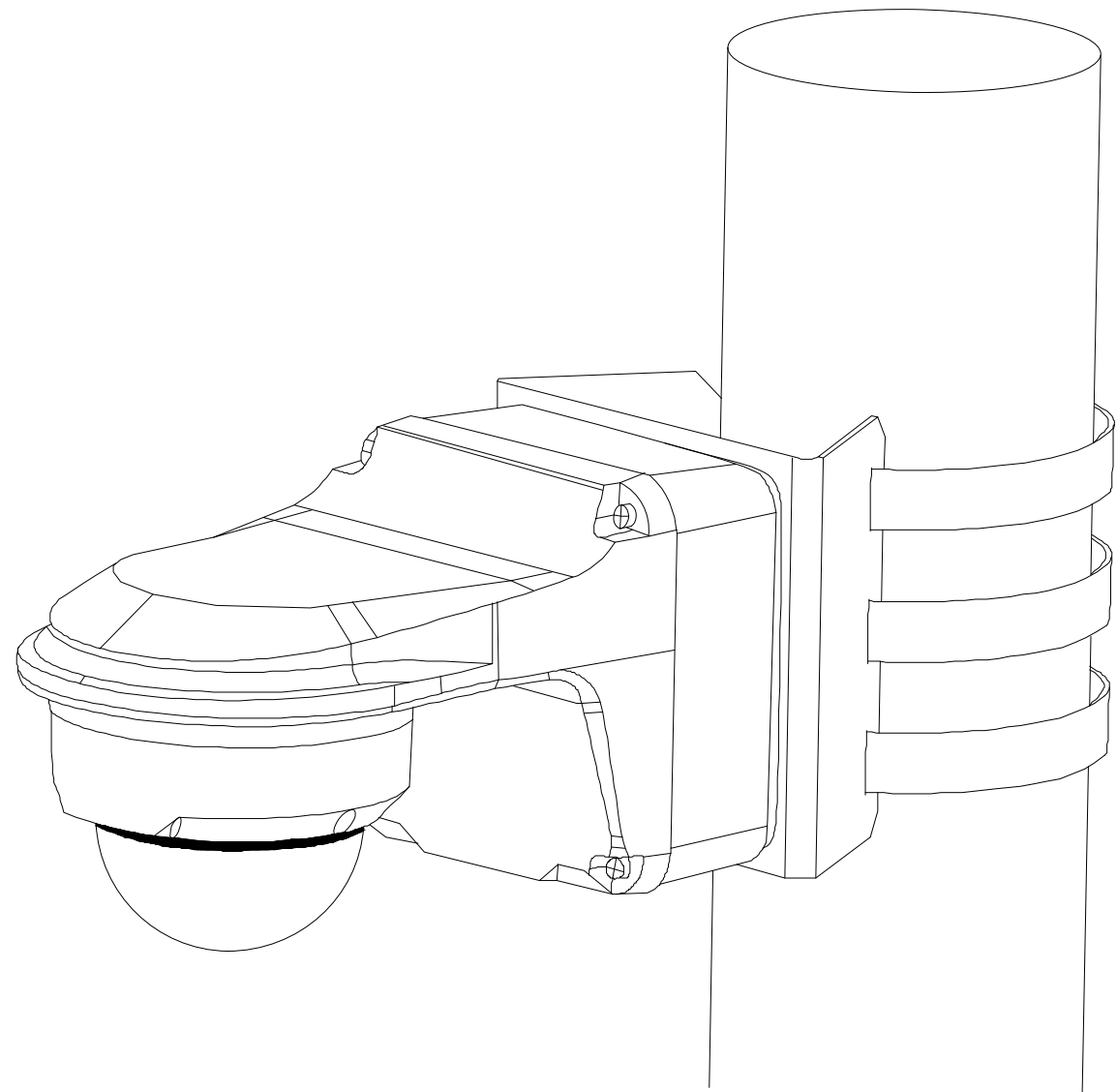
Plot Scale: AS SHOWN

Progress Print:

CCTV LAYOUT PLAN

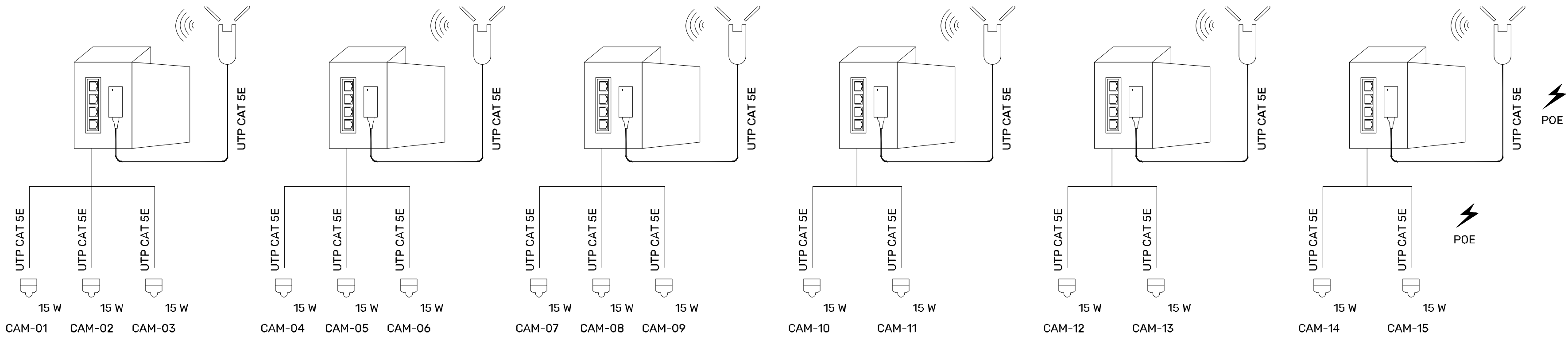
CT100

PAGE: 47 / 49

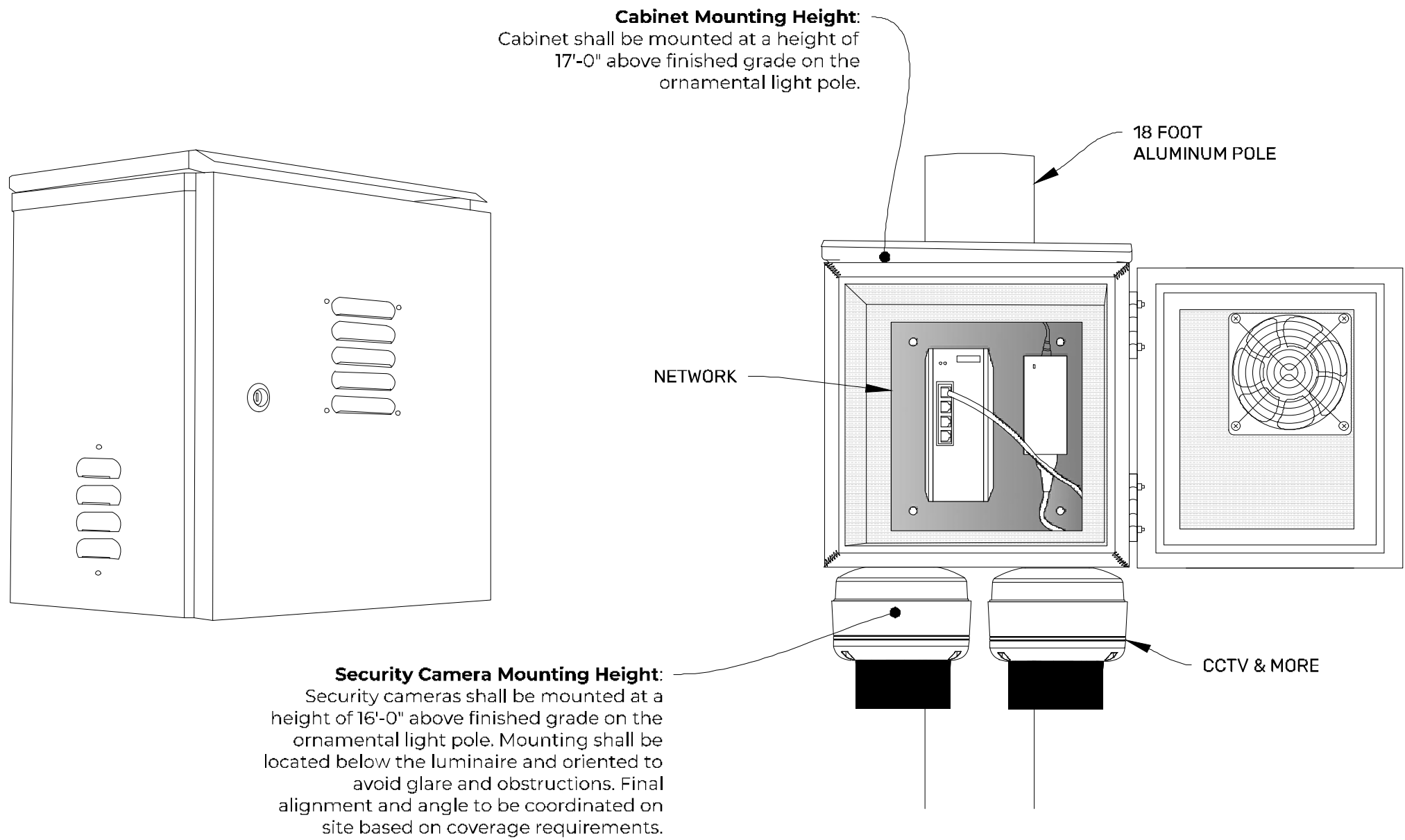


TYPICAL - TR-JB07/WM03-G-IN+TR-UP06-IN
SCALE: N.T.S.

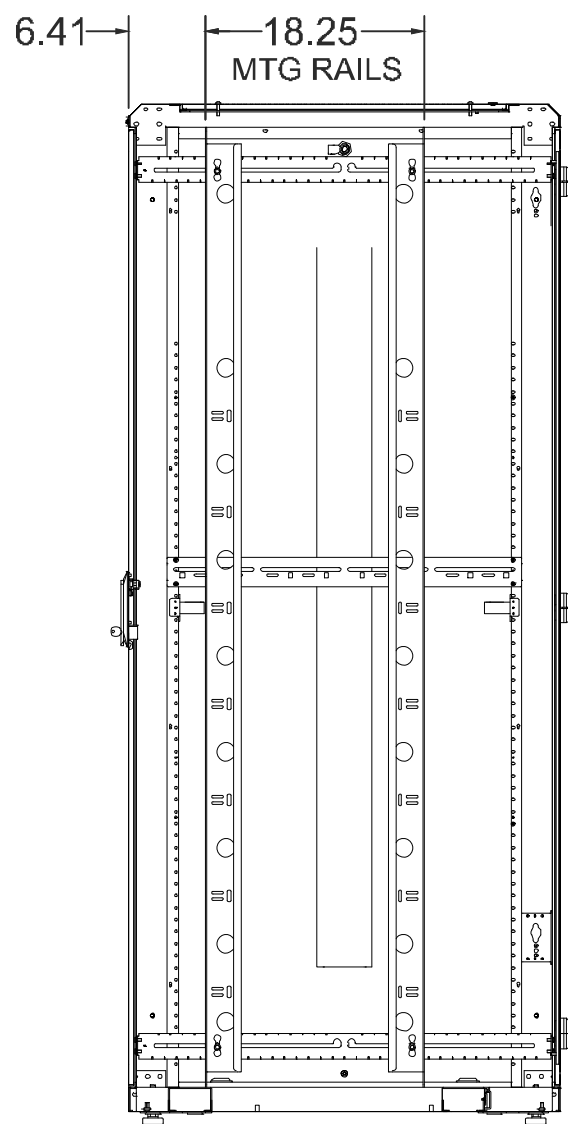
- SENECA SERVER FOR RECORDING
- SENECA SERVER FOR CLIENT
- MILESTONE XPROTECT SOFTWARE
- TREDNET INDUSTRIAL SWITCH WITH POE & FIBER MODEL TI-PG62 WITH TRANSFORMER TI-S12048
- LCD 4K DIGITAL MONITOR MODEL LG UH7F Series 65"



WIRING DETAILS PER CAMERA
SCALE: N.T.S.



CAMERA TERMINAL CABINET MODEL AL161610N3-FT
SCALE: N.T.S.



SPECIFICATIONS:

DIMENSIONS: 84"H X 24"W X 36"D

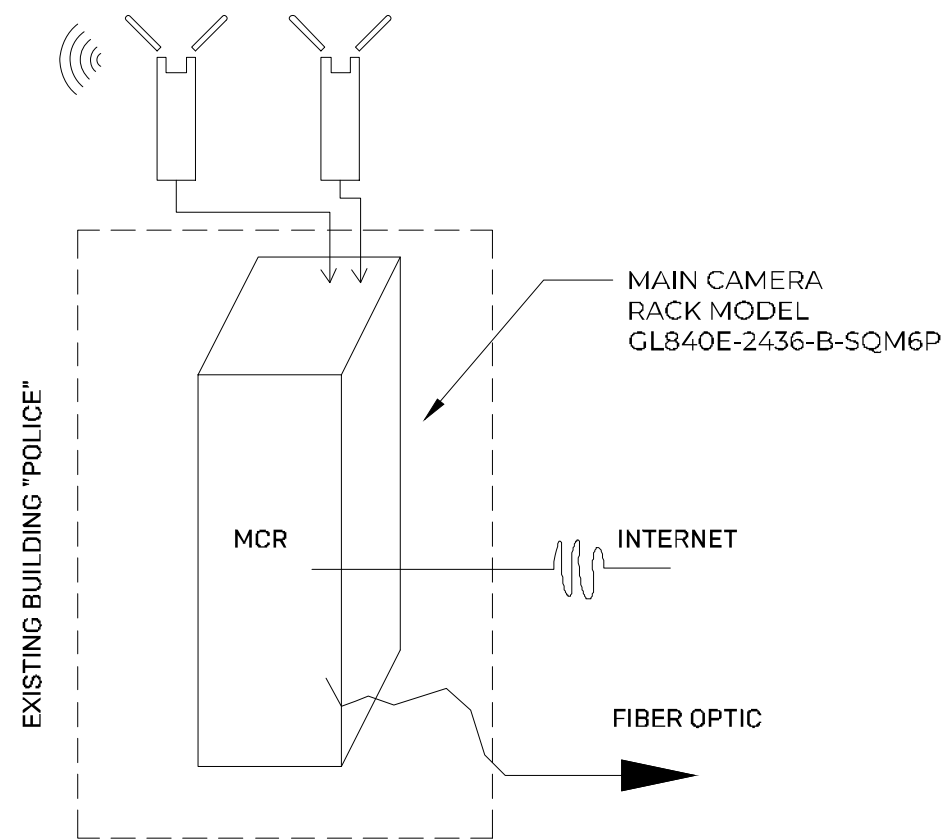
RACK SPACES: 44 RMU w/ NUMBERED RMU INDICATORS, 19" EIA 310-E COMPLIANT

WEIGHT CAPACITY: 1500 LBS.

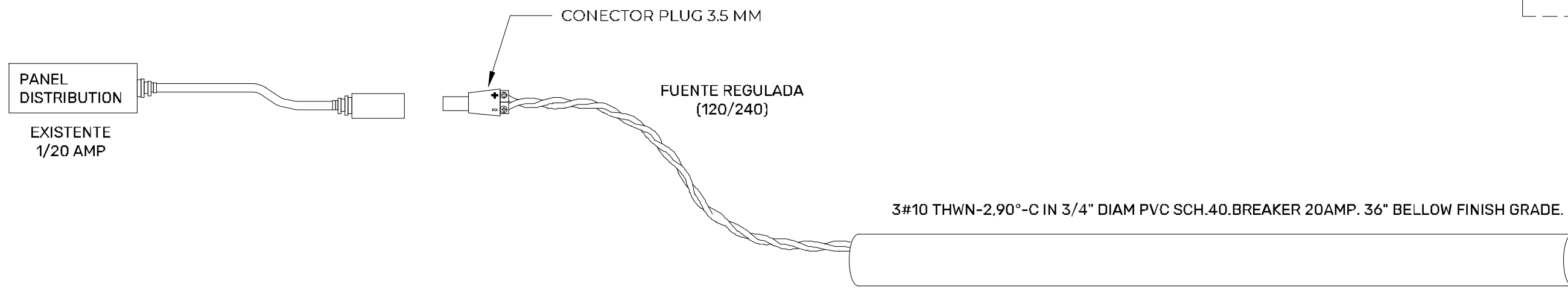
COLOR: DURABLE TEXTURE POWDER COATING

CONSTRUCTION: 2 PAIR MOUNTING RAILS, #12 GA. C.R.S.
FULLY WELDED FRAME, #16 GA. C.R.S.
DOOR, SIDE PANELS, TOP PANEL, #16 GA. C.R.S.

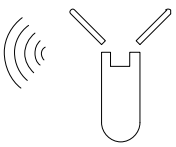
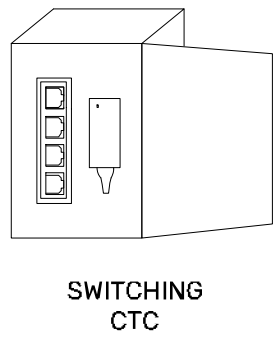
HARDWARE: PACKAGE OF QTY-50; M6 SCREWS AND CAGE NUTS, INCLUDED.



DATA RACK LOCATION DIAGRAM (MCR)
SCALE: N.T.S.



16"X16"X10" NEMA 3 ENCLOSURE WITH FAN
SKU: AL161610N3-FT
SWITCH TI-PG62 WITH TI-S12048



ACCES POINT WIFI ANTENA
MODEL UAP-AC-M

IPC324LB-ADF28 (40)K-H (FIXED DOME)
WITCH TR-UP06-IN (POLE MOUNT) 2TR-JB07/WM03-G-IN

CCTV SYSTEM ARCHITECTURAL DIAGRAM
SCALE: N.T.S.

RAFAEL LASA STREET, AGUAS BUENAS,
PUERTO RICO.

GPS LATITUDE/LONGITUDE:
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AGUAS BUENAS MUNICIPALITY



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Dwg Name: INGENIUM GROUP

Drawn by: INGENIUM GROUP

Revised by: ING. WILLIAM MELENDEZ

Plot Scale: AS SHOWN

Progress Print:

CCTV DIAGRAMS

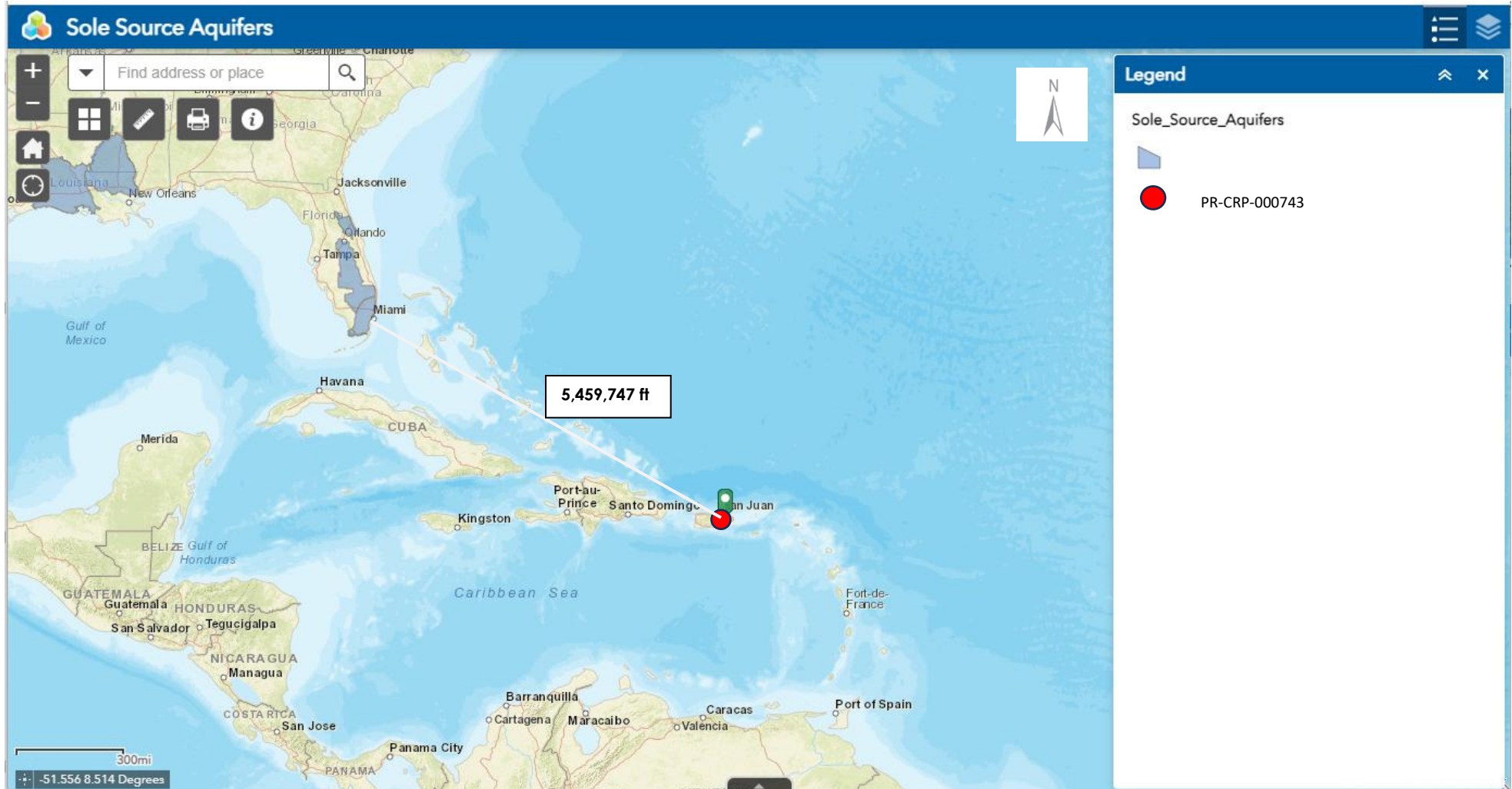
Attachment 11
Sole Source Aquifers

Sole Source Aquifer Map

PR-CRP-000743 – Luis A. Ferré Plaza Square Remodeling

Coord: 18.256730, -66.102971

Address: Rafael Lasa St, Aguas Buenas, PR 00703

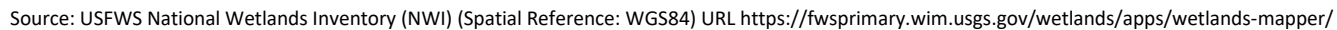


Source: U.S. EPA Map of Sole Source Aquifer Locations (Spatial Reference: WGS84), accessed August 13th, 2025 at URL <https://www.epa.gov/dwssa/map-sole-source-aquifer-locations>

Attachment 12
Wetlands Protection

PR-CRP-000743 – Luis A. Ferré Plaza Square Remodeling

Address: Rafael Lasa St, Aguas Buenas, PR 00703



Attachment 13
Wild & Scenic Rivers

Wild and Scenic Rivers Map

PR-CRP-000743 – Luis A. Ferré Plaza Square Remodeling

Coord: 18.256730, -66.102971

Address: Rafael Lasa St, Aguas Buenas, PR 00703



Source: US Forest Service (USFS) (Spatial Reference: WGS84), accessed August 13th, 2025 at URL
<https://www.arcgis.com/home/webmap/viewer.html?panel=gallery&layers=a37eb56966cc4b11b69909e288414e53>

Prepared by  ICF

Attachment 14
Field Inspection Report

Field Visit Checklist and Site Evaluation

Project Name:	Luis A. Ferré Plaza Square Remodeling (PR-CRP-000743)	Coordinates:	18.256730, -66.102971
Project address:	Rafael Lasa St, Aguas Buenas, PR 00703	Municipality:	Aguas Buenas
State:	Puerto Rico	ZIP:	00703
Inspector Name:	Mildred Guzmán, Environmental Specialist, ICF		
Date of Visit:	July 3, 2025		
Existing Environmental Conditions on and Around Site			
	Site Specific	Adjacent Areas	
General observations:	The project site is a public plaza in the heart of the Auguas Buenas urban center, and includes a fountain, trees and sitting areas.	The areas adjacent to the project include mostly commercial buildings with some residential and institutional areas. The plaza is bordered by one-way streets, including PR-156.	
Evidence of wetlands?	No, there are no wetlands in the project area because they are developed areas.	The project site is not within or adjacent to a wetland.	
Evidence of Threatened or Endangered species?	No, the proposed project is located in a densely populated, urban landscape	No, the proposed project is located in a densely populated, urban landscape	
Evidence of landfills, dumping, or disturbed soils?	No	No	
Evidence of wastewater discharges?	No	No	
Toxic Chemicals and Radioactive Materials			
Evidence of USTs?	No	No	
If yes, are they in use?	N/A	N/A	
Any out of service underground fuel tanks?	No	None identified	
Evidence of above ground storage tanks (including 55-gallon drums)?	No	None identified	
Evidence of leaking ASTs?	N/A	N/A	
Evidence of leaking electrical equipment?	No	No	
Hazardous Operations			
Evidence of manufacturing operations utilizing or producing hazardous substances?	No	No	
Evidence of past operations that may have used hazardous substances or radiological materials that may have been released?	No	No	

General Notes/Observations

The project site is located within a developed urban area of the Municipality of Aguas Buenas. The project area exhibits a clean, organized, and typical streetscape, consistent with its surrounding urban context. No environmental conditions were identified during the assessment that would pose limitations or constraints to the proposed project's development.

Site Photo 1:

Applicant ID #	PR-CRP-000743
Property Address:	Rafael Lasa St, Aguas Buenas, PR 00703



Description:	Calle Luis Minoz Rivera, facing east
--------------	--------------------------------------

Site Photo 2:

Applicant ID #	PR-CRP-000743
Property Address:	Rafael Lasa St, Aguas Buenas, PR 00703
 <p>Jul 3, 2025 11:54:44 AM Aguas Buenas Altitude:227.0m Speed:0.0km/h</p>	
Description:	West side of the plaza, facing northeast

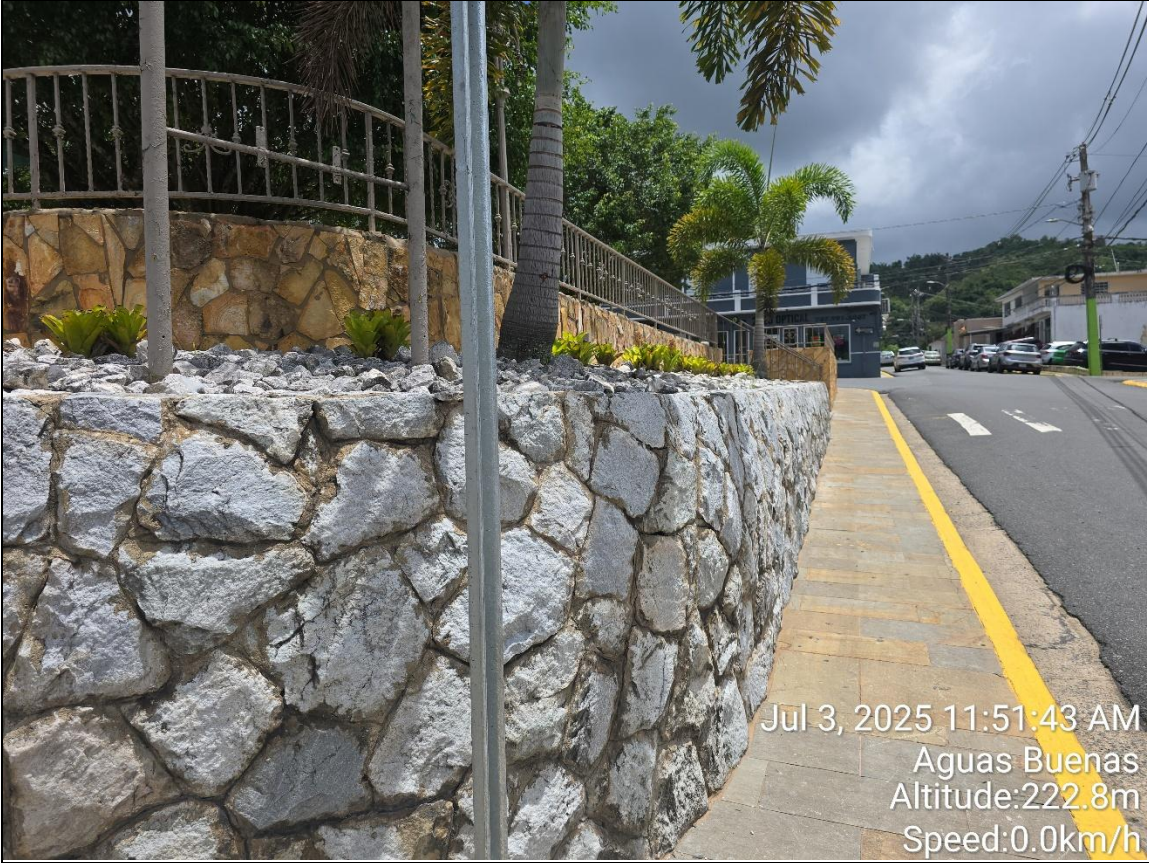
Site Photo 3:

Applicant ID #	PR-CRP-000743
Property Address:	Rafael Lasa St, Aguas Buenas, PR 00703
 <p>Jul 3, 2025 11:54:52 AM Aguas Buenas Altitude:227.5m Speed:2.0km/h</p>	
Description:	West side of the plaza, facing south

Site Photo 4:

Applicant ID #	PR-CRP-000743
Property Address:	Rafael Lasa St, Aguas Buenas, PR 00703
 <p>Jul 3, 2025 11:51:16 AM Aguas Buenas Altitude:223.0m Speed:0.0km/h</p>	
Description:	Calle Padre Sercus, facing south

Site Photo 5:

Applicant ID #	PR-CRP-000743
Property Address:	Rafael Lasa St, Aguas Buenas, PR 00703
 <p>Jul 3, 2025 11:51:43 AM Aguas Buenas Altitude:222.8m Speed:0.0km/h</p>	
Description:	Calle Padre Sercus, facing north

Site Photo 6:

Applicant ID #	PR-CRP-000743
Property Address:	Rafael Lasa St, Aguas Buenas, PR 00703
<div><p>Jul 3, 2025 11:48:41 AM Carr 156 R Aguas Buenas Altitude:226.6m Speed:0.0km/h</p></div>	
Description:	Calle Rafael Lasa Quinonez (PR-156), facing west

Site Photo 7:

Applicant ID #	PR-CRP-000743
Property Address:	Rafael Lasa St, Aguas Buenas, PR 00703
 <p>Jul 3, 2025 11:49:22 AM Aguas Buenas Altitude: 226.3m Speed: 2.6km/h</p>	
Description:	North plaza facing east

Site Photo 8:

Applicant ID #	PR-CRP-000743
Property Address:	Rafael Lasa St, Aguas Buenas, PR 00703
<div><p>Jul 3, 2025 11:49:36 AM Aguas Buenas Altitude:223.8m Speed:0.0km/h</p></div>	
Description:	North side of the plaza, facing south

Site Photo 9:

Applicant ID #	PR-CRP-000743
Property Address:	Rafael Lasa St, Aguas Buenas, PR 00703
 <p>Jul 3, 2025 11:50:13 AM Aguas Buenas Altitude:223.2m Speed:0.0km/h</p>	
Description:	Northeast side of the plaza, facing southwest

Site Photo 10:

Applicant ID #	PR-CRP-000743
Property Address:	Rafael Lasa St, Aguas Buenas, PR 00703
 <p>Jul 3, 2025 11:50:36 AM Aguas Buenas Altitude:223.5m Speed:0.0km/h</p>	
Description:	East side of the plaza, facing west

Site Photo 11:

Applicant ID #	PR-CRP-000743
Property Address:	Rafael Lasa St, Aguas Buenas, PR 00703
 <p>Jul 3, 2025 11:48:36 AM Carr 156 R Aguas Buenas Altitude:228.3m Speed:0.0km/h</p>	
Description:	North side of the plaza facing south

Site Photo 12:

Applicant ID #	PR-CRP-000743
Property Address:	Rafael Lasa St, Aguas Buenas, PR 00703
 <p>Jul 3, 2025 11:48:38 AM Carr 156 R Aguas Buenas Altitude:227.1m Speed:0.0km/h</p>	
Description:	North side of the plaza, facing southwest