Docusign Envelope ID: 5A168122-2BE8-8D08-820D-020E495E8D48

REQUEST FOR QUOTATIONS FORM
Request for Quotation (RFQ)
Archaeological Monitoring Services
for the Pedestrian Access Improvements Project (APE-3)
Economic Development Investment Portfolio for Growth Program (IPG)
Community Development Block Grant – Disaster Recovery (CDBG-DR)
Puerto Rico Convention Center District Authority
CDBG-DR-IPG-PRCCDA-2026-12

Name of Supplier:
E-mail: **Phone:** ( )

General Information:

- *The Puerto Rico Convention Center District Authority (PRCCDA) entered into a Subrecipient Agreement (SRA) with the Puerto Rico Department of Housing (PRDOH) to assist in the implementation of Community Development Block Grant for Disaster Recovery (CDBG-DR) activities.*
- *The PRCCDA has identified the need to acquire goods and/or services for CDBG-DR activities under the SRA for which the Micro Purchase (Purchases not exceeding the $10,000 threshold) or Small Purchase (purchases not exceeding the $250,000 threshold) procurement methods will be used.*
- *This Request for Quotation Form provides information to Suppliers on the submittal of a Quote for the goods and/or services identified herein.*

Scope of Services:
The PRCCDA is requesting quotes for the professional services described in the Scope of Services attached hereto. Suppliers will be required to comply with the entirety of the Scope of Services.

Contracting:
Contracting for the Scope of Services will be done through:

☐ **Purchase Order** ☒ **Written Agreement (Draft Attached)**

Instructions for Submission of Quotes:
Quotes must be submitted:

To: Puerto Rico Convention Center District Authority
Attn.: Lorena Matos Cáez
At: procurement@prcda.pr.gov

On or Before: October 12, 2026, 11:59 pm (AST)

Quotes must include, at a minimum, the following documents at the time of submission:

☒ **Supplier Profile Sheet** (duly signed and dated)
☒ **Cost Form** (duly completed, signed and dated)
☐ **Terms & Conditions** (A, B, C & D Initialized)
☒ **Non-Conflict of Interest Certification** (duly completed, signed and dated)
☒ **Scope of Services** (duly completed, signed and dated)
☒ **Non-Conflict of Interest on Existing or Pending Contracts** (duly completed, signed and dated)
☐ **Non Collusive Affidavit**
☒ **Certificate of Eligibility** issued by the PR General Services Administration (GSA). If by submittal due date, Supplier is unable to complete registration in the Registry of Providers (*RUP)of the General Services Administration, he must submit evidence of having filed the request prior to submitting his quote.*
☒ **List of Comparable Projects** (duly completed)

Additional documentation included with this request for quotations form:

☒ **Insurance Requirements** ☒ **Model Contract**

Inquiries and Requests for Clarifications:
Any inquiries or requests for clarification regarding this Request for Quotations must be submitted no later than October 2, 2026, 5:00 pm (AST) and must be submitted to through the Procurement Inquiry Form (https://forms.cloud.microsoft/g/eDUnUnaAL0) available on the PRCCDA website at https://prcda.com/procurements/

Additional Instructions:

Other than the price, the PRCCDA will be considering qualifications and previous experience.

The Puerto Rico Convention Center District Authority appreciates your interest in providing goods and/or services for CDBG-DR/CDBG-MIT activities.

(Authorized Representative Signature)
Lorena Matos Cáez
Deputy Executive Director

September 25, 2026
(Date)

SUPPLIER PROFILE SHEET
Request for Quotation (RFQ)
Archaeological Monitoring Services
for the Pedestrian Access Improvements Project (APE-3)
Economic Development Investment Portfolio for Growth Program (IPG)
Community Development Block Grant – Disaster Recovery (CDBG-DR)
Puerto Rico Convention Center District Authority
Procurement No.: CDBG-DR-IPG-PRCCDA-2026-12

To: Professional Services Provider

Supplier/Professional Services Provider Data:

(1) Legal Name: _____

(2) Tax ID: _____

(3) UEI No.: _____

(4) E-mail _____

(5) Physical Address: _____
(Street Address Line 1)

_____
(Street Address Line 2)

_____ _____ _____
(City) *(State)* *(Zip)*

(6) Postal Address: _____
(Street Address Line 1)

_____
(Street Address Line 2)

_____ _____ _____
(City) *(State)* *(Zip)*

(7) Phone Number: _____

(8) Email Address: _____

_____

_____

(9) Select the options that apply, if any

☐ **Women Business Enterprise** ☐ **Minority Business Enterprise** ☐ **Section 3 Resident** ☐ **Section 3 Business**

(10) Authorized Representative:

Vendor's Initials: _____

(Authorized Representative Name) *(Authorized Representative Position)*

Authorized Representative Legal Circumstances:

Legal Status (Married or Single):

Place of Residence:

The Supplier/Professional Services Provide, hereby certifies that the above information is accurate:

(Authorized Representative Signature) *(Date)*

(Authorized Representative Name)

Instructions to obtain *Unique Entity Identifier* (UEI) Number and for Award Management (SAM)

As of April 4, 2022, the federal government transitioned from the DUNS Number to the new UEI (generated in *SAM.gov*), for entity identification of federal awards governmentwide. The UEI is used within the *SAM.gov* and other government award and financial systems to identify a unique entity.

Entity identification in federal awards (grants, loans, contracts, etc.) means a unique set of numbers and letters used to identify every entity seeking to do business with the federal government. Prior to April 3, 2022, the federal government used the DUNS Number, assigned by Dun & Bradstreet.

Federal contractors and assistance recipients registered in *SAM.gov* do not need to take any action. Your UEI has been assigned and is visible in your registration at SAM.gov

To get a UEI for your organization without having to complete a full entity registration go to the following link: https://sam.gov/workspace/em/enti-ties/register.

System for Award Management (SAM)

The entity must access the System for Award Management **(SAM)** and register. There is **No Fee** for you to register or to renew/update your organization's information on *SAM.gov*. The link to SAM is as follows: www.sam.gov.

In addition, you can contact the Federal Contracting Center and request for technical assistance.

Phone number: 787-758-4747, ext. 3181
Email: fecc@pridco.pr.gov
Link to website: *federalcontractingpr.com*

If you need assistance for the registration process, please contact us at: CDBGDR-PROCUREMENT@vivienda.pr.gov

ATTACHMENT I
SCOPE OF SERVICES
Request for Quotation (RFQ)
Archaeological Monitoring Services
for the Pedestrian Access Improvements Project (APE-3)
Economic Development Investment Portfolio for Growth Program (IPG)
Community Development Block Grant – Disaster Recovery (CDBG-DR)
Puerto Rico Convention Center District Authority
Procurement Process No.: CDBG-DR-IPG-PRCCDA-2026-12

1. Introduction

The Puerto Rico Convention Center District Authority (PRCCDA) is requesting quotations for professional archaeological services from qualified and experienced professionals to conduct archaeological monitoring services for the Pedestrian Access Improvements Project (APE-3) for the Navy Pier/Bahía Urbana Infrastructure Project.

Services for this effort are procured as part of implementation of the Navy Pier/Bahía Urbana Infrastructure Project and will be funded with an allocation of funds from the Economic Development Investment Portfolio for Growth (IPG) Program of the Puerto Rico Department of Housing (PRDOH), under the Community Development Block Grant – Disaster Recovery (CDBG-DR) Program.

The requested services are intended to provide archaeological monitoring of activities involving demolition, excavation, ground disturbance, and/or the operation of heavy equipment within the Pedestrian Access Project designated monitoring areas identified in the approved Archaeological Monitoring Plan for APE-3. The monitoring services include the **National Register of Historic Places (NRHP)-eligible historic property located within Intersection #5**, as identified in the approved Archaeological Monitoring Plan. The Archaeological Monitor shall identify, document, evaluate, and provide recommendations regarding archaeological resources or cultural materials that may be encountered during construction activities.

The services requested under this solicitation are **exclusively limited to archaeological monitoring within the designated monitoring areas of the Pedestrian Access Improvements Project (APE-3).** Archaeological Monitoring Services shall be performed in accordance with the **Archaeological Monitoring Plan approved by the Puerto Rico State Historic Preservation Office (SHPO) on July 6, 2026**, as applicable to APE-3, and in accordance with applicable Federal, Commonwealth of Puerto Rico, and local laws, regulations, policies, guidance, and professional standards.

These services are required to support compliance with **Section 106 of the National Historic Preservation Act (NHPA)**, the environmental review requirements applicable to the CDBG-DR Program administered by PRDOH, and the concurrence issued by SHPO. The selected Contractor shall coordinate archaeological monitoring activities with PRCCDA, the Construction Manager (CM), the General Contractor, environmental consultants, and other project representatives, as directed by PRCCDA.

2. Project Overview and Area of Potential Effects (APE)

The Pedestrian Access Project (APE-3) is located south of the San Antonio Channel within Puerta de Tierra and is intended to improve pedestrian connectivity between surrounding districts, including Miramar, Condado, and the Convention Center area. Centered at coordinates 18.458265, -66.086558, this component aims to improve pedestrian safety and facilitate connectivity among surrounding neighborhoods for both residents and tourist stakeholders.

Project area is bounded to the North, by the San Antonio Channel, to the South, by Miramar, to the East, by the PR-16 and to the West, by PR-26 (**See Figure 1**).



Figure 1 - Aerial View of the Project Footprint (Red Boundary) and Associated Off-Site Areas Requiring Traffic Sign Installation as part of the Scope of Work"



Figure 2- Urban Pedestrian Circulation to be Improved

The Project entails improvements to pedestrian and vehicular circulation networks within the Project area. The implementation of the Project will enhance pedestrian connectivity between and to the urban areas of Condado, Miramar, Old San Juan, and the Convention Center District (**See Figure 2**). The Project will also improve connectivity among existing and future residential, tourism, commercial and entertainment activities in the area, which although located in close proximity, are currently disconnected, difficult to access, and not fully integrated into the surrounding pedestrian network.

The Project is intended to address existing infrastructure deficiencies and modernize circulation networks by improving pedestrian safety, walkability, accessibility, and the visitor experience; providing improved facilities for area residents and visitors; and supporting local economic development as a whole.

The Project includes, but is not limited to, (1) Lead Abatement; (2) selective demolition; (3) widening and upgrading of existing sidewalks; (4) construction of new sidewalks, pedestrian pathways, ramps, and outdoor stairways; (5) creation and enhancement of public areas; (6) pedestrian safety improvements through new and improved crossings; (7) installation of street lighting, architectural lighting, pedestrian wayfinding elements, and new traffic signs; and (8) related accessibility improvements. During construction, temporary Maintenance of Traffic (MOT) measures will be implemented to support safe circulation and minimize disruption within the Project area.

Existing green spaces and public areas within the Project area will also be improved as part of the design. These improvements will include new landscaping, public seating areas, and related public realm enhancements

intended to support ADA accessibility, pedestrian circulation, safety, and a more comfortable public environment.

Archaeological monitoring under this RFQ shall be limited to construction activities and locations requiring monitoring as identified in the SHPO-approved Archaeological Monitoring Plan for APE-3.

3. Scope of Services

PRCCDA seeks to retain the professional services of a qualified archaeological consulting firm or qualified individual archaeologist to provide Archaeological Monitoring Services for the Pedestrian Access Improvements Project (APE-3) of the Navy Pier/Bahía Urbana Infrastructure Project. Archaeological Monitoring shall be performed within the designated monitoring areas identified in the approved Archaeological Monitoring Plan, including the National Register of Historic Places (NRHP)-eligible historic property located within Intersection #5, as shown in Exhibits 1 and 2.

The services are required to support compliance with Section 106 of the National Historic Preservation Act (NHPA), the environmental review requirements of the Community Development Block Grant – Disaster Recovery (CDBG-DR) Program administered by the Puerto Rico Department of Housing (PRDOH), and the concurrence issued by the Puerto Rico State Historic Preservation Office (SHPO). All Archaeological Monitoring Services shall be performed in accordance with the Archeological Monitoring Plan approved by SHPO on July 6, 2026, as applicable to APE-3 (Exhibit 2), and in accordance with all applicable Federal, Commonwealth of Puerto Rico, and local laws, regulations, and professional standards.

The objective of archaeological monitoring is to conserve and protect identified archaeological resources; prevent direct and indirect adverse effects to known or previously unidentified historic properties; identify, evaluate, and document archaeological resources encountered during construction activities; recover archaeological information, as appropriate, during excavation and other ground-disturbing activities; and implement the conservation measures, treatment protocols, and procedures established in the approved Archaeological Monitoring Plan for the Project.

The Contractor shall perform the services with sufficient qualified staffing to avoid delays to construction while ensuring the protection of archaeological resources.

The Contractor acknowledges that archaeological monitoring activities are directly integrated with the construction schedule and agrees to coordinate continuously with PRCCDA, the Construction Manager (CM), the General

Contractor, environmental consultants, and other project representatives as directed by PRCCDA.

Time is of the essence. The selected Contractor shall be available to commence services immediately upon issuance of the Notice to Proceed (NTP), or as otherwise directed by PRCCDA, and shall provide archaeological monitoring throughout the duration of construction activities requiring such services. The Contractor shall be capable of mobilizing personnel within the timeframes established by PRCCDA, including emergency requests resulting from changes in construction sequencing.

The Scope of Services ("Services") described herein is based on the circumstances existing at the time this Request for Quotations (RFQ) is issued. PRCCDA reserves the right to revise, expand, reduce, suspend, or otherwise modify the services described herein as necessary to satisfy project requirements, environmental conditions, regulatory requirements, funding agency directives, construction sequencing, or other project needs.

The PRCCDA's Navy Pier / Bahía Urbana Project is currently undergoing the Environmental Review Process as per provisions of the National Environmental Policy Act of 1969 (NEPA), 42 U.S.C. § 4321 et seq., as well as to the HUD environmental review regulations at 24 C.F.R. Part 58. No Contract will be awarded nor executed by the PRCCDA prior to the Navy Pier/Bahía Urbana Infrastructure Project receiving the Environmental Clearance and formal Authorization for Use of Gran Funds from HUD. Environmental clearance must be obtained by PRCCDA prior to the firm commitment of federal or non-federal funds. (24 CFR § 58.22). A violation of this requirement may jeopardize federal funding to a project and disallow all costs that were incurred before the completion of the Environmental Review.

3.1 Scope of Work

The Archaeologist shall remain present on-site during excavations, demolitions, or other ground-disturbing activities requiring archaeological monitoring.

All archaeological services shall conform to the applicable standards and guidelines governing archaeological investigations in Puerto Rico. The analysis of any cultural materials encountered, preparation of technical documentation, and certification of all reports shall be performed under the direct supervision of a Principal Investigator meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61). Archaeological monitoring and any associated archaeological investigations shall be conducted in accordance with accepted professional archaeological practices.

The selected Contractor shall provide all labor, personnel, supervision,

equipment, transportation, materials, documentation, and management necessary to perform the services described herein.

3.1.1 General Requirements

- Archaeological monitoring shall be performed within the designated monitoring areas identified in the approved Archaeological Monitoring Plan for APE-3, including the NRHP-eligible historic property located within Intersection #5.

- The Contractor shall provide sufficient qualified personnel to perform archaeological monitoring without causing unnecessary delays to construction activities.

- Archaeological monitoring activities shall be continuously coordinated with PRCCDA, the Construction Manager (CM), the General Contractor, environmental consultants, and other project representatives, as directed by PRCCDA.

- The Archaeological Monitor shall be present during demolition, excavation, and other ground-disturbing activities requiring monitoring in accordance with the approved Archaeological Monitoring Plan.

- The Contractor shall document archaeological monitoring activities and any archaeological resources or cultural materials encountered during construction in accordance with the documentation and reporting requirements established herein.

- Any discovery requiring implementation of discovery or stop-work procedures shall be immediately communicated verbally to PRCCDA and the appropriate project representatives, followed by written notification within twenty-four (24) hours.

- All deliverables shall be suitable for PRCCDA review and for supporting applicable Section 106, SHPO, CDBG-DR, and environmental review compliance requirements.

3.1.2 Methodology

The Contractor shall perform Archaeological Monitoring Services in accordance with the approved Archaeological Monitoring Plan for APE-3 and applicable professional archaeological standards.

The methodology shall be coordinated with the construction schedule, sequencing, and ground-disturbing activities requiring archaeological monitoring. Prior to the commencement of monitoring activities, the Contractor

shall coordinate with PRCCDA, the Construction Manager (CM), and the General Contractor to confirm the anticipated construction activities, locations requiring monitoring, site access, sequencing, and applicable archaeological requirements.

Archaeological monitoring shall include, at a minimum:

• On-site observation of demolition, excavation, trenching, grading, and other ground-disturbing activities requiring archaeological monitoring.

• Identification and documentation of archaeological resources or cultural materials encountered during construction.

• Maintenance of daily monitoring records documenting monitored activities, locations, observations, findings, photographs, and other relevant field information.

• Photographic documentation, plan sketches, mapping, and other appropriate means of documenting archaeological resources and their relationship to construction activities, as applicable.

• Implementation of the discovery, notification, and stop-work procedures established in the approved Archaeological Monitoring Plan when archaeological resources or cultural materials requiring further evaluation are encountered.

• Coordination with PRCCDA, the Construction Manager, General Contractor, SHPO, PRDOH, HUD, and other agencies or project representatives, as directed by PRCCDA.

• Analysis and documentation of recovered cultural materials, when applicable, in accordance with the requirements established herein and applicable professional standards.

Archaeological monitoring activities shall be performed in a manner that protects archaeological resources while minimizing unnecessary impacts to the construction schedule.

4. General Tasks

The Contractor shall prepare and submit all documentation and deliverables required to document the Archaeological Monitoring Services performed under this RFQ. Deliverables shall support PRCCDA's compliance with applicable Section 106, SHPO, CDBG-DR, and environmental review requirements.

Deliverables shall be submitted electronically in editable formats, as applicable, including Microsoft Word, Excel, PowerPoint, GIS-compatible formats, and PDF.

All reports, data, photographs, maps, field records, and supporting documentation generated under this Scope of Services shall become the property of PRCCDA.

4.1.1 Pre-Construction Coordination

Prior to commencement of construction activities requiring archaeological monitoring, the selected Contractor shall coordinate with PRCCDA, the Construction Manager (CM), and the General Contractor regarding the construction schedules, anticipated start date of construction, activities requiring archaeological monitoring, sequencing of work, access to the project site, and monitoring requirements.

Before any ground-disturbing activities or heavy equipment operations begin, PRCCDA, the Construction Manager (CM), the General Contractor, and the Monitor will participate in a kick-off meeting to discuss the archaeological monitoring procedures, including the coordination protocol between the Monitor and construction personnel. The Monitor shall provide an orientation regarding the archaeological sensitivity of the project area, the protection of archaeological resources, and the construction activities requiring archaeological monitoring. The selected proponent shall document the kick-off meeting and provide meeting minutes to PRCCDA upon request.

The approved Archaeological Monitoring Plan for the Pedestrian Access Improvements Project (APE-3) shall be followed throughout construction. The Plan shall establish the procedures to be followed when there is a possibility of affecting previously identified or unanticipated archaeological resources. Construction personnel shall comply with the Monitor's instructions, including slowing or temporarily suspending ground-disturbing activities, as necessary, to evaluate archaeological findings in accordance with the approved Archaeological Monitoring Plan.

Prior to commencement of monitored construction activities, PRCCDA, the Construction Manager (CM), the General Contractor, and the Monitor shall acknowledge the archaeological monitoring procedures applicable to the Project, including those activities requiring the Monitor's presence and the procedures to be followed in the event archaeological resources or human remains are encountered.

4.1.2 Archaeology Field Supervision/Monitoring

The selected Contractor shall perform archaeological monitoring: during all construction activities identified in the approved Archaeological Monitoring Plan. The Monitor shall be present in the field during all construction activities involving demolition, excavation, ground-disturbing activities, and the operation

of heavy equipment requiring archaeological monitoring, in accordance with the approved Archaeological Monitoring Plan.

Archaeological monitoring services shall be provided based on the construction schedule and upon circumstances established in the archeological monitoring plan for the monitor's presence or upon request as authorized by PRCCDA, the Construction Manager or its designated representative.

Archaeological monitoring and site supervision services shall be compensated on an hourly basis for the actual hours authorized and performed on-site. The Contractor shall only invoice for actual hours of archaeological monitoring services performed and shall not charge a full daily rate when monitoring services are required for only a portion of a workday or work shift. All hours shall be documented in the Daily Record of Activities and supported by the corresponding timesheets.

Once archaeological monitoring services are requested or authorized, the Archaeological Monitor shall remain on-site for the entire duration of the applicable construction activities requiring archaeological monitoring, unless otherwise authorized by PRCCDA or its designated representative.

The Monitor shall maintain a record of all monitored activities and complete a Daily Record of Activities for each day archaeological monitoring services are performed. The Daily Records shall be submitted to PRCCDA on a weekly basis for review every Friday and shall be included as an appendix to the Final Archaeological Monitoring Report.

4.1.3 Documentation

The Monitor shall document all archaeological resources identified. Field documentation shall include, at a minimum: Daily field logs; a description of the monitored activity including location; photographic documentation; plan sketches, and all other information necessary to adequately document the archaeological resource.

Documentation shall be completed in a timely manner while minimizing impacts to the construction schedule, to the extent practicable and consistent with the protection of archaeological resources.

For all archaeological monitoring activities and any archaeological discoveries encountered during construction, the Monitor shall implement the procedures and protocols established in the approved Archaeological Monitoring Plan and shall immediately notify PRCCDA verbally and provide written notification within 24 hours of any discoveries requiring implementation of the Plan's discovery or stop-work procedures. PRCCDA may request copies of the Daily Records at any

time during the performance of the Contract.

4.1.4 Laboratory Analysis and Curation

If archaeological materials are recovered during archaeological monitoring, the selected Contractor shall perform laboratory analysis, as appropriate, in accordance with the applicable standards and guidelines, including 36 CFR Part 79 – Curation of Federally Owned and Administered Archaeological Collections, and any other applicable Federal and Commonwealth requirements. The selected Contractor shall temporarily curate all recovered archaeological materials, including artifacts, faunal remains, and soil samples, as necessary to complete the required analysis and documentation. Upon completion of the archaeological monitoring services and submission of the Final Archaeological Monitoring Report, all recovered archaeological materials and associated records shall be transferred to the appropriate repository, as directed by PRCCDA and in accordance with applicable SHPO requirements. The curation of archaeological collections and associated records shall conform to the standards established in 36 CFR Part 79 – Curation of Federally Owned and Administered Archaeological Collections.

4.1.5 Coordination and Regulatory Support

Throughout the performance of the Contract, the Contractor shall coordinate with PRCCDA, the Construction Manager, the General Contractor, SHPO, PRDOH, HUD, and other governmental agencies as directed by PRCCDA.

The Contractor shall promptly respond to requests for technical information, prepare supporting technical memoranda and supporting documentation, and provide assistance necessary to support continued compliance with Section 106, the Environmental Review Record, and other applicable regulatory requirements.

4.2 Key Deliverables

Deliverables shall be considered those tangibles and resulting work products which are to be delivered to PRCCDA.

Deliverables shall be submitted in editable electronic formats, such as Microsoft Word, Excel, PowerPoint, GIS-compatible formats, and in PDF. All deliverables and resulting work products prepared under the Contract shall become the property of PRCCDA. The selected Contractor shall certify the accuracy and completeness of all deliverables submitted to PRCCDA.

All deliverables, including supporting documentation, field records, photographs, maps, GIS data, databases, laboratory records, artifact inventories, and other materials prepared under the Contract, shall become the

property of PRCCDA.

At a minimum, the Contractor shall prepare and submit the following deliverables:

4.2.1 Weekly Report

- **Daily Archaeological Monitoring Logs and Site Supervision** - Daily field documentation identifying monitored activities, site supervision activities, dates, personnel, monitored locations, observations, photographs, discoveries (if any), and construction status. Maintained daily and submitted weekly.

- **Progress Reports** - The Archaeologist shall provide weekly progress reports to PRCCDA. The weekly progress report shall identify the construction activities monitored, the location of the monitored work, and a brief description of archaeological monitoring activities and findings, accompanied by photographs, drawings, and any other documentation deemed necessary. The weekly report shall be considered complete upon acceptance by PRCCDA.

- **Discovery Memorandum** - Written documentation of any archaeological discovery requiring implementation of the Archaeological Monitoring Plan, including photographs, location, preliminary assessment, recommendations, and actions taken, shall be submitted within twenty-four (24) hours of the discovery, unless otherwise directed by PRCCDA.

4.2.2 Monthly Report

- **Progress Reports** - The Archaeologist shall provide monthly progress reports to PRCCDA. The monthly progress report shall identify the construction activities monitored, the location of the monitored work, and a brief description of archaeological monitoring activities and findings, accompanied by photographs, drawings, and any other documentation deemed necessary.

- **Laboratory Documentation** - Artifact catalog, laboratory inventory, laboratory analysis, analytical documentation, photographs, and chain-of-custody records for recovered archaeological materials, if applicable. Submitted upon completion of laboratory analysis, not to exceed a period of two (2) weeks.

- **Discovery Memorandum** - Written documentation of any archaeological discovery requiring implementation of the Archaeological Monitoring Plan, including photographs, location, preliminary assessment, recommendations, and actions taken, shall be submitted within twenty-four (24) hours of the discovery, unless otherwise directed by PRCCDA.

- **Technical Memoranda** - Technical evaluations, recommendations, responses

to agency comments, or other documentation requested by PRCCDA in support of Section 106 consultation or regulatory compliance. Submitted as requested by PRCCDA.

4.2.3 Final Report

- **Final Archaeological Monitoring Report -** The Final Archaeological Monitoring Report shall be submitted no later than fourteen (14) calendar days following completion of archaeological monitoring services. The report shall document the monitored construction activities, any documentary research performed, archaeological resources identified during monitoring, and the analysis and interpretation of the findings. The report shall include visual documentation, such as drawings, photographs, and sketch plans of documented archaeological resources. If applicable, the Archaeologist shall complete any archaeological site documentation required by the Puerto Rico State Historic Preservation Office (SHPO). The Final Report shall be considered complete upon acceptance by PRCCDA.

- **Final Discovery Memorandum** - Written documentation of any archaeological discovery requiring implementation of the Archaeological Monitoring Plan, including photographs, location, preliminary assessment, recommendations, and actions taken.

- **Final Laboratory Documentation** - Artifact catalog, laboratory inventory, analytical documentation, photographs, and chain-of-custody records for recovered archaeological materials, if applicable.

- **Curation Inventory** - Inventory of archaeological collections and associated records transferred to the repository designated by PRCCDA, if applicable. Submitted prior to contract closeout.

All report preparations shall be completed under the supervision of a Secretary of the Interior (SOI)-qualified archaeologist. The level of description and documentation in reports submitted to PRCCDA for review shall be consistent with the Secretary of the Interior's Standards and Guidelines for Archaeological Documentation and the National Park Service publication The Archaeological Survey: Methods and Uses (1978).

PRCCDA is required to maintain a high degree of contractor oversight and efficient and effective cost controls. Failure to do so may affect eligibility for Federal reimbursement of costs incurred under any agreement entered into pursuant to this RFQ. In addition to the Key Deliverables identified herein, the selected Contractor shall prepare and submit the following reports for the Pedestrian Access Improvements Project (APE-3).

PRCCDA reserves the right to request additional supporting documentation, revised deliverables, or supplemental technical information as necessary to demonstrate compliance with applicable Federal and Commonwealth requirements, support the Section 106 consultation process, satisfy SHPO or HUD comments, or facilitate administration of the Project.

Acceptance of any deliverable by PRCCDA shall not relieve the Contractor of responsibility for correcting errors, omissions, or deficiencies identified during project implementation, regulatory review, or contract closeout.

5. Cost Estimate

The Proposer/Vendor shall submit the estimated cost to perform the Scope of Services and required deliverables using the applicable **Cost Form (Atttachment II)** provided with this RFQ.

The Cost Proposal shall identify the proposed rates and costs associated with the personnel and resources required to perform Archaeological Monitoring Services. The proposed costs shall include all labor, supervision, equipment, transportation, materials, documentation, management, overhead, profit, and other costs necessary to perform the required services.

The actual duration and level of effort required for Archaeological Monitoring Services shall be based on the construction schedule, the ground-disturbing activities requiring monitoring, and services authorized by PRCCDA.

6. Milestones and Delivery Schedule

The Proposer shall provide archaeological monitoring services consistent with the Monitoring Plan throughout the duration of the Pedestrian Access Project's construction activities requiring archaeological monitoring. The anticipated duration of services is based on the current construction schedule of 365 calendar days; however, the actual duration and level of effort shall be governed by the construction schedule, as authorized by PRCCDA and will be defined in final at time of formalizing the Contract. The PMO shall coordinate archaeological monitoring activities with the construction schedule on behalf of PRCCDA.

7. Personnel Requirements

The Proposer shall have or will secure, at its own expense, all personnel required to perform the archaeological monitoring services described herein. PRCCDA expects the selected Proposer to provide competent and fully qualified staff that are authorized or permitted under applicable Federal, Commonwealth, and local laws and regulations to perform the Scope of Work under the resulting Contract. Furthermore, PRCCDA expects the Proposer to provide a Secretary of

the Interior (SOI)-qualified archaeologist who will serve as the Archaeological Monitor and sufficient qualified personnel necessary to support the archaeological monitoring services throughout the duration of the Pedestrian Access Improvements Project (APE-3).

The selected Contractor shall designate a Secretary of the Interior (SOI)-qualified archaeologist who will oversee the archaeological monitoring (Monitor) and serve as the primary point of coordination during construction. Identification of the Principal Investigator, field archaeologists, emergency contacts, and key personnel assigned to the Project shall be submitted within five (5) calendar days after Notice to Proceed (NTP).

Any replacement of the designated Monitor or Principal Investigator shall be subject to prior written approval by PRCCDA.

7.1 Staff Experience and Qualifications

The Proposer shall have or shall secure, at its own expense, all personnel required to perform the archaeological monitoring services described herein. The Proposer shall provide competent and fully qualified personnel who are authorized or otherwise qualified under applicable Federal, Commonwealth, and local laws and regulations to perform the Scope of Work under the resulting Contract.

The Proposer shall designate a Secretary of the Interior (SOI)-qualified archaeologist to serve as the Archaeological Monitor and Principal Investigator, as applicable, and to oversee the archaeological monitoring services throughout the duration of the Pedestrian Access Improvements Project (APE-3). The designated Monitor shall serve as the primary point of coordination for archaeological monitoring activities during construction.
The Proposer shall provide detailed information regarding the experience and qualifications of its principals, key personnel, and staff proposed for this Contract, including applicable degrees, certifications, licenses, SOI qualifications, and years of relevant experience. The Proposer shall specifically identify the personnel who will serve as Key Personnel, including the Proposer's own staff and any proposed subcontractor personnel. The Proposer shall demonstrate that such personnel possess the qualifications, experience, and technical knowledge necessary to successfully perform the archaeological monitoring services.
The selected Contractor shall submit, within five (5) calendar days after issuance of the Notice to Proceed (NTP), the identification of the Principal Investigator, Archaeological Monitor, field archaeologists, emergency contacts, and other key personnel assigned to the Project.

The Archaeological Monitoring Services shall be performed under the direct supervision of the designated SOI-qualified archaeologist throughout the duration of the Project. Any replacement of the designated Archaeological Monitor or Principal Investigator shall be subject to prior written approval by PRCCDA.

7.2 Organizational and Staffing Plan

The Vendor must submit to the PRCCDA an organizational chart detailing the identity of each resource (whether employed by the Vendor or a subcontractor) who shall perform any of the Tree Inventory Services aforementioned.

The selected Vendor agrees to perform its services in accordance with the professional standards typically expected of similar firms, using qualified personnel whose recommendations and work reflect appropriate expertise and sound professional judgment.

8. Warranty

A. The selected Vendor warrants to perform all work and provide all Deliverables under this Scope of Services in a manner consistent with the degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

B. The Selected Vendor warrants that all deliverables shall meet or exceed professional standards, be fit for the intended use, and be free of material errors or defects.

9. UEI and SAM

Entities submitting quotes to the PRCCDA for the IPG Program to be funded by the CDBG-DR must have a Unique Entity Identifier (UEI) and be registered in the System for Award Management (SAM) to be considered. If not yet registered, suppliers must include evidence of registration when submitting their quotes. Such registration is free of charge for the supplier. For registration the supplier can access: https://sam.gov/content/entity-registration.

10. Compliance with Laws, Codes, Ordinances, and Regulations

All services shall be performed in full compliance with applicable Federal, State, and local laws, codes, ordinances, and regulations governing the PRCCDA, PRDOH, and the CDBG-DR IPG Program requirements.

This includes, but is not limited to:

- Section 106 of the National Historic Preservation Act, as amended. (54 U.S.C. § 306108).

- 36 C.F.R. Part 800 – Protection of Historic Properties from the Advisory Council on Historic Preservation.
- Applicable requirements of the Puerto Rico Historic Preservation Office (SHPO).
- National Environmental Policy Act (NEPA) as implemented by HUD at 24 C.F.R. Part 58.
- 2 C.F.R. Part 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.
- 2 C.F.R. 200.318(c)(1).
- Any other applicable Federal, State, and/or local environmental and cultural resource requirements.

11. PRCCDA's Reservation of Rights:

The Scope of Services presented is based upon circumstances that exist at the time of solicitation. The selected Vendor will be responsible for ensuring the accuracy, timelines, and completion of all tasks assigned.

The PRCCDA, PRDOH or authorized representatives, reserves the right without limitations, to: (i) cancel this solicitation and reissue this request for quotations or another version of it, if it deems that doing so is in the best interest of the public; (ii) make separate awards per Project and/or per Phase IA or IB investigation, if it is deemed in the best interest of the PRCCDA's Navy Pier/Bahía Urbana Navy Pier Project under the IPG-DR Program; (iii) reissue another procurement process that is in the best interest of the public; (iv) negotiate any price with the Selected Vendor, and (v) modify the Contract(s) of the selected Vendor(s) to, among others, extend the original duration. PRCCDA shall have no obligation to compensate any Vendor for any costs incurred in responding to this RFQ.

By signing this document, I acknowledge that I have read, understand and accept its content as described:

_____
Supplier Entity Name

_____ _____
Supplier Authorized Representative Signature Date

_____
Supplier Authorized Representative Printed Name

ATTACHMENT II
COST FORM
Request for Quotation (RFQ)
Archaeological Monitoring Services
for the Pedestrian Access Improvements Project (APE-3)
Economic Development Investment Portfolio for Growth Program (IPG)
Community Development Block Grant – Disaster Recovery (CDBG-DR)
Puerto Rico Convention Center District Authority
Procurement Process No.: CDBG-DR-IPG-PRCCDA-2026-12

Name of Vendor:

Task/Deliverable	Estimated Quantity	Cost Frequency	Cost Estimate
Pre-Construction Coordination		Hourly	$
Archaeological Field Supervision / Monitoring (Documented)		Hourly	$
Weekly Report (Fixed)		Weekly	$
Monthly Report (Fixed)		Monthly	$
Final Report		Fixed	$
Laboratory Analysis, if required		Fixed	$
Total Cost			**$**

Notes:
(1) The Cost Form must support the Scope of Services contained in the Request for Proposal and fully encompass all activities necessary to comply with the Archeological Monitoring Plan Approved by SHPO (Exhibit 3).
(2) Cost figures must be submitted for each Task. If no cost is projected against any line item, cost will not be interpreted as a $0.00.
(3) *Cost includes any direct or indirect costs, fringe benefits. overhead and profit. The hour1y rates should not exceed 8 hours per day. Hours in excess must must be justified and authorized by PRCCDA. This cost shall include all personnel required in performing the services under the contract the Vendor(s} shall hove or will secure at its own expense.*

By signing this Cost Form, the Vendor/Proposer certifies that the prices and costs set forth in this Cost Form are complete, accurate, and inclusive of all costs necessary to perform the services in accordance with the RFQ and the resulting Contract. The Vendor/Proposer acknowledges that the estimated costs constitutes its total proposed compensation for the Archeological Monitoring Services object of the RFQ.

Vendor's Authorized Representative Signature

Date

Vendor's Authorized Representative Printed Name

Vendor's Initials: _____

EXHIBIT C
LIST OF COMPARABLE PROJECTS

Request for Quotations (RFQ)
Archaeological Monitoring Services
for the Pedestrian Access Improvements Project (Ape-3)
Economic Development Investment Portfolio for Growth Program (IPG)
Community Development Block Grant – Disaster Recovery (CDBG-DR)
Puerto Rico Convention Center District Authority
Procurement Process No.: CDBG-DR-IPG-PRCCDA-2026-12

1. Proposer Data:

1.1. Proposer's Identification:

_____	_____	_____
(Proposer's Legal Name)	*(Year of Establishment)*	*(Tax ID)*

[Remainder of the Page Left Blank Intentionally]

[Proceed to Next Page for the Comparable Project Table]

2. List of Comparable Projects:

Comparable Projects: The Proposer must provide a list of comparable projects, current or within the last 10 years, where the Proposer had provided services similar in scope to the herein required.

ID	Client Name	Description of the services provided, include any similar services to the herein required	Contract Term (In Months)	Contract Amount	Contact Person	Contact Person Phone Number
1						
2						
3						

2. List of Comparable Projects:

Comparable Projects: The Proposer must provide a list of comparable projects, current or within the last 10 years, where the Proposer had provided services similar in scope to the herein required.

ID	Client Name	Description of the services provided, include any similar services to the herein required	Contract Term (In Months)	Contract Amount	Contact Person	Contact Person Phone Number
4						
5						

PRCCDA2027IPG-0000____

COMMUNITY DEVELOPMENT BLOCK GRANT – DISASTER RECOVERY (CDBG-DR), ECONOMIC DEVELOPMENT INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG)

PROFESSIONAL SERVICES AGREEMENT FOR ARCHAEOLOGICAL MONITORING SERVICES FOR THE PEDESTRIAN ACCESS PROJECT BETWEEN THE PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY AND

_____

THIS AGREEMENT FOR Professional Servies, (hereinafter referred to as the "Agreement") is entered into in San Juan, Puerto Rico, this _____ **of _____, 2026**, by and between the **PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY** (hereinafter, "**PRCCDA**"), a public agency created under Act No. 351 of September 2, 2000, as amended, known as the "Organic Act of the Convention Center District Authority" with principal offices at 100 Convention Boulevard, San Juan, Puerto Rico, herein represented by Verónica Ferraiuoli Hornedo, attorney, of legal age, married, and resident of Guaynabo, Puerto Rico, in her capacity as Executive Director; and _____, _____ (hereinafter, the "**CONTRACTOR**"), with principal offices in _____.

The PRCCDA and the CONTRACTOR (collectively, the "PARTIES") affirm that they are fully qualified to perform this act and grant, and they undertake to certify whenever and wherever necessary, and for such purposes, freely and voluntarily:

RECITALS

WHEREAS, on September 2017, Hurricanes Irma and María made landfall in Puerto Rico causing catastrophic island-wide damage, knocking out power, water, and telecommunications for the entire island and its island municipalities. Hurricane María caused major structure and infrastructure damage to family homes, businesses and government facilities triggering the displacement of thousands of residents of the Island from their homes and jobs.

WHEREAS, under the Continuing Appropriations Act, 2018 and Supplemental Appropriations for Disaster Relief Requirements Act, 2017, signed into law on September 8, 2017 (Pub. L. 115-56), $1.5 billion were allocated by the U.S. Department of Housing and Urban Development (HUD) for disaster recovery assistance to the Government of Puerto Rico under the Community Development Block Grant – Disaster Recovery (CDBG-DR) Program. These funds are intended to provide financial assistance to address unmet needs that arise and that are not covered by other sources of financial aid.

WHEREAS, on February 9, 2018, a Notice was published in the Federal Register, Vol. 83, No. 28 (83 FR 5844), that allocated $1.5 billion for disaster recovery assistance to the Government of Puerto Rico.

WHEREAS, under the Bipartisan Budget Act of 2018, signed into law February 9, 2018 (Pub. L. 115-123), an additional $8.22 billion were allocated by HUD for disaster recovery assistance to the Government of Puerto Rico under CDBG-DR.

NOTE: THIS DOCUMENT IS A "MODEL CONTRACT" AND NOT A FINAL VERSION. PRCCDA RESERVES THE RIGHT TO MAKE CHANGES TO THE DOCUMENT BEFORE SUBMITTING AN EXECUTABLE CONTRACT.

WHEREAS, pursuant to a letter dated February 23, 2018, sent by the former Governor of Puerto Rico to the Secretary of HUD, the PRDOH is the governmental agency designated as the grantee of the CDBG-DR funds allocated to the Government of Puerto Rico.

WHEREAS, on August 14, 2018, a Notice was published in the Federal Register Vol. 83, No. 157, (83 FR 40314) that made an additional allocation to Puerto Rico of $8.22 billion for recovery. With these allocations of funding, the PRDOH aims to lead a transparent, comprehensive recovery to benefit the residents of Puerto Rico. PRDOH holds accountability and is committed to the responsible, efficient, and transparent administration of CDBG-DR grant funding.

WHEREAS, on September 20, 2018, the Governor of Puerto Rico and the Secretary of HUD signed the Grant Agreement.

WHEREAS, on August 2, 2022, the PRCCDA and the PRCCDA executed a Subrecipient Agreement, Contract Number 2023-DR0005 ("Agreement"), for the PRCCDA to undertake activities under the Economic Development Investment Portfolio for Growth Program ("IPG-DR" or "Program").

WHEREAS, the PRCCDA is interested in contracting Archaeological Monitoring Services for the Pedestrian Access Project, a component of the Navy Pier / Bahía Urbana Infrastructure Project. The CONTRACTOR will support PRCCDA to achieve the Program goals and objectives of ensuring compliance with all CDBG-DR, HUD, and applicable federal and local requirements, rules and regulations, as well as in PRCCDA’s objectives of the Action Plan, as amended, and adequately coordinating and monitoring all CDBG-DR related activities.

WHEREAS, on _____, 2026 the PRCCDA issued a Request for Quotations (RFQ) No. CDBG-DR-IPG-PRCCDA-2026-12 to acquire professional archaeological monitoring services for the Pedestrian Access Project (APE-3) for the Navy Pier/Bahia Urbana Infrastructure Project. The Request for Quotations was posted on PRCCDA's Website. Through this procurement process, PRCCDA was able to reach ____ Proposals from professional services providers.

WHEREAS, on _____, 2026, the CONTRACTOR submitted his Proposal, which fully complied with the requirements set forth by the PRCCDA. The CONTRACTOR will support PRCCDA to achieve the Program goals and objectives of ensuring compliance with all CDBG-DR, HUD, and applicable federal and local requirements, rules and regulations, as well as in PRCCDA's objectives of the Action Plan, as amended, and adequately coordinating and monitoring all CDBGDR related activities.

WHEREAS, the RFQ CDBG-DR-PRCCDA-2026-12 Evaluation Committee's recommendation was presented to the PRCDA Governing Board and approved by it in Resolution _____ .

WHEREAS, on _____, 2026 and the procurement process was awarded to the CONTRACTOR in accordance with applicable procurement requirements. After a careful evaluation and analysis of the Proposals the procurement process was awarded to the CONTRACTOR on a fair and open competition basis in accordance with applicable procurement requirements.

WHEREAS, the **CONTRACTOR** presented and was granted by the General Services Administration (ASG) the RUL Registration on _____ Certification Num. _____, Provider Num. ____.

WHEREAS, the PRCCDA is authorized to grant this contract by virtue of Section 2.02(e) of Law No. 351, *supra*, in accordance with the provisions of the Circular Letter of the Office of

Management and Budget No. 008-2023 of the December 27, 2023. Contract Approval was effective as of _____, 2026, Contract ID _____.

WHEREAS, the PRCCDA desires to enter into an agreement with _____ to secure its professional services and accepts the CONTRACTOR's Proposal and costs, and the CONTRACTOR by its acceptance of the terms and conditions of this Agreement is ready, willing and able to provide the requested services contemplated under this Agreement.

NOW THEREFORE, in consideration of the mutual promises and the terms and conditions set forth herein, the PRCCDA and the CONTRACTOR agree as follows:

I. TYPE OF CONTRACT

Contract Type: This is a fixed-price contract. Under this Agreement, CONTRACTOR shall submit invoices within ten (10) days of rendering of services, to the PRCCDA. All changes and/or modifications to this Agreement shall be in writing and must be signed by both parties.

Attachments Incorporated: The following attachments are incorporated into this Agreement by reference and are hereby made an integral part of this Agreement:

Attachment I	Request for Quotations and Scope of Services
Attachment II	Contractor's Quotation and Cost Form/Proposal
Attachment III	Performance Requirements
Attachment IV	Insurance Requirements
Attachment V	PRCCDA HUD General Provisions and Other Federal Statutes, Regulations, and Additional Requirements Under the IPG Program
Attachment VI	Non-Conflict of Interest Certification
Attachment VII	Non-Conflict of Interest Certification on Existing or Pending Contracts

All Attachments hereto are fully incorporated herewith such that the terms and conditions of the Attachments shall be as binding as any terms and conditions of this executed written Agreement. Should any inconsistency appear between the Attachments and this Agreement, the Agreement shall prevail.

II. TERM OF AGREEMENT

A. This Agreement shall be in effect and enforceable between the parties from the date of its execution. Contractor is expected to commence work immediately after registration of the Agreement in the Puerto Rico Comptroller's Office. For all purposes the date of registration on the Comptroller's Office will be equivalent to the Notice to Proceed (NTP). The Term of this Agreement will be for a performance period of _____, and a contract end date on _____ **,**

B. Contract Extensions: PRCCDA may, at its sole discretion, extend the Agreement's term for an additional term upon mutual written agreement of the parties.

C. The term of this Agreement shall not exceed the lifetime of the initial Grant Agreement between PRCCDA and HUD, unless the term of the initial Grant Agreement is extended by HUD, in which case the Agreement shall not exceed said extended period.

III. SCOPE OF SERVICES

The CONTRACTOR shall perform and deliver the services described in **Attachments I** and **II** of the Agreement.

Time is of essence under this Agreement. The Contractor shall diligently execute the work and, to the extent practicable, optimize sequencing and resource allocation to achieve schedule efficiencies without compromising the quality of the services or compliance with requirements of this Agreement.

The parties agree that the CONTRACTOR shall furnish all permits, consents, licenses, equipment, software and supplies necessary to perform the Services, at CONTRACTOR's sole cost.

Accordingly, the CONTRACTOR represents that it is thoroughly familiar with and understands the requirements of the services and has the training, experience, and knowledge required to perform said services. It further undertakes that it will maintain the necessary personnel on its staff to provide the services contemplated herein within the time periods hereby required.

IV. COMPENSATION AND PAYMENT

A. The PRCCDA agrees to pay the CONTRACTOR for allowable Services rendered under this Agreement in accordance with the Tasks, rates and amounts described in **Attachments I, II** and **III** of this Agreement.

B. The PRCCDA will pay the CONTRACTOR, for allowable services performed during the term of this Agreement, a maximum amount not to exceed **_____ DOLLARS ($_____)**; **Account Number: _____.**

C. This Agreement is contingent on the continuity of funds to the PRCCDA as per the Grant Agreement between the Government of Puerto Rico and HUD, and the Sub Recipient Agreement between the PRDOH and the PRCCDA and the receipt of CDBG-DR funds. PRCCDA reserves the right to reduce the funding amount if CDBG-DR funding is not provided or cancelled by HUD under the Grant Agreement at the currently anticipated levels and/or if the actual costs for the approved activities are less that those set forth in this Contract.

D. Payment of the maximum amount shall be compensation for all allowable services required, performed and accepted under this Agreement included in **Attachments I**, **II** and **III**. The PRCCDA shall not make any payment in excess of the amount provided in this clause, whether or not the CONTRACTOR, exceeds the same regardless of the reasons that the CONTRACTOR may have for said excess unless authorized in writing by the PRCCDA.

E. Any additional funds to complete the services requested by the PRCCDA to the CONTRACTOR will be subject to evaluation before acceptance as well as funds availability and will require an amendment to this Agreement.

F. The CONTRACTOR hereby acknowledges and accepts that it has been explained that rendering services which exceed the maximum amount herein mentioned, without complying with the above-mentioned requisites can result in the PRCCDA being impeded by law to pay for these services. As such, the Contractor waives any right it may have, releases and discharges the PRCCDA from any responsibility of payment and/or damages, in the case that services by the Contractor are rendered in excess of the amounts herein authorized without complying with all of the aforementioned requisites as well as any other requisites to such end that may be mentioned in this Agreement.

G. The CONTRACTOR shall submit an invoice to PRCCDA pursuant to the scope of work and the following delivery of services as per specifications in **Attachments I and II**, per each project.

H. The CONTRACTOR, within ten (10) days of delivering the services shall submit an invoice to PRCCDA in accordance with the Costs Form included in the CONTRACTOR's Proposal (**Attachment II**) of this Agreement. Said invoice must be submitted including all required invoice supporting documents, including but not limited to monthly reports, timesheets, invoice and photos evidence, expense plan and/or work projections and if PRCCDA determines that the submitted invoice and supporting documents are acceptable, then the invoice will be approved for payment.

I. An authorized representative of the PRCCDA will review each invoice and, if adequate, will approve and process its payment within sixty (60) days of receiving the complete invoice. Payments to the CONTRACTOR shall be made by electronic funds transfer (EFT). PRCCDA reserves the right to conduct any audits it deems necessary. The CONTRACTOR agrees to cooperate fully with any such audit or audits.

J. While providing the services under this Agreement, the CONTRACTOR must adhere to applicable requirements of the CDBG-DR grant. If the CONTRACTOR performs ineligible activities under the CDBG-DR grant or program, the CONTRACTOR cannot include them in the invoice for payment to the PRCCDA.

K. CONTRACTOR shall be liable to the PRCCDA for any costs disallowed pursuant to financial and/or compliance audit(s) of funds received under this Agreement. CONTRACTOR shall reimburse such disallowed costs from funds other than those CONTRACTOR received under this Agreement.

L. The CONTRACTOR acknowledges and agrees to repay any CDBG-DR funds used for ineligible costs.

M. Extended overhead costs is an Ineligible cost under this Agreement and shall not be reimbursable.

N. In order for the CONTRACTOR to receive payment for any work performed hereunder, the following certification must be included in each application for payment or invoice submitted to the PRCCDA for payment:

> **"Under penalty of absolute nullity, I hereby certify that no public servant of the government entity is a party to or has an interest of any kind in the profits or benefits to be obtained under the contract which is the basis of this invoice, and should he be a party to, or have an interest in, the profits or benefits to be obtained under the contract, a waiver has been previously issued. The only consideration to provide the contracted goods or services under the contract is the payment agreed upon with the authorized representative of the government entity. The amount that appears in the invoice is fair and correct. The work has been performed, the goods have been delivered, and the services have been rendered, and no payment has been received therefor."**

V. REIMBURSABLE EXPENSES

The PRCCDA will not reimburse any costs incurred by the CONTRACTOR not included in the approved Proposal and Cost Form (**Attachments II and III**) or in an executed written amendment.

VI. ADDITIONAL SERVICES

Should additional services be needed by the PRCCDA, such additional services shall be agreed upon by the parties in a written document signed by both parties, prior to the issuance of a notice to proceed with the performance of such additional services.

VII. OWNERSHIP AND USE OF DOCUMENTS

A. With the exception of the CONTRACTOR's working papers, the CONTRACTOR acknowledges the PRCCDA's ownership of all information, drafts, documents, reports, papers, and other materials developed and prepared by the CONTRACTOR, its agents or representatives, for purposes of performing key obligations hereunder. In the event of any termination, the CONTRACTOR shall deliver such information, drafts, reports, papers and other materials to the PRCCDA, in document form or as computer program data, and the CONTRACTOR recognizes the PRCCDA's right to request such documentation or computer program data. If the CONTRACTOR fails to deliver said information, the PRCCDA may seek a judicial order to enforce its rights.

B. Proof of expenditures incurred by the CONTRACTOR on behalf of PRCCDA shall be made available to PRCCDA. The CONTRACTOR agrees to maintain accurate records and files of all contract documents, correspondence, book estimates, bills, and other information related to the CONTRACTOR account. These documents shall be open for the PRCCDA examination at all reasonable times during the term of this Agreement, and up to **five (5) years** from closeout of the grant to the state, or the period required by other local applicable laws and regulations.

VIII. DOCUMENTATION AND RECORKEEPING

A. Records to be Maintained: The CONTRACTOR shall maintain records of the state and units of general local government, including supporting documentation, which shall be retained for the greater of **five (5) years** from closeout of the grant to the state, or the period required by other local applicable laws and regulations. Such records include but are not limited to: Records providing a full description of each activity undertaken; Records demonstrating that each activity undertaken meets one of the National Objectives of the CDBG-DR program; Records required to determine the eligibility of activities; Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with CDBG-DR assistance; Records documenting compliance with the fair housing and equal opportunity requirements of the CDBG-DR program regulations; Financial records as required by 24 C.F.R. § 570.502, and 2 C.F.R. part 200, including records necessary to demonstrate compliance with all applicable procurement requirements; and other records necessary to document compliance with this agreement, any other applicable Federal statutes and regulations, and the terms and conditions of PRCCDA's Federal award.

B. Access to Records: The CONTRACTOR shall permit the PRCCDA and auditors to have access to the CONTRACTOR's records and financial statements as necessary for the PRCCDA to meet its audit requirements under the Federal award.

C. Record Retention and Transmission of Records to the PRCCDA: Prior to close out of this Agreement, the CONTRACTOR must transmit to the PRCCDA records sufficient for the PRCCDA to demonstrate that all costs under this Agreement met the requirements of the Federal award.

D. CONTRACTOR's Data and Privileged Information: The CONTRACTOR is required to maintain confidential data demonstrating client eligibility for activities provided under this

Agreement. Such data may include, but not be limited to, client name, address, income level or other basis for determining eligibility, and description of activities provided.

E. PII Policy: The CONTRACTOR must comply with the PRCCDA CDBG-DR Personal Identifiable Information Policy, as found in the CDBG-DR Website (www.cdbg-dr.pr.gov), which is herein included and made integral part of this Agreement, as it may be updated from time to time.

IX. ACCESS TO RECORDS

A. The CONTRACTOR agrees to provide the Government of Puerto Rico, PRCCDA, Puerto Rico Department of Housing (PRDOH), HUD's Secretary, the Comptroller General of the United States, or any of their authorized representative's access to any books, documents, papers, and records of the CONTRACTOR which are directly pertinent to this Agreement for the purposes of making audits, examinations, excerpts, and transcriptions.

B. The CONTRACTOR agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

VIII. NON-DISCLOSURE AND CONFIDENTIALITY

A. Confidential Information; Definition: The term Confidential Information as used throughout this Section, means any information concerning PRCCDA operations and that of its CONTRACTOR (e.g., the projects, computer processing systems, object and source codes and other PRCCDA business and financial affairs). The term Confidential Information shall also deem to include all notes, analysis, compilation, studies and interpretation or other documents prepared by CONTRACTOR, its agents or representatives, in connection with PRCCDA operations.

B. Non-Disclosure: CONTRACTOR agrees to take all reasonable steps or measures to keep confidential all Confidential Information and will not, at any time, present or future, without PRCCDA express written authorization, signed by the Secretary of the PRCCDA, use or sell, market or disclose any Confidential Information to any third party, CONTRACTOR, corporation, or association for any purpose whatsoever. CONTRACTOR further agrees that, except as they relate to the normal course of the service, the CONTRACTOR will not make copies of the Confidential Information except upon PRCCDA express written authorization, signed by an authorized representative of PRCCDA, and will not remove any copy or sample of Confidential Information without prior written authorization from PRCCDA. CONTRACTOR retains the right to control its work papers subject to these confidentiality provisions.

C. Return Documents: Upon receipt of written request from the PRCCDA, CONTRACTOR will return to PRCCDA all copies or samples of Confidential Information which, at the time of the notice are in CONTRACTOR's or its agent's possession. CONTRACTOR reserves the right to retain a set of its work papers.

D. Equitable Relief: The CONTRACTOR acknowledges and agrees that a breach of the provision of subparagraph B and C of this Section will cause PRCCDA to suffer irreparable damage that could not be remedied or compensated adequately only by mere monetary retribution. The CONTRACTOR further agrees that money damages may not be a sufficient remedy for any breach of this Section. Accordingly, the CONTRACTOR agrees that PRCCDA shall have the right to seek injunctive relief and the specific performance of the provisions of this Section to enjoin a breach or attempted breach of the provision hereof, such

right being in addition to any and all other rights and remedies that are available to PRCCDA by law, equity, or otherwise.

IX. PERFORMANCE WARRANTY

(a) CONTRACTOR warrants that it will perform all work and provide all Deliverables under this Contract (See **Attachments I**, **II** and **III**) in a manner consistent with the degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

(b) CONTRACTOR warrants that all Deliverables it completes under this Contract shall: meet or exceed the standards of CONTRACTOR's trade, profession, or industry; meet or exceed the specifications set forth in the Attachments to this Agreement; and be fit for ordinary use, of good quality, and with no material defects.

(c) If CONTRACTOR submits Deliverables that do not meet specifications, fails to complete Deliverables timely, or fails to perform its obligation under this Contract, PRCCDA may require CONTRACTOR, at its sole expense, to:

1. Repair or replace Deliverables that do not meet specifications;
2. Refund payment for Deliverables that do not meet specifications and accept the return of such Deliverables;
3. Pay liquidated damages for any past due Deliverable; and
4. Take necessary action to ensure that future performance and Deliverables meet specifications and conform to the Contract.

X. TERMINATION

A. Termination for Cause or Default: The PRCCDA may terminate this Agreement, in whole or in part, because of CONTRACTOR's failure to fulfill any of its obligations. The PRCCDA shall terminate this Agreement by delivering to the CONTRACTOR a **fifteen (15) day** notice of termination specifying the extent to which the performance of the service under this Agreement is terminated, the reason therefor and the effective date of termination. CONTRACTOR shall, upon written notice, be provided a **ten (10) day** opportunity to cure the alleged defect that resulted in the perceived default. If the defect is not cured within that period of time, CONTRACTOR shall immediately discontinue all such services being terminated and deliver to the PRCCDA all information, notes, drafts, documents, analysis, reports, compilations, studies and other materials accumulated or generated in performing the services contemplated in this Agreement, whether completed or in process. Notwithstanding the above, the CONTRACTOR shall not be relieved of liability to the PRCCDA for damage sustained to PRCCDA or CDBG-DR, IPG Program, by virtue of any breach of the Agreement by the CONTRACTOR. The PRCCDA may withhold any payments to the CONTRACTOR, for the purpose of off-set or partial payment, as the case may be, of amounts owed to the PRCCDA by the CONTRACTOR. PRCCDA shall make payment, in accordance with the terms of this Agreement, of any amounts due to CONTRACTOR for allowable services rendered prior to the termination notice.

B. Termination for Convenience: The PRCCDA may terminate this Agreement, in whole or in part, whenever the PRCCDA determines that such termination is necessary or convenient to the Agency. The PRCCDA will terminate this Agreement by delivering to the CONTRACTOR a **thirty (30) day** notice of termination specifying the extent to which the performance of the work under this Agreement is terminated, and the effective date of termination. Upon receipt of such notice, the CONTRACTOR shall immediately discontinue all services affected and deliver to PRCCDA all information, studies and other materials property of the PRCCDA. In the event of termination by Notice, the PRCCDA shall be liable only for payment of services rendered up to and including the effective date of termination.

PRCCDA shall make payment, in accordance with the terms of this Agreement, of any amounts due to CONTRACTOR for allowable services rendered prior to the termination notice.

C. Termination by Unilateral Abandonment: The PRCCDA will consider this Agreement immediately terminated, in the event that the CONTRACTOR unilaterally and without prior notice, chooses to abandon (in any shape, form or fashion) cease and desist in the specific performance of its general and particular duties and responsibilities as agreed in this Agreement. Upon the knowledge of such event, the PRCCDA will not be held liable and will immediately, automatically and retroactively deduct from any future reimbursement, all funds from the day such unilateral abandonment took place. The PRCCDA will not be compelled to continue the performance of the Agreement, should the CONTRACTOR breach the Agreement by unilateral abandonment. For the purposes of this Section, Abandonment shall mean that CONTRACTOR voluntarily and intentionally disavows its contractual duties in a manner that is overt and without question a relinquishment of said contractual duties.

D. Unilateral Termination: The PRCCDA may terminate this Agreement, in whole or in part, at PRCCDA's sole discretion, with or without cause, at any time. The PRCCDA will terminate this Agreement by delivering to the CONTRACTOR a **thirty (30) day** notice of termination specifying the extent to which the performance of the work under this Agreement is terminated, and the effective date of termination. Upon receipt of such notice, the CONTRACTOR shall immediately discontinue all services affected and deliver to PRCCDA all information, studies and other materials property of the PRCCDA. In the event of termination by Notice, the PRCCDA shall be liable only for payment of services rendered up to and including the effective date of termination.

E. Suspension: The PRCCDA may suspend this Agreement in whole or in part at any time for the PRCCDA's convenience. The PRCCDA shall give the CONTRACTOR **five (5) days**' written notice of such suspension. Upon receipt of said notice the CONTRACTOR shall immediately discontinue all Services affected.

F. Immediate Termination: In the event the CONTRACTOR is subjected to a criminal or civil action, suit, proceeding, inquiry or court of applicable jurisdiction, or any governmental agency, or the CONTRACTOR shall be subject to an order, judgment, or opinion, issued by any federal or local authority, a court of applicable jurisdiction, or any governmental agency, in connection with the execution, delivery, and performance by the CONTRACTOR of this Agreement or the CONTRACTOR of this Agreement has been noncompliant, breach, inaccuracy of any representation, warranties, covenants, or the certifications provided herein, whether the noncompliance, breach or inaccuracy takes place before or after the execution of this Agreement, the PRCCDA shall have the right to the immediate termination of this Agreement notwithstanding, any provisions to the contrary herein. This Section will apply in the event of any judgment that may obligate the PRCCDA to terminate the Agreement pursuant to Act Number 2 of January 2, 2018, as amended, known as the Anti-Corruption Code for the New Puerto Rico.

G. Period of Transition: Upon termination of this Agreement, and for **ninety (90) consecutive calendar days** thereafter (the Transition Period), CONTRACTOR agrees to make himself available to assist the PRCCDA with the transition of services assigned to CONTRACTOR by the PRCCDA. CONTRACTOR shall provide to the PRCCDA the reasonably requested assistance to facilitate the orderly transfer of responsibility for performance of the Services to the PRCCDA or a third party designated by the PRCCDA. The parties agree to execute a Transition Services Agreement for the Transition Period and CONTRACTOR will be paid at a reasonable, agreed upon hourly rate for any work performed for the PRCCDA during the Transition Period.

H. If the funds specified herein are in any way reduced or cancelled for reasons out of the PRCCDA's reasonable control, the parties acknowledge that this Agreement shall terminate on the date in which such funds are reduced or cancelled. In such case, the PRCCDA shall, subject to the terms and conditions of this Agreement, compensate CONTRACTOR for the Services rendered up until the date in which the funds are reduced or cancelled. If the funds are reduced, the parties shall have the option, but not the obligation, to negotiate a new agreement, subject to the corresponding administrative orders and availability of funds.

XI. PENALTIES AND LIQUIDATED DAMAGES

A. Penalties

1. In the event the CONTRACTOR is determined to have engaged in any proscribed conduct or otherwise is in default as to any applicable term, condition, or requirement of this Agreement, at any time following the Effective Date of the Agreement, the CONTRACTOR agrees that PRCCDA may impose sanctions against the CONTRACTOR for any default in accordance with terms of the current Agreements and this Section.
2. If the CONTRACTOR fails to comply with federal statutes, regulations or the terms and conditions of the Agreement, PRCCDA may take one or more of the following actions:

    i. Temporarily withhold cash payments pending correction of the deficiency by the CONTRACTOR.
    ii. Disallow all or part of the cost of the activity or action not in compliance.
    iii. Initiate suspension or debarment proceedings as authorized under 2 C.F.R. part 180.
    iv. Withhold further Federal awards for the project or program.
    v. Take other remedies that may be legally available.

B. Liquidated damages

The CONTRACTOR shall pay to PRCCDA, as liquidated damages, Two Hundred and Fifty Dollars ($250.00) for each calendar day that a deliverable required is late until deemed in compliance subject to a maximum of Five Thousand Dollars ($5,000.00) established in this Contract. Said sum, in view of the difficulty of accurately ascertaining the loss which PRCCDA will suffer by reason of delay in the completion of the Work hereunder, is hereby fixed and agreed as the liquidated damages that PRCCDA will suffer by reason of such delay. Liquidated damages received hereunder are not intended to be nor shall they be treated as either a partial or full waiver or discharge of the PRCCDA's right to indemnification, or the CONTRACTOR's obligation to indemnify the PRCCDA pursuant to this Contract, or to any other remedy provided for in this Contract or by Law. Liquidated damages may be assessed at the sole discretion of PRCCDA. For the purpose of applying and calculating such liquidated damages, a grace period of **ten (10) days** shall be observed. The PRCCDA may deduct and retain out of the monies which may become due hereunder, the amount of any such liquidated damages; and in case the amount which may become due hereunder shall be less than the amount of liquidated damages due to the PRCCDA per the formula above, the CONTRACTOR shall be liable to pay the difference.

XII. LIABILITY

In no event, the PRCCDA shall be liable for any indirect, incidental, special or consequential damages, or damages for loss of profits, revenue, data or use, incurred by either party or any third party, whether in an action in contract or tort, even if the other party or any person has been advised of the possibility of such damages. Third parties operating under this

program, with their agency, will have their own general civil and criminal liability imposed by law towards the PRCCDA, the CONTRACTOR and any citizen.

The CONTRACTOR shall carry the insurances as are required by law (if applicable), as set forth below. The CONTRACTOR shall furnish PRCCDA certificates of insurance.

XIII. INSURANCE

A. Required Coverage

The CONTRACTOR shall keep in force and effect for the period beginning from the execution of the Agreement and ending at the completion of all services to be provided hereunder, insurance policies in compliance with the PRCCDA's requirements as set forth in **Attachment IV**.

Upon the execution of this Agreement, the CONTRACTOR shall furnish PRCCDA with original and two (2) certified copies of the insurance policies described in **Attachment IV** and any other evidence PRCCDA may request as to the policies' full force and effect.

Any deductible amount, under any of the policies, will be assumed in whole by the CONTRACTOR for any and all losses, claims, expenses, suits, damages, costs, demands or liabilities, joint and several of whatever kind and nature arising from the Agreement resulting from this solicitation by and between the CONTRACTOR and PRCCDA.

The PRCCDA shall not be held responsible under any circumstances for payments of any nature regarding deductibles of any Commercial Liability Policies for the aforementioned Agreement.

B. Endorsements

Each insurance policy maintained by the CONTRACTOR must be endorsed as follows:

1. PRCCDA, Government of Puerto Rico, Puerto Rico Department of Housing, HUD and its officers, agents and employees are named as additional insured (except Worker's Compensation) but only with respect to liability arising out of tasks performed for such insured by or on behalf of the named insured.

2. To provide waiver of subrogation coverage for all insurance policies provided or herein in favor of PRCCDA and its respective officers, agents and employees.

3. The insurer shall be required to give PRCCDA written notice at least **thirty (30) days** in advance of any cancellation in any such policies.

The CONTRACTOR shall furnish to PRCCDA, prior to commencement of the work, certificates of insurance from insurers with a rating by the A.M. Best Co. of B+ and five (5) or over on all policies reflecting policies in force and shall also provide certificates evidencing all renewals of such policies. Insurers shall retain an A.M. Best Co. rating of B+ and five (5) or over on all policies throughout the term of this Agreement and all policy periods required herein. The insurance company must be authorized to do business in Puerto Rico and be in good standing.

C. Related Requirements

The CONTRACTOR shall furnish original Certificates of Insurance evidencing the required coverage to be in force on the Effective Date of Agreement. In the case of Payment and Performance Bond, Certificate of Authority, Power of Attorney and Power of Attorney License

issued by the Commissioner of Insurance shall be furnished. THE REQUIRED DOCUMENTATION MUST BE RECEIVED PRIOR TO THE CONTRATOR COMMENCING WORK. NO CONTRACTOR OR ITS AUTHORIZED REPRESENTATIVES ARE TO BEGIN THEIR RESPONSIBILITIES UNDER THE AGREEMENT PRIOR TO FULL COMPLIANCE WITH THIS REQUIREMENT AND NOTIFICATION FROM PRCCDA TO PROCEED.

Renewal Certificates of Insurance or such similar evidence is to be received by the Procurement Department prior to expiration of insurance coverage. At PRCCDA's option, non-compliance will result in one or more of the following actions: (1) The PRCCDA will purchase insurance on behalf of the CONTRACTOR and will charge back all cost to the CONTRACTOR; (2) all payments due the CONTRACTOR will be held until the CONTRACTOR has complied with the Agreement; and/or (3) The CONTRACTOR will be assessed **Five Thousand Dollars ($5,000.00) for every day of non-compliance**.

The receipt of any certificate does not constitute agreement by PRCCDA that the insurance requirements in the Agreement have been fully met or that the insurance policies indicated on the certificate are in compliance with the requirements of the Agreement. The insurance policies shall provide for **thirty (30) days** written notice to be given to PRCCDA in the event coverage is substantially changed, cancelled or non-renewed.

The CONTRACTOR shall require all SUBCONTRACTORs or CONTRACTORs to carry the insurance required herein or the CONTRACTOR, may provide the coverage for any or all of its SUBCONTRACTORs and if so, the evidence of insurance submitted shall so stipulate and adhere to the same requirements and conditions as outlined above.

The CONTRACTOR expressly understands and agrees that whenever the CONTRACTOR is covered by other primary, excess, or excess contingent insurance that, any insurance or self-insurance program maintained by PRCCDA shall apply in excess of and will not contribute with insurance provided by the CONTRACTOR under this Agreement.

XIV. HOLD HARMLESS

The CONTRACTOR and its affiliates, its successors and assignees will indemnify the PRCCDA, Government of Puerto Rico, Puerto Rico Department of Housing and HUD from any damages and/or losses arising out of any breach of this Agreement by the CONTRACTOR or against personal injuries or property damage resulting from any act of negligence or omission by the CONTRACTOR and its affiliates in connection with this Agreement.

XV. FORCE MAJEURE

In the event of a fire, flood, earthquake, natural disaster, hurricane, riot, act of governmental authority in its sovereign capacity, strike, labor dispute or unrest, embargo, war, insurrection or civil unrest, any *Force Majeure* including inclement weather, herein collectively referred to as *Force Majeure* during the term of this Agreement, neither the PRCCDA nor the CONTRACTOR shall be liable to the other party for nonperformance during the conditions created by such event.

The CONTRACTOR shall notify, as soon as possible, the PRCCDA of the occurrence of the *Force Majeure* event and describe in reasonable detail, the nature of the *Force Majeure* event.

XVI. CONFLICTS OF INTEREST

The CONTRACTOR shall comply with the ethics requirements set forth herein and warrant that to the best of its knowledge and belief and except as otherwise disclosed, it does not

have any organizational conflict of interest which is defined as a situation in which the nature of the work under a PRCCDA or a PRDOH contract and CONTRACTOR'S organizational, financial, contractual or other interest are such that:

a) Award of the Agreement may result in an unfair competitive advantage; or
b) The CONTRACTOR's objectivity in performing the contract work may be impaired.

The CONTRACTOR agrees that if after award he or she discovers an organizational conflict of interest with respect to this Agreement, it shall make an immediate (within the next **seventy-two (72) hours**) and full disclosure in writing to the Contracting Officer, which shall include a description of the action, which the CONTRACTOR has taken or intends to take to eliminate or neutralize the conflict. The CONTRACTOR will disclose the details of any existing or future contract to provide services to third parties participating or for the purpose to participate in disaster recovery programs or projects in Puerto Rico. The PRCCDA may, however, terminate the Agreement for the convenience of PRCCDA if it would be in its best interest.

In the event the CONTRACTOR was aware of an organizational conflict of interest before the award of this Agreement and did not disclose the conflict to the Contracting Officer, the PRCCDA may terminate the Agreement for default.

The provisions of this clause shall be included in all subcontracts and/or consulting agreements wherein the work to be performed is similar to the services provided by the CONTRACTOR. The CONTRACTOR shall include in such subcontracts and consulting agreements any necessary provision to eliminate or neutralize conflicts of interest.

XVII. INDEPENDENT CONTRACTOR

The relationship of the CONTRACTOR to PRCCDA and PRDOH shall be that of an independent CONTRACTOR rendering professional services. Neither the CONTRACTOR nor any personnel of the CONTRACTOR shall have any authority to execute contracts or make commitments on behalf of PRCCDA and PRDOH. Nothing contained herein shall be deemed to create the relationship of employer/employee, principal/agent, joint venture or partner between the CONTRACTOR, PRCCDA and PRDOH. Further, the CONTRACTOR recognizes that in view of its status as an independent CONTRACTOR, neither it nor its employees or SUBCONTRACTORS will be entitled to participate in or receive any fringe benefits normally granted to PRCCDA and/or PRDOH employees under such programs, including, but not limited to, worker's compensation, voluntary disability, travel accident insurance, medical/dental insurance, life insurance, long-term disability, holiday pay, sick pay, salary continuation pay, leaves of absence (paid or unpaid), pension plan and savings plan.

The CONTRACTOR shall have exclusive control over its employees and SUBCONTRACTORS (and the CONTRACTOR's employees and SUBCONTRACTORS are herein, collectively, referred to as the "CONTRACTOR Personnel"), its labor and employee relations and its policies relating to wages, hours, working conditions and other employment conditions. The CONTRACTOR has the exclusive right to hire, transfer, suspend, lay off, recall, promote, discipline, discharge and adjust grievances with its CONTRACTOR Personnel. The CONTRACTOR is solely responsible for all salaries and other compensation of its CONTRACTOR Personnel who provide Services.

The CONTRACTOR is solely responsible for making all deductions and withholdings from its employees' salaries and other compensation and paying all contributions, taxes and assessments, including union payments. The CONTRACTOR shall be responsible for and shall defend, indemnify and hold harmless PRCCDA, and its agents, officers, directors, employees, representatives, CONTRACTOR's, successors and assigns against all costs, expenses and

liabilities, including without limitation reasonably prudent attorneys' fees relative to the situation, in connection with the CONTRACTOR's employment and/or hiring of any CONTRACTOR Personnel providing any of the Services, including without limitation: (i) payment when due of wages and benefits, (ii) withholding of all payroll taxes, including but not limited to, unemployment insurance, workers' compensation, FICA and FUTA, (iii) compliance with the Immigration Reform Control Act, and (iv) compliance with any other applicable laws relating to employment of any CONTRACTOR Personnel of, and/or hiring by, CONTRACTOR in connection with the Services.

XVIII. NOTICES

All notices required or permitted to be given under the Agreement shall be in writing, and shall be deemed given when delivered by hand or sent by registered or certified mail, return receipt requested, to the address as follows:

To: PRCCDA

Verónica Ferraiuoli Hornedo. Esq.
Executive Director
100 Convention Boulevard
San Juan, Puerto Rico
lmatos@prcda.pr.gov

To: CONTRACTOR

XIX. THIRD PARTIES

Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action of a third party against either the PRCCDA, the Government of Puerto Rico, the PRDOH, HUD or the CONTRACTOR.

XX. SUBCONTRACTS

A. General: All subcontracts shall contain the applicable provisions described in Attachment V (HUD General Provisions), as well as applicable provisions set forth in 2 C.F.R. § 200.101. The PRCCDA shall review subcontracts as part of the compliance, monitoring, and oversight process performed by PRCCDA or upon request.

B. Specific Requirements: All subcontracts shall contain provisions specifying:

i. That the work performed by the SUBCONTRACTORS be in accordance with the applicable terms of this Agreement between the PRCCDA and CONTRACTOR;
ii. That nothing contained in such subcontract agreement shall impair the rights of the PRCCDA, the Government of Puerto Rico, the PRDOH or HUD;
iii. That nothing contained herein, or under this Agreement will create any contractual relation between the SUBCONTRACTORS and the PRCCDA, the Government of Puerto Rico, the PRDOH or HUD;
iv. That the SUBCONTRACTORS specifically agrees to be bound by the confidentiality provision regarding Personal Identifiable Information (PII) set forth in the PRDOH's CDBG-DR PII Policy and incorporated by reference to this Agreement;
v. That CONTRACTOR will be responsible for ensuring all subcontract work is performed consistent with federal and state regulations and/or policies to be eligible for reimbursement of the approved work; and
vi. All Federal flow down provisions are included in the subcontract agreement per Federal guidelines.

C. Monitoring: CONTRACTOR shall diligently monitor all subcontracted services. If CONTRACTOR discovers any areas of noncompliance, CONTRACTOR shall provide the PRCCDA summarized written reports supported with documented evidence of corrective action.

D. Content: CONTRACTOR shall cause all the applicable provisions of this Agreement to be included in, and made a part of, any subcontract executed in the performance of this Agreement.

E. Notification: CONTRACTOR shall notify and provide a copy of any and all subcontracts related to this Agreement and CDBG-DR funds to the Contract Administration Area of the PRCCDA within **three (3) days** of its execution.

XXI. CERTIFICATION OF COMPLIANCE WITH LEGAL REQUIREMENTS

Given that the Agreement involves funds for which HUD is the oversight agency, the CONTRACTOR agrees to carry out its obligations under this Agreement in compliance with all the requirements described in **Attachment V** (HUD General Provisions) and the following provisions:

A. Compulsory Government Clauses - All government contracts or agreements, regardless of their amount, are subject to the following clauses, as provided by Section XVIII of Memorandum No., OSG2025-002 and Circular Letter No. 006-2025 of the Office of the Secretary of the Interior and the Office of Management and Budget dated June 12, 2025.

i. **Termination clause:** The Office of the Secretary of the Interior will have the power to terminate this contract at any time.

ii. **Interagency service clause:** Both contracting parties recognize and agree that the contracted services may be provided to any entity of the Executive Branch with which the contracting entity makes an interagency agreement or by direct provision of the Office of the Secretary of the Interior. These services will be performed under the same terms and conditions in terms of work hours and compensation stated in this contract. For the purposes of this clause, the term "entity of the Executive Branch" includes all the agendas of the Government of Puerto Rico, as well as the instrumentalities, public corporations and the Office of the Governor.

It is clarified that this clause will not be required in cases of construction services contracts in which a specific work will be carried out.

iii. **Contractual Relationships with Other Government Entities:** At the time of signing this contract, CONTRACTOR maintains a current contractual relationship with the following entities of the Government of Puerto Rico: _____. CONTRACTOR certifies that the aforementioned entities are all entities of the Government of Puerto Rico with which it has a contractual relationship. In addition, CONTRACTOR acknowledges and accepts that failure to mention any government entity with which it has a current contractual relationship may result in the termination of this contract, if so required by the ADCCPR.

[Or, whichever applies]

Certification of not having contractual relationships with other government entities: CONTRACTOR certifies that, at the time of signing this contract, it does not maintain a current contractual relationship with other entities of the Government of Puerto Rico. In addition, CONTRACTOR acknowledges and accepts that failure to mention any government entity with which it has a current

contractual relationship may result in the termination of this contract, if so required by the ADCCPR.

iv. **Contract Review Policy of the Financial Oversight and Management Board for Puerto Rico:** The Parties acknowledge that CONTRACTOR has submitted the certification entitled "Contractor Certification Requirement", required pursuant to the Contract Review Policy of the Financial Oversight and Management Board for Puerto Rico, signed under penalty of perjury by the **SOI-Qualified Marine & Terrestrial Archaeologist** _____ of CONTRACTOR, signed copy of the "Contractor Certification Requirement" is included as an attachment to this Contract

v. **Lobbying Activities Prohibition Clause:** CONTRACTOR **Certifies** that he/she has read and is familiar with the provisions of the "Code of Ethics for Contractors, Suppliers, and Applicants for Incentives of the Government of Puerto Rico," included as part of the provisions of Act No. 2-2018, as amended, known as the "Anti-Corruption Code for the New Puerto Rico." Specifically, CONTRACTOR acknowledges that, pursuant to Article 3.2(h) of Act No. 2-2018, he/she may not intervene "in matters that may lead to a conflict of interest or that have the appearance of one". For such purposes, CONTRACTOR _ acknowledges that he/she has read and is familiar with the regulations set forth in Memorandum No. OSG-2025-001 issued by the Office of the Secretary of the Interior, and certifies and guarantees that, during the term of this contract, the latter, its shareholders, officers or employees, will not engage in lobbying activities, direct or indirect, as defined in the aforementioned Memorandum No. OSG-2025-001, before the government entity contracting here or any of its attached entities. The CONTRACTOR recognizes that this is an essential condition of this contract and that any violation of the regulations established in the "Code of Ethics for contractors, suppliers, and applicants for incentives of the Government of Puerto Rico" of Law No. 2-2018 and/or Memorandum No. OSG-2025-0.

B. Compliance Memorandum No. OSG2025-01 of March 28, 2025: The CONTRACTOR certifies that it has read and is familiar with the provisions of the "Code of Ethics for Contractors, Suppliers, and Applicants for Incentives of the Government of Puerto Rico," included as part of the provisions of Act No. 2-2018, as amended, known as the "Anti-Corruption Code for the New Puerto Rico." Specifically, the CONTRACTOR acknowledges that, pursuant to Section 3.2(h) of Act No. 2-2018, it may not intervene "in matters that may lead to a conflict of interest or that have the appearance of one." For such purposes, the CONTRACTOR acknowledges that it has read and is familiar with the regulations set forth in Memorandum No. OSG-2025-001 issued by the Office of the Secretary of the Interior, and certifies and guarantees that, during the term of this contract, it, its shareholders, officers or employees, will not engage in lobbying activities, direct or indirect, as defined in the aforementioned Memorandum No. OSG-2025-001, before the contracting government entity or any of its attached entities. The CONTRACTOR acknowledges that this is an essential condition of this contract and that any violation of the regulations established in the "Code of Ethics for contractors, suppliers, and applicants for incentives of the Government of Puerto Rico" of Act No. 2-2018 and/or Memorandum No. OSG-2025-001 will be sufficient cause for this contract to be rendered void and cancelled immediately.

C. Compliance with Act No. 173. The CONTRACTOR hereby certifies that in signing this Agreement it is in compliance with Act No. 173 of August 12, 1988, as amended, known as the "Board of Examiners of Engineers, Architects, Surveyors, and Landscape Architects of Puerto Rico Act", 20 L.P.R.A. §§ 711-711z to exercise the profession of engineering, architecture, surveying or landscaping architecture in Puerto Rico, is registered in the official Register of the Board, and is an active member of the College of Engineers and Surveyors of Puerto Rico or the College of Architects and Landscape Architects of Puerto Rico, as applicable.

D. Compliance with Executive Order 24: Pursuant to Executive Order 24 of June 18, 1991, the CONTRACTOR certifies and guarantees that at the signing of this Agreement it has filed

all the necessary and required income tax returns to the Government of Puerto Rico for the last **five (5) years**. The CONTRACTOR further certifies that it has complied and is current with the payment of any and all income taxes that are, or were due, to the Government of Puerto Rico. The CONTRACTOR shall hand out, to the satisfaction of the PRCCDA and whenever requested by the PRCCDA during the term of this Agreement, the necessary documentation to support its compliance of this clause. The CONTRACTOR will be given a specific amount of time by the PRCCDA to produce said documents. During the term of this Agreement, the CONTRACTOR agrees to pay and/or to remain current with any repayment plan agreed to by the CONTRACTOR with the Government of Puerto Rico.

E. **Compliance with Executive Order 52**: Pursuant to Executive Order 52 of August 28, 1992, amending EO-1991-24, the CONTRACTOR certifies and warrants that it has made all payments required for unemployment benefits, workmen's compensation and social security for chauffeurs, whichever is applicable, or that in lieu thereof, has subscribed a payment plan in connection with any such unpaid items and is in full compliance with the terms thereof. The CONTRACTOR accepts and acknowledges its responsibility for requiring and obtaining a similar warranty and certification from each and every CONTRACTOR and SUBCONTRACTORS whose service the CONTRACTOR has secured in connection with the services to be rendered under this Agreement and shall forward evidence to PRCCDA as to its compliance with this requirement.

F. **Social Security and Income Tax Retentions**: The CONTRACTOR will be responsible for rendering and paying the Federal Social Security and Income Tax Contributions for any amount owed as a result of the income from this Agreement.

G. **Government of Puerto Rico Municipal Tax Collection Center (*CRIM, for its Spanish acronym*)**: The CONTRACTOR certifies and guarantees that at the signing of this Agreement it has no current debt with regards to property taxes that may be registered with the Government of Puerto Rico's Municipal Tax Collection Center. The CONTRACTOR further certifies to be current with the payment of any and all property taxes that are or were due to the Government of Puerto Rico. The CONTRACTOR shall hand out, to the satisfaction of the PRCCDA and whenever requested by the PRCCDA during the term of this Agreement, the necessary documentation to support its compliance of this clause. The CONTRACTOR will deliver upon request any documentation requested under this clause as per request of PRCCDA. During the Term of this Agreement, the CONTRACTOR agrees to pay and/or to remain current with any repayment plan agreed to by the CONTRACTOR with the Government of Puerto Rico with regards to its property taxes.

H. Income Tax Withholding: The PRCCDA shall retain the corresponding amount from all payments made to the CONTRACTOR, as required by the Puerto Rico Internal Revenue Code. The PRCCDA will advance such withholdings to the Government of Puerto Rico's Treasury Department (known in Spanish as *Departamento de Hacienda del Gobierno de Puerto Rico*). The PRCCDA will adjust such withholdings provided the CONTRACTOR produces satisfactory evidence of partial or total exemption from withholding.

I. **Compliance with Act No. 45 of April 18, 1935, as amended, 11 L.P.R.A. § 1, *et seq*.**: The CONTRACTOR certifies and guarantees that at the signing of this Agreement has valid insurance issued by the State Insurance Fund Corporation (CFSE, for its Spanish Acronym), as established by Act No. 45, *supra*, known as the "Puerto Rico Workers' Accident Compensation Act".

J. **Government of Puerto Rico's Agency for the Collection of Child Support (*ASUME, for its Spanish acronym*)**: The CONTRACTOR certifies and guarantees that at the signing of this Agreement that the CONTRACTOR nor any of its Partners, if applicable, have any debt or outstanding debt collection legal procedures with regards to child support payments that may be registered with the Government of Puerto Rico's Child Support Administration. The CONTRACTOR hereby certifies that it is a limited liability company organized and existing in good standing under the laws of the Government of Puerto Rico. The CONTRACTOR shall present, to the satisfaction of PRCCDA, the necessary documentation to substantiate the same. The CONTRACTOR will be given a specific amount of time by PRCCDA to deliver said documents.

K. **Compliance with Act No. 168-2000, as amended, 8 L.P.R.A. § 711 , *et seq*.:** The CONTRACTOR is in full compliance with Act No. 168-2000, as amended, known as "Act for the Improvement of Elderly Support of Puerto Rico."

L. Compliance with Act No. 1-2012, as amended, 3 L.P.R.A. § 1854, *et seq*.: The PRCCDA and the CONTRACTOR hereby certify that in signing this Agreement they are in compliance with Act No. 1-2012, as amended, known as "Puerto Rico Government Ethics Act of 2011", in connection with the possibility of a conflict of interest.

M. Clause of Governmental Ethics Certification of Absence of Conflict of Interests - The CONTRACTOR certifies that: (1) No public servant of this executive agency has a pecuniary interest in this contract, purchase or commercial transaction. (2) No public servant of this executive agency has requested me or accepted from me, directly or indirectly, for him (her), for any member of his family unit or for any person, gifts, bonuses, favors, services, donations, loans or anything else of monetary value. (3) No public servant (s) requested or accepted any good of economic value, linked to this transaction, from any person of my entity as payment for performing the duties and responsibilities of their employment. (4) No public servant has requested from me, directly or indirectly, for him (her), for any member of her family unit, or for any other person, business or entity, some of economic value, including gifts, loans, promises, favors or services in exchange for the performance of said public servant is influenced in my favor or of my entity. (5) I have no kinship relationship, within the fourth degree of consanguinity and second by affinity, with any public servant who has the power to influence and participate in the institutional decisions of this executive agency.

N. Ethics. CONTRACTOR also acknowledges receipt of the Code of Ethics for CONTRACTORs, Suppliers of Goods and Services and Applicants for Economic Incentives of the Executive Agencies of the Commonwealth of Puerto Rico Agencies known in Spanish as "*Código de Ética para Contratistas, Suplidores y Solicitantes de Incentivos Económicos de las Agencias Ejecutivas del Estado Libre Asociado de Puerto Rico*".

O. Non-Conviction. The CONTRACTOR certifies that it has not been convicted nor accused of a felony or misdemeanor against the government, public faith and function, or that involves public property or funds, either federal or local in origin. Furthermore, CONTRACTOR also certifies that:

1. It has not been convicted, nor has pleaded guilty at a state or federal bar, in any jurisdiction of the United States of America, of crimes consisting of fraud, embezzlement or misappropriation of public funds, as stated in Act Number 2 of January 2, 2018, as amended, known as the Anti-Corruption Code for the New Puerto Rico, which prohibits the award of Offers or government contracts to those convicted of fraud, misappropriation of public fund.

2. It understands and accepts that any guilty plea or conviction for any of the crimes specified in Article 3 of said Act, will also result in the immediate cancellation of any contracts in force at the time of conviction, between the undersigned and whichever Government Agencies, Instrumentalities, Public Corporations, Municipalities and the Legislative or Judicial Branches.

3. It declares under oath the above mentioned in conformity with what is established as in Act Number 2 of January 2, 2018, as amended, known as the Anti-Corruption Code for the New Puerto Rico, which prohibits awarding Offers for government contracts, to those convicted of fraud, embezzlement or misappropriation of publics funds.

4. The CONTRACTOR represents and guarantees that none of its employees, officials or agents have been convicted of a felony or misdemeanor as described in this sub-section. Moreover, the CONTRACTOR agrees to notify PRCCDA should any employee, official, or agent is convicted of a felony or misdemeanor as described in this sub-section after the

date of this Agreement. Said notice shall be made within **ten (10) days** from the time of the conviction.

P. **Other payments or compensation:** The CONTRACTOR certifies that it does not receive payment or compensation for regular services rendered as an official or public employee to another government entity, agency, public corporation or municipality, and knows the ethical standards of his profession and assumes responsibility for his actions.

Q. **Consequences of Non-Compliance**: The CONTRACTOR expressly agrees that the conditions outlined throughout this Section are essential requirements of this Agreement; thus, should any one of these representations, warrants, and certifications be incorrect, inaccurate or misleading, in whole or in part, there shall be sufficient cause for PRCCDA to render this Agreement null and void and the CONTRACTOR reimburse to PRCCDA all moneys received under this Agreement.

R. The CONTRACTOR acknowledges and warrants that on the Execution Date it is duly registered with the Puerto Rico General Services Administration's ("PRGSA") Professional Service Provider's Registry ("RUP" by its Spanish acronym). Producer agrees to furnish a certificate of registration emitted by the PRGSA. For these purposes, the Producer certifies that it is registered in the **Single Registry of Professional Services Providers of the General Services Administration, issued on July 23, 2026, Certification Number 202672045, Provider number 59459, valid until September 30, 2026**.

S. The CONTRACTOR expressly acknowledges that the certifications listed above are essential to the validity of this Agreement and if incorrect in whole or in part, this will be sufficient cause for the **PRCCDA** to rescind this Agreement immediately and the CONTRACTOR shall repay the **PRCCDA** all monies paid.

Also, the CONTRACTOR **certifies** that it has received a copy of and agrees to comply with:

1. Government Ethics Law and its regulations, Act No. 01, enacted on January 3, 2012, (the "Act"), which establishes Government's Ethics Code;
2. Title III of Law Number 2 of January 4, 2018, Anticorruption Code; and
3. The Government of Puerto Rico Labor Harassment Guidelines, Special Normative Letter No. 1-2021 of May 4, 2021 from the Office for the Administration and Transformation of Human Resources (OARTH).

XXII. SYSTEM FOR AWARD MANAGEMENT (SAM) REGISTRATION

The CONTRACTOR certifies that it is cleared and eligible for award of a contract and is not suspended, debarred, or on a HUD-imposed limited denial of participation. Subsequently, the CONTRACTOR must be registered in the System for Award Management (SAM) and shall maintain its registration active during contract performance and through final payment. The CONTRACTOR is responsible during performance and through final payment for the accuracy and completeness of the data within SAM. Failure to maintain registration in SAM may impact obligations and payments under this Agreement, including but not limited to, termination of this Agreement.

XXIII. ACT NO. 18 OF OCTOBER 30, 1975, as amended, 2 L.P.R.A. secs. 97-98

The parties to this Agreement agree that its effective date will be subject to the due registration and remittance to the Office of the Comptroller of Puerto Rico. No rendering or consideration subject matter of this Agreement will be required before its registration at the Office of the Comptroller of Puerto Rico pursuant to Act No. 18 of October 30, 1975, as amended. The CONTRACTOR will be responsible for ensuring that this Agreement has been registered before the rendering of services by requesting a copy of the registered Agreement with its proper number

and date of registry. No services under this Agreement will continue to be delivered after its effective date unless at the expiration date, an amendment signed by both parties and duly registered exists. No services performed in violation of this provision will be paid. The party violating this clause will be doing so without any legal authority, this action will be deemed as *ultra vires*.

XXIV. MEMORANDUM NO. 2023-001; CIRCULAR LETTER 008-23 OF THE OFFICE OF THE CHIEF OF STAFF OF THE GOVERNOR (SECRETARÍA DE LA GOBERNACIÓN) & THE OFFICE OF MANAGEMENT AND BUDGET (OFICINA DE GERENCIA Y PRESUPUESTO)

All government contracts or agreements, regardless of their amount, are subject to the following clauses, as provided by Section XV of Memorandum No., OSG2023-001 and Circular Letter No. 008-2023 of the Office of the Secretary of the Interior and the Office of Management and Budget dated December 27, 2023.

XXIV.1 - **Interagency service clause**: Both contracting parties recognize and agree that the contracted services may be provided to any entity of the Executive Branch with which the contracting entity makes an interagency agreement or by direct provision of the Office of the Secretary of the Government. These services will be performed under the same terms and conditions regarding work hours and compensation set forth in this contract. For the purposes of this clause, the term "entity of the Executive Branch" includes all the agendas of the Government of Puerto Rico, as well as the instrumentalities, public corporations and the Office of the Governor.

It is clarified that this clause will not be required in cases of construction services contracts in which a specific work will be carried out.

XXIV.2 - **Termination clause:** The Office of the Secretary of the Interior will have the power to terminate this contract at any time.

XXIV.3 - **Contract Review Policy of the Financial Oversight and Administration Board for Puerto Rico:** The Parties acknowledge that the CONTRACTOR has submitted the certification titled "CONTRACTOR Certification Requirement" required in accordance with the Contract Review Policy of the Financial Oversight and Administration Board for Puerto Rico, signed under penalty of perjury by the Executive Director of the CONTRACTOR (or the equivalent highest ranking official). Included as **Exhibit I** to this Contract, a signed copy of the "CONTRACTOR Certification Requirement."

XXV. MEMORANDUM OF THE DEPARTMENT OF STATE APRIL 14, 2025

Notification of Corporate Changes. The contracted entity, whether a local or foreign corporation, is obligated to notify the Department of State in writing, within a period of no more than thirty (30) days from its effective date, of any change in its name, nature, or corporate functions, as well as any consolidation, merger, or corporate transformation process that may alter its legal personality or legal capacity to contract. Failure to comply with this provision may constitute sufficient cause for termination of the contract and the application of the corresponding legal and administrative sanctions.

XXVI. COMPLIANCE WITH FEDERAL LAW, REGULATIONS, & EXECUTIVE ORDERS

The CONTRACTOR acknowledges that HUD financial assistance will be used to fund the Agreement only. Also, the CONTRACTOR shall comply with all applicable Federal, State and Local laws, Rules, Regulations, and Policies relating to CDBG-DR and the CDBG-DR IPG Program. This includes without limitation, applicable Federal Registers; 2 C.F.R. part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards; Community Development Act of 1974; 24 C.F.R. part 570 Community Development Block Grant;

applicable waivers; Fair Housing Act, 24 C.F.R. § 35, 24 C.F.R. part 58, 24 C.F.R. part 135; National Historic Preservation Act, and any other applicable state laws or regulations, including the requirements related to nondiscrimination, labor standards, and the environment; and Action Plan amendments and HUD's guidance on the funds. Also, CONTRACTOR shall comply, without limitation, with those set forth in **Attachment V**.

XXVII. CDBG-DR POLICIES AND PROCEDURES

In addition to what is established in this Agreement, the CONTRACTOR shall comply with all CDBG-DR program specific and general policies and procedures, including, but not limited to, the Contract and Subrecipient Agreement Manual, OS&H Guideline, MWBE Policy, Procurement Manual and Contractual Requirements, URA & ADP Guidelines, Cross Cutting Guidelines, AFWAM Policy, Section 3 Policy, Personally Identifiable Information, Confidentiality, and Nondisclosure Policy and Conflict of Interest and Standards of Conduct Policy, as found in the CDBG-DR Website (www.cdbg-dr.pr.gov), which are herein included and made integral part of this Agreement, as they may be updated from time to time, and reporting requirements as established by the PRCCDA.

XXVIII. SECTION 3 CLAUSE

A. The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income people, particularly persons who are recipients of HUD assistance for housing.

B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

C. The CONTRACTOR agrees to send to each labor organization or representative of workers with which the CONTRACTOR has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the CONTRACTOR's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

D. The CONTRACTOR agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the SUBCONTRACTOR is in violation of the regulations in 24 CFR part 135. The CONTRACTOR will not subcontract with any SUBCONTRACTOR where the CONTRACTOR has notice or knowledge that the SUBCONTRACTOR has been found in violation of the regulations in 24 CFR part 135.

E. The CONTRACTOR will certify that any vacant employment positions, including training positions, that are filled (1) after the CONTRACTOR is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135

require employment opportunities to be directed, were not filled to circumvent the CONTRACTOR's obligations under 24 CFR part 135.

F. With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of section 3 and section 7(b) agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

G. The CONTRACTOR agrees to submit, and shall cause its SUBCONTRACTORs to submit, quarterly reports to the PRCCDA detailing the number of new employees hired, the number of new Section 3 employees hired, and any affirmative efforts made to direct hiring efforts to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing during the previous quarter.

H. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

XXIX. BYRD ANTI-LOBBYING AMENDMENT, 31 U.S.C. § 1352

The CONTRACTOR certifies, to the best of his or her knowledge, that:

A. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

B. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Forms-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

C. The CONTRACTOR shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering this transaction imposed by 31, U.S.C. §1352 (as amended by the Lobbying Disclosure Act of 1995). The CONTRACTOR acknowledges that any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure. The CONTRACTOR certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the CONTRACTOR understands and agrees that the provisions of 31 U.S.C. §3801 *et seq*., apply to this certification and disclosure, if any.

XXX. EQUAL OPPORTUNITY

A. The CONTRACTOR will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity or national origin. The CONTRACTOR will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such actions shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The CONTRACTOR agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

B. The CONTRACTOR will, in all solicitations or advertisements for employees placed by or on behalf of the CONTRACTOR, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, or national origin.

C. When applicable, the CONTRACTOR will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the CONTRACTOR's commitments under this Section and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

D. The CONTRACTOR will comply with all provisions of Executive Order 11246 of September 24, 1965, as amended by Executive Order 11375 of October 13, 1967, and as supplemented by the rules, regulations, and relevant orders of the United States Secretary of Labor.

E.- The CONTRACTOR will furnish all information and reports required by Executive Order 11246 of September 24, 1965, as amended, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

F.- In the event of the CONTRACTOR's noncompliance with the nondiscrimination clauses of this Agreement or with any of the said rules, regulations, or orders, this Agreement may be canceled, terminated, or suspended in whole or in part and the CONTRACTOR may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, as amended, and such other sanctions as may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, as amended, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

G. The CONTRACTOR will include the portion of the sentence immediately preceding paragraph (A) and the provisions of paragraphs (A) through (F) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, as amended, so that such provisions will be binding upon each SUBCONTRACTOR or vendor. The CONTRACTOR will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance. Provided, however, that in the event a CONTRACTOR becomes involved in, or is threatened with, litigation with a

SUBCONTRACTOR or vendor as a result of such direction by the administering agency, the CONTRACTOR may request the United States to enter into such litigation to protect the interests of the United States.

XXXI. CLEAN AIR ACT

A. The CONTRACTOR agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 *et seq*.

B. The CONTRACTOR agrees to report each violation to the PRCCDA and understands and agrees that the PRCCDA will, in turn, report each violation as required to assure notification to the Government of Puerto Rico, HUD, and the appropriate Environmental Protection Agency Regional Office.

C. The CONTRACTOR agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with Federal assistance provided by HUD.

XXXII. SUSPENSION AND DEBARMENT

A. This Agreement is a covered transaction for purposes of 2 C.F.R. part 180 and 2 C.F.R. part 2424. As such, the CONTRACTOR is required to verify that none of the CONTRACTOR, its principals (defined at 2 C.F.R. § 180.995), or its affiliates (defined at 2 C.F.R. §180.905) are excluded (defined at 2 C.F.R. §180.940) or disqualified (defined at 2 C.F.R. §180.935).

B. The CONTRACTOR must comply with 2 C.F.R. part 180, subpart C and 2 C.F.R. part 2424, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters.

C. This certification is a material representation of fact relied upon by PRCCDA. If it is later determined that the CONTRACTOR did not comply with 2 C.F.R. part 180, subpart C and 2 C.F.R. part 2424, in addition to remedies available to PRCCDA, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

D. The CONTRACTOR agrees to comply with the requirements of 2 C.F.R. part 180, subpart C and 2 C.F.R. part 2424, while this Agreement is valid. The CONTRACTOR further agrees to include a provision requiring such compliance in its lower tier covered transactions.----------

XXXIII. NO OBLIGATION BY THE FEDERAL GOVERNMENT

The Federal Government is not a party to this Agreement and is not subject to any obligations or liabilities to the non-Federal entity, CONTRACTOR, or any other party pertaining to any matter resulting from the Agreement.

XXXIV. PROGRAM FRAUD & FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS

The CONTRACTOR acknowledges that 31 U.S.C. Chapter 38 (Administrative Remedies for False Claims and Statements) applies to the CONTRACTOR's actions pertaining to this Agreement.

XXXV. BANKRUPTCY

In the event that CONTRACTOR files for bankruptcy protection, the Government of Puerto Rico and PRCCDA may deem this Agreement null and void and terminate this Agreement without notice.

XXXVI. ENTIRE AGREEMENT

This Agreement and all its attachments represent the entire and integrated agreement between PRCCDA and the CONTRACTOR and supersede all prior negotiations, representations, agreements and/or understandings of any kind. This Agreement may be amended only by written document signed by both PRCCDA and the CONTRACTOR.

XXXVII. MODIFICATION OF AGREEMENT

Any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if written and signed by both parties, and its authorized representatives. Those amendments shall make specific reference to this Agreement, comply with programmatic policies, procedures, and guidelines. Such amendments shall not invalidate this Agreement, nor relieve or release the Parties from their obligations under this Agreement.

However, PRCCDA reserves the right to notify in writing to CONTRACTOR any applicable policies, procedures, regulations, requirements, guidelines, or change in law, whether existing or to be established, as well as changes and/or amendments thereof, and the notified policies, procedures, regulations, requirements, guidelines and laws shall be deemed incorporated by reference to this Agreement without the need of executing a separate written and signed amendment.

XXXVIII. BINDING EFFECT

This Agreement shall be binding upon and shall inure to the benefit of PRCCDA and the CONTRACTOR, their successors and assigns.

The CONTRACTOR shall not assign this Agreement, in whole or in part, without the prior written consent of PRCCDA, and any attempted assignment not in accordance herewith shall be null and void and of no force or effect.

XXXIX. ASSIGNMENT OF RIGHTS

The rights of each party hereunder are personal to that party and may not be assigned or otherwise transferred to any other person, CONTRACTOR, corporation, or other entity without the prior, express, and written consent of the other party.----------

XL. NON-WAIVER

The failure or delay of either party to insist upon the performance of and/or the compliance with any of the terms and conditions of this Agreement shall not be construed as a waiver of such terms and conditions or the right to enforce compliance with such terms and conditions.

XLI. ORDER OF PRECEDENCE

In the event of an inconsistency in this Agreement or if a conflict occurs between this Agreement and any Attachment, Appendix, Exhibit, or Schedule, unless otherwise specifically stated in those documents, the order of precedence shall be: Federal and State laws, regulations, and policies applicable to this Agreement, this Contract, and the HUD General Provisions (Attachment V), the Scope of Services (Attachment _), the Compensation Schedule (Attachment I), and lastly, the CONTRACTOR’s proposal (Attachment I and II).

XLII. GOVERNING LAW JURISDICTION

This Agreement shall be governed by, interpreted, and enforced in accordance with the laws of the Government of Puerto Rico and any applicable federal laws and regulations. The parties further agree to assert any claims or causes of action that may arise out of this Agreement in the Puerto Rico Court of First Instance, Superior Court of San Juan, Puerto Rico.

XLIII. CONSOLIDATIONS, MERGERS, OR DISSOLUTIONS

In the event that participating entities are consolidated or merged with another entity or agency, CONTRACTOR will notify PRCCDA of such action within a **fifteen (15) day** period of being notified of it. PRCCDA will have **fifteen (15) days** to state its position. With PRCCDA's written approval, CONTRACTOR must ensure that the resulting entity becomes responsible for CONTRACTOR's tasks under this legal agreement. A timeframe of no more than **fifteen (15) days** from the date that any merger or consolidation becomes effective will be provided to make amendments or transitory changes, so that the tasks assigned to personnel at CONTRACTOR under this Agreement are carried out by the resulting entity with little or no lapse in performance objectives and the ability to fulfill the scope of services for the program as outlined provide notice to any other agency or entity it may consider consolidating or merging with in advance, to advise and provide orientation on CONTRACTOR's duties under this Agreement and make the survival or transfer. Upon the consolidation or the merger becoming effective and supporting evidence of such event is notified to PRCCDA, execution of an Amendment to the SRA may follow.

XLIV. HEADINGS

The titles to the paragraphs of this Agreement are solely for reference purposes and the convenience of the parties and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this Agreement.

XLV. FEDERAL FUNDING

The fulfillment of this Agreement is based on allocations of funds made available to the PRDOH as Recipient of federal disaster recovery funds All expenditures under this Agreement must be made in accordance with this Agreement, the policies and procedures promulgated under the PRDOH, CDBG-DR and its IPG Program, PRCCDA's enabling Law and regulations and policies any other applicable laws. Further, CONTRACTOR acknowledges that all funds are subject to recapture and repayment for non-compliance.

XLVI. RECAPTURE OF FUNDS

PRCCDA may recapture payments it makes to CONTRACTOR that: (i) exceed the maximum allowable rates; (ii) are not allowed under applicable laws, rules, or regulations; or (iii) are otherwise inconsistent with this Agreement, including any unapproved expenditures. CONTRACTOR must refund such recaptured payments within **thirty (30) days** after the PRCCDA issues notice of recapture to CONTRACTOR. Noncompliance, with payment terms may generate the collection of interests.

XLVII. OVERPAYMENT

CONTRACTOR shall be liable to the PRCCDA for any costs disallowed pursuant to financial and/or compliance audit(s) of funds received under this Agreement. CONTRACTOR

shall reimburse such disallowed costs from funds other than those CONTRACTOR received under this Agreement.

XLVIII. SEVERABILITY

If any provision of this Agreement shall operate or would prospectively operate to invalidate the Agreement in whole or in part, then such provision only shall be deemed severed, and the remainder of the Agreement shall remain operative and in full effect.

XLIX. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of whom shall be deemed to be an original, however, all of which together shall constitute one and the same instrument. If the Agreement is not executed by the PRCCDA within **thirty (30) days** of execution by the other party, this Agreement shall be null and void.

XLX. SURVIVAL OF TERMS AND CONDITIONS

The terms and conditions of this Agreement related to the following subjects shall survive the termination or expiration of this Agreement: interpretive provisions; consideration; warranties; general affirmations, federal assurances, federal and state certifications; CDBG-DR and state funding, recapture of CDBG-DR and/or state funds, overpayment of CDBG-DR and/or state funds; ownership and intellectual property, copyright; records retention methods and time requirements; inspection, monitoring and audit; confidentiality; public records; indemnification and liability; infringement of intellectual property rights; independent CONTRACTOR relationship; compliance with laws; notices; choice of law and venue; severability; dispute resolution; consolidations, merger and dissolution. Terms and Conditions that, explicitly or by their nature, evidence the Parties' intent that they should survive the termination or expiration of this Agreement shall so survive**.**

SIGNATURE ON THE NEXT PAGE

IN WITNESS THEREOF, the parties hereto execute this Agreement in the place and on the date first above written.

Puerto Rico Convention Center District Authority

Verónica Ferraiuoli Hornedo. Esq.
Executive Director
Tax ID No: 660-612633
Unique Entity Id: FFNMUBT6WCM1

NOTE: THIS DOCUMENT IS A "MODEL CONTRACT" AND NOT A FINAL VERSION. PRCCDA RESERVES THE RIGHT TO MAKE CHANGES TO THE DOCUMENT BEFORE SUBMITTING AN EXECUTABLE CONTRACT.

EXHIBIT I
Contractor Certification Requirement

The following certification shall be provided to the Oversight Board and the Commonwealth's Contracting Government Entity by the Chief Executive Officer (or equivalent highest rank officer) of each proposed contractor under contracts submitted for review:

1. **The expected contractor's subcontractor(s) in connection with the proposed contract is (are) the following:**

   a.

(Principal terms and conditions of the contractual relation and role of the subcontractor) (Amount of proposed contract payable to each subcontractor)

2. Neither the contractor nor any of its owners7, partners, directors, officials or employees, has agreed to share or give a percentage of the contractor's compensation under the contract to, or otherwise compensate, any third party, whether directly or indirectly, in connection with the procurement, negotiation, execution or performance of the contract, except as follows:

   a. (Name of individual or firm, including names of principals, principal stakeholders, and owners of the latter)

   b. (Principal terms and conditions of the compensation sharing arrangement and consideration for such benefit)

3. To the best knowledge of the signatory (after due investigation), no person has unduly intervened in the procurement, negotiation or execution of the contract, for its own benefit or that of a third person, in contravention of applicable law.

4. To the best knowledge of the signatory (after due investigation), no person has: (i) offered, paid, or promised to pay money to; (ii) offered, given, or promised to give anything of value to; or (iii) otherwise influenced any public official or employee with the purpose of securing any advantages, privileges or favors for the benefit of such person in connection with the contract (such as the execution of a subcontract with contractor, beneficial treatment under the contract, or the written or unwritten promise of a gift, favor, or other monetary or non-monetary benefit).[1]

5. Neither the contractor, nor any of its owners, partners, directors, officials or employees or, to the best of its knowledge (after due investigation), its representatives or sub-contractors, has required, directly or indirectly, from third persons to take any action with the purpose of influencing any public official or employee in connection with the procurement, negotiation or execution of the contract, in contravention of applicable law.

5. Any incorrect, incomplete or false statement made by the contractor's representative as part of this certification shall cause the nullity of the proposed contract and the contractor must reimburse immediately to the Commonwealth any amounts, payments or benefits received from the Commonwealth under the proposed contract.

[1] As used herein, the term "contract" is inclusive of any amendments, modifications or extensions. For purposes of this certification, a contractor's "owner" shall mean any person or entity with more than a ten percent (10%) ownership interest in the contractor.

The above certifications shall be signed under penalty of perjury by the Chief Executive Officer (or equivalent highest rank officer) in the following form:

"I hereby certify under penalty of perjury that the foregoing is complete, true and correct."

By: ----N**ame -**

Signature: _____

Date: July _____, 2026

Attachment IV
PRCCDA2027IPG-_____

INSURANCE REQUIREMENTS

The CONTRACTOR shall keep in force and effect for the period beginning from the execution of the Agreement and ending at the completion of all services to be provided hereunder, and submit to the Puerto Rico Convention Center District Authority (PRCCDA), insurance policies and/or bonds in compliance with the Insurance Requirement, as per the following:

1. STATE INSURANCE FUND CORPORATION'S WORKER'S INSURANCE

    a. The Contractor shall provide workmen's compensation insurance as required by Act No. 45 of April 18, 1935, as amended, known as the workmen's compensation act of the Commonwealth of Puerto Rico a certificate from the State Insurance Fund showing that all personnel employed in the work are covered by the Workmen's Compensation Insurance, in accordance with this Agreement.

    b. The Contractor shall provide to PRCCD a certificate from the State Insurance Fund showing that all personnel employed in the work are covered by the Workmen's Compensation Insurance, in accordance with this Agreement.

    c. The Contractor shall also be responsible for compliance with said workmen's compensation act by all his subcontractors, agents, and invitees.

2. COMMERCIAL GENERAL LIABILITY, INCLUDING THE FOLLOWING COVERAGES AND LIMITS:
    A. COMMERCIAL GENERAL LIABILITY - $1,000,000.00 (GENERAL AGGREGATE)
    B. COMMERCIAL GENERAL LIABILITY - PRODUCTS AND COMPLETE OPERATIONS - $1,000,000.00
    C. PERSONAL INJURY AND ADVERTISING - $1,000,000.00
    D. PERSONAL INJURY - EACH OCCURRENCE - $1,000,000.00

3. PERSONAL INJURY - EACH OCCURRENCE - $1,000,000.00

4. FIRE DAMAGE - $100,000.00 (ANY ONE PERSON)

5. EMPLOYEES LIABILITY - BODILY INJURY BY ACCIDENT - $1,000,000.00 (BY EMPLOYEE, BY ACCIDENT)

6. COMMERCIAL UMBRELLA - $3,000,000.00

7. AUTOMOBILE LIABILITY - $1,000,000.00 CSL (HIRED & NON-OWNED) WITH MEDICAL
    A. PAYMENTS OF $5,000.00

8. PROFESSIONAL GENERAL LIABILITY AND/OR ERRORS AND OMISSIONS POLICY:
    A. RISK, INTEREST, LOCATION, AND LIMITS:
        I. EACH OCCURRENCE - $1,000,000
        II. AGGREGATE - $2,000,000
        III. DEDUCTIBLE - $5,000.0

The Contractor must maintain the insurance for the duration of the Agreement.

END OF DOCUMENT

PRCCDA HUD GENERAL PROVISIONS AND OTHER FEDERAL STATUTES, REGULATIONS, AND ADDITIONAL REQUIREMENTS UNDER THE IPG PROGRAM

Given that the Agreement (herein, "Contract") involves funds for which the U.S. Department of Housing and Urban Development (HUD) is the oversight agency, the following terms and conditions may apply to this CONTRACT. In addition, CONTRACTOR shall comply with the Federal Labor Standards Provisions set forth in Form HUD-4010, available at thttps://www.hudexchange.info/resource/2490/hud-form-4010-federallaborstandards-provisions/.

These terms and conditions must be included in their entirety by the CONTRACTOR in all purchase orders or subcontracts that are directly related to the Contract, even though some of the terms and conditions might not apply to a particular kind of purchase order or subcontract.

These general provisions may be updated from time to time. It is the sole responsibility of the CONTRACTOR to be aware of any changes hereto, to amend and implement such changes, and to ensure subcontracts terms and conditions are modified as necessary, if any.

General Provisions:

1. PROVISIONS REQUIRED BY LAW DEEMED INSERTED
   Each and every provision of law and clause required by law to be inserted in this CONTRACT shall be deemed to be inserted herein and the CONTRACT shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party, the CONTRACT shall forthwith be physically amended to make such insertion or correction.

2. STATUTORY AND REGULATORY COMPLIANCE

   CONTRACTOR shall comply with all laws and regulations applicable to the Community Development Block Grant-Disaster Recovery funds appropriated by the Supplemental Appropriations for Disaster Relief Requirements, 2017 (Pub. L. 115-56), approved September 8, 2017 (Appropriations Act), as amended, including but not limited to the applicable Office of Management and Budget Circulars, which may impact the administration of funds and/or set forth certain cost principles, including if certain expenses are allowed.

3. BREACH OF CONTRACTOR AGREEMENT TERMS

   The Puerto Rico Convention Center District Authority (PRCCDA) reserves its right to all administrative, contractual, or legal remedies, including but not limited to suspension or termination of this CONTRACT, in instances where the CONTRACTOR or any of its subcontractors violate or breach any CONTRACT term. If the CONTRACTOR or any of its subcontractors violate or breach any CONTRACT term, they shall be subject to such sanctions and penalties as may be appropriate. The duties and obligations imposed by the CONTRACT documents, and the rights and remedies available thereunder, shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law.

4. REPORTING REQUIREMENTS

The CONTRACTOR shall complete and submit all reports, in such form and according to such schedule, as may be required by the PRCCDA and/or the Government of Puerto Rico. The CONTRACTOR shall cooperate with all the PRCCDA and/or the Government of Puerto Rico efforts to comply with HUD requirements and regulations pertaining to reporting, including but not limited to 2 C.F.R. § 200.328 and 24 C.F.R. § 570.507, when applicable.

5. SMALL AND MINORITY FIRMS, WOMEN'S BUSINESS ENTERPRISES, AND LABOR SURPLUS AREA FIRMS

The CONTRACTOR will take necessary affirmative steps to assure that minority firms, women's business enterprises, and labor surplus area firms are used in subcontracting when possible. Steps include, but are not limited to:

(i) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;

(ii) Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;

(iii) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority business, and women's business enterprises;

(iv) Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority business, and women's business enterprises; and

(v) Using the services and assistance of the Small Business Administration, and the Minority Business Development Agency of the Department of Commerce.

Additionally, for contracts of $10,000 or more, the CONTRACTOR shall file Form HUD 2516 (Contract and Subcontract Activity) with the PRCCDA on a quarterly basis.

6. RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT

Contracts or agreements for the performance of experimental, developmental, or research work shall provide for the rights of the Federal Government and the recipient in any resulting invention in accordance with 37 C.F.R. Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms under Government Grants, Contracts and Cooperative Agreements", and any implementing regulations issued by HUD.

7. DEBARMENT, SUSPENSION, AND INELIGIBILITY

The CONTRACTOR represents and warrants that it and its subcontractors are not debarred or suspended or otherwise excluded from or ineligible for participation in Federal assistance programs subject to 2 C.F.R. Part 2424.

8. CONFLICTS OF INTEREST

The CONTRACTOR shall notify the PRCCDA as soon as possible if this CONTRACT or any aspect related to the anticipated work under this CONTRACT raises an actual or potential conflict of interest, if applicable. The CONTRACTOR shall explain the actual or potential conflict in writing in sufficient detail so that the PRCCDA is able to assess such actual or potential conflict. The CONTRACTOR shall provide the PRCCDA any additional information necessary to fully assess and address such actual or potential conflict of interest. The CONTRACTOR shall accept any reasonable conflict mitigation strategy employed by the PRCCDA, including but not limited to the use of an independent subcontractor(s) to perform the portion of work that gives rise to the actual or potential conflict.

9. SUBCONTRACTING

When subcontracting, the CONTRACTOR shall solicit for and contract with such subcontractors in a manner providing for fair competition. Some of the situations considered to be restrictive of competition include, but are not limited to:

(i) Placing unreasonable requirements on firms in order for them to qualify to do business;
(ii) Requiring unnecessary experience and excessive bonding;
(iii) Noncompetitive pricing practices between firms or between affiliated Companies;
(iv) Noncompetitive awards to consultants that are on retainer contracts,
(v) Organizational conflicts of interest;
(vi) Specifying only a brand name product instead of allowing an equal product to be offered and describing the performance of other relevant requirements of the procurement; and
(vii) Any arbitrary action in the procurement process.

The CONTRACTOR represents to the PRCCDA that all work shall be performed by personnel experienced in the appropriate and applicable profession and areas of expertise, taking into account the nature of the work to be performed under this CONTRACT.

The CONTRACTOR will include these HUD General Provisions in every subcontract issued by it, so that such provisions will be binding upon each of its subcontractors as well as the requirement to flow down such terms to all lower-tiered subcontractors.

10. ASSIGNABILITY

The CONTRACTOR shall not assign any interest in this Agreement and shall not transfer any interest in the same (whether by assignment or novation) without prior written approval of the PRCCDA.

11. COPELAND "ANTI-KICKBACK" ACT

(Applicable to all construction or repair contracts)

Salaries of personnel performing work under this CONTRACT shall be paid unconditionally and not less often than once a month without payroll deduction or rebate on any account except only such payroll deductions as are mandatory by law or permitted by the applicable regulations issued by the Secretary of Labor pursuant to the Copeland "Anti-Kickback Act" of 1934, 48 Stat. 948; (codified at 18 U.S.C. § 874; and 40 U.S.C. § 3145). The CONTRACTOR shall comply with all applicable "Anti-Kickback" regulations and shall insert appropriate provisions in all subcontracts covering work under this Agreement to ensure compliance by subcontractors with such regulations, and shall be responsible for the submission of affidavits required of subcontractors thereunder except as the Secretary of Labor may specifically provide for variations of or exemptions from the requirements thereof.

12. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT

(Applicable to construction contracts exceeding $2,000 and contracts exceeding

$2,500 that involve the employment of mechanics or laborers.)

The CONTRACTOR shall comply with Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. §§ 3701-3708) as supplemented by Department of Labor regulations (29 C.F.R. Part 5).

All laborers and mechanics employed by CONTRACTORS or subcontractors shall receive overtime compensation in accordance with and subject to the provisions of the CWHSSA, and the

CONTRACTORS and subcontractors shall comply with all regulations issued pursuant to that act and with other applicable Federal laws and regulations pertaining to labor standards.

13. DAVIS-BACON ACT

(Applicable to construction contracts exceeding $2,000 when required by Federal program legislation.)

The CONTRACTOR shall comply with the Davis Bacon Act (40 U.S.C. § 3141 et seq.) as supplemented by Department of Labor regulations (29 C.F.R. Part 5).

All laborers and mechanics employed by CONTRACTORS or subcontractors, including employees of other governments, on construction work assisted under this CONTRACT, and subject to the provisions of the federal acts and regulations listed in this paragraph, shall be paid wages at rates not less than those prevailing on similar construction in the locality as determined by the Secretary of Labor in accordance with the Davis Bacon Act.

On a semi-annual basis, the CONTRACTOR shall submit Form HUD 4710 (Semi-Annual labor Standards Enforcement Report) to PRCCDA.

14. TERMINATION FOR CAUSE

(Applicable to contracts exceeding $10,000)

If, through any cause, the CONTRACTOR shall fail to fulfill in a timely and proper manner his or her obligations under this CONTRACT, or if the CONTRACTOR shall violate any of the covenants, agreements, or stipulations of this CONTRACT, the PRCCDA shall thereupon have the right to terminate this CONTRACT by giving written notice to the CONTRACTOR of such termination and specifying the effective date thereof, at least five (5) days before the effective date of such termination. In such event, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports prepared by the CONTRACTOR under this Agreement shall, at the option of the PRCCDA, become the PRCCDA's property and the CONTRACTOR shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder. Notwithstanding the above, the CONTRACTOR shall not be relieved of liability to the Government of Puerto Rico and PRCCDA for damages sustained by the Government of Puerto Rico and/or PRCCDA by virtue of any breach of the Agreement by the CONTRACTOR, and the Government of Puerto Rico and/or PRCCDA may withhold any payments to the CONTRACTOR for the purpose of set-off until such time as the exact amount of damages due to the Government of Puerto Rico and/or PRCCDA from the CONTRACTOR is determined.

15. TERMINATION FOR CONVENIENCE

(Applicable to contracts exceeding $10,000)

The PRCCDA may terminate this CONTRACT at any time by giving at least a ten (10) days' notice in writing to the CONTRACTOR. If the CONTRACT is terminated by the PRCCDA as provided herein, the CONTRACTOR will be paid for the time provided and expenses incurred up to the termination date.

16. SECTION 503 OF THE REHABILITATION ACT OF 1973

(Applicable to contracts exceeding $10,000)

The CONTRACTOR shall comply with Section 503 of the Rehabilitation Act of 1973 (29 U.S.C. § 793), as amended, and any applicable regulations.

Equal Opportunity for Workers with Disabilities:

1) The CONTRACTOR will not discriminate against any employee or applicant for employment because of physical or mental disability in regard to any position for which the employee or applicant for employment is qualified. The CONTRACTOR agrees to take affirmative action to employ, advance in employment and otherwise treat qualified individuals with disabilities without discrimination based on their physical or mental disability in all employment practices, including the following:

(i) Recruitment, advertising, and job application procedures;

(ii) Hiring, upgrading, promotion, award of tenure, demotion, transfer, layoff, termination, right of return from layoff and rehiring;

(iii) Rates of pay or any other form of compensation and changes in compensation;

(iv) Job assignments, job classifications, organizational structures, position descriptions, lines of progression, and seniority lists;

(v) Leaves of absence, sick leave, or any other leave;

(vi) Fringe benefits available by virtue of employment, whether or not administered by the CONTRACTOR;

(vii) Selection and financial support for training, including apprenticeship, professional meetings, conferences, and other related activities, and selection for leaves of absence to pursue training;

(viii) Activities sponsored by the CONTRACTOR including social or recreational programs; and

(ix) Any other term, condition, or privilege of employment.

2) The CONTRACTOR agrees to comply with the rules, regulations, and relevant orders of the Secretary of Labor issued pursuant to the Act.

3) In the event of the CONTRACTOR's noncompliance with the requirements of this clause, actions for noncompliance may be taken in accordance with the rules, regulations, and relevant orders of the Secretary of Labor issued pursuant to the Act.

4) The CONTRACTOR agrees to post in conspicuous places, available to employees and applicants for employment, notices in a form to be prescribed by the Deputy Assistant Secretary for Federal Contract Compliance Programs, provided by or through the contracting officer. Such notices shall state the rights of applicants and employees as well as the CONTRACTOR's obligation under the law to take affirmative action to employ and advance in employment qualified employees and applicants with disabilities. The CONTRACTOR must ensure that applicants and employees with disabilities are informed of the contents of the notice (e.g., the CONTRACTOR may have the notice read to a visually disabled individual or may lower the posted notice so that it might be read by a person in a wheelchair).

5) The CONTRACTOR will notify each labor organization or representative of workers with which it has a collective bargaining agreement or other contract understanding, that the CONTRACTOR is bound by the terms of Section 503 of the Rehabilitation Act of 1973, as amended, and is committed to take affirmative action to employ and advance in employment individuals with physical or mental disabilities.

6) The CONTRACTOR will include the provisions of this clause in every subcontract or purchase order in excess of $10,000, unless exempted by the rules, regulations, or orders of the

Secretary issued pursuant to Section 503 of the Rehabilitation Act of 1973, as amended,, as amended, so that such provisions will be binding upon each subcontractor or vendor. The CONTRACTOR will take such action with respect to any subcontract or purchase order as the Deputy Assistant Secretary for Federal Contract Compliance Programs may direct to enforce such provisions, including action for noncompliance.

17. EQUAL EMPLOYMENT OPPORTUNITY

(Applicable to construction contracts and subcontracts exceeding $10,000)

The CONTRACTOR shall comply with Executive Order 11246 of September 24, 1965, entitled "Equal Employment Opportunity," as amended by Executive Order 11375 of October 13, 1967, and as supplemented in Department of Labor regulations (41 C.F.R. Subpt. B, Ch. 60).

During the performance of this Agreement, the CONTRACTOR agrees as follows:

1) The CONTRACTOR shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The CONTRACTOR shall take affirmative action to ensure that applicants for employment are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

2) The CONTRACTOR shall post in conspicuous places, available to employees and applicants for employment, notices to be provided by Contracting Officer setting forth the provisions of this non-discrimination clause. The CONTRACTOR shall state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.

3) The CONTRACTOR will, in all solicitations or advertisements for employees placed by or on behalf of the CONTRACTOR, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.

4) The CONTRACTOR will send to each labor union or representative of workers with which he or she has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers representative of the CONTRACTOR's commitments under Section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

5) The CONTRACTOR will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations and relevant orders of the Secretary of Labor.

6) The CONTRACTOR will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations and orders of the Secretary of Labor, or pursuant thereto, and will permit access to books, records and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations and orders.

7) In the event of the CONTRACTOR's non-compliance with the non-discrimination clause of this Agreement or with any of such rules, regulations or orders, this Agreement

may be cancelled, terminated or suspended in whole or in part and the CONTRACTOR may be declared ineligible for further government contracts in accordance with procedures authorized in Executive Order 11246 and such other sanctions as may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation or order of the Secretary of Labor, or as otherwise provided by law.

8) CONTRACTOR shall incorporate the provisions of 1 through 7 above in every subcontract or purchase order unless exempted by rules, regulations or orders of the Secretary of Labor so that such provisions shall be binding on such subcontractor. The CONTRACTOR will take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing such provisions including sanctions for non-compliance, provided, however, that in the event the CONTRACTOR becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the contracting agency, the CONTRACTOR may request the United States to enter into such litigation to protect the interests of the United States.

18. CERTIFICATION OF NONSEGREGATED FACILITIES

(Applicable to construction contracts exceeding $10,000)

The CONTRACTOR certifies that it does not maintain or provide for its establishments, and that it does not permit employees to perform their services at any location, under its control, where segregated facilities are maintained. It certifies further that it will not maintain or provide for employees any segregated facilities at any of its establishments, and it will not permit employees to perform their services at any location under its control where segregated facilities are maintained. The CONTRACTOR agrees that a breach of this certification is a violation of the equal opportunity clause of this Agreement.

As used in this certification, the term “segregated facilities” means any waiting rooms, work areas, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms, and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation and housing facilities provided for employees which are segregated by explicit directive or are, in fact, segregated on the basis of race, color, religion, or national origin because of habit, local custom, or any other reason.

The CONTRACTOR further agrees that (except where it has obtained for specific time periods) it will obtain identical certification from proposed subcontractors prior to the award of subcontracts exceeding $10,000 which are not exempt from the provisions of the equal opportunity clause; that it will retain such certifications in its files; and that it will forward the preceding notice to such proposed subcontractors (except where proposed subcontractors have submitted identical certifications for specific time periods).

19. CERTIFICATION OF COMPLIANCE WITH CLEAN AIR AND WATER ACTS

(Applicable to contracts exceeding $100,000)

The CONTRACTOR and all subcontractors shall comply with the requirements of the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq., the Federal Water Pollution Control Act, as amended, 33 U.S.C. § 1251 et seq., and the regulations of the Environmental Protection Agency with respect thereto, at 40 C.F.R. Ch. I, Subch. C, Pt. 60, Subpt. B and Ch. I, Subch. C, Pt. 93, Subpt. B, as amended, Section 508 of the Federal Water Pollution Control Act (33 U.S.C. § 1368) and Executive Order 11738 of September 10, 1973.

In addition to the foregoing requirements, all nonexempt contractors and subcontractors shall furnish to the owner, the following:

1) A stipulation by the CONTRACTOR or subcontractors, that any facility to be utilized in the performance of any nonexempt contract or subcontract, is not listed on the Excluded Party Listing System pursuant to Ch. I, Subch. C, Pt. 93, Subpt. B or on the List of Violating Facilities issued by the Environmental Protection Agency (EPA) pursuant to 40 C.F.R. Ch. I, Subch. C, Pt. 60, Subpt. B, as amended.

2) Agreement by the CONTRACTOR to comply with all the requirements of Section 114 of the Clean Air Act, as amended, (42 U.S.C. § 7414) and Section 308 of the Federal Water Pollution Control Act, as amended, (33 U.S.C. § 1318) relating to inspection, monitoring, entry, reports and information, as well as all other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued thereunder.

3) A stipulation that as a condition for the award of the Agreement, prompt notice will be given of any notification received from the Director, Office of Federal Activities, EPA, indicating that a facility utilized, or to be utilized for the Agreement, is under consideration to be listed on the Excluded Party Listing System or the EPA List of Violating Facilities.

4) Agreement by the CONTRACTOR that he or she will include, or cause to be included, the criteria and requirements in paragraph (1) through (4) of this section in every nonexempt subcontract and requiring that the CONTRACTOR will take such action as the government may direct as a means of enforcing such provisions.

20. ANTI-LOBBYING

(Applicable to contracts exceeding $100,000)

By the execution of this CONTRACT, the CONTRACTOR certifies, to the best of his or her knowledge and belief, that:

1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the CONTRACTOR, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the CONTRACTOR shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.

3) The CONTRACTOR shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all CONTRACTORs shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. § 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

21. BONDING REQUIREMENTS

(Applicable to construction and facility improvement contracts exceeding $100,000)

The CONTRACTOR shall comply with 2 C.F.R. § 200.326 minimum bonding requirements:

1) A bid guarantee from each bidder equivalent to five percent (5%) of the bid price. The "bid guarantee" shall consist of a firm commitment such as a bid bond, certified check, or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of his or her bid, execute such contractual documents as may be required within the time specified.

2) A performance bond on the part of the CONTRACTOR for one hundred percent (100%) of the Agreement price. A "performance bond" is one executed in connection with a contract to secure fulfillment of all the CONTRACTOR's obligations under such contract.

3) A payment bond on the part of the CONTRACTOR for one hundred percent (100%) of the Agreement price. A "payment bond" is one executed in connection with a contract to assure payment as required by law of all persons supplying labor and material in the execution of the work provided for in the contract.

22. SECTION 3 OF THE HOUSING AND URBAN DEVELOPMENT ACT OF 1968

A. The work to be performed under this Agreement is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. § 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

B. The parties to this Agreement agree to comply with HUD's regulations in 24 C.F.R. Part 75, which implement Section 3. As evidenced by their execution of this Agreement, the parties to this Agreement certify that they are under no contractual or other impediment that would prevent them from complying with the in 24 C.F.R. Part 75 regulations.

C. The CONTRACTOR agrees to send to each labor organization or representative of workers with which the CONTRACTOR has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the CONTRACTOR's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

D. The CONTRACTOR agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 C.F.R. Part 75, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 C.F.R. Part 75. The CONTRACTOR will not subcontract with any subcontractor where the CONTRACTOR has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 C.F.R. Part 75.

E. The CONTRACTOR acknowledges that CONTRACTORs, contractors, and subcontractors are required to meet the employment, training, and contracting requirements of 24

C.F.R. 75.19, regardless of whether Section 3 language is included in recipient or CONTRACTOR agreements, program regulatory agreements, or contracts signed after this CONTRACT.

F. The CONTRACTOR will certify that any vacant employment positions, including training positions, that are filled: (1) after the CONTRACTOR is selected but before the Agreement is executed, and (2) with persons other than those to whom the regulations of 24 C.F.R. Part 75 require employment opportunities to be directed, were not filled to circumvent the CONTRACTOR's obligations under 24 C.F.R. Part 75.

G. Noncompliance with HUD's regulations in 24 C.F.R. Part 75 may result in sanctions, termination of this Agreement for default, and debarment or suspension from future HUD assisted contracts.

H. With respect to work performed in connection with Section 3 covered Indian housing assistance, Section 7(b) of the Indian Self-Determination and Education Assistance Act (46 U.S.C. § 5307) also applies to the work to be performed under this Agreement. Section 7(b) requires that to the greatest extent feasible: (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this Agreement that are subject to the provisions of Section 3 and Section 7(b) agree to comply with Section 3 to the maximum extent feasible, but not in derogation of compliance with Section 7(b).

I. The CONTRACTOR agrees to submit, and shall require its subcontractors to submit to them, quarterly reports to the PRCCDA detailing the total number of labor hours worked on the Section 3 Project, the total number of labor hours worked by Section 3 Workers, and the total number of hours worked by Targeted Section 3 Workers, and any affirmative efforts made during the quarter to direct hiring efforts to low- and very low-income persons, particularly persons who are Section 3 Workers and Targeted Section 3 Workers.

23. UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT (URA)

Every project funded in part or in full by Community Development Block Grant – Disaster Recovery (CDBG-DR/MIT) funds, and all activities related to that project, are subject to the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended, 42 U.S.C. § 4601 et seq., and section 104(d) of the Housing and Community Development Act of 1992, as amended (HCDA), 42 U.S.C. § 5304(d), except where waivers or alternative requirements have been provided by the U.S. Department of Housing and Urban Development (HUD).

The implementing regulations for URA are at 49 C.F.R. Part 24, and the regulations for section 104(d) are at 24 C.F.R. Part 42, subpart C. Additionally, HUD has established regulations specific to CDBG-funded housing activities at 24 C.F.R. § 570.606. PRCCDA has also established the Uniform Relocation Assistance Guide & Residential AntiDisplacement and Relocation Assistance Plan (URA & ADP Guide) which provides guidance and requirements regarding URA compliance and minimizing displacement that are applicable to all CDBG-DR/MIT programs. The primary purpose of these laws and regulations is to provide uniform, fair, and equitable treatment of persons whose real property is acquired or who are displaced in connection with federally funded projects.

When CDBG-DR/MIT funds are planned, intended, or used for any activity or phase of a project and the phases are interdependent, URA applies to that activity or project. This includes any property acquisition, even if CDBG-DR/MIT funds are not used to fund the purchase, if the contract to acquire property is executed with the intention of seeking CDBG-DR/MIT funds to complete the project or an interdependent phase of the project. CONTRACTORs are responsible for ensuring

URA compliance throughout the design, proposal, and implementation of any project that includes real property acquisition or displacement of residential or business occupants.

24. FAIR HOUSING ACT

CONTRACTOR shall comply with the provisions of the Fair Housing Act of 1968, as amended. The Act prohibits discrimination in the sale or rental of housing, the financing of housing or the provision of brokerage services against any person on the basis of race, color, religion, sex, national origin, disability, or familial status. The Equal Opportunity in Housing Act prohibits discrimination against individuals on the basis of race, color, religion, sex or national origin in the sale, rental, leasing or other disposition of residential property, or in the use or occupancy of housing assisted with Federal funds.

25. ENERGY POLICY AND CONSERVATION ACT

CONTRACTOR shall comply with mandatory standards and policies relating to energy efficiency as contained in the Government of Puerto Rico's energy conservation plan, issued in compliance with the Energy Policy and Conservation Act (42 U.S.C. 6201 et seq).

26. POLITICAL ACTIVITY

The CONTRACTOR agrees to comply with mandatory standards and policies relating to Hatch Political Activity Act (Hatch Act), 5 U.S.C. §§ 1501–1508, which limits the political activity of employees.

The CONTRACTOR shall comply with the Hatch Act and shall ensure that no funds provided, nor personnel employed under this Agreement, shall be in any way or to any extent engaged in the conduct of political activities in violation of the Hatch Act, 5 U.S.C. §§ 1501–1508.

The Hatch Act applies to political activities of certain state and local employees. As a PRCCDA's SUBRECIPENT, you may participate in any of the following activities: be a candidate in nonpartisan elections; attend political meetings and conventions; contribute money; campaign in partisan elections; and hold office in political parties.

The CONTRACTOR may not do the following activities: be a candidate in partisan elections; use official influence to interfere in elections; coerce political contributions from subordinates in support of political parties or candidates the office of special counsel operates a website that provides guidance concerning hatch act issues.

27. HEALTH AND SAFETY STANDARDS

All parties participating in this project agree to comply with Sections 3702 and 3704 (a) of the Contract Work Hours and Safety Standards Act (CWHSSA), 40 U.S.C. §§ 3702 and 3704. Section 3704 (a) of the Act is applicable to construction work and provides that no laborer or mechanic shall be required to work in surroundings or under working conditions, which are unsanitary, hazardous, or dangerous to his or her health and safety as determined under construction, safety, and health standards promulgated by the Secretary of Labor. These requirements do not apply to a contract to acquire a commercial product (as defined in 41 U.S.C. § 103) or a commercial service (as defined in 41 U.S.C. § 103a).

28. PERSONNEL

The CONTRACTOR represents that it has, or will secure at its own expense, all personnel required in performing the services under this Agreement. Such personnel shall not be employees of, or have any contractual relationship with, the contracting party. All the services required hereunder will be performed by the CONTRACTOR or under its supervision, and all personnel engaged in the work

shall be fully qualified and shall be authorized or permitted under State and local law to perform such services. No person who is serving sentence in a penal or correctional institution shall be employed on work under this CONTRACT.

29. WITHHOLDING OF WAGES

If in the performance of this Agreement, there is any underpayment of wages by the CONTRACTOR or by any subcontractor thereunder, the PRCCDA may withhold from the CONTRACTOR out of payment due to him or her an amount sufficient to pay to employees underpaid the difference between the wages required thereby to be paid and the wages actually paid such employees for the total number of hours worked. The amounts withheld may be disbursed by the PRCCDA for and on account of the CONTRACTOR or subcontractor to the respective employees to whom they are due.

30. CLAIMS AND DISPUTES PERTAINING TO WAGE RATES

Claims and disputes pertaining to wage rates or to classifications of professional staff or technicians performing work under this CONTRACT shall be promptly reported in writing by the CONTRACTOR to the PRCCDA for the latter's decision, which shall be final with respect thereto.

31. DISCRIMINATION BECAUSE OF CERTAIN LABOR MATTERS

No person employed on the services covered by this Agreement shall be discharged or in any way discriminated against because he or she has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable hereunder to his or her employer.

32. INTEREST OF MEMBERS OF LOCAL PUBLIC AGENCY AND OTHERS

The CONTRACTOR agrees to establish safeguards to prohibit employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have a family, business, or other tie. The CONTRACTOR will be aware of and avoid any violation of the laws of this State which prohibit PRCCDA officers and employees from having or owning any interest or share, individually or as agent or employee of any person or corporation, either directly or indirectly, in any contract made or let by the governing authorities of the PRCCDA for the construction or doing of any public work, or for the sale or purchase of any materials, supplies or property of any description, or for any other purpose whatsoever, or in any subcontract arising therefrom or connected therewith, or to receive, either directly or indirectly, any portion or share of any money or other thing paid for the construction or doing of any public work, or for the sale or purchase of any property, or upon any other contract made by the governing authorities of the PRCCDA, or subcontract arising therefore or connected therewith.

The CONTRACTOR will also be aware of and avoid any violation of the laws of this State which prescribe a criminal penalty for any public officer who has an interest in any contract passed by the board of which he or she is a member during the time he or she was a member and for one year thereafter.

33. INTEREST OF CERTAIN FEDERAL OFFICERS

No member of, or delegate to, the Congress of the United States and no Resident Commissioner shall be admitted any share or part of this Agreement or to any benefit to arise therefrom.

34. INTEREST OF CONTRACTOR

The CONTRACTOR agrees that it presently has no interest and shall not acquire any interest, direct or indirect, in the above described project or any parcels therein or any other interest which would conflict in any manner or degree with the performance of the Work hereunder. The CONTRACTOR further agrees that no person having any such interest shall be employed in the performance of this Agreement.

35. RELIGIOUS ACTIVITY

The CONTRACTOR, in compliance with 24 C.F.R. 570.200(j) and 24 C.F.R. § 5.109 (c), agrees to provide equal participation to faith-based organizations in HUD programs and activities and to abstain from disfavoring any faith-based organization, including by failing to select a faith-based organization, disqualifying an faith-based organization, or imposing any condition or selection criterion that otherwise disfavors or penalizes an faith-based organizations in the selection process using any funds related to this Agreement.

36. FLOOD DISASTER PROTECTION ACT OF 1973

The CONTRACTOR will ensure that procedures and mechanisms are put into place to monitor compliance with all flood insurance requirements as found Section 202(a) of the Flood Disaster Protection Act of 1973, 42 U.S.C. 4106, and the regulations in 44 C.F.R. Parts 59 through 79 and 24 C.F.R. § 570.605.

37. LEAD BASED PAINT

The CONTRACTOR must comply with the regulations regarding lead-based paint found at 24 C.F.R. Part 35, Subpt. A on LEAD-BASED PAINT POISONING PREVENTION IN CERTAIN RESIDENTIAL STRUCTURES with regards to all housing units assisted using CDBGDR/MIT funds.

38. VALUE ENGINEERING

(Applicable to construction contracts exceeding $2,000 when required by Federal Program legislation.)

The CONTRACTOR must comply with the regulations regarding systematic and organized approach to analyze functions of systems, equipment, facilities, services, and materials to ensure they achieve their essential functions at the lowest cost consistent to life cycle in execution, reliability, quality, and safety, in accordance with 2 C.F.R. § 200.318(g).

39. GENERAL COMPLIANCE

The CONTRACTOR shall comply with all applicable provisions of the Housing and Community Development Act of 1974, as amended, and the regulations at 24 C.F.R.

§ 570, as modified by the Federal Register notices that govern the use of CDBGDR/MIT funds available under this Agreement. See Federal Register Notice 83 FR 5844 (February 9, 2018). Notwithstanding the foregoing, (1) the CONTRACTOR does not assume any applicable of the PRCCDA's responsibilities for environmental review, decision making, and action, described in 24 C.F.R. Part 58 and (2) the CONTRACTOR does not assume any applicable of the PRCCDA's responsibilities for initiating the review process under the provisions of 24 C.F.R. Part 52.

The CONTRACTOR shall also comply with all other applicable Federal, state and local laws, regulations, and policies that govern the use of the CDBG-DR/MIT funds in complying with its obligations under this Agreement, regardless of whether CDBGDR/MIT funds are made available to the CONTRACTOR on an advance or reimbursement basis. This includes without limitation, applicable Federal Registers; 2

C.F.R. Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards; Community Development Act of 1974; 24 C.F.R. Part 570 Community Development Block Grant; applicable waivers; Fair Housing Act,

24 C.F.R. Part 35, Subpt. A; 24 C.F.R. Part 58; 24 C.F.R. Part 75; National Historic Preservation Act, and any other applicable state laws or regulations, including the requirements related to nondiscrimination, labor standards and the environment; and Action Plan amendments and HUD's guidance on the funds.

Where waivers or alternative requirements are provided for in the applicable Federal Register Notice dated February 9, 2018, at 83 FR 5844 or any future Federal Register Notice published by HUD ("HUD Notices"), such requirements, including any regulations referenced therein, shall apply.

The CONTRACTOR also agrees to comply with all other applicable Federal, State, and local laws, regulations, HUD Notices, policies, and guidelines, whether existing or to be established, provided the same are applied to activities occurring after the date the policy or guideline was established, governing the Grant Funds provided under this Agreement. In the event a conflict arises between the provisions of this Agreement and any of the foregoing, the Federal, State, and local laws, regulations, HUD Notices, policies, and guidelines shall control and this Agreement shall be interpreted in a manner so as to allow for the terms contained herein to remain valid and consistent with such Federal, State, and local laws, regulations, HUD Notices, policies and guidelines.

The CONTRACTOR shall also comply with applicable PRCCDA's policies and guidelines as established in Program Guidelines and their amendments, if any, as found in the CDBG-DR Website (www.cdbg-dr.pr.gov) which are herein included and made integral part of this Agreement, as it may be updated from time to time.

40. DUPLICATION OF BENEFITS

The CONTRACTOR shall not carry out any of the activities under this Agreement in a manner that results in a prohibited duplication of benefits as defined by Section 312 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. § 5155) and described in Appropriations Act. The CONTRACTOR must comply with HUD's requirements for duplication of benefits, imposed by Federal Register notice on the PRCCDA, which are published in a separate notices entitled: "Clarification to Duplication of Benefits Requirements Under the Stafford Act for Community Development Block Grant (CDBG) Disaster Recovery Grantees" (November 16, 2011, 76 FR 71060); "Updates to Duplication of Benefits Requirements Under the Stafford Act for Community Development Block Grant (CDBG) Disaster Recovery Grantees" (June 20, 2019, 84 FR 28836); and "Applicability of Updates to Duplication of Benefits Requirements Under the Stafford Act for Community Development Block Grant (CDBG) Disaster Recovery Grantees," (June 20, 2019, 84 FR 28848). The CONTRACTOR shall carry out the activities under this Agreement in compliance with PRCCDA's procedures to prevent duplication of benefits.

41. DRUG-FREE WORKPLACE

The CONTRACTOR must comply with drug-free workplace requirements in 2 C.F.R. §§ 182.200 through 182.230 of the Drug-Free Workplace Act of 1988, 41 U.S.C. §§ 81018106.

42. HOLD HARMLESS

The CONTRACTOR shall and hereby agrees to hold harmless, defend (with counsel acceptable to the PRCCDA) and indemnify the Government of Puerto Rico, PRCCDA, HUD and each and all of its successors, affiliates, or assigns, and any of their employees, officers, directors, attorneys, consultants, agents, managers, and affiliates, from and against any and all damages, costs, attorneys'

fees, claims, expenses, injuries, property damage, causes of action, violations of law, violations of this Agreement, and losses of any form or nature arising from or related to the conduct of the CONTRACTOR in the performance of the efforts called for in this Agreement. This indemnity shall expressly include, but is not limited to, the obligation of the CONTRACTOR to indemnify and reimburse the PRCCDA for any and all attorneys' fees and other litigation or dispute resolution costs incurred or to be incurred in the PRCCDA's enforcement of this Agreement or any portion thereof against the CONTRACTOR or otherwise arising in connection with the CONTRACTOR's breach, violation, or other noncompliance with this Agreement. This clause shall survive indefinitely the termination of this Agreement for any reason.

43. PRCCDA RECOGNITION

Unless otherwise directed by the PRCCDA, the CONTRACTOR shall ensure recognition of the role of HUD and the PRCCDA in providing funding, services, and efforts through this Agreement. Unless otherwise directed by the PRCCDA, all activities, facilities, and items utilized pursuant to this Agreement shall be prominently labeled as to role of HUD and of the PRCCDA. In addition, the CONTRACTOR shall include a reference to the support provided herein in all publications made possible with funds made available under this Agreement. The PRCCDA reserves the right to direct specific reasonable recognition requirements on a case-by-case basis, including but not limited, to the size and content, waiver, removal or addition of such recognition.

44. LOGOS CLAUSE

The Parties hereto will not use the name of the other party, seals, logos, emblems or any distinctive trademark/ trade name, without the prior written express authorization of the other party.

45. UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPLES, AND AUDIT REQUIREMENTS FOR FEDERAL AWARDS

The CONTRACTOR shall comply with the applicable provisions in 2 C.F.R. Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, 2 C.F.R. Part 200.

46. FINANCIAL & PROGRAM MANAGEMENT

The CONTRACTOR shall expend and account for all CDBG-DR/MIT funds received under this Agreement in accordance with 2 C.F.R. § 200.302 and 2 C.F.R. § 200.303 and agrees to adhere to the accounting principles and procedures required therein, utilize adequate internal controls, and maintain necessary source documentation for all costs incurred.

The CONTRACTOR shall administer its program in conformance with Cost Principles as outlined in 2 C.F.R. § 200.400 through 2 C.F.R. § 200.476, as applicable. These principles shall be applied for all costs incurred whether charged on a direct or indirect basis.

47. DOCUMENTATION AND RECORD KEEPING

The CONTRACTOR shall maintain all records required by applicable law to be maintained, including but not limited to the Federal regulations specified in (1) 2 C.F.R. Part 200; (2) 24 C.F.R. § 570.506; and (3) the applicable HUD Notices that are pertinent to the activities to be funded under this Agreement, as well as any additional records required by the PRCCDA. Such records shall include but not be limited to:

a. Records providing a full description of each activity undertaken;
b. Records demonstrating that each activity undertaken meets one of the National Objectives of the CDBG-DR/MIT programs, as modified by the HUD Notices;
c. Records required to determine the eligibility of activities;

d. Records required to document the acquisition, improvement, use, or disposition of real property acquired or improved with CDBG-DR/MIT funds;
e. Records documenting compliance with the fair housing and equal opportunity components of the CDBG-DR/MIT program;
f. Financial records as required by (1) 24 C.F.R. § 570.502; and (2) 2 C.F.R.Part 200;
g. Other records necessary to document compliance with Subpart K of 24 C.F.R. Part 570.

48. ACCESS TO RECORDS

The Government of Puerto Rico, the PRCCDA, HUD, the Comptroller General of the United States, or any of their duly authorized representatives, shall have at any time and from time to time during normal business hours, access to any work product, books, documents, papers, and records of the CONTRACTOR which are related to this CONTRACT, for the purpose of inspection, audits, examinations, and making excerpts, copies and transcriptions.

49. RECORD RETENTION AND TRANSMISSION OF RECORDS TO THE PRCCDA

The CONTRACTOR shall retain all official records on programs and individual activities shall be retained for the greater of five (5) years, starting from the closeout of the grant between PRCCDA and HUD, or the end of the affordability period for each housing activity, whichever is longer. If any other laws and regulations as described in 24 C.F.R. § 570.490 applies to a project, the record retention period may be extended. All records involved in litigation, claims, audits, negotiations, or other actions, which have started before the expiration date of their retention, will be kept until completion of the action and resolution of all issues or the end of the regular five (5) years period, whichever is longer. (See 2 C.F.R. § 200.334 and 24 C.F.R. § 570.490(d).)

Records shall be made available to PRCCDA upon request.

50. CLIENT DATA AND OTHER SENSITIVE INFORMATION

In the event that the CONTRACTOR comes to possess client data and other sensitive information as a result of this Agreement, then the CONTRACTOR shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited to, client name, address, income level or other basis for determining eligibility, and description of service provided. Such information shall be made available to PRCCDA monitors or their designees for review upon request.

The CONTRACTOR must comply with 2 C.F.R. § 200.303 and shall take reasonable measures to safeguard protected personally identifiable information, as defined in 2 C.F.R. § 200.82, and other information HUD or the PRCCDA designates as sensitive or the CONTRACTOR considers sensitive consistent with applicable Federal, state, local, and tribal laws regarding privacy and obligations of confidentiality. Additionally, the CONTRACTOR must comply with the PRCCDA CDBG-DR Personally Identifiable Information, Confidentiality, and Nondisclosure Policy, as found in the CDBG-DR Website (https://cdbg-dr.pr.gov/en/download/personally-identifiable-informationconfidentiality-and-nondisclosure-policy/), which is herein included and made integral part of this Agreement, as it may be updated from time to time.

The CONTRACTOR shall comply with all State or local requirements concerning the privacy of personal records, consistent with 24 C.F.R. § 570.508 (local governments) and § 570.490(c) (States).

51. CLOSE-OUT

The CONTRACTOR's obligation to PRCCDA shall not end until all close-out requirements are completed. Activities during this close-out period may include, but are not limited to: making final

payments, disposing of program assets (including the return of all unused materials, equipment, unspent cash advances, program income balances, and accounts receivable to the PRCCDA), properly addressing Program Income (as that term is defined in Section Vl (A)(19) of the HUD Notice 83 FR 5844, 5856 (February 9, 2018, as may be amended by HUD)), balances, and accounts receivable to the PRCCDA), determining the custodianship of records, and the CONTRACTOR certification of compliance with the terms of this Agreement. Notwithstanding the foregoing, the terms of this Agreement shall remain in effect during any period that the CONTRACTOR has control over CDBG-DR/MIT funds, including Program Income.

Notwithstanding the terms of 2 C.F.R. § 200.343, upon the expiration of this Agreement, the CONTRACTOR shall transfer to the recipient any CDBG-DR/MIT funds on hand at the time of expiration and any accounts receivable attributable to the use of CDBGDR/MIT funds, further, any real property under the CONTRACTOR's control that was acquired or improved in whole or in part with CDBG-DR/MIT funds (including CDBGDR/MIT funds provided to the CONTRACTOR in the form of a loan) shall be treated in accordance with 24 C.F.R. § 570.503(b)(7).

52. AUDITS AND INSPECTIONS

All CONTRACTOR records with respect to any matters covered by this Agreement shall be made available to the PRCCDA, HUD, and the Comptroller General of the United States, or any of their authorized representatives, at any time during normal business hours, as often as deemed necessary, to audit, examine, and make excerpts or transcripts of all relevant data. Any deficiencies noted in audit reports must be fully cleared by the CONTRACTOR within thirty (30) days after receipt by the CONTRACTOR. Failure of the CONTRACTOR to comply with the above audit requirements shall constitute a violation of this Agreement and may result in the withholding of future payments and/or termination.

53. SINGLE AUDIT

The CONTRACTOR must be audited as required by 2 C.F.R. Part 200, Subpt. F, when the CONTRACTOR's Federal awards expended during the respective fiscal year equaled or exceeded the threshold set forth in 2 C.F.R. § 200.501 (Audit requirements). Once said threshold is reached or exceeded, the CONTRACTOR shall notify the PRCCDA and shall report that event in the corresponding monthly progress report, as provided in Part VI - Performance, Monitoring, and Reporting, Subpart B (Reporting) of this Agreement.

The CONTRACTOR shall procure or otherwise arrange for the audit to be conducted for that year, as required in 2 C.F.R. § 200.501(a)-(b); moreover, that it is properly performed and submitted when due in accordance with provisions that include but are not limited to those set forth in 2 C.F.R. § 200.512 (Report submission), as stated in 2 C.F.R. § 200.508(a) (Auditee responsibilities).

Among other relevant provisions, the CONTRACTOR shall comply with: (a) the Electronic submission of data and reports to the Federal Audit Clearinghouse (FAC) (2 C.F.R. § 200.512(d)) and; (b) ensuring that reports do not include protected personally identifiable information as set forth in 2 C.F.R. § 200.512(a)(2)).

54. INSPECTIONS AND MONITORING

The CONTRACTOR shall permit the PRCCDA and auditors to have access to the CONTRACTOR's records and financial statements as necessary for the PRCCDA to meet the requirements of 2 C.F.R. Part 200.

55. CORRECTIVE ACTIONS

The PRCCDA may issue management decisions and may consider taking enforcement actions including but not limited to corrective actions in 24 C.F.R. § 570.910 if noncompliance is detected during monitoring and audits. The PRCCDA may require the CONTRACTOR to take timely and appropriate action on all deficiencies pertaining to the Federal award provided to the CONTRACTOR from the pass-through entity detected through audits, on-site reviews, and other means. A timely and appropriate action shall be predicated on reasonable standard wherein the CONTRACTOR utilizes all available resources to correct the noted issue or issues. In response to audit deficiencies or other findings of noncompliance with this Agreement, the PRCCDA may impose additional conditions on the use of the CDBG-DR/MIT funds to ensure future compliance or provide training and technical assistance as needed to correct noncompliance.

56. NONDISCRIMINATION

The CONTRACTOR shall comply with 24 C.F.R. Part 6, which implements the provisions of Section 109 of Title I of the Housing and Community Development Act of 1974, 42 U.S.C. § 5309. Section 109 provides that no person in the United States shall, on the ground of race, color, national origin, religion, or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with Federal financial assistance.

The CONTRACTOR shall adhere to the prohibitions against discrimination on the basis of age under the Age Discrimination Act of 1975, 42 U.S.C. §§ 6101-6107 (Age Discrimination Act) and the prohibitions against discrimination on the basis of disability under Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. § 794 (Section 504). Section 109 of the Housing and Community Development Act of 1974 makes these requirements applicable to programs or activities funded in whole or in part with CDBG-DR/MIT funds. Thus, the CONTRACTOR shall comply with regulations of 24 C.F.R. Part 8, which implement Section 504 for HUD programs, and the regulations of 24 C.F.R. Part 146, which implement the Age Discrimination Act for HUD programs.

The CONTRACTOR shall ensure that all CDBG-DR/MIT activities conducted by itself or its contractors are consistent with the applicable federal and local legal provisions, regulations, and policies that prohibit discrimination on the basis of race, creed, color, national origin, religion, sex, disability, familial status, actual or perceived sexual orientation or gender identity, marital status, or age, as established in the CDBG-DR Fair Housing and Equal Opportunity (FHEO) Policy for CDBG-DR Programs.[1]

57. ARCHITECTURAL BARRIERS ACT AND THE AMERICANS WITH DISABILITIES ACT

The CONTRACTOR shall ensure that its Activities are consistent with requirements of Architectural Barriers Act and the Americans with Disabilities Act.

The Architectural Barriers Act of 1968, 42 U.S.C. §§ 4151-4156, requires certain Federal and Federally funded buildings and other facilities to be designed, constructed, or altered in accordance with standards that ensure accessibility to, and use by, physically handicapped people. A building or facility designed, constructed, or altered with funds allocated or reallocated under this part after December 11, 1995, and that meets the definition of "residential structure" as defined in 24 C.F.R. § 40.2 or the description of "facilities" in 41 C.F.R. § 102–76.60 are subject to the requirements of the Architectural Barriers Act of 1968 and shall comply with the Uniform Federal Accessibility

[1] Follow the link for document access at the CDBG-DR Website: https://cdbg-dr.pr.gov/en/download/fair- housingandequal-opportunity-fheo-policy-for-cdbg-dr-programs/.

Standards (appendix A to 24 C.F.R. Part 40 for residential structures, and 41 C.F.R. Subt. C, Ch. 102, for general type buildings).

The Americans with Disabilities Act of 1990 ("ADA"), 42 U.S.C. § 12101 et seq. (ADA), provides comprehensive civil rights to individuals with disabilities in the areas of employment, public accommodations, State and local government services, and telecommunications. It further provides that discrimination includes a failure to design and construct facilities for first occupancy no later than January 26, 1993, that are readily accessible to and usable by individuals with disabilities. Further, the ADA requires the removal of architectural barriers and communication barriers that are structural in nature in existing facilities, where such removal is readily achievable—that is, easily accomplishable and able to be carried out without much difficulty or expense.

The CONTRACTOR agrees to comply with the non-discrimination in employment and contracting opportunities laws, regulations, and executive orders referenced in 24 C.F.R. § 570.607, as revised by Executive Order 13279. The applicable non- discrimination provisions in Section 109 of the HCDA are still applicable.

58. TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 (24 C.F.R. PART 1)

1) General Compliance:

The CONTRACTOR shall comply with the requirements of Title VI of the Civil Rights Act of 1964, 42 U.S.C. § 2000d et seq., and 24 C.F.R. § 570.601 and § 570.602. No person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity funded by this Agreement. The specific nondiscrimination provisions at 24 C.F.R. § 1.4 apply to the use of these funds. The CONTRACTOR shall not intimidate, threaten, coerce, or discriminate against any person for the purpose of interfering with any right or privilege secured by Title VI of the Civil Rights Act of 1964 or 24 C.F.R. Part 1, or because he or she has made a complaint, testified, assisted, or participated in any manner in an investigation, proceeding, or hearing under 24 C.F.R. Part 1. The identity of complainants shall be kept confidential except to the extent necessary to carry out the purposes of 2 C.F.R. Part 1, including the conduct of any investigation, hearing, or judicial proceeding arising thereunder.

2) Assurances and Real Property Covenants:

As a condition to the approval of this Agreement and the extension of any Federal financial assistance, the CONTRACTOR assures that the program or activities described in this Agreement shall be conducted and the housing, accommodations, facilities, services, financial aid, or other benefits to be provided shall be operated and administered in compliance with all requirements imposed by or pursuant to this 2 C.F.R. Part1.

If the Federal financial assistance under this Agreement is to provide or is in the form of personal property or real property or interest therein or structures thereon, the CONTRACTOR's assurance herein shall obligate the CONTRACTOR or, in the case of a subsequent transfer, the transferee, for the period during which the property is used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits, or for as long as the recipient retains ownership or possession of the property, whichever is longer. In all other cases the assurance shall obligate the CONTRACTOR for the period during which Federal financial assistance is extended pursuant to the contract or application.

This assurance gives the PRCCDA and the United States a right to seek judicial enforcement of the assurance and the requirements on real property.

In the case of real property, structures or improvements thereon, or interests therein, acquired with Federal financial assistance under this Agreement or acquired with CDBG-DR/MIT funds and provided to the CONTRACTOR under this Agreement, the instrument effecting any disposition by the CONTRACTOR of such real property, structures or improvements thereon, or interests therein, shall contain a covenant running with the land assuring nondiscrimination for the period during which the real property is used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits.

If the CONTRACTOR receives real property interests or funds or for the acquisition of real property interests under this Agreement, to the extent that rights to space on, over, or under any such property are included as part of the program receiving such assistance, the nondiscrimination requirements of this part 1 shall extend to any facility located wholly or in part in such space.

3) Women- and Minority-Owned Businesses (W/MBE)

The CONTRACTOR shall take the affirmative steps listed in 2 C.F.R. § 200.321(b)(1) through (6) to assure that minority businesses, women's business enterprises, and labor surplus area firms are used when possible when the CONTRACTOR procures property or services under this Agreement. As used in this Agreement, the terms "small business" means a business that meets the criteria set forth in Section 3(a) of the Small Business Act, as amended, 15 U.S.C. § 632 (a), and "minority and women's business enterprise" means a business at least fifty-one (51) percent owned and controlled by minority group members or women. For the purpose of this definition, "minority group members" are Afro-Americans, Spanish-speaking, Spanish surnamed or Spanish heritage Americans, Asian- Americans, and American Indians. The CONTRACTOR may rely on written representations by businesses regarding their status as minority and female business enterprises in lieu of an independent investigation.

In compliance with the CDBG-DR/MIT Minority and Women-Owned Business Enterprise Policy (M/WBE Policy), the CONTRACTOR shall complete a utilization plan to identify how they plan on successfully achieving the contracting goals for MBE and WBE's. CONTRACTOR shall also complete quarterly reporting to provide information on contracting opportunities and payouts provided to WBE or MBE contractors or subcontractors. CONTRACTOR shall also document their efforts and submit those to PRCCDA on a quarterly basis. See the M/WBE Policy, as found in the CDBG-DR Website (www.cdbg-dr.pr.gov) which is herein included and made integral part of this Agreement, as it may be updated from time to time.

4) Notifications

The CONTRACTOR will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or worker's representative of the CONTRACTOR's commitments hereunder, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

5) Equal Employment Opportunity and Affirmative Action (EEO/AA) Statement

The CONTRACTOR shall, in all solicitations or advertisements for employees placed by or on behalf of the CONTRACTOR, state that it is an Equal Opportunity or Affirmative Action employer.

59. LABOR STANDARDS

The CONTRACTOR shall comply with the in labor standards in Section 110 of the Housing and Community Development Act of 1974, 42 U.S.C. § 5310, and ensure that all laborers and mechanics employed by contractors or subcontractors in the performance of construction work financed in whole or in part with assistance received under this Agreement shall be paid wages at

rates not less than those prevailing on similar construction in the locality as determined by the Secretary of Labor in accordance with the Davis Bacon Act, as amended (40 U.S.C. § 3141, et seq.), and 29 C.F.R. Parts 1, 3, 5, 6, and 7, provided, that this requirement shall apply to the rehabilitation of residential property only if such property contains not less than eight (8) units.

The CONTRACTOR agrees to comply with 18 U.S.C. § 874 and it's implementing regulations of the U.S. Department of Labor at 29 C.F.R. Part 3 and Part 5. The CONTRACTOR shall maintain documentation that demonstrates compliance with applicable hour and wage requirements. Such documentation shall be made available to the PRCCDA for review upon request.

The CONTRACTOR is prohibited from using funds provided herein or personnel employed in the administration of the program for: political activities; inherently religious activities; lobbying; political patronage; or nepotism activities.

60. CONDUCT

1) Contracts

a. Monitoring: As applicable, the CONTRACTOR will monitor all contracted services on a regular basis to assure contract compliance. Results of monitoring efforts shall be summarized in written reports and supported with documented evidence of follow-up actions taken to correct areas of noncompliance.

b. Content: The CONTRACTOR shall cause all of the provisions of this contract in its entirety to be included in and made a part of any contract executed in the performance of this Agreement, as applicable.

c. Selection Process: The CONTRACTOR shall ensure that all contracts awarded after the execution of this Agreement and in the performance of such, follow the procurement policies and procedures described in this Agreement.

d. Notification: The CONTRACTOR shall notify and provide a copy of any and all contracts related to this Agreement and CDBG-DR/MIT funds to the Contract Administration Area of the PRCCDA CDBG-DR/MIT Legal Division within three (3) days of its execution.

2) Conflict of Interest

The CONTRACTOR agrees to abide by the provisions of 2 C.F.R. Part 200, as applicable, and 24 C.F.R. § 570.611, which include (but are not limited to) the following:

a. It is presumed that the CONTRACTOR is subject to state and local ethic laws and regulations related to the conduct of its officers, employees or agents engaged in the award and administration of this Agreement.

b. In the event the CONTRACTOR is not, the CONTRACTOR shall maintain written standards of conduct governing the performance of its employees engaged in the award and administration of this Agreement. No employee, officer, or agent shall participate in the selection, award, or administration of a contract supported by Federal funds if a real or apparent conflict of interest would be involved. Such a conflict would rise when the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the Parties indicated herein, has a financial or other interest in the firm selected for an award. The officers, employees, and agents of the recipient shall neither solicit nor accept gratuities, favors, or anything of monetary value from contractors, or Parties to sub Agreements. However, recipients may set standards for situations in which the financial interest is not substantial, or the gift is an

unsolicited item of nominal value. The standards of conduct shall provide for disciplinary actions to be applied for violations of such standards by officers, employees, or agents of the recipient.

c. No covered persons who exercise or have exercised any functions or responsibilities with respect to CDBG-DR/MIT assisted activities, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest in any contract, or have a financial interest in any contract, subcontract, or Agreement with respect to the CDBG-DR/MIT assisted activity, or with respect to the proceeds from the CDBG-DR/MIT assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for a period of one (1) year thereafter. For purposes of this paragraph, a "covered person" includes any person who is an employee, agent, consultant, officer, or elected or appointed official of the PRCCDA, the CONTRACTOR, or any designated public agency.

d. Clause of Governmental Ethics Certification of Absence of Conflict of Interests - The CONTRACTOR certifies that: (1) No public servant of the PRCCDA has pecuniary interest in this contract. (2) No public servant of the PRCCDA has solicited or accepted, directly or indirectly, for him (her), for any member of his family unit or for any other person, gifts, allowances, favors, services, donations loans or any other thing of monetary value. (3) No public servant of the PRCCDA related to this transaction, asked for or accepted any good of economic value, from any person or organization as payment for the duties and responsibilities of his employment. (4) No public servant of the PRCCDA has solicited, directly or indirectly, for him (her), any member of his family unit, neither for any other person, business or organization, any good of economic value, including gifts, loans, promises, favors or services in exchange for his(her) obligations and performance of said public employment, to influence or favor any organization. (5) No public servant of the PRCCDA has kinship relationship, within the fourth degree of consanguinity and second by affinity, with nobody in public employment that has faculty to influence and to participate in the institutional decisions of this Agreement.

61. CITIZEN GRIEVANCES

If the CONTRACTOR receives any complaint or grievance, it shall refer said complaint or grievance immediately to the PRCCDA CDBG-DR/MIT Program so that PRCCDA may respond appropriately.

62. TECHNICAL ASSISTANCE AND TRAININGS

The CONTRACTOR shall attend any and all technical assistance and/or trainings that the PRCCDA requires from time to time at its discretion. Failure to attend may be considered as cause for termination.

63. DISASTER RELIEF ACCOUNT

Pursuant to Federal Register Vol. 85, No. 17, 85 FR 4681 (January 27, 2020), PRCCDA must comply with an additional requirement imposed by an Order of October 26, 2017, granted by the United States District Court for the District of Puerto Rico, as may be amended from time to time. As required by the Order, grant funds or disaster relief funds received by the Commonwealth of Puerto Rico or other Non-Federal Entities (as defined by 2 C.F.R. § 200.69) shall be deposited solely into a Disaster Relief Account.

As a result thereof, under the terms of the beforementioned Court order and under the conditions of this Agreement, any and all CDBG-DR/MIT funds subawarded by PRCCDA to its CONTRACTORs shall be deposited into a new, separate, non-co-mingled, unencumbered account

held in the name of the CONTRACTOR. The funds shall be used solely for eligible activities. Further, the CONTRACTOR shall provide and make available to PRCCDA any and all documentation related to such account.

64. OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (OSH ACT)

The CONTRACTOR shall comply with the Occupational Safety and Health Act of 1970 (OSH Act) as supplemented by the Department of Labor regulations. This Act created the Occupational Safety and Health Administration (OSHA). OSHA sets and enforces protective standards of safety and health in the workplace. Under the OSH Act, employers have a responsibility to provide a safe workplace.

Employers must comply with the 29 CFR 1910 General Obligations Clause of the OSH Act. This clause requires employers to maintain their workplaces free from serious recognized hazards. This includes the adoption of safety and health guidelines and the subsequent training of the employer's workforce in these.

CONTRACTOR whose Scope of Work includes construction activities must comply with the General Clauses, and also with provisions of 29 CFR 1926 "Construction Health and Safety Regulations". It shall be a condition of any contract for construction, alteration and/or repair, including painting and decorating, that no contractor or subcontractor for any part of the contract work shall require any worker or mechanic employed in the performance of the contract to work in an environment or in unhealthy, hazardous or dangerous working conditions to their health or safety.

END OF DOCUMENT

Initials:

_____
PRCCDA

_____
Contractor

ATTACHMENT VI
NON-CONFLICT OF INTEREST CERTIFICATION
CERTIFICACIÓN DE AUSENCIA DE CONFLICTO DE INTERÉS
Request for Quotation (RFQ)
Archaeological Monitoring Services
for the Pedestrian Access Improvements Project (APE-3)
Economic Development Investment Portfolio for Growth Program (IPG)
Community Development Block Grant – Disaster Recovery (CDBG-DR)
Puerto Rico Convention Center District Authority
Procurement No.: CDBG-DR-IPG-PRCCDA-2026-12

I, _____, of legal age, of marital status (married/single), and a resident of _____, have been designated as the authorized representative of _____ ("the Proposer") for the procurement process referenced in the title of this document ("Procurement Process"). In such regard, I hereby certify that:

Yo, _____, mayor de edad, de estado civil (casado(a)/soltero(a)), y residente de _____, he sido designado(a) como el/la representante autorizado(a) de _____ (el "Proponente"), para el proceso de adquisición del proyecto indicado en el título de este documento ("Proceso de Adquisición). En virtud de ello, certifico que:

1. No public official or employee of the Procuring Entity possesses any financial interest with any Proposer participating in this Procurement Process, and that likewise, has had no direct or indirect financial interest with these for the past four (4) years.

   [Ningún servidor público o empleado de la Entidad Adquirente tiene un interés pecuniario con alguno de los Proponentes que participan en este Proceso de Adquisición, ni lo han tenido -directa o indirectamente- en los últimos cuatro (4) años.]

2. No public official or employee of the Procuring Entity has solicited or accepted, directly or indirectly, by means of any person or entity with interest in this Procurement Process, including the Proposer, any goods of any value -including, gifts, gratuities, contributions, services, donations, loans, and/or any other item of monetary value- for themselves and/or for any member of their immediate family, and/or relatives, and/or for any person, as a form of compensation for performing the duties and responsibilities of their position in connection with this Procurement Process.

   [Ningún servidor público o empleado de la Entidad Adquirente ha solicitado o aceptado, directa o indirectamente, por parte de cualquier persona o entidad con interés en este Proceso de Adquisición, incluyendo al Proponente, bienes de cualquier valor económico -incluyendo regalos, propinas, favores, servicios, donativos, préstamos y/o cualquier otra cosa de valor monetario- para sí y/o para algún miembro de su familia inmediata y/o familiares y/o para cualquier otra persona, como mecanismo de pago por llevar a cabo los deberes y responsabilidades de su posición relacionado a este Proceso de Adquisición.]

3. No public official or employee of the Procuring Entity has solicited or accepted, directly or indirectly, by means of any person or entity with interest in this Procurement Process, including the Proposer, any goods of any value -including, gifts, gratuities, contributions, services, donations, loans, and/or any other item of

monetary value- for themselves and/or for any member of their immediate family, and/or relatives, and/or for any person, in exchange for their actions being an influence in the end result of this Procurement Process

[Ningún servidor público o empleado de la Entidad Adquirente ha solicitado o aceptado, directa o indirectamente, por parte de cualquier persona o entidad, incluyendo al Proponente, bienes de cualquier valor económico -incluyendo regalos, propinas, favores, servicios, donativos, préstamos y/o cualquier otra cosa de valor monetario- para sí y/o para algún miembro de su familia inmediata y/o familiares y/o para cualquier otra persona, a cambio de que su actuación influya el resultado final de este Proceso de Adquisición.]

4. I do not have a kindred relationship within the fourth (4th) degree of consanguinity and/or second (2nd) degree of affinity with public official or employee of the Procuring Entity that participates or influences -or has the capacity to do so- in the institutional decisions of the Procuring Entity.

   [No tengo una relación de parentesco dentro del cuarto (4to) grado de consanguinidad y/o segundo (2do) de afinidad, con algún servidor público o empleado de la Entidad Adquirente que participe o influencie -o tenga la capacidad para hacerlo- en las decisiones institucionales de la Entidad Adquiriente.]

The Procuring Entity is highly committed to management excellence and promotes the effective use of the government resources to benefit the people of Puerto Rico. Thus, the Procuring Entity will support and comply with the provisions of Act 2-2018, known as the Anti-Corruption Code for the New Puerto Rico, as amended, including Title III, Code of Ethics for Contractors, Suppliers and Applicants for Economic Incentives of the Government of Puerto Rico.

[La Entidad Adquirente está altamente comprometida con lograr una administración de excelencia y promover el uso efectivo de los recursos del gobierno en beneficio del pueblo de Puerto Rico. Por tanto, la Entidad Adquiriente está comprometida con apoyar y cumplir con la Ley 2-2018, conocida como el Código Anti Corrupción para el Nuevo Puerto Rico, según enmendada, incluyendo el Título III, Código de Ética para Contratistas, Suplidores y Solicitantes de Incentivos Económicos del Gobierno de Puerto Rico.*]*

In light of the above, I, the Proposer's Authorized Representative, also certify that:
[En virtud de lo anterior, yo, el/la Representante Autorizado(a) del Proponente, certifico que también:]

1. I agree to comply with the applicable provisions of Act 2-2018, known as the Anti-Corruption Code for the New Puerto Rico, as amended, including Title III, Code of Ethics for Contractors, Suppliers and Applicants for Economic Incentives of the Government of Puerto Rico and recognize that this is an essential requirement in order to execute transactions or to set up agreements with the Procuring Entity.

   [Tengo el compromiso de cumplir con las disposiciones aplicables de la Ley 2-2018, conocida como el Código Anti-Corrupción para el Nuevo Puerto Rico, según enmendada, incluyendo el Título III, Código de Ética para Contratistas, Suplidores y Solicitantes de Incentivos Económicos del Gobierno de Puerto Rico y reconocemos que esta aceptación es una condición esencial e indispensable para que se puedan efectuar transacciones o que se establezcan acuerdos con la Entidad Adquirente.
   [Tengo el compromiso de cumplir con las disposiciones aplicables de la Ley 2-2018, conocida como el Código Anti-Corrupción para el Nuevo Puerto Rico, según enmendada, incluyendo el Título III, Código de Ética para Contratistas, Suplidores y Solicitantes de Incentivos Económicos del Gobierno de Puerto Rico y reconocemos que esta aceptación es una condición esencial e indispensable para que se puedan efectuar transacciones o que se establezcan acuerdos con la Entidad Adquirente.]

Signature of Proposer's Authorized Representative
[Firma del/la Representante Autorizado(a) del Proponente]

Date
[Fecha]

Printed Name of Proposer's Authorized Representative
[Nombre en Letra de Molde del/la Representante Autorizado(a) del Proponente]

ATTACHMENT VII
NON-CONFLICT OF INTEREST CERTIFICATION
ON EXISTING OR PENDING CONTRACTS
Request for Quotation (RFQ)
Archaeological Monitoring Services
for the Pedestrian Access Improvements Project (APE-3)
Economic Development Investment Portfolio for Growth Program (IPG)
Community Development Block Grant – Disaster Recovery (CDBG-DR)
Puerto Rico Convention Center District Authority
Procurement No.: CDBG-DR-IPG-PRCCDA-2026-12

I, _____, of legal age, of marital status (married/single), and a resident of _____, have been designated as the authorized representative of _____ ("the Proposer") for the procurement process referenced in the title of this document ("Procurement Process"). In such regard, I hereby certify that:

1. There are no relevant facts or circumstances that could give rise to an organizational or personal conflict of interest for the Proposer or its staff with respect to the Procurement Process with the Procuring Entity. Nonetheless, the Proposer recognizes that situations may arise that may appear to be, or are, conflicts -or potential conflicts- of interest. The term "potential conflict" means reasonably foreseeable conflict of interest.

2. The Proposer will disclose to the Procuring Entity any relevant information of an apparent, potential, or actual conflict of interest that may appear to exist regardless of their opinion that such information would not impair their objectivity.

3. As per 2 C.F.R. § 200.318(c)(1), a conflict of interest would arise when "the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated herein, has a financial or other interest in or a tangible personal benefit from a firm considered for a contract". Therefore, I understand that conflicts of interests may arise in, but not limited to, the following situations:

    a) **Unequal access to information.** A potential contractor, subcontractor, employee, or consultant has access to non-public information through its performance on a government contract for disaster recovery services in Puerto Rico.
    b) **Biased ground rules.** A potential contractor, subcontractor, employee, or consultant has worked with a government contract or program with the basic structure or ground rules of another government contract for disaster recovery services in Puerto Rico.
    c) **Impaired objectivity.** A potential contractor, subcontractor, employee, or consultant, or member of their immediate family (spouse, parent, or child) has financial interests, or others, that would impair, or give the appearance of impairing, impartial judgment in the evaluation of government programs in offering advice or recommendations to the

government, or in providing technical assistance or other services to recipients of Federal funds as part of its contractual responsibility.

4. In the case in which the Proposer discloses to the Procuring Entity an apparent, potential, or actual conflict of interest, the Procuring Entity will take the appropriate measures to address the disclosure by taking the following actions, which include but are not limited to, eliminating, mitigating or neutralizing the apparent, potential or actual conflict, when appropriate, through such means as ensuring a balance of views, disclosure with the appropriate disclaimers, or by restricting or modifying the work to be performed to avoid or reduce the apparent, potential, or actual conflict.

5. If an apparent, potential, or actual conflict of interest is discovered by the Proposer after the Procurement Process concludes, it will make a full disclosure in writing to the contracting officer. This disclosure shall include a description of actions that the Proposer has taken or proposes to take to avoid, mitigate, or neutralize the apparent, potential, or actual conflict of interest.

6. The Proposer has no present or currently planned interests (financial, contractual, organizational, or otherwise) relating to the contract or task order that may result from this Procurement Process that would create any apparent, actual, or potential conflict of interest (including conflicts of interest for immediate family members: spouses, parents, children) that would impinge on its ability to render impartial, technically sound, and objective assistance or advice or result in it being given an unfair competitive advantage.

7. The Proposer has exercised, and will continue to exercise, due diligence in avoiding, identifying, removing or mitigating any apparent, potential or actual conflicts of interests to the Procuring Entity's satisfaction.

_____ _____

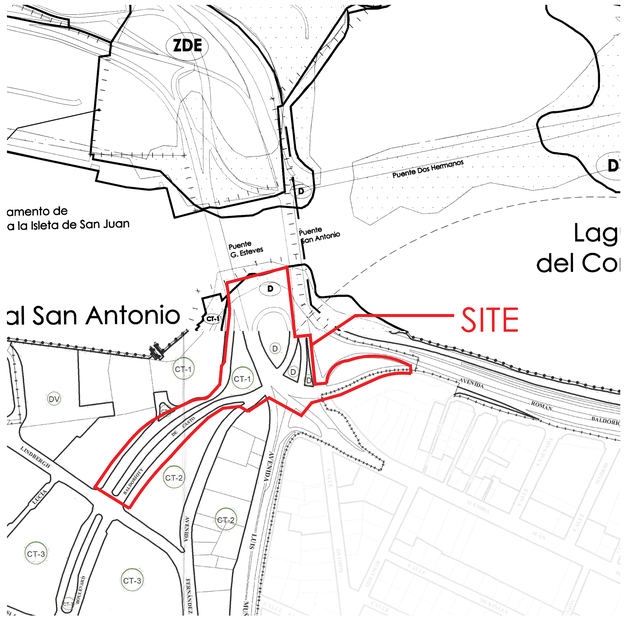
Signature of Proposer's Authorized Representative

Date

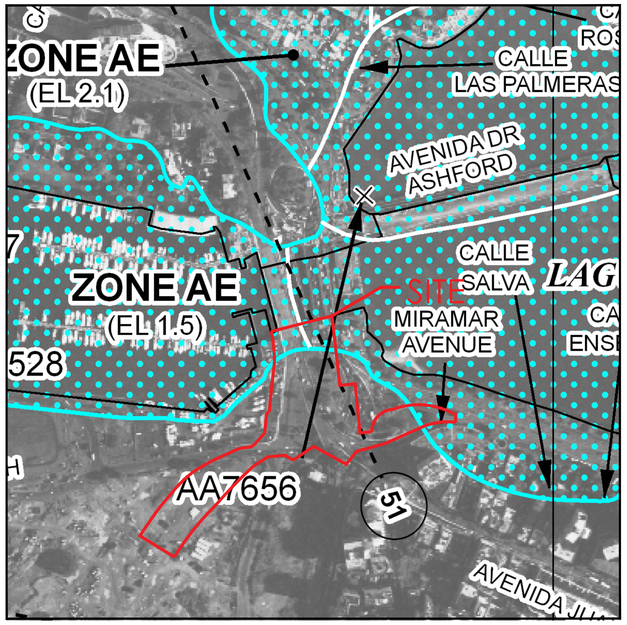
_____

Printed Name of Proposer's Authorized Representative

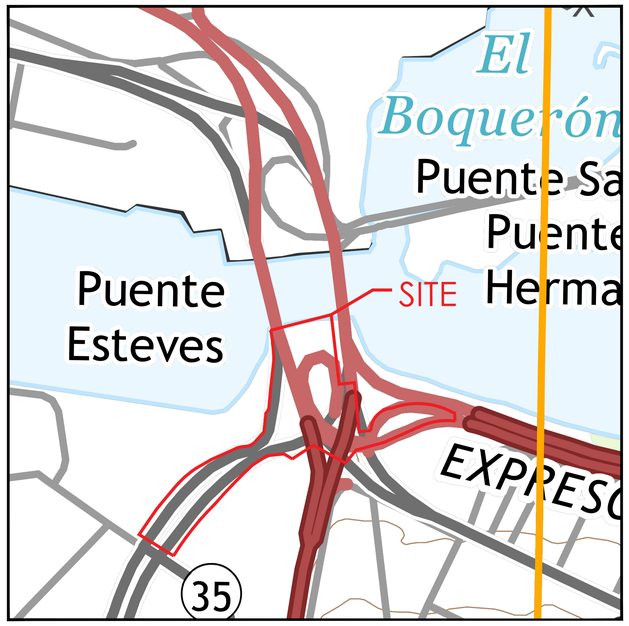
Attachment 7



ZONING MAP: NOT TO SCALE
MAPA DE CALIFICACION: 2C , 3C



FEMA FLOOD ZONE MAP: FIRM PANEL No. 72000C0355J
EFFECTIVE DATE: NOVEMBER 18, 2009



LOCATION MAP, MIRAMAR / ISLETA, SAN JUAN
SCALE: 1:250

DRAWING INDEX:

SHEET NO.	SHEET TITLE
	GENERAL
L-000	COVER PAGE, SHEET INDEX & LOCATION MAPS
L-001	GENERAL SITE PLAN
	SURVEY
VF-02	GENERAL SITE PLAN
VF-15	EXISTING CONDITIONS TOPOGRAPHIC AND UTILITY SURVEY
VF-16	EXISTING CONDITIONS TOPOGRAPHIC AND UTILITY SURVEY
VF-17	EXISTING CONDITIONS TOPOGRAPHIC AND UTILITY SURVEY
VF-18	EXISTING CONDITIONS TOPOGRAPHIC AND UTILITY SURVEY
VF-19	EXISTING CONDITIONS TOPOGRAPHIC AND UTILITY SURVEY
L-003	TREE INVENTORY & MANAGEMENT PLAN
L-004	TREE MITIGATION PLAN
	DEMOLITION
DM-000	GENERAL DEMOLITION PLAN
DM-001	DEMOLITION PLAN
DM-002	DEMOLITION PLAN
DM-003	DEMOLITION PLAN
	LANDSCAPE
L-100	GENERAL HARDSCAPE LAYOUT & MATERIALS PLAN, NOTES & ABBREVIATIONS
L-101	HARDSCAPE LAYOUT & MATERIALS PLAN
L-102	HARDSCAPE LAYOUT & MATERIALS PLAN
L-103	HARDSCAPE LAYOUT & MATERIALS PLAN
L-104	HARDSCAPE LAYOUT & MATERIALS PLAN
L-105	HARDSCAPE LAYOUT & MATERIALS PLAN
L-106	HARDSCAPE LAYOUT & MATERIALS PLAN
L-107	HARDSCAPE LAYOUT & MATERIALS PLAN
L-108	HARDSCAPE LAYOUT & MATERIALS PLAN - BRIDGE
L-109	HARDSCAPE DETAILS
L-110	HARDSCAPE DETAILS
L-111	SCHEDULE OF FINISHES
L-120	GENERAL HARDSCAPE COORDINATE PLAN
L-121	HARDSCAPE COORDINATE PLAN
L-122	HARDSCAPE COORDINATE PLAN
L-123	HARDSCAPE COORDINATE PLAN
L-124	HARDSCAPE OVER BRIDGE COORDINATE PLAN
L-400	GENERAL PALM & TREE PLAN, NOTES, ABBREVIATIONS & PLANTING SCHEDULE
L-401	PALM & TREE PLAN
L-402	PALM & TREE PLAN
L-403	PALM & TREE PLAN
L-404	PALM & TREE PLAN
L-405	PALM & TREE PLAN
L-406	PALM & TREE PLAN
L-407	PALM & TREE PLAN
L-408	PALM & TREE PLAN- BRIDGE
L-420	GENERAL PALM & TREE COORDINATE PLAN
L-421	PALM & TREE COORDINATE PLAN
L-422	PALM & TREE COORDINATE PLAN
L-423	PALM & TREE COORDINATE PLAN
L-500	GENERAL SHRUB & GROUNDCOVER PLAN
L-501	SHRUB & GROUNDCOVER PLAN
L-502	SHRUB & GROUNDCOVER PLAN
L-503	SHRUB & GROUNDCOVER PLAN
L-504	SHRUB & GROUNDCOVER PLAN
L-505	SHRUB & GROUNDCOVER PLAN
L-506	SHRUB & GROUNDCOVER PLAN
L-507	SHRUB & GROUNDCOVER PLAN
L-508	SHRUB & GROUNDCOVER PLAN
L-509	PLANTING DETAILS
L-600	WAY FINDING & PEDESTRIAN SIGNAGE
L-700	GENERAL SITE FURNISHING & LIGHTNING LOCATION PLAN, NOTES & SCHEDULE
L-701	SITE FURNISHINGS & LIGHTNING LOCATION PLAN
L-702	SITE FURNISHINGS & LIGHTNING LOCATION PLAN
L-703	SITE FURNISHINGS & LIGHTNING LOCATION PLAN
L-704	SITE FURNISHINGS & LIGHTNING LOCATION PLAN
L-705	SITE FURNISHINGS & LIGHTNING LOCATION PLAN
L-706	SITE FURNISHINGS & LIGHTNING LOCATION PLAN
L-707	SITE FURNISHINGS & LIGHTNING LOCATION PLAN
L-708	SITE FURNISHINGS & LIGHTNING LOCATION PLAN-BRIDGE
L-709	SITE FURNISHINGS & LIGHT FIXTURE CUT SHEETS
L-720	GENERAL LIGHT FIXTURE COORDINATE PLAN
L-721	LIGHT FIXTURE COORDINATE PLAN
L-722	LIGHT FIXTURE COORDINATE PLAN
L-723	LIGHT FIXTURE COORDINATE PLAN
L-724	LIGHT FIXTURE COORDINATE OVER BRIDGE PLAN
L-800	LANDSCAPE ENLARGEMENTS
L-801	LANDSCAPE ENLARGEMENTS
L-802	LANDSCAPE SECTION & ELEVATIONS
L-803	LANDSCAPE SECTION & ELEVATIONS
L-804	LANDSCAPE SECTION & ELEVATIONS
	CIVIL
GS-1	GENERAL SITE PLAN
CES-1	CES PLAN
CES-2	CES PLAN UNDER JUAN PONCE DE LEON AVENUE BRIDGE
CES-3	CES PLAN
CES-4	CES DETAILS
C-1	GEOMETRICAL SITE PLAN
C-2	GEOMETRICAL SITE PLAN UNDER JUAN PONCE DE LEON AVENUE BRIDGE
C-3	GEOMETRICAL SITE PLAN
C-4	GEOMETRICAL SITE PLAN OVER JUAN PONCE DE LEON AVENUE BRIDGE
C-5	SECTION AND DETAILS
C-6	SITE PROFILES
C-7	EXISTING TOPOGRAPHY PROPOSED GRADING AND STORM SEWER PLAN
C-8	EXISTING TOPOGRAPHY PROPOSED GRADING AND STORM SEWER PLAN UNDER JUAN PONCE DE LEON AVENUE BRIDGE
C-9	EXISTING TOPOGRAPHY PROPOSED GRADING AND STORM SEWER PLAN
C-10	EXISTING TOPOGRAPHY PROPOSED GRADING AND STORM SEWER PLAN OVER JUAN PONCE DE LEON AVENUE BRIDGE
C-11	STORM SEWER TABLES AND PROFILES
C-12	STORM SEWER DETAILS
TS-1	TRAFFIC SIGNING TABLE, NOTES AND DETAILS
TS-2	TRAFFIC SIGNING TABLE, NOTES AND DETAILS
TS-3	TRAFFIC SIGNING AND PAVEMENT MARKING PLAN
TS-4	TRAFFIC SIGNING AND PAVEMENT MARKING PLAN UNDER JUAN PONCE DE LEON AVENUE BRIDGE
TS-5	TRAFFIC SIGNING AND PAVEMENT MARKING PLAN UNDER JUAN PONCE DE LEON AVENUE BRIDGE
TS-6	TRAFFIC SIGNING AND PAVEMENT MARKING PLAN
TS-7	TRAFFIC SIGNING AND PAVEMENT MARKING PLAN OVER JUAN PONCE DE DE LEON AVENUE BRIDGE
MOT-1	MAINTENANCE OF TRAFFIC TABLE AND NOTES
MOT-2	MAINTENANCE OF TRAFFIC DETAILS
MOT-3	MAINTENANCE OF TRAFFIC (PHASE-1, STAGE-1)
MOT-4	MAINTENANCE OF TRAFFIC (PHASE-1, STAGE-1)
MOT-5	MAINTENANCE OF TRAFFIC (PHASE-1, STAGE-2)
MOT-6	MAINTENANCE OF TRAFFIC (PHASE-1, STAGE-2)
MOT-7	MAINTENANCE OF TRAFFIC (PHASE-2)
MOT-8	MAINTENANCE OF TRAFFIC APPLICATIONS NOTES AND TABLES
	STRUCTURE
S0.0	STRUCTURAL NOTES
S1.0	EAST AND WEST STAIRS STRUCTURAL PLAN
S1.1	MONUMENT PLAZA STRUCTURE PLAN
S1.2	EAST STAIR STRUCTURAL SECTIONS
S1.3	WEST STAIR STRUCTURAL SECTIONS
S1.4	PLAZA SECTIONS & DETAILS
	ELECTRICAL
EL-700	GENERAL SITE ELECTRICAL INTERCONNECTION DISTRIBUTION PLAN
EL-701	SITE LIGHTING ELECTRICAL DISTRIBUTION PLAN
EL-702	ABOVE RAMP LIGHTING ELECTRICAL DISTRIBUTION PLAN
EL-703	SITE ROADWAY LIGHTING ELECTRICAL DISTRIBUTION PLAN
EL-704	SITE LIGHTING ELECTRICAL NOTES AND DETAILS
EL-705	ELECTRICAL ONE LINE DIAGRAM PANELBOARDS AND DETAILS
EL-706	SITE LIGHTING POLES DETAILS
EL-707	SITE LIGHTING ROADWAY POLE DETAILS

PEDESTRIAN ACCESS PROJECT

MIRAMAR/ISLETA, SAN JUAN, PUERTO RICO

DESIGN DEVELOPMENT
90% BID SET 08.31.2026



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
12.17.2025	SRI SUBMITTAL
12.30.2025	45% PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

YO, **JONATHAN J MARVEL FULLER** , NUMERO DE LICENCIA ___ **21736** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIEN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES ADMINISTRATIVAS Y NORMAS Y/O DOCUMENTACIONES DE LAS AGENCIAS, JUNTAS Y/O DOCUMENTACIONES DE CORPORACIONES PUBLICAS CON JURISDICCION. CERTIFICO, ADEMAS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA " LEY PARA LA INVERSION POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NUM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522
PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

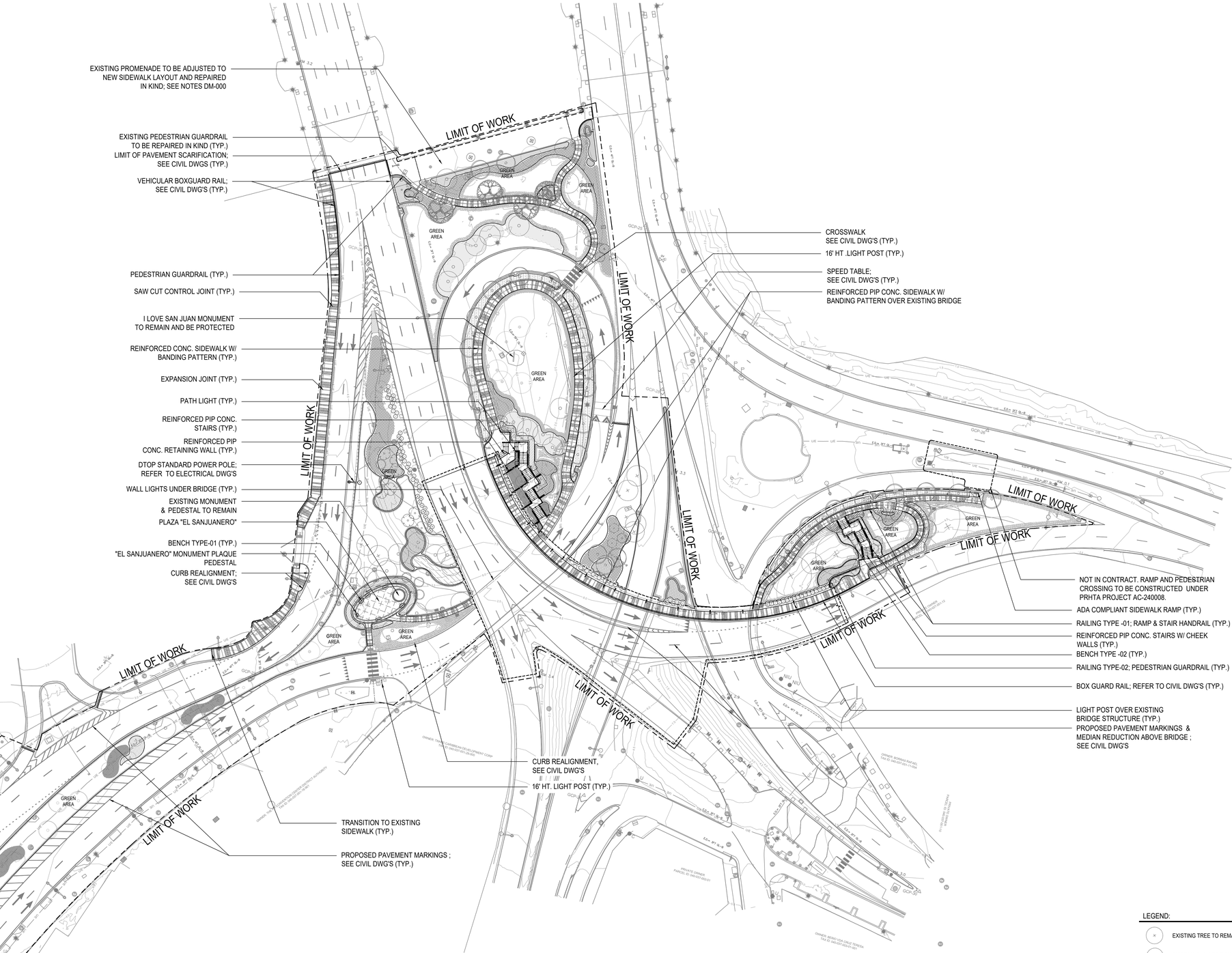
COVER PAGE, SHEET INDEX, & SITE LOCATION MAPS

SCALE: As Noted

DRAWING #:
L-000

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR. PR\09-CONTRACT DOCS\00-SHEETS\L-000 COVER PAGE, SHEET INDEX, & SITE LOCATION MAPS.DWG





MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
11.21.2025	E.C. REPORT
12.17.2025	SRI SUBMITTAL
12.30.2025	45% PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

YO, **JONATHAN J MARVEL FULLER** , NÚMERO DE LICENCIA **21738** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES EN EL ESTADO LIBRE ASOCIADO DE PUERTO RICO Y LAS CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NÚM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PROCUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING
- TREE ID NO.
- T (##) TREE TRANSPLANTS ID NO. SEE SHEET L-003

SCALE: 1"=40'-0"
0 20' 50' 100' 150' 200'

No. 2522

PEDESTRIAN ACCESS PROJECT

GROUND LEVEL

ISLETA-MIRAMAR
SAN JUAN, PR

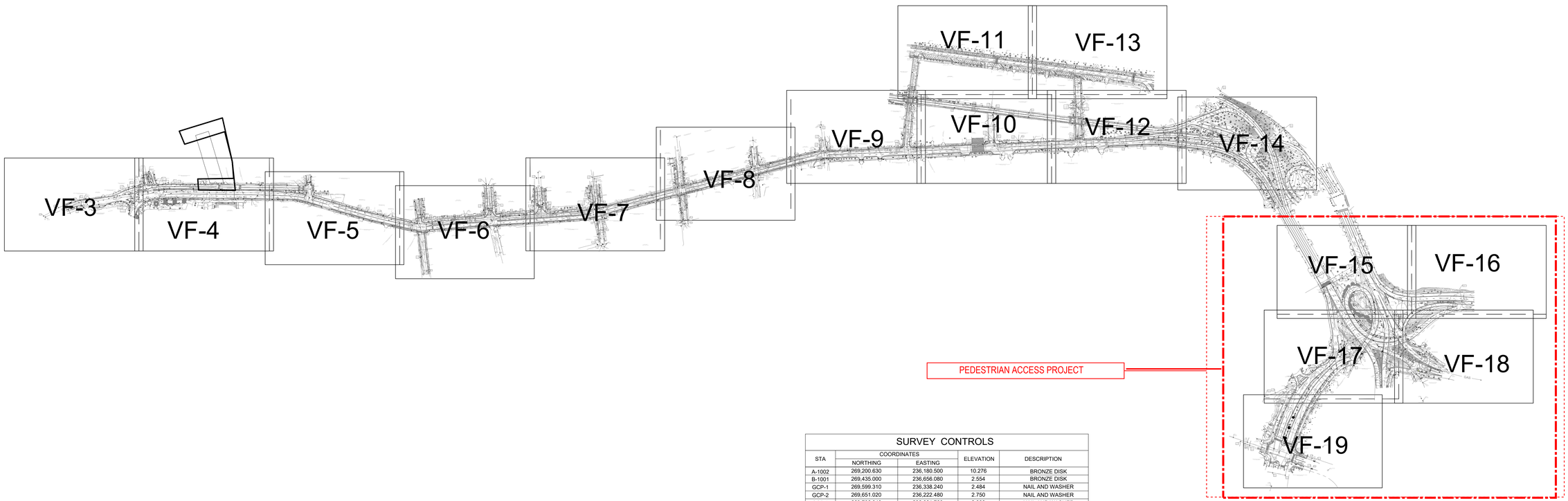
GENERAL SITE PLAN

SCALE: As Noted

DRAWING #:
L-001

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR. PR\09-CONTRACT DOCS\00-SHEETS\L-001 GENERAL SITE PLAN.DWG



SURVEY CONTROLS

STA	COORDINATES		ELEVATION	DESCRIPTION
	NORTHING	EASTING		
A-1002	269,200.630	236,180.500	10.276	BRONZE DISK
B-1001	269,435.000	236,656.080	2.554	BRONZE DISK
GCP-1	269,599.310	236,338.240	2.484	NAIL AND WASHER
GCP-2	269,651.020	236,222.480	2.750	NAIL AND WASHER
GCP-3	269,706.940	236,081.760	2.988	NAIL AND WASHER
GCP-4	269,760.070	235948.180	3.373	NAIL AND WASHER
GCP-5	269,844.480	235,974.400	9.431	NAIL AND WASHER
GCP-6	269,796.340	236,099.350	7.268	NAIL AND WASHER
GCP-7	269,732.170	236,525.650	4.881	NAIL AND WASHER
GCP-8	269,681.950	236,370.020	2.924	NAIL AND WASHER
GCP-9	269,589.950	236,329.570	2.720	NAIL AND WASHER
GCP-10	269,620.520	236,213.630	2.643	NAIL AND WASHER
GCP-11	269,639.010	236,066.880	2.483	NAIL AND WASHER
GCP-12	269,688.520	235,923.200	2.516	NAIL AND WASHER
GCP-13	269,720.200	235,764.140	2.154	NAIL AND WASHER
GCP-14	269,723.160	235,653.060	2.069	NAIL AND WASHER
GCP-15	269,726.810	235,354.850	2.015	NAIL AND WASHER
GCP-16	269,724.320	235,503.070	2.400	NAIL AND WASHER
GCP-17	269,762.400	235,156.480	1.626	NAIL AND WASHER
GCP-18	269,782.190	235,043.360	1.751	NAIL AND WASHER
GCP-19	269,885.160	234,854.930	1.445	NAIL AND WASHER
GCP-20	269,919.170	234,703.060	1.023	NAIL AND WASHER
GCP-21	268,964.140	236,429.110	3.246	NAIL AND WASHER
GCP-22	269,004.470	236,414.970	4.012	NAIL AND WASHER
GCP-23	269,110.600	236,549.050	3.558	NAIL AND WASHER
GCP-24	269,235.930	236,581.890	3.663	NAIL AND WASHER
GCP-25	269,242.170	236,663.330	2.857	NAIL AND WASHER
GCP-26	269,182.630	236,762.940	2.913	NAIL AND WASHER
GCP-27	269,078.380	236,465.500	3.522	NAIL AND WASHER
GCP-28	269,194.540	236,668.290	2.277	NAIL AND WASHER
GCP-29	269,151.390	236,685.790	2.071	NAIL AND WASHER
GCP-30	269,048.350	236,743.110	4.210	NAIL AND WASHER
GCP-31	269,145.330	236,845.950	2.364	NAIL AND WASHER

GENERAL SITE PLAN

SCALE 1 : 3,500

PLOT DATE : SEP 10, 2025

CIAPR DIGITAL STAMP

REVISION	BY:	DATE:
SYM.		

THE MATERIAL SHOWN HEREON IS PROPERTY OF JAVIER E. BIDOT ASSOCIATES, PSC AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT PERMISSION OF JAVIER BIDOT ASSOCIATES, PSC.

JAVIER E. BIDOT ASSOCIATES, PSC
Land Surveyors & Consultants
16 Cordova St. | Trenalinda | Cupuss, PR 00727
Phone: (787)746-5486 Fax: (787)704-0215
www.jebpr.com

EXISTING CONDITIONS, TOPOGRAPHIC AND UTILITY SURVEY
FOR NAVY FRONTIER PIER PROPOSED BOARDWALK AND BULKHEAD RECONSTRUCTION PROJECT
LOCATED AT STATE ROAD PR-1, FROM KM 1.35 TO 2.8 AND FROM KM 3.2 TO 3.45
MUNICIPALITY OF SAN JUAN, PUERTO RICO

LAST DAY OF FIELD SURVEY	SEP 9, 2025
DRAWN BY:	J.D.B.
CHECKED BY:	C. LEBRON
SCALE:	1 : 3,500

PLOT SCALE: 1:1

CERTIFY CORRECT

I, CARLOS M. LEBRON CABRERA, HEREBY CERTIFY THAT THIS PLAN IS AN EXACT AND TRUE GRAPHIC REPRESENTATION OF THE EXISTING CONDITIONS

CARLOS M. LEBRON CABRERA
LAND SURVEYOR LIC.NO. 23744

DRAWING TITLE:

GENERAL SITE PLAN

DATE:	DWG. NO.	SHEET NO.
SEP 10, 2025	VF-2	2 / 19
PROJECT JEB-5346		

PAPER SIZE: 24x36

FILE NAME: 5346-EC

MATCH LINE VF-15
MATCH LINE VF-16

MATCH LINE VF-15
MATCH LINE VF-17

EXISTING CONDITIONS, TOPOGRAPHIC & UTILITY SURVEY

SCALE 1 : 300

PLOT DATE : SEP 10, 2025

GRAPHIC SCALE
6 3 0 6 12 18
SCALE 1 : 300

CIAPR DIGITAL STAMP

SYM.	REVISION	BY:	DATE:

THE MATERIAL SHOWN HEREON IS PROPERTY OF JAVIER E. BIDOT ASSOCIATES, PSC AND SHALL NOT BE REPRODUCED, COPIED OR USED IN ANY WAY WITHOUT PERMISSION OF JAVIER BIDOT ASSOCIATES, PSC.

JAVIER E. BIDOT ASSOCIATES, PSC
Land Surveyors & Consultants
16 Cordova St. | Tortolinda | Caguas, PR 00727
Phone: (787)746-5486 Fax: (787)704-5215
www.jebpr.com

EXISTING CONDITIONS, TOPOGRAPHIC AND UTILITY SURVEY
FOR NAVY FRONTIER PIER PROPOSED BOARDWALK AND BULKHEAD RECONSTRUCTION PROJECT
LOCATED AT STATE ROAD PR-1, FROM KM 1.35 TO 2.8 AND FROM KM 3.2 TO 3.45
MUNICIPALITY OF SAN JUAN, PUERTO RICO

LAST DAY OF FIELD SURVEY	SEP 9, 2025
DRAWN BY:	J.D.B.
CHECKED BY:	C. LEBRON
SCALE:	1 : 300

PLOT SCALE: 1:1

CERTIFY CORRECT

I, CARLOS M. LEBRON CABRERA, HEREBY CERTIFY THAT THIS PLAN IS AN EXACT AND TRUE GRAPHIC REPRESENTATION OF THE EXISTING CONDITIONS

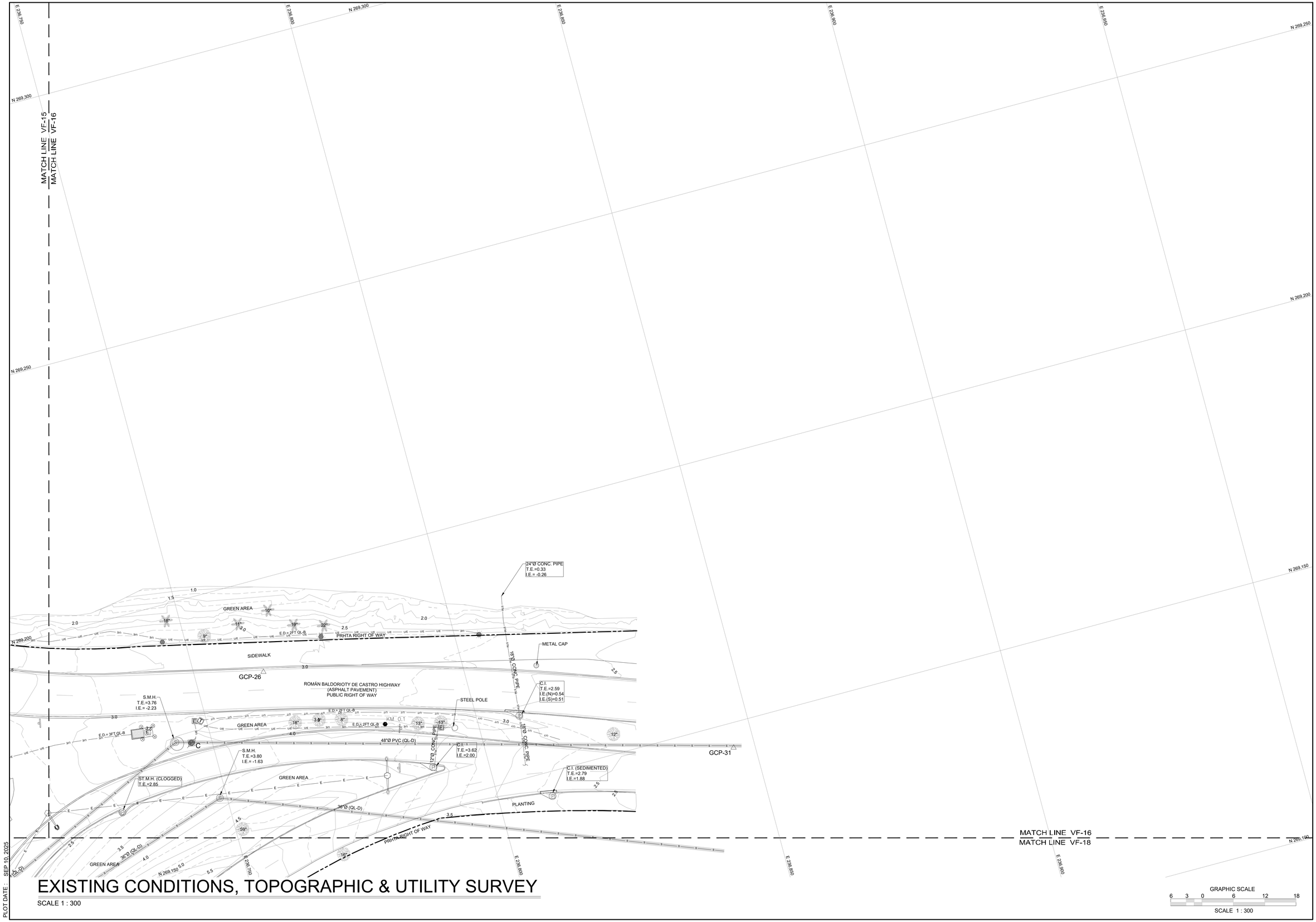
CARLOS M. LEBRON CABRERA
LAND SURVEYOR LIC.NO. 23744

DRAWING TITLE:
EXISTING CONDITIONS, TOPOGRAPHIC AND UTILITY SURVEY

DATE:	DWG. NO.	SHEET NO.
SEP 10, 2025	VF-15	15 / 19
PROJECT: JEB-5346		

PAPER SIZE: 24x36

FILE NAME: 5346-EC



EXISTING CONDITIONS, TOPOGRAPHIC & UTILITY SURVEY

SCALE 1 : 300

GRAPHIC SCALE

6 3 0 6 12 18

SCALE 1 : 300

CIAPR DIGITAL STAMP

$98

6307-8676-4177-9100

SYM.	REVISION	BY:	DATE:

THE MATERIAL SHOWN HEREON IS PROPERTY OF JAVIER E. BIDOT ASSOCIATES, PSC AND SHALL NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT PERMISSION OF JAVIER BIDOT ASSOCIATES, PSC.

JAVIER E. BIDOT ASSOCIATES, PSC
Land Surveyors & Consultants
16 Cordova St. | Cantalinda | Caguas, PR 00727
Phone: (787)746-5486 Fax: (787)704-5215
www.jebpr.com

EXISTING CONDITIONS, TOPOGRAPHIC AND UTILITY SURVEY
FOR NAVY FRONTIER PIER PROPOSED BOARDWALK AND BULKHEAD RECONSTRUCTION PROJECT
LOCATED AT STATE ROAD PR-1, FROM KM 1.35 TO 2.8 AND FROM KM 3.2 TO 3.45
MUNICIPALITY OF SAN JUAN, PUERTO RICO

PLOT SCALE: 1:1

LAST DAY OF FIELD SURVEY	SEP 9, 2025
DRAWN BY:	J.D.B.
CHECKED BY:	C. LEBRON
SCALE:	1 : 300

CERTIFY CORRECT

I, CARLOS M. LEBRON CABRERA, HEREBY CERTIFY THAT THIS PLAN IS AN EXACT AND TRUE GRAPHIC REPRESENTATION OF THE EXISTING CONDITIONS

CARLOS M. LEBRON CABRERA
LAND SURVEYOR LIC.NO. 23744

DRAWING TITLE:
EXISTING CONDITIONS, TOPOGRAPHIC AND UTILITY SURVEY

DATE	DWG. NO.	SHEET NO.
SEP 10, 2025	VF-16	16 / 19
PROJECT JEB-5346		

PAPER SIZE: 24x36

PLOT DATE: SEP 10, 2025

FILE NAME: 5346-EC

MATCH LINE VF-15
MATCH LINE VF-17

MATCH LINE VF-17
MATCH LINE VF-19

MATCH LINE VF-17
MATCH LINE VF-18

EXISTING CONDITIONS, TOPOGRAPHIC & UTILITY SURVEY

SCALE 1 : 300

GRAPHIC SCALE
6 3 0 6 12 18
SCALE 1 : 300

CIAPR DIGITAL STAMP

REVISION	BY:	DATE:

THE MATERIAL SHOWN HEREON IS PROPERTY OF JAVIER E. BIDOT ASSOCIATES, PSC AND SHALL NOT BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT PERMISSION OF JAVIER BIDOT ASSOCIATES, PSC.

JAVIER E. BIDOT ASSOCIATES, PSC
Land Surveyors & Consultants
16 Cordova St. | Fernández Cagnani, PR 00727
Phone: (787)746-5486 Fax: (787)704-6215
www.jebpr.com

EXISTING CONDITIONS, TOPOGRAPHIC AND UTILITY SURVEY
FOR NAVY FRONTIER PIER PROPOSED BOARDWALK AND BULKHEAD RECONSTRUCTION PROJECT
LOCATED AT STATE ROAD PR-1, FROM KM 1.35 TO 2.8 AND FROM KM 3.2 TO 3.45
MUNICIPALITY OF SAN JUAN, PUERTO RICO

LAST DAY OF FIELD SURVEY	SEP 9, 2025
DRAWN BY:	J.D.B.
CHECKED BY:	C. LEBRON
SCALE:	1 : 300

PLOT SCALE : 1:1

CERTIFY CORRECT

I, CARLOS M. LEBRON CABRERA, HEREBY CERTIFY THAT THIS PLAN IS AN EXACT AND TRUE GRAPHIC REPRESENTATION OF THE EXISTING CONDITIONS

CARLOS M. LEBRON CABRERA
LAND SURVEYOR LIC.NO. 23744

DRAWING TITLE:
EXISTING CONDITIONS, TOPOGRAPHIC AND UTILITY SURVEY

DATE:	DWG. NO.	SHEET NO.
SEP 10, 2025	VF-17	17 / 19
PROJECT JEB-5346		

PAPER SIZE: 24x36

PLOT DATE : SEP 10, 2025

FILE NAME: 5346-EC

MATCH LINE VF-16
MATCH LINE VF-18

PRHTA RIGHT OF WAY

PRIVATE OWNER
PARCEL ID: 040-037-051-12

JUAN PONCE DE LEON AVENUE
(ASPHALT PAVEMENT)
(PUBLIC RIGHT OF WAY)

GCP-31

S.M.H.
T.E.=2.42
I.E.(E)= -1.95
I.E.(W)= -2.08

C.B.
T.E.=1.76
I.E.(N)=0.05
I.E.(SE)=0.00
I.E.(S)= -0.02

C.I.
T.E.=2.02
I.E.=0.60

C.I.
T.E.=2.00
I.E.=0.85

STAIRS
SIDEWALK
GREEN AREA
PLANTING

ENTRANCE
ENTRANCE

NIU
NIU

C.B.
T.E.=2.59
I.E.=0.93

OWNER: BORRAS RAFAEL
TAX ID: 040-037-051-11-004

DE LA CONSTITUCION AVENUE
(ASPHALT PAVEMENT)
PUBLIC RIGHT OF WAY

BUS STOP
CULVERT
BRICK PAVEMENT
SIDEWALK

ST.M.H.
T.E.=3.49
I.E.(N)=0.27
I.E.(S)=0.47

C.I.
T.E.=6.17
I.E.(NW)=2.66
I.E.(SE)=4.48

C.I. (CLOGGED)
T.E.=5.70

PEDESTRIAN
CROSSING

ASPHALT PAVEMENT

ST.M.H.
T.E.=5.08
I.E.(E)=2.89
I.E.(W)=2.79

C.I.
T.E.=4.14
I.E=3.02

C.I.
T.E.=5.34

SIDEWALK

CONC. PAVEMENT

GCP-30

M.H. (CLOGGED)
T.E.=4.24

BUS STOP

AXTMAYER STREET
(ASPHALT PAVEMENT)
PUBLIC RIGHT OF WAY

S.M.H.
T.E.=3.75
I.E.(NW)= -2.6
I.E.(SE)= -2.6

S.M.H.
T.E.=4.79
I.E.(E)=2.28
I.E.(W)=2.29

C.I.
T.E.=3.95
I.E.=2.80

PRIVATE OWNER
PARCEL ID: 040-037-002-01

NOT IN USE

(JUMPO STREET
(ASPHALT PAVEMENT)
PUBLIC RIGHT OF WAY)

S.M.H.
T.E.=4.81
I.E.(NW)=2.41
I.E.(SE)=2.41

SIDEWALK

OWNER: BERIO VDA CRUZ TERESA
TAX ID: 040-037-003-01-001

S.M.H.
T.E.=5.78
I.E.(NE)=3.44
I.E.(SE)=3.41

S.M.H.
T.E.=7.32

S.M.H.
T.E.=7.54
I.E.=6.14

MATCH LINE VF-17
MATCH LINE VF-18

N 269,150
N 269,100
N 269,050
N 269,000
E 226,700
E 226,750
E 226,800
E 226,850

EXISTING CONDITIONS, TOPOGRAPHIC & UTILITY SURVEY

SCALE 1 : 300

GRAPHIC SCALE
6 3 0 6 12 18
SCALE 1 : 300

PLOT DATE : SEP 10, 2025

CIAPR DIGITAL STAMP

REVISION	BY:	DATE:

THE MATERIAL SHOWN HEREON IS PROPERTY OF JAVIER E. BIDOT ASSOCIATES, PSC AND SHALL NOT BE REPRODUCED OR USED IN ANY WAY WITHOUT PERMISSION OF JAVIER BIDOT ASSOCIATES, PSC.

JAVIER E. BIDOT ASSOCIATES, PSC
Land Surveyors & Consultants
16 Cordova St. | Lemuliada | Caguas, PR 00727
Phone: (787)746-5486 Fax: (787) 746-5215
www.jebpr.com

08.31.2026 90% BID SET

EXISTING CONDITIONS, TOPOGRAPHIC AND UTILITY SURVEY
FOR NAVY FRONTIER PIER PROPOSED BOARDWALK AND BULKHEAD RECONSTRUCTION PROJECT
LOCATED AT STATE ROAD PR-1, FROM KM 1.35 TO 2.8 AND FROM KM 3.2 TO 3.45
MUNICIPALITY OF SAN JUAN, PUERTO RICO

PLOT SCALE: 1:1

LAST DAY OF FIELD SURVEY	SEP 9, 2025
DRAWN BY:	J.D.B.
CHECKED BY:	C. LEBRON
SCALE:	1 : 300

CERTIFY CORRECT

I, CARLOS M. LEBRON CABRERA, HEREBY CERTIFY THAT THIS PLAN IS AN EXACT AND TRUE GRAPHIC REPRESENTATION OF THE EXISTING CONDITIONS

CARLOS M. LEBRON CABRERA
LAND SURVEYOR LIC.NO. 23744

DRAWING TITLE:
EXISTING CONDITIONS, TOPOGRAPHIC AND UTILITY SURVEY

DATE	DWG. NO.	SHEET NO.
SEP 10, 2025	VF-18	18 / 19
PROJECT JEB-5346		

PAPER SIZE: 24x36

FILE NAME: 5346-EC

EXISTING CONDITIONS, TOPOGRAPHIC & UTILITY SURVEY

SCALE 1 : 300

PLOT DATE : SEP 10, 2025

MATCH LINE VF-17
MATCH LINE VF-19

OWNER: DISTRICT HOTEL COMPANY, LLC
TAX ID: 040-036-900-02-002

OWNER: PG PARCEL C OWNER, LLC
TAX ID: 040-036-900-01-000

OWNER: THE PR CONVENTION CENTER DISTRICT AUTHORITY
TAX ID: 040-036-900-03-000

ROMAN BALDORIOTY DE CASTRO BOULEVARD (ASPHALT PAVEMENT) PUBLIC RIGHT OF WAY

PRHTA RIGHT OF WAY

48.00 MTS R.O.W.

SIDEWALK

GREEN AREA

TEMPORARY FENCE

CONC. WALL

METAL CAP (TYP.)

GCP-22

GCP-21

M.H. AS REPORTED (QL-D)

GRAPHIC SCALE
6 3 0 6 12 18
SCALE 1 : 300

CIAPR DIGITAL STAMP

SYM.	REVISION	BY:	DATE:

THE MATERIAL SHOWN HEREON IS PROPERTY OF JAVIER E. BIDOT ASSOCIATES, PSC AND SHALL NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT PERMISSION OF JAVIER BIDOT ASSOCIATES, PSC.

JAVIER E. BIDOT ASSOCIATES, PSC
Land Surveyors & Consultants
16 Cordova St. | Cantalinda | Caguas, PR 00727
Phone: (787)746-5486 Fax: (787)704-5215
www.jebpr.com

EXISTING CONDITIONS, TOPOGRAPHIC AND UTILITY SURVEY
FOR NAVY FRONTIER PIER PROPOSED BOARDWALK AND BULKHEAD RECONSTRUCTION PROJECT
LOCATED AT STATE ROAD PR-1, FROM KM 1.35 TO 2.8 AND FROM KM 3.2 TO 3.45
MUNICIPALITY OF SAN JUAN, PUERTO RICO

PLOT SCALE : 1:1

LAST DAY OF FIELD SURVEY	SEP 9, 2025
DRAWN BY:	J.D.B.
CHECKED BY:	C. LEBRON
SCALE:	1 : 300

CERTIFY CORRECT

I, CARLOS M. LEBRON CABRERA, HEREBY CERTIFY THAT THIS PLAN IS AN EXACT AND TRUE GRAPHIC REPRESENTATION OF THE EXISTING CONDITIONS

CARLOS M. LEBRON CABRERA
LAND SURVEYOR LIC.NO. 23744

DRAWING TITLE:
EXISTING CONDITIONS, TOPOGRAPHIC AND UTILITY SURVEY

DATE	DWG. NO.	SHEET NO.
SEP 10, 2025	VF-19	19 / 19
PROJECT JEB-5346		

PAPER SIZE: 24x36

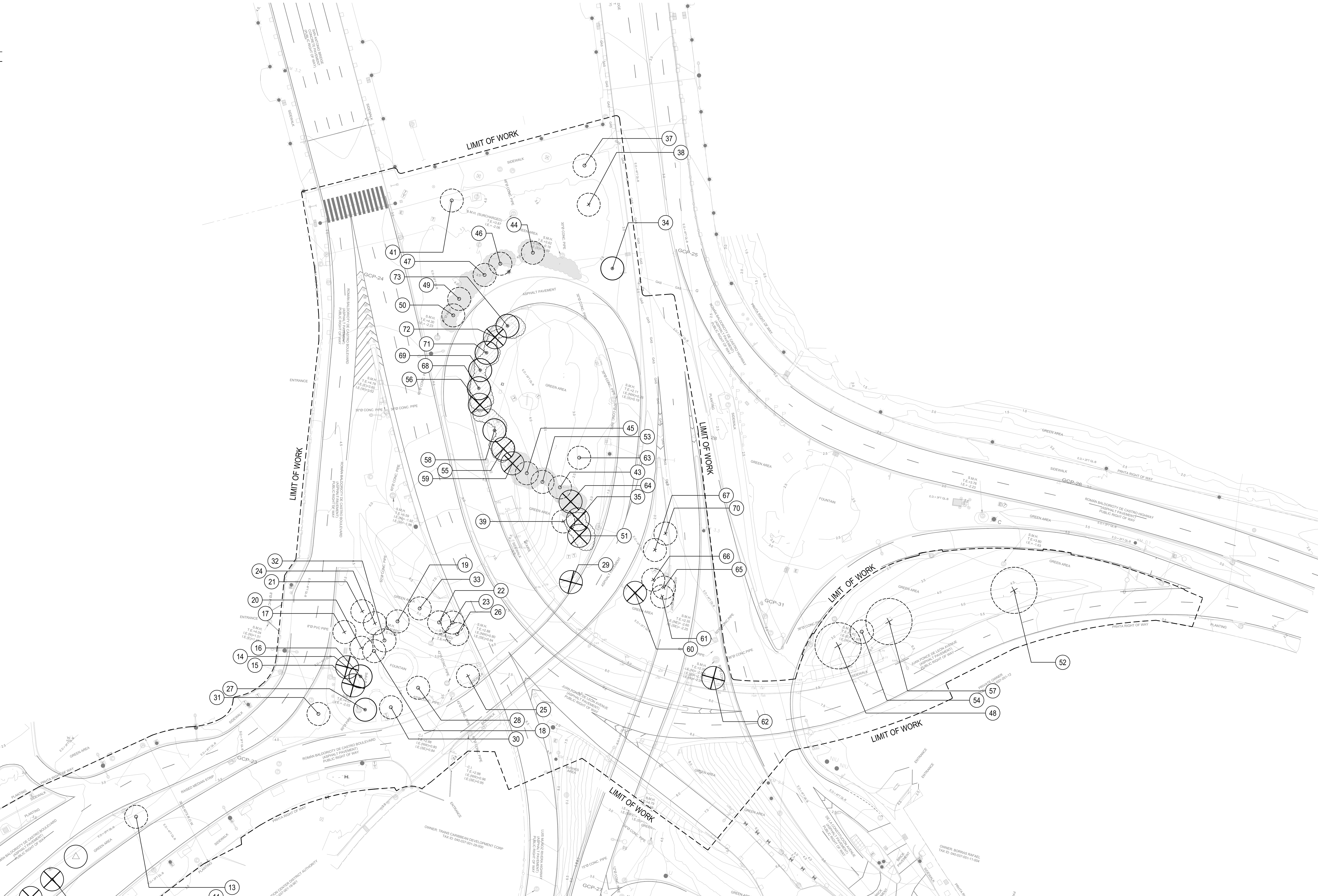
FILE NAME: 5346-EC

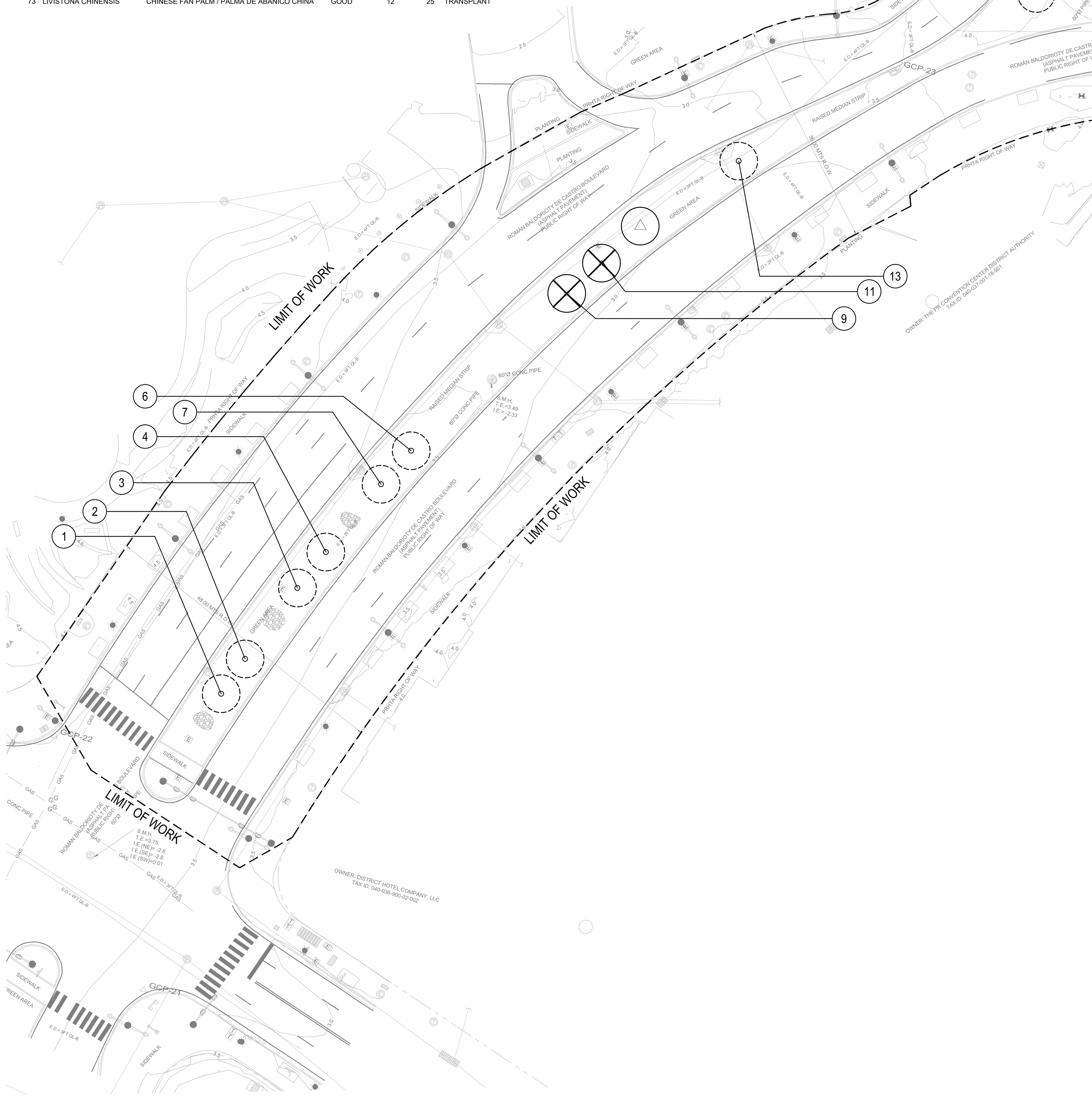
2524-PEDESTRIAN ACCESS PROJECT TREE INVENTORY 90% DD BID SET

DOCUMENTS

INVENTORY PERFORMED BY: COCCOLOBA AGROENVIRONMENTAL LLC
INVENTORY DATES: FEB 25 & 26, 2026

ID	BOTANICAL NAME	COMMON NAME	CONDITION	DBH	HT	RECOMMENDATION
1	ROYSTONEA BORINQUENA	PUERTO RICO ROYAL PALM / PALMA REAL	FAIR	12	25	CONSERVE, PRUNE
2	ROYSTONEA BORINQUENA	PUERTO RICO ROYAL PALM / PALMA REAL	FAIR	15	25	CONSERVE
3	ROYSTONEA BORINQUENA	PUERTO RICO ROYAL PALM / PALMA REAL	FAIR	11	20	CONSERVE
4	ROYSTONEA BORINQUENA	PUERTO RICO ROYAL PALM / PALMA REAL	GOOD	11	20	CONSERVE
5	N/A					
6	LIVISTONA CHINENSIS	CHINESE FAN PALM / PALMA DE ABANICO CHINA	FAIR	15	27	CONSERVE
7	LIVISTONA CHINENSIS	CHINESE FAN PALM / PALMA DE ABANICO CHINA	FAIR	13	25	CONSERVE. PRUNE
8	N/A					
9	LIVISTONA CHINENSIS	CHINESE FAN PALM / PALMA DE ABANICO CHINA	POOR	12	20	REMOVE/STUMP GRINDING
10	N/A					
11	LIVISTONA CHINENSIS	CHINESE FAN PALM / PALMA DE ABANICO CHINA	POOR	13	20	REMOVE/STUMP GRINDING
12	N/A					
13	ROYSTONEA BORINQUENA	PUERTO RICO ROYAL PALM / PALMA REAL	FAIR	11	24	CONSERVE, PRUNE
14	TABEBUIA AUREA	SILVER TRUMPRET TREE / ROBLE AMARILLO	FAIR	9	15	REMOVE/STUMP GRINDING
15	TABEBUIA AUREA	SILVER TRUMPRET TREE / ROBLE AMARILLO	FAIR	16 (12; 11)	15	REMOVE/STUMP GRINDING
16	ELAEIS GUINEENSIS	AFRICAN OIL PALM / PALMA ACEITERA AFRICANA	GOOD	35	15	TRANSPLANT
17	TABEBUIA AUREA	SILVER TRUMPRET TREE / ROBLE AMARILLO	FAIR	11 (9.5; 6)	23	CONSERVE, PRUNE
18	ELAEIS GUINEENSIS	AFRICAN OIL PALM / PALMA ACEITERA AFRICANA	GOOD	32	15	CONSERVE
19	ELAEIS GUINEENSIS	AFRICAN OIL PALM / PALMA ACEITERA AFRICANA	GOOD	42	15	CONSERVE
20	TABEBUIA AUREA	SILVER TRUMPRET TREE / ROBLE AMARILLO	POOR	8	12	CONSERVE, PRUNE
21	TABEBUIA AUREA	SILVER TRUMPRET TREE / ROBLE AMARILLO	FAIR	11	16	CONSERVE, PRUNE
22	ELAEIS GUINEENSIS	AFRICAN OIL PALM / PALMA ACEITERA AFRICANA	GOOD	30	15	CONSERVE
23	ELAEIS GUINEENSIS	AFRICAN OIL PALM / PALMA ACEITERA AFRICANA	GOOD	35	15	CONSERVE
24	TABEBUIA AUREA	SILVER TRUMPRET TREE / ROBLE AMARILLO	FAIR	11	15	CONSERVE
25	DELONIX REGIA	FLAMBOYANT / FLAMBOYÁN	POOR	25	25	CONSERVE, PRUNE
26	ELAEIS GUINEENSIS	AFRICAN OIL PALM / PALMA ACEITERA AFRICANA	GOOD	26	15	CONSERVE
27	ELAEIS GUINEENSIS	AFRICAN OIL PALM / PALMA ACEITERA AFRICANA	GOOD	30	20	TRANSPLANT
28	PHOENIX DACTYLIFERA	DATE PALM / PALMA DE DÁTILES	FAIR	42 (24, 17, 30)	15	CONSERVE, PRUNE
29	TERMINALIA CATAPPA	INDIAN ALMOND / ALMENDRA	POOR	22	27	REMOVE/STUMP GRINDING
30	ELAEIS GUINEENSIS	AFRICAN OIL PALM / PALMA ACEITERA AFRICANA	GOOD	31	10	CONSERVE
31	ELAEIS GUINEENSIS	AFRICAN OIL PALM / PALMA ACEITERA AFRICANA	GOOD	35	4	CONSERVE
32	ROYSTONEA BORINQUENA	PUERTO RICO ROYAL PALM / PALMA REAL	FAIR	14	18	CONSERVE
33	ELAEIS GUINEENSIS	AFRICAN OIL PALM / PALMA ACEITERA AFRICANA	FAIR	22	15	CONSERVE, PRUNE
34	ROYSTONEA BORINQUENA	PUERTO RICO ROYAL PALM / PALMA REAL	FAIR	12	15	TRANSPLANT
35	LIVISTONA CHINENSIS	CHINESE FAN PALM / PALMA DE ABANICO CHINA	FAIR	14	30	REMOVE/STUMP GRINDING
36	N/A					
37	ROYSTONEA BORINQUENA	PUERTO RICO ROYAL PALM / PALMA REAL	FAIR	11	12	CONSERVE
38	CEIBA PENTANDRA	KAPOK / CEIBA	FAIR	12	8	CONSERVE
39	TABEBUIA HETEROPHYLLA	WHITE CEDAR / ROBLE BLANCO	FAIR	6 (4.5, 2.5, 3)	12	CONSERVE, PRUNE
40	N/A					
41	ROYSTONEA BORINQUENA	PUERTO RICO ROYAL PALM / PALMA REAL	POOR	12	20	CONSERVE
42	NO TREE	NO TREE	-	-	-	NO TREE
43	LIVISTONA CHINENSIS	CHINESE FAN PALM / PALMA DE ABANICO CHINA	GOOD	14	35	CONSERVE
44	WASHINGTONIA FILIFERA	MEXICAN FAN PALM / PALMA DE ABANICO MEJICANA	FAIR	9	20	CONSERVE
45	LIVISTONA CHINENSIS	CHINESE FAN PALM / PALMA DE ABANICO CHINA	GOOD	11	35	CONSERVE
46	WASHINGTONIA FILIFERA	MEXICAN FAN PALM / PALMA DE ABANICO MEJICANA	FAIR	10	25	CONSERVE
47	WASHINGTONIA FILIFERA	MEXICAN FAN PALM / PALMA DE ABANICO MEJICANA	FAIR	10	25	CONSERVE
48	TERMINALIA CATAPPA	INDIAN ALMOND / ALMENDRA	GOOD	41 (20; 36)	31	CONSERVE, PRUNE
49	WASHINGTONIA FILIFERA	MEXICAN FAN PALM / PALMA DE ABANICO MEJICANA	FAIR	10	20	CONSERVE
50	WASHINGTONIA FILIFERA	MEXICAN FAN PALM / PALMA DE ABANICO MEJICANA	FAIR	12	20	CONSERVE
51	LIVISTONA CHINENSIS	CHINESE FAN PALM / PALMA DE ABANICO CHINA	FAIR	14	30	REMOVE/STUMP GRINDING
52	CALOPHYLLUM BRASILIENSE VAR. ANTILLANUM	ANTILLES CALOPHYLLUM / MARÍA	FAIR	43 (28; 33)	37	CONSERVE, PRUNE
53	LIVISTONA CHINENSIS	CHINESE FAN PALM / PALMA DE ABANICO CHINA	GOOD	12	30	CONSERVE
54	ROYSTONEA BORINQUENA	PUERTO RICO ROYAL PALM / PALMA REAL	FAIR	12	34	CONSERVE, PRUNE
55	LIVISTONA CHINENSIS	CHINESE FAN PALM / PALMA DE ABANICO CHINA	FAIR	12	30	REMOVE/STUMP GRINDING
56	LIVISTONA CHINENSIS	CHINESE FAN PALM / PALMA DE ABANICO CHINA	FAIR	11	35	REMOVE/STUMP GRINDING
57	TERMINALIA CATAPPA	INDIAN ALMOND / ALMENDRA	FAIR	30	40	CONSERVE, PRUNE
58	LIVISTONA CHINENSIS	CHINESE FAN PALM / PALMA DE ABANICO CHINA	GOOD	14	30	TRANSPLANT
59	LIVISTONA CHINENSIS	CHINESE FAN PALM / PALMA DE ABANICO CHINA	POOR	15	15	REMOVE/STUMP GRINDING
60	COCOS NUCIFERA	COCONUT PALM	FAIR	11	55	REMOVE/STUMP GRINDING
61	TABEBUIA HETEROPHYLLA	WHITE CEDAR / ROBLE BLANCO	FAIR	6 (5; 3)	15	CONSERVE
62	TERMINALIA CATAPPA	INDIAN ALMOND / ALMENDRA	FAIR	16	30	REMOVE/STUMP GRINDING
63	LIVISTONA CHINENSIS	CHINESE FAN PALM / PALMA DE ABANICO CHINA	GOOD	10	25	CONSERVE
64	LIVISTONA CHINENSIS	CHINESE FAN PALM / PALMA DE ABANICO CHINA	GOOD	14	30	REMOVE/STUMP GRINDING
65	TABEBUIA HETEROPHYLLA	WHITE CEDAR / ROBLE BLANCO	FAIR	4	10	CONSERVE
66	TABEBUIA HETEROPHYLLA	WHITE CEDAR / ROBLE BLANCO	FAIR	6	15	CONSERVE
67	TABEBUIA HETEROPHYLLA	WHITE CEDAR / ROBLE BLANCO	FAIR	9	20	CONSERVE, PRUNE
68	LIVISTONA CHINENSIS	CHINESE FAN PALM / PALMA DE ABANICO CHINA	GOOD	12	30	TRANSPLANT
69	LIVISTONA CHINENSIS	CHINESE FAN PALM / PALMA DE ABANICO CHINA	GOOD	11	25	TRANSPLANT
70	TABEBUIA HETEROPHYLLA	WHITE CEDAR / ROBLE BLANCO	FAIR	8 (5.6; 6)	20	CONSERVE, PRUNE
71	LIVISTONA CHINENSIS	CHINESE FAN PALM / PALMA DE ABANICO CHINA	GOOD	12	30	TRANSPLANT
72	LIVISTONA CHINENSIS	CHINESE FAN PALM / PALMA DE ABANICO CHINA	GOOD	10	25	REMOVE/STUMP GRINDING
73	LIVISTONA CHINENSIS	CHINESE FAN PALM / PALMA DE ABANICO CHINA	GOOD	12	25	TRANSPLANT





Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\09-CONTRACT DOCS\00-SHEETS\L-003 TREE INVENTORY & MANAGEMENT PLAN.DWG

TREE PROTECTION & MANAGEMENT NOTES (90% DESIGN DOCUMENTS)

1. ALL TREE PROTECTION INSTALLATION, PRUNING, TRANSPLANTING, REMOVAL, AND STUMP GRINDING OR REMOVAL OPERATIONS SHALL COMPLY WITH THE ÒREGLAMENTO CONJUNTOÓ (2023) OR ITS CURRENT VERSION, THE ANSI A300 TREE CARE STANDARDS, THE ANSI Z133 SAFETY REQUIREMENTS FOR ARBORICULTURAL OPERATIONS, THE PUERTO RICO OSHA REGULATIONS, THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) BEST MANAGEMENT PRACTICES (BMPS), AND THE TREE CARE INDUSTRY ASSOCIATION (TCIA) BMP FOR STUMP GRINDER OPERATIONS IN ARBORICULTURE.

2. TREES EXEMPT FROM REMOVAL OR TRANSPLANTING PER ARTICLE 3.4.3.3 OF THE ÒREGLAMENTO CONJUNTOÓ (2023) SHALL BE CLEARLY IDENTIFIED IN THE FIELD AND PROTECTED IN PLACE. ANY PROPOSED REMOVAL OR TRANSPLANT SHALL REQUIRE PRIOR APPROVAL FROM OGPE.

3. OBTAIN ALL REQUIRED PERMITS AND AUTHORIZATIONS FOR TREE REMOVAL, TRANSPLANT, AND TRANSPORT PRIOR TO COMMENCEMENT OF WORK. FOLLOW ALL PERMIT REQUIREMENTS TO AVOID BEING FINED.

4. TREE PROTECTION ZONES (TPZ) SHOULD BE ESTABLISHED FOR EACH TREE AT A MINIMUM RADIUS OF 1 (12 INCHES) to 1.5 FEET (18 INCHES) PER INCH OF TRUNK DIAMETER AT BREAST HEIGHT (DBH), UNLESS OTHERWISE APPROVED BY THE PROJECT ARBORIST AND OGPE. INSTALL CONTINUOUS HIGH-VISIBILITY FENCING WITH BILINGUAL (SPANISH/ENGLISH) SIGNAGE OF AT LEAST 4 FEET OF HEIGHT.

5. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN TPZ: EXCAVATION, TRENCHING, SOIL GRADING, SOIL COMPACTION, VEHICLE AND EQUIPMENT ACCESS, MATERIAL OR EQUIPMENT STORAGE, DISPOSAL OF CHEMICALS, DEBRIS OR HAZARDOUS SUBSTANCES, AND INSTALLATION OF ANY TYPE OF SIGNAGE, CABLES, BOARDS OR ANY OTHER MATERIALS WITHIN THE TREE STRUCTURE.

6. ROOT PRUNING INSIDE AND OUTSIDE OF THE TPZ SHOULD BE AVOIDED. IF REQUIRED, IT SHALL BE PERFORMED ONLY BY AN ISA CERTIFIED ARBORIST¨ USING A PNEUMATIC SOIL EXCAVATION TOOL SUCH AS A SUPERSONIC AIR KNIFE¨, AIRSPADE OR SIMILAR, AND ROOTS PRUNED OR CUT WITH A SHARP CHAINSAW OR HAND PRUNER. EXPOSED ROOTS SHALL BE IMMEDIATELY WATERED AND PROTECTED FROM DESICCATION AND DAMAGE. TREE BRANCHES OUTSIDE THE TPZ SHOULD BE PROPERLY PRUNED TO BALANCE THE CANOPY AND ROOTS AFTER ANY ROOT PRUNING PROCESS.

7. WHERE UTILITY INSTALLATION WITHIN A TPZ IS UNAVOIDABLE, USE THE NEUMATIC SOIL EXCAVATION TOOL, HAND EXCAVATION, OR TRENCHLESS METHODS (E.G., HORIZONTAL BORING) UNDER DIRECT SUPERVISION OF THE ISA CERTIFIED ARBORIST¨.

8. ANY DAMAGE TO PROTECTED TREES SHALL BE REPORTED IMMEDIATELY TO THE ISA CERTIFIED ARBORIST¨, PROJECT OWNER, AND THE MUNICIPALITY. IMPLEMENT CORRECTIVE MEASURES AS DIRECTED AND APPROVED BY THE DRNA OR THE MUNICIPALITY.

9. UPON COMPLETION OF CONSTRUCTION, THE ISA CERTIFIED ARBORIST¨ SHALL PROVIDE A WRITTEN ASSESSMENT DOCUMENTING TREE CONDITION AND RECOMMENDING ANY REQUIRED MAINTENANCE OR REMEDIATION.

10. PRIOR TO TREE TRANSPLANT, ROOT REMOVAL OR STUMP GRINDING FOR REMOVED TREES, VERIFY ALL UNDERGROUND UTILITIES THROUGH THE 811 SYSTEM (DIRECTORATE OF EXVACATIONS, DEMOLITIONS AND PIPELINES AT THE DTOP) AND SITE CONSTRAINTS. NOTIFY THE LANDSCAPE ARCHITECT OF ANY TREE DETERMINED TO BE IN POOR OR DECLINING CONDITION BEFORE PROCEEDING WITH ROOT PRUNING OR RELOCATION.

11. PROPOSED RELOCATION AREAS SHALL BE STAKED AND FLAGGED IN THE FIELD FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL A MINIMUM OF FIFTEEN (15) DAYS PRIOR TO TRANSPLANT OPERATIONS.

12. INSTALL ALL TRANSPLANTED OR REPLACEMENT TREES AND PALMS AT PROPER GRADE WITH ROOT FLARE EXPOSED. REMOVE ALL STUMPS AND DELETERIOUS MATERIALS. RESTORE ADJACENT PLANTING AREAS AND HARDSCAPE TO ORIGINAL OR BETTER CONDITION.

13. REPLACE ANY DAMAGED, DECLINED, OR REMOVED TREES/PALMS WITH APPROVED SPECIES, SIZE, AND QUALITY. INSTALL REPLACEMENTS WITHIN SIXTY (60) DAYS UNLESS OTHERWISE APPROVED. PROVIDE A ONE (1) YEAR WARRANTY COVERING PLANT HEALTH, ESTABLISHMENT, AND SETTLEMENT.

14. FURNISH ALL MATERIALS, LABOR, AND EQUIPMENT NECESSARY TO IMPLEMENT TREE PROTECTION AND RELOCATION, INCLUDING BUT NOT LIMITED TO FENCING, FLAGGING, BACKFILL, SOIL AMENDMENTS, IRRIGATION, WRAPPING MATERIALS, AND SPECIALIZED TOOLS.

LEGEND:

- TREE TO REMAIN
- TREE TO RELOCATE
- TREE TO REMOVE
- PALM TO REMAIN
- PALM TO RELOCATE
- PALM TO REMOVE
- STUMP TO REMOVE
- VEGETATION TO REMOVE
- VEGETATION TO REMAIN

SCALE: 1"=40'-0"
0 20' 50' 100' 150' 200'



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 C/SAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

YO, JONATHAN J MARVEL FULLER , NÚMERO DE LICENCIA 21738 CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NÚM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

I, AGRO. JOSÉ E. GARCÍA MORALES, PUERTO RICO LICENSED AGRONOMIST NO. 3122, IN COMPLIANCE WITH PUERTO RICO LAW NO. 20 OF 1941, AS AMENDED; ISA CERTIFIED ARBORIST® WITH THE ISA TREE RISK ASSESSMENT QUALIFICATION NO. SO-1372A; AND AUTHORIZED PLANTING INSPECTOR CERTIFIED BY OGPE WITH NO. 03400-ISF-00570, PURSUANT TO THE PROVISIONS OF LAW 161 OF 2009, AS AMENDED, AND APPLICABLE REGULATIONS, HEREBY CERTIFY THAT I CARRIED OUT THE TREE INVENTORY WITH COCCOLOBA AGROENVIRONMENTAL'S ARBORIST TEAM, REVIEWED, INSPECTED, AND EVALUATED THE THIS DRAWING TITLED TREE PROTECTION AND MANAGEMENT NOTES, AND RELATED DOCUMENTS FOR THE MIRAMAR-ISLETA PEDESTRIAN ACCESS IMPROVEMENT PROJECT LOCATED IN SAN JUAN, PUERTO RICO. I FURTHER CERTIFY THAT THESE DOCUMENTS COMPLY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND JUDGMENT, WITH THE APPLICABLE PROVISIONS OF THE PUERTO RICO JOINT REGULATION ("REGLAMENTO CONJUNTO"), APPLICABLE REGULATIONS, ANSI A300 TREE CARE STANDARDS, AND ACCEPTED ARBORICULTURAL AND AGRONOMIC PRACTICES. I ACKNOWLEDGE THAT ANY FALSE, INCOMPLETE, OR MISLEADING STATEMENT MAY SUBJECT ME TO ADMINISTRATIVE, CIVIL, PROFESSIONAL, OR DISCIPLINARY ACTIONS. THIS DOCUMENT IS STAMPED WITH AN OFFICIAL AGRONOMIST STAMP, 4U24-23845862, AND SEALED AS OF MAY 20, 2026.

No. 2522
PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

TREE INVENTORY & MANAGEMENT PLAN

SCALE: As Noted

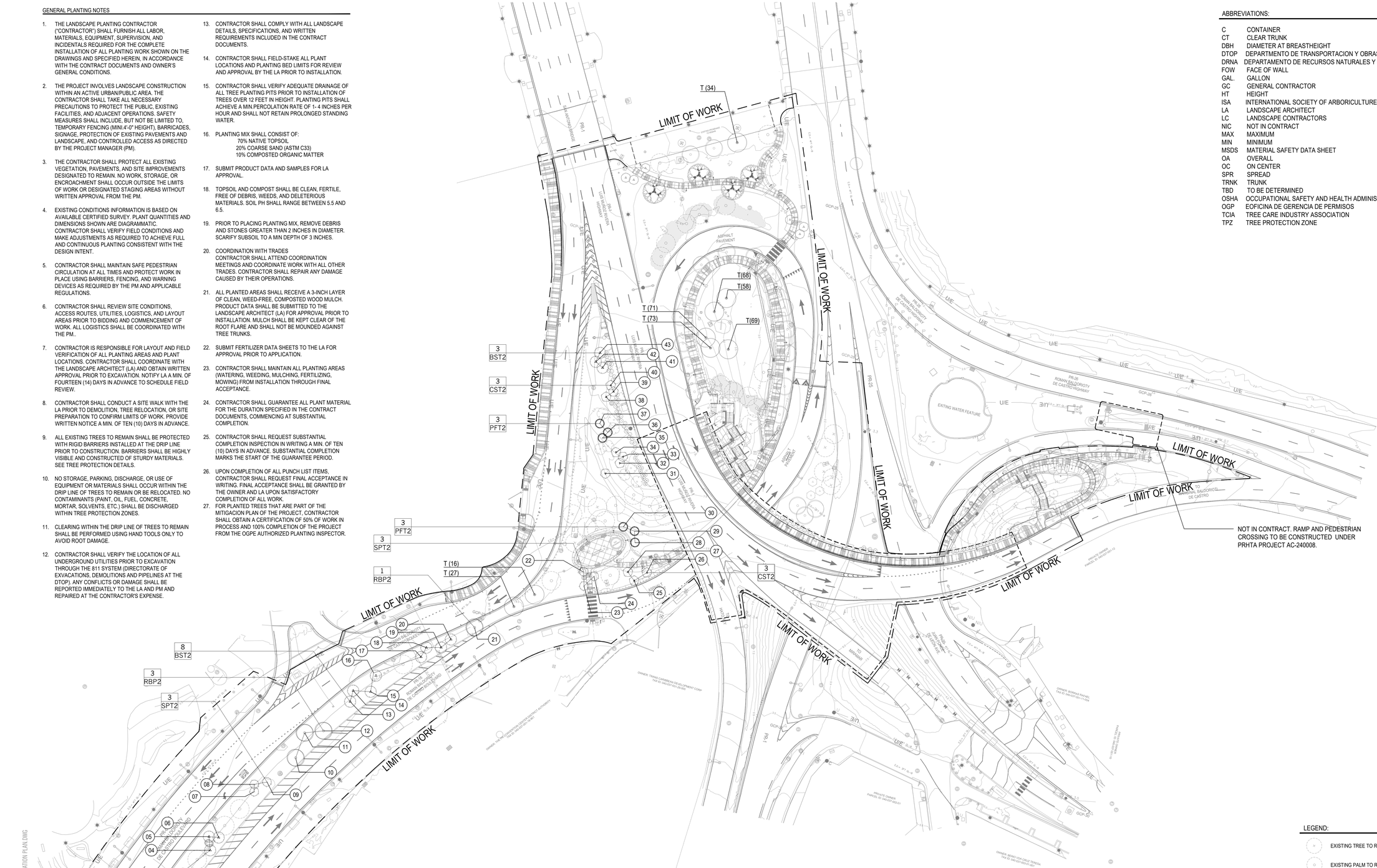
DRAWING #:
L-003

9 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

GENERAL PLANTING NOTES

1. THE LANDSCAPE PLANTING CONTRACTOR ("CONTRACTOR") SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, SUPERVISION, AND INCIDENTALS REQUIRED FOR THE COMPLETE INSTALLATION OF ALL PLANTING WORK SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND OWNER'S GENERAL CONDITIONS.
2. THE PROJECT INVOLVES LANDSCAPE CONSTRUCTION WITHIN AN ACTIVE URBAN/PUBLIC AREA. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE PUBLIC, EXISTING FACILITIES, AND ADJACENT OPERATIONS. SAFETY MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, TEMPORARY FENCING (MIN.4'-0" HEIGHT), BARRICADES, SIGNAGE, PROTECTION OF EXISTING PAVEMENTS AND LANDSCAPE, AND CONTROLLED ACCESS AS DIRECTED BY THE PROJECT MANAGER (PM).
3. THE CONTRACTOR SHALL PROTECT ALL EXISTING VEGETATION, PAVEMENTS, AND SITE IMPROVEMENTS DESIGNATED TO REMAIN. NO WORK, STORAGE, OR ENCROACHMENT SHALL OCCUR OUTSIDE THE LIMITS OF WORK OR DESIGNATED STAGING AREAS WITHOUT WRITTEN APPROVAL FROM THE PM.
4. EXISTING CONDITIONS INFORMATION IS BASED ON AVAILABLE CERTIFIED SURVEY. PLANT QUANTITIES AND DIMENSIONS SHOWN ARE DIAGRAMMATIC. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND MAKE ADJUSTMENTS AS REQUIRED TO ACHIEVE FULL AND CONTINUOUS PLANTING CONSISTENT WITH THE DESIGN INTENT.
5. CONTRACTOR SHALL MAINTAIN SAFE PEDESTRIAN CIRCULATION AT ALL TIMES AND PROTECT WORK IN PLACE USING BARRIERS, FENCING, AND WARNING DEVICES AS REQUIRED BY THE PM AND APPLICABLE REGULATIONS.
6. CONTRACTOR SHALL REVIEW SITE CONDITIONS, ACCESS ROUTES, UTILITIES, LOGISTICS, AND LAYOUT AREAS PRIOR TO BIDDING AND COMMENCEMENT OF WORK. ALL LOGISTICS SHALL BE COORDINATED WITH THE PM..
7. CONTRACTOR IS RESPONSIBLE FOR LAYOUT AND FIELD VERIFICATION OF ALL PLANTING AREAS AND PLANT LOCATIONS. CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT (LA) AND OBTAIN WRITTEN APPROVAL PRIOR TO EXCAVATION. NOTIFY LA A MIN. OF FOURTEEN (14) DAYS IN ADVANCE TO SCHEDULE FIELD REVIEW.
8. CONTRACTOR SHALL CONDUCT A SITE WALK WITH THE LA PRIOR TO DEMOLITION, TREE RELOCATION, OR SITE PREPARATION TO CONFIRM LIMITS OF WORK. PROVIDE WRITTEN NOTICE A MIN. OF TEN (10) DAYS IN ADVANCE.
9. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH RIGID BARRIERS INSTALLED AT THE DRIP LINE PRIOR TO CONSTRUCTION. BARRIERS SHALL BE HIGHLY VISIBLE AND CONSTRUCTED OF STURDY MATERIALS. SEE TREE PROTECTION DETAILS.
10. NO STORAGE, PARKING, DISCHARGE, OR USE OF EQUIPMENT OR MATERIALS SHALL OCCUR WITHIN THE DRIP LINE OF TREES TO REMAIN OR BE RELOCATED. NO CONTAMINANTS (PAINT, OIL, FUEL, CONCRETE, MORTAR, SOLVENTS, ETC.) SHALL BE DISCHARGED WITHIN TREE PROTECTION ZONES.
11. CLEARING WITHIN THE DRIP LINE OF TREES TO REMAIN SHALL BE PERFORMED USING HAND TOOLS ONLY TO AVOID ROOT DAMAGE.
12. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION THROUGH THE 811 SYSTEM (DIRECTORATE OF EXVACATIONS, DEMOLITIONS AND PIPELINES AT THE DTOP). ANY CONFLICTS OR DAMAGE SHALL BE REPORTED IMMEDIATELY TO THE LA AND PM AND REPAIRED AT THE CONTRACTOR'S EXPENSE.
13. CONTRACTOR SHALL COMPLY WITH ALL LANDSCAPE DETAILS, SPECIFICATIONS, AND WRITTEN REQUIREMENTS INCLUDED IN THE CONTRACT DOCUMENTS.
14. CONTRACTOR SHALL FIELD-STAKE ALL PLANT LOCATIONS AND PLANTING BED LIMITS FOR REVIEW AND APPROVAL BY THE LA PRIOR TO INSTALLATION.
15. CONTRACTOR SHALL VERIFY ADEQUATE DRAINAGE OF ALL TREE PLANTING PITS PRIOR TO INSTALLATION OF TREES OVER 12 FEET IN HEIGHT. PLANTING PITS SHALL ACHIEVE A MIN PERCOLATION RATE OF 1- 4 INCHES PER HOUR AND SHALL NOT RETAIN PROLONGED STANDING WATER.
16. PLANTING MIX SHALL CONSIST OF:
    70% NATIVE TOPSOIL
    20% COARSE SAND (ASTM C33)
    10% COMPOSTED ORGANIC MATTER
17. SUBMIT PRODUCT DATA AND SAMPLES FOR LA APPROVAL.
18. TOPSOIL AND COMPOST SHALL BE CLEAN, FERTILE, FREE OF DEBRIS, WEEDS, AND DELETERIOUS MATERIALS. SOIL PH SHALL RANGE BETWEEN 5.5 AND 6.5.
19. PRIOR TO PLACING PLANTING MIX, REMOVE DEBRIS AND STONES GREATER THAN 2 INCHES IN DIAMETER. SCARIFY SUBSOIL TO A MIN DEPTH OF 3 INCHES.
20. COORDINATION WITH TRADES
    CONTRACTOR SHALL ATTEND COORDINATION MEETINGS AND COORDINATE WORK WITH ALL OTHER TRADES. CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY THEIR OPERATIONS.
21. ALL PLANTED AREAS SHALL RECEIVE A 3-INCH LAYER OF CLEAN, WEED-FREE, COMPOSTED WOOD MULCH. PRODUCT DATA SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT (LA) FOR APPROVAL PRIOR TO INSTALLATION. MULCH SHALL BE KEPT CLEAR OF THE ROOT FLARE AND SHALL NOT BE MOUNDED AGAINST TREE TRUNKS.
22. SUBMIT FERTILIZER DATA SHEETS TO THE LA FOR APPROVAL PRIOR TO APPLICATION.
23. CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS (WATERING, WEEDING, MULCHING, FERTILIZING, MOWING) FROM INSTALLATION THROUGH FINAL ACCEPTANCE.
24. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR THE DURATION SPECIFIED IN THE CONTRACT DOCUMENTS, COMMENCING AT SUBSTANTIAL COMPLETION.
25. CONTRACTOR SHALL REQUEST SUBSTANTIAL COMPLETION INSPECTION IN WRITING A MIN. OF TEN (10) DAYS IN ADVANCE. SUBSTANTIAL COMPLETION MARKS THE START OF THE GUARANTEE PERIOD.
26. UPON COMPLETION OF ALL PUNCH LIST ITEMS, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE IN WRITING. FINAL ACCEPTANCE SHALL BE GRANTED BY THE OWNER AND LA UPON SATISFACTORY COMPLETION OF ALL WORK.
27. FOR PLANTED TREES THAT ARE PART OF THE MITIGACION PLAN OF THE PROJECT, CONTRACTOR SHALL OBTAIN A CERTIFICATION OF 50% OF WORK IN PROCESS AND 100% COMPLETION OF THE PROJECT FROM THE OGPE AUTHORIZED PLANTING INSPECTOR.



ABBREVIATIONS:

C	CONTAINER
CT	CLEAR TRUNK
DBH	DIAMETER AT BREASTHEIGHT
DTOP	DEPARTMENTO DE TRANSPORTACION Y OBRAS PoBLICAS
DRNA	DEPARTAMENTO DE RECURSOS NATURALES Y AMBIENTALES
FOW	FACE OF WALL
GAL.	GALLON
GC	GENERAL CONTRACTOR
HT	HEIGHT
ISA	INTERNATIONAL SOCIETY OF ARBORICULTURE
LA	LANDSCAPE ARCHITECT
LC	LANDSCAPE CONTRACTORS
NIC	NOT IN CONTRACT
MAX	MAXIMUM
MIN	MINIMUM
MSDS	MATERIAL SAFETY DATA SHEET
OA	OVERALL
OC	ON CENTER
SPR	SPREAD
TRNK	TRUNK
TBD	TO BE DETERMINED
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
OGP	EOFICINA DE GERENCIA DE PERMISOS
TCIA	TREE CARE INDUSTRY ASSOCIATION
TPZ	TREE PROTECTION ZONE

PEDESTRIAN ACCESS PROJECT

TREE MITIGATION SCHEDULE 90%DD BID SET

2026-07-15

ID	SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	CONTAINER	DESCCRIPTION
1-6,13-28, 41-43		BST2	17	BOURRERIA SUCCULENTA	STRONGBARK TREE	AS SHOWN	8`-10` HT.	25 GAL.	36"-48"SPR./1.5"-2" CAL.
38-40, 31-34, 25-27		CST2	10	CONOCARPUS ERECTUS F. SERICEUS	SILVER BUTTONWOOD	AS SHOWN	6`-8" OA.HT.	25 GAL.	36" SPR./MULTI TRNK./FULL
35-37, 28-30		PFT2	6	POITEA FLORIDA	RETAMA SAN JOSE	AS SHOWN	6'-8' HT.	25 GAL.	36"-48"SPR./1.5"-2" CAL.
10-12 & 21		RBP2	4	ROYSTONE BORINQUENA	PR- ROYAL PALM	AS SHOWN	8'-12' C.T.	B&B	SINGLE STRAIGHT TRNK. W/O SCARS/MATCHING/FULL
7-9, 22-24		SPT2	6	SENNA POLYPHYLLA	DESERT CASSIA	AS SHOWN	6`-8" HT.	25 GAL.	36"-48"SPR./1.5"-2" CAL.

TOTAL: 43

SCALE: 1"=40'-0"

0 20' 50' 100' 150' 200'

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING
- TREE ID NO.
- T (##) TREE TRANSPLANTS ID NO. SEE SHEET L-003



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 SAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:



YO, **JONATHAN J MARVEL FULLER** , NUMERO DE LICENCIA **21736** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LAS REGLAMENTACIONES FEDERALES, LEYES Y ORDENANZAS VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PUBLICAS CON JURISDICCION. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA " LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NUM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LO Y HECHOS QUE SE HAYA INDUCIDO POR ESTE DOCUMENTO PUEDE SER CASTIGADO POR NINGUNA PERSONA CON NO MENOS DE TRES (3) NI MÁS DE CINCO (5) AÑOS DE PRISIÓN. NO ASUMO NINGUNA RESPONSABILIDAD POR NINGUNA ACCIÓN, OMISIÓN O RESPONSABILIDAD DE CUALQUIER ACCIÓN JUDICIAL Y ERROR PARA POR LA LICIPS.

I, AGRO. JOSÉ E. GARCÍA MORALES, PUERTO RICO LICENSED AGRONOMIST NO. 3122, IN COMPLIANCE WITH PUERTO RICO LAW NO. 20 OF 1941, AS AMENDED, ISA CERTIFIED ARBORISTS WITH THE ISA TREE RISK ASSESSMENT QUALIFICATION NO. SO-1372A, AND AUTHORIZED PLANTING INSPECTOR, LICENSED BY THE OFFICE OF PERMIT MANAGEMENT (OGPE) UNDER THE PROVISIONS OF LAW 161 OF 2009, AS AMENDED, AND APPLICABLE REGULATIONS, HEREBY CERTIFY THAT I CARRIED OUT THE TREE INVENTORY WITH COCCOLOBA AGROENVIRONMENTAL'S ARBORIST TEAM. REVIEWED, INSPECTED, AND EVALUATED THE THIS DRAWING TITLED TREE PROTECTION AND MANAGEMENT NOTES, AND RELATED DOCUMENTS FOR THE MIRAMAR-ISLETA PEDESTRIAN ACCESS IMPROVEMENT PROJECT LOCATED IN SAN JUAN, PUERTO RICO. I FURTHER CERTIFY THAT THESE DOCUMENTS COMPLY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND JUDGMENT, WITH THE PUERTO RICO CONSOLIDATED CODE OF REGULATIONS (REGLAMENTO CONJUNTO), APPLICABLE REGULATIONS, ANSI A300 TREE CARE STANDARDS, AND ACCEPTED ARBORICULTURAL AND AGRONOMIC PRACTICES. I ACKNOWLEDGE THAT ANY FALSE, INCOMPLETE, OR MISLEADING STATEMENT MAY SUBJECT ME TO ADMINISTRATIVE, CIVIL, PROFESSIONAL, OR DISCIPLINARY ACTIONS. THIS DOCUMENT IS STAMPED WITH AN OFFICIAL AGRONOMIST STAMP, #LO4-23840862, AND SEALED AS OF MAY 20, 2026.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

TREE MITIGATION PLAN

SCALE: As Noted

DRAWING #:

L-004

10 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\09-CONTRACT DOCS\00-SHEETS\L-004 TREE MITIGATION PLAN.DWG

LEGEND:

- STAIRS TO BE REMOVED
- ASPHALT SCARIFICATION & RE-PAVING LIMIT
- ASPHALT PAVEMENT TO BE REMOVED (10,933 m²)
- CONC. SIDEWALK TO BE REMOVED (2,095 m²)
- CONC. UNIT PAVEMENT TO BE REMOVED (120 m²)
- CROSSWALK PAINT TO BE REMOVED
- ROADWAY CONC. MEDIAN TO BE REMOVED
- CONC. CURB TO BE REMOVED
- EXISTING ELEMENTS TO REMAIN; PATCH AND REPAIR AS REQUIRED
- SIDEWALK OVER BRIDGE TO BE REMOVED (1,400 sf)
- EXISTING VEGETATION TO REMOVE
- EXISTING VEGETATION TO REMAIN
- TREE TO REMAIN
- TREE TO REMOVE
- TREE TO RELOCATE
- PALM TO REMAIN
- PALM TO RELOCATE
- PALM TO REMOVE

02

03

01

GENERAL DEMOLITION NOTES:

1. THE SCOPE OF WORK FOR THE DEMOLITION CONTRACTOR SHALL INCLUDE THE PROVISION OF ALL LABOR, MATERIALS, EQUIPMENT AND SUPERVISION FOR THE COMPLETE IMPLEMENTATION OF ALL WORK SHOWN IN THESE DRAWINGS, OR NOTED HEREIN, AND THOSE OF THE GENERAL REQUIREMENTS AND CONDITIONS OF THE OWNER.
2. CONTRACTOR SHALL UNDERSTAND THAT THIS PROJECT INVOLVES THE RENOVATION OF AN ACTIVE COMMERCIAL AREA WITH EXISTING SIDEWALKS AND STRUCTURES. THE SCOPE OF RENOVATION WILL REQUIRE SIDEWALKS, STRUCTURES, PLANTING TO REMAIN IN PLACE WHILE OTHER ADJACENT ELEMENTS ARE REMOVED. ACCOMMODATIONS TO WORK IN CONFINED SPACES WHERE HEAVY EQUIPMENT IS NOT PERMITTED, OR DEMOLITION IN ZONES WITH SENSITIVE EXISTING ELEMENTS CLOSE BY WILL BE ENCOUNTERED AND MUST BE MADE BY THE CONTRACTOR.
3. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE AND ENCROACHMENT INTO AREAS OUTSIDE OF THE SPECIFIC SCOPE OF WORK OR PROJECT STAGING AREAS AS DESIGNATED BY THE PM. SUITABLE EROSION FENCING SHALL BE INSTALLED AROUND THE PERIMETER (LIMIT OF WORK LINE) OF EACH SPECIFIC WORK AREA FOR THE DURATION OF THE PROJECT AND REMOVED WHEN THE CONTRACTOR IS GRANTED "SUBSTANTIAL COMPLETION" BY OWNERSHIP.
4. CONTRACTOR SHALL BE AWARE BASE PLAN FOR THE SITE IS NOT AN AS-BUILT DRAWING OR OFFICIAL FIELD SURVEY OF THE EXISTING CONDITIONS AND VARIATIONS BETWEEN PLAN DRAWINGS AND ACTUAL FIELD CONDITIONS MAY VARY.
5. PRIOR TO COMMENCEMENT OF ANY DEMOLITION THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT (LA), IN WRITING, A MINIMUM OF TEN (10) DAYS PRIOR TO DESIRED DEMOLITION DATE. CONTRACTOR AND LA SHALL FIELD REVIEW AND FINALIZE DETAILED DEMOLITION AREAS PRIOR TO COMMENCEMENT OF WORK. COORDINATE MARKING PROCEDURES WITH PM PRIOR TO MEETING WITH LA.
6. ALL EXISTING VEGETATION & AREAS "TO REMAIN" SHALL BE PROTECTED WITH ORANGE PLASTIC FENCING. THESE AREAS SHALL REMAIN PROTECTED FOR THE DURATION OF THE CONSTRUCTION PROCESS. NO MATERIALS, EQUIPMENT OR FOOT TRAFFIC SHALL BE PERMITTED WITHIN THE ZONES WHERE EXISTING VEGETATION IS TO REMAIN.
7. CONTRACTOR SHALL PROTECT THEIR WORK AT ALL TIMES AND MAKE NECESSARY ALLOCATIONS TO DIRECT EMPLOYEE AND GUEST TRAFFIC AWAY FROM THE WORK AREAS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SAFETY BARRIERS, FENCING AND THE LIKE AS REQUIRED THE THE PM.
8. CONTRACTOR SHALL REVIEW AND BECOME FULLY FAMILIAR WITH THE SITE, SITE CONDITIONS, LOGISTICS, LAY DOWN AREAS PRIOR TO BIDDING AND/OR COMMENCEMENT OF ANY WORK ON SITE. ALL SITE LOGISTICS SHALL BE REVIEWED AND COORDINATED WITH THE PM PRIOR TO BEGINNING OF WORK ON SITE.
9. CONTRACTOR SHALL VERIFY LOCATIONS OF ANY, AND ALL, UNDERGROUND UTILITIES SUCH AS WATER, ELECTRIC, TELECOMMUNICATIONS, SOUND, SANITARY, DRAINAGE WITH PM AND ANY APPROPRIATE GOVERNMENTAL AGENCIES PRIOR TO COMMENCING WORK.
10. CONTRACTOR SHALL COORDINATE AND SCHEDULE THE CLOSING DOWN, DISCONNECTION, OR SHUTTING-OFF, OF ANY SERVICES OR UTILITIES WITH PM, OWNER REPRESENTATIVE AND ANY OTHER APPROPRIATE LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY WORK.
11. FOR DEMOLITION OF ANY CONCRETE PAVEMENTS AN ELECTRIC ROTARY SAW SHALL BE USED TO PROVIDE CLEAN STRAIGHT CUT LINES AT EDGE OF PAVEMENT TO REMAIN.
12. WORK AREA SHALL BE PROTECTED FROM PASSING PEDESTRIANS OR EMPLOYEES AND THE WORK AREA KEPT AS CONFINED AS POSSIBLE FOR THE IMPLEMENTATION OF ALL DEMOLITION WORK AND ITS ASSOCIATED PREPARATIONS.
13. CONTRACTOR IS RESPONSIBLE FOR THE SAFE REMOVAL OF ALL DEMOLISHED MATERIALS FROM THE PROJECT SITE ON A DAILY BASIS. ALL DEBRIS SHALL BE REMOVED FROM THE SITE DAILY AND DISPOSED OF ACCORDING TO ALL APPLICABLE LAWS AND THE SITE LEFT "BROOM CLEAN" AT THE END OF EACH DAY.
14. DEMOLITION AND REMOVAL SHALL BE CONDUCTED IN A SAFE, NEAT, CLEAN WORKMAN-LIKE MANNER WITH DAILY REMOVAL OF DEMOLISHED MATERIAL AND DUST CONTROL PERFORMED AS NEEDED OR AS DIRECTED BY OWNER REPRESENTATIVE.
15. ANY EXISTING PAVEMENTS, BUILDINGS, SIGNS, PLANTS OR OTHER ITEMS TO REMAIN IN PLACE OR TRANSPLANTED SHALL BE PROTECTED PRIOR TO COMMENCEMENT OF ANY WORK ON SITE AND PROTECTED DURING THE ENTIRE CONSTRUCTION PROCESS.
16. CONTRACTOR SHALL RELOCATE PLANT MATERIAL MARKED FOR TRANSPLANTING IMMEDIATELY TO THEIR FINAL PLANTING LOCATIONS IF POSSIBLE FOLLOWING THE SAME INSTALLATION DETAILS AND SPECIFICATIONS AS UTILIZED FOR NEWLY INSTALLED TREES & PALMS (SEE LANDSCAPE CONSTRUCTION DETAILS). IF FINAL TRANSPLANT LOCATION IS NOT AVAILABLE AT TIME OF DEMOLITION CONTRACTOR SHALL TRANSPLANT MATERIAL TO AN ON-PROPERTY AREA DESIGNATED BY THE PM. CONTRACTOR SHALL MAINTAIN ALL TRANSPLANTED MATERIAL DURING THE ENTIRE CONSTRUCTION PROCESS WITH A GUARANTEED 90% SURVIVAL RATE FOR RELOCATED TREES AND PALMS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING ELEMENTS TO REMAIN IN PLACE CAUSED BY THE CONTRACTOR OR HIS SUB-CONTRACTORS DURING THE DEMOLITION PROCESS.
18. THE CONTRACTOR SHALL COORDINATE WITH PRHTA REGARDING THE FINAL DESTINATION OF ALL REMOVED TRANSPORTATION-RELATED MATERIALS, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, GUARDRAILS, AND POSTS. THE PRHTA WILL DETERMINE AND INSTRUCT THE CONTRACTOR WHETHER TO DISPOSE OF THE MATERIALS OR DELIVER THEM TO THE REGIONAL OFFICE OF THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS
19. CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL EXISTING TRASH BINS, PEDESTRIAN AND SIGNAGE LOCATED WITHIN PEDESTRIAN AREAS AND WITHIN THE LIMITS OF WORK (L.O.W.). DISPOSAL SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL REGULATIONS AND PROJECT REQUIREMENTS. ALL AREAS SHALL BE LEFT CLEAN AND FREE OF DEBRIS UPON COMPLETION OF DEMOLITION ACTIVITIES.

METAL COVERS AND UTILITY APPURTENANCES:

1. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, QUANTITY, AND CONDITION OF ALL EXISTING METAL COVERS, UTILITY ACCESS COVERS, VALVE BOXES, MANHOLES, AND SIMILAR APPURTENANCES WITHIN THE PROJECT LIMITS. APPROXIMATELY 81 EXISTING METAL COVERS AND UTILITY APPURTENANCES IDENTIFIED IN THE SITE SURVEY ARE SHOWN FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL IDENTIFY, REPAIR, ADJUST, OR REPLACE ALL DAMAGED, DETERIORATED, UNSAFE, NON-COMPLIANT, OR OTHERWISE DEFICIENT METAL COVERS AND UTILITY APPURTENANCES LOCATED WITHIN SIDEWALKS, PEDESTRIAN WALKWAYS, CURB RAMPS, AND OTHER PEDESTRIAN-ACCESSIBLE AREAS AS REQUIRED TO PROVIDE A SAFE, ACCESSIBLE, AND FUNCTIONAL CONDITION. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND INCIDENTALS NECESSARY TO COMPLETE THE REQUIRED REPAIRS, REPLACEMENTS, ADJUSTMENTS, AND INSTALLATIONS.
3. THE CONTRACTOR SHALL CLEAN, PREPARE, AND APPLY AN APPROVED COATING SYSTEM TO ALL EXPOSED METAL COVERS LOCATED WITHIN PEDESTRIAN WALKWAYS OR PAVED AREAS. COATING COLOR AND FINISH SHALL CLOSELY MATCH THE ADJACENT CONCRETE PAVEMENT SURFACE, SUBJECT TO PM & LA FOR APPROVAL, TO MINIMIZE VISUAL IMPACT AND MAINTAIN A UNIFORM APPEARANCE. CONTRACTOR SHALL ENSURE THAT ALL COVERS AND APPURTENANCES ARE INSTALLED FLUSH WITH ADJACENT FINISHED SURFACES AND ARE FREE OF VERTICAL OFFSETS, MOVEMENT, OR CONDITIONS THAT MAY CREATE TRIP HAZARDS.
4. ALL UTILITY COVERS TYPOLOGIES ON SCOPE OF WORK (METALLIC/NON-METALLIC/CONCRETE) MUST BE REPLACED WITH THE SAME MODEL AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE CORRESPONDING AGENCY, AND ALIGNED TO COMPLY WITH THE AMERICAN WITH DISABILITIES ACT (ADA) LAW, REGULATIONS AND STANDARDS; REFER TO CIVIL DRAWINGS FOR MORE DETAILS.

EXISTING PRECAST CONCRETE AND STAINLESS STEEL RAILING REPAIRS:

1. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS OF THE CONCRETE UNIT PAVER PROMENADE LOCATED NORTH OF THE PROJECT BETWEEN GUILLERMO ESTÉVEZ BRIDGE AND SAN ANTONIO, AS INDICATED ON THE DRAWINGS . CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND IDENTIFY ALL DAMAGED, DETERIORATED, MISALIGNED, CORRODED, LOOSE, CRACKED, OR OTHERWISE DEFICIENT COMPONENTS REQUIRING REPAIR.
2. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED REPAIRS, INCLUDING, BUT NOT LIMITED TO, RESTORATION OF PRECAST CONCRETE SURFACES; REPAIR OR REPLACEMENT OF DAMAGED RAILING COMPONENTS, ANCHORS, CONNECTIONS, HARDWARE, AND FINISHES; AND ALL OTHER WORK REQUIRED TO RESTORE THE WALL AND RAILING SYSTEMS TO A SAFE, FUNCTIONAL, AND AESTHETICALLY ACCEPTABLE CONDITION.
3. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND INCIDENTALS NECESSARY TO COMPLETE THE REPAIR WORK IN ACCORDANCE WITH PR-DTOP STANDARDS, SPECIFICATIONS, AND DETAILS. REFER TO SHEET L-110 FOR ADDITIONAL REPAIR REQUIREMENTS AND DETAILS. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY EXISTING ELEMENTS DAMAGED DURING CONSTRUCTION OPERATIONS AT NO ADDITIONAL COST TO THE OWNER. UPON COMPLETION, ALL REPAIRED ELEMENTS SHALL BE STRUCTURALLY SOUND, PROPERLY ALIGNED, SECURELY ANCHORED, AND FREE OF DEFECTS.

EXISTING CONCRETE UNIT PAVER PROMENADE REPAIRS:

1. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS OF THE CONCRETE UNIT PAVER PROMENADE LOCATED NORTH OF THE PROJECT BETWEEN GUILLERMO ESTÉVEZ BRIDGE AND SAN ANTONIO, AS INDICATED ON THE DRAWINGS. CONTRACTOR SHALL IDENTIFY ALL DAMAGED, CRACKED, SETTLED, DISPLACED, STAINED, OR OTHERWISE DEFICIENT PAVERS AND PAVEMENT AREAS REQUIRING REPAIR, REMOVAL, REPLACEMENT, AND/OR RESTORATION IN ACCORDANCE WITH PROJECT SPECIFICATIONS DIVISION 32 SECTION 321413.
2. THE CONTRACTOR SHALL CAREFULLY REMOVE EXISTING CONCRETE UNIT PAVERS AS REQUIRED TO COMPLETE THE WORK. SALVAGE EXISTING PAVERS TO THE MAXIMUM EXTENT PRACTICABLE, AND PROTECT, CLEAN, AND STORE SALVAGED PAVERS IN A MANNER THAT PREVENTS DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL REPLACE DAMAGED OR UNSUITABLE PAVERS WITH NEW PAVERS MATCHING EXISTING SIZE, COLOR, TEXTURE, PATTERN, AND FINISH TO THE GREATEST EXTENT POSSIBLE. CONTRACTOR SHALL RESTORE ALL DISTURBED PAVEMENT AREAS, INCLUDING AGGREGATE BASE, BEDDING LAYER, EDGE RESTRAINTS, AND RELATED APPURTENANCES, IN ACCORDANCE WITH THE PROJECT DETAILS AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL ENSURE THAT ALL REPAIRED AND RESTORED PAVER AREAS PROVIDE A UNIFORM, STABLE, AND ACCESSIBLE PEDESTRIAN SURFACE FREE OF UNEVEN JOINTS, VERTICAL OFFSETS, DEPRESSIONS, GAPS, OR OTHER CONDITIONS THAT MAY CREATE TRIP HAZARDS. CONTRACTOR SHALL COMPLETE ALL WORK NECESSARY TO PROVIDE A SAFE AND AESTHETICALLY CONSISTENT PEDESTRIAN PROMENADE.
4. EXISTING LIGHT FIXTURES WITHIN THE LIMITS OF WORK SHALL BE PROTECTED DURING CONSTRUCTION. DAMAGED EXISTING LIGHT FIXTURES SHALL BE REPAIRED OR REPLACED IN KIND TO MATCH THE ORIGINAL TYPE, MATERIALS, FINISH, AND PERFORMANCE.

SCALE: 1:500

0 5m 10m 25m 50m

MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET REV
03.31.2026	90% PROGRESS SET
05.31.2026	90% PROGRESS SET REV
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

YO, NUMERO DE LICENCIA
CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA REGLAMENTAR EL EJERCICIO DE LA INGENIERÍA Y LA AGRIMENSURA" Y LA LEY NÚM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA, RECONOCIDO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE E DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

GENERAL DEMOLITION PLAN

SCALE: As Noted

DRAWING #:
DM-000 11 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\03-CONTRACT DOCS\00-SHEETS\DM-000-003 DEMO PLAN.DWG

LEGEND:

- STAIRS TO BE REMOVED
- ASPHALT SCARIFICATION & RE-PAVING LIMIT
- ASPHALT PAVEMENT TO BE REMOVED (10,933 m²)
- CONC. SIDEWALK TO BE REMOVED (2,095 m²)
- CONC. UNIT PAVEMENT TO BE REMOVED (120 m²)
- CROSSWALK PAINT TO BE REMOVED
- ROADWAY CONC. MEDIAN TO BE REMOVED
- CONC. CURB TO BE REMOVED
- EXISTING ELEMENTS TO REMAIN; PATCH AND REPAIR AS REQUIRED
- SIDEWALK OVER BRIDGE TO BE REMOVED (1,400 sf)
- EXISTING VEGETATION TO REMOVE
- EXISTING VEGETATION TO REMAIN
- TREE TO REMAIN
- TREE TO REMOVE
- TREE TO RELOCATE
- PALM TO REMAIN
- PALM TO RELOCATE
- PALM TO REMOVE

EXISTING BRIDGE ROAD MEDIAN TO REMAIN

REM. EXIST. CONC. SIDEWALK (TYP.) 4"-8" DEPTH; TO BE FIELD VERIFIED

EXISTING CURB INLET TO BE REPAIRED & RESTORED TO ITS STRUCTURAL & OPERATIONAL CONDITION; SEE CIVIL DRAWINGS

EXISTING CURB INLET TO BE REPAIRED & RESTORED TO ITS STRUCTURAL & OPERATIONAL CONDITION; SEE CIVIL DRAWINGS

LIMIT OF WORK

PRIVATE OWNER
PARCEL ID: 040-027-051-12

MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 SAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET REV
03.31.2026	90% PROGRESS SET
05.31.2026	90% PROGRESS SET REV
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

YO, _____ NUMERO DE LICENCIA _____
CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIEN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PUBLICAS CON JURISDICCION. CERTIFICO, ADEMAS, QUE EN LA PREPARACION DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGUN ENMENDADA, CONOCIDA COMO LA LEY PARA LA INVERSION POR LA INDUSTRIA PUERTORIQUEÑA ", Y CON LA LEY NUM. 96 DE 6 DE JULIO DE 1978, SEGUN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACION FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

DEMOLITION PLAN

SCALE: As Noted

DRAWING #:
DM-001
12 of 121

SCALE: 1:200
0 1m 5m 10m 20m

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\09-CONTRACT DOCS\00-SHEETS\DM-000-003 DEMO PLAN.DWG

LEGEND:

- STAIRS TO BE REMOVED
- ASPHALT SCARIFICATION & RE-PAVING LIMIT
- ASPHALT PAVEMENT TO BE REMOVED (10,933 m²)
- CONC. SIDEWALK TO BE REMOVED (2,095 m²)
- CONC. UNIT PAVEMENT TO BE REMOVED (120 m²)
- CROSSWALK PAINT TO BE REMOVED
- ROADWAY CONC. MEDIAN TO BE REMOVED
- CONC. CURB TO BE REMOVED
- EXISTING ELEMENTS TO REMAIN; PATCH AND REPAIR AS REQUIRED
- SIDEWALK OVER BRIDGE TO BE REMOVED (1,400 sf)
- EXISTING VEGETATION TO REMOVE
- EXISTING VEGETATION TO REMAIN
- TREE TO REMAIN
- TREE TO REMOVE
- TREE TO RELOCATE
- PALM TO REMAIN
- PALM TO RELOCATE
- PALM TO REMOVE

MATCH DM-003
MATCH DM-002

TRAFFIC SIGNALED PORTAL
PORTAL TO BE REMOVED. CONTRACTOR SHALL COORDINATE THE REMOVAL OF THE TRAFFIC SIGNAL PORTAL AND ALL ASSOCIATED EQUIPMENT W/ THE APPROPRIATE GOVERNING AGENCY.

EXISTING S.S. CONCRETE RAILING TO BE PATCHED & REPAIRED; SEE NOTES SHEET DM-000 & ACT DETAILS SHEET L-110

EXISTING CONCRETE UNIT PAVER PROMENADE TO BE REPAIRED; SEE NOTES IN SHEET DM-000 & TECHNICAL SPECIFICATION 321413

DEMOLISH EXISTING FOUNTAIN. RETAIN EXISTING PEDESTAL & STATUE. PROTECT STATUE DURING CONSTRUCTION.

DEMOLISH EXISTING CONCRETE PEDESTAL. REMOVE AND SALVAGE EXISTING BRONZE PLAQUE FOR REINSTALLATION ON NEW PEDESTAL. PROTECT PLAQUE FROM DAMAGE DURING DEMOLITION AND HANDLING

EXISTING PEDESTRIAN LIGHT POST TO BE REMOVED

EXISTING LIGHTING POSTS PENDING COORDINATION TO DETERMINE: REMOVE OR RELOCATE

EXISTING BRIDGE ROAD MEDIAN TO REMAIN

REM. EXIST. CONC. SIDEWALK (TYP.) 4"-6" DEPTH; TO BE FIELD VERIFIED

EXI
REI
ITS
OPI
SEE

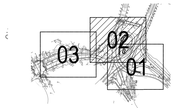


MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET REV
03.31.2026	90% PROGRESS SET
05.31.2026	90% PROGRESS SET REV
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

YO, _____ NUMERO DE LICENCIA _____
CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS; TAMBIEN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE CONSTRUCCION COMERCIALES VIGENTES, EXCEPTO LAS DISPOSICIONES CONTRA SISMOS, QUE HE CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA " LEY PARA LA INVERSION POR LA INDUSTRIA PUERTORIQUEÑA " Y CON LA LEY NUM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA DOPL

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

DEMOLITION PLAN

SCALE: As Noted

DRAWING #:
DM-002
13 of 121

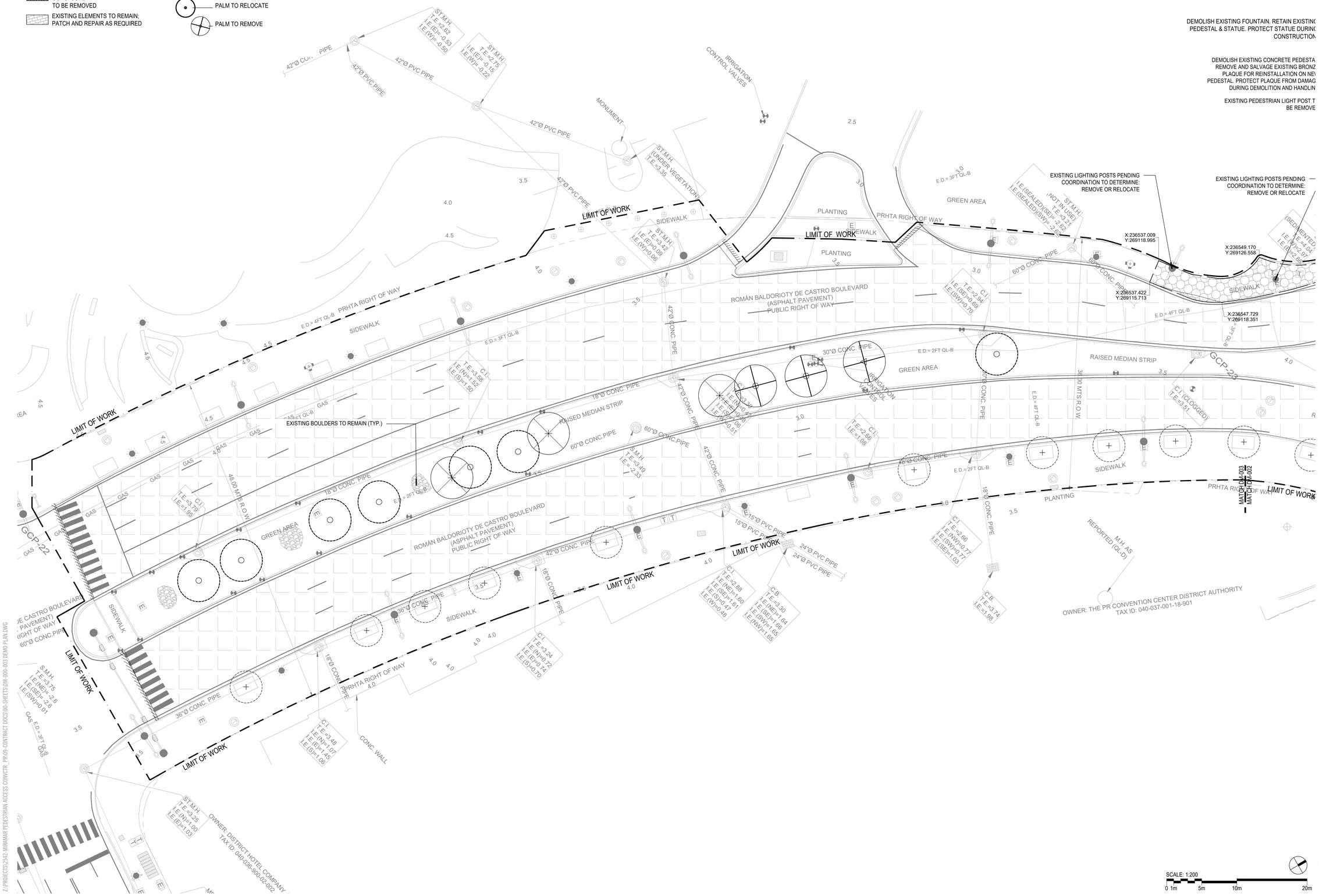
SCALE: 1:200
0 1m 5m 10m 20m

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR. PR\09-CONTRACT DOCS\00-SHEETS\DM-000-003 DEMO PLAN.DWG

LEGEND:

- STAIRS TO BE REMOVED
- ASPHALT SCARIFICATION & RE-PAVING LIMIT
- ASPHALT PAVEMENT TO BE REMOVED (10,933 m²)
- CONC. SIDEWALK TO BE REMOVED (2,095 m²)
- CONC. UNIT PAVEMENT TO BE REMOVED (120 m²)
- CROSSWALK PAINT TO BE REMOVED
- ROADWAY CONC. MEDIAN TO BE REMOVED
- CONC. CURB TO BE REMOVED
- EXISTING ELEMENTS TO REMAIN; PATCH AND REPAIR AS REQUIRED
- SIDEWALK OVER BRIDGE TO BE REMOVED (1,400 sf)
- EXISTING VEGETATION TO REMOVE
- EXISTING VEGETATION TO REMAIN
- TREE TO REMAIN
- TREE TO REMOVE
- TREE TO RELOCATE
- PALM TO REMAIN
- PALM TO RELOCATE
- PALM TO REMOVE



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET REV
03.31.2026	90% PROGRESS SET
05.31.2026	90% PROGRESS SET REV
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

03 02 01

KEY PLAN:

YO, _____ NÚMERO DE LICENCIA _____, CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES EN PUERTO RICO, INCLUYENDO LAS ORDENANZAS MUNICIPALES Y CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA " LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORIQUEÑA " Y CON LA LEY NÚM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA, RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522
PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

DEMOLITION PLAN

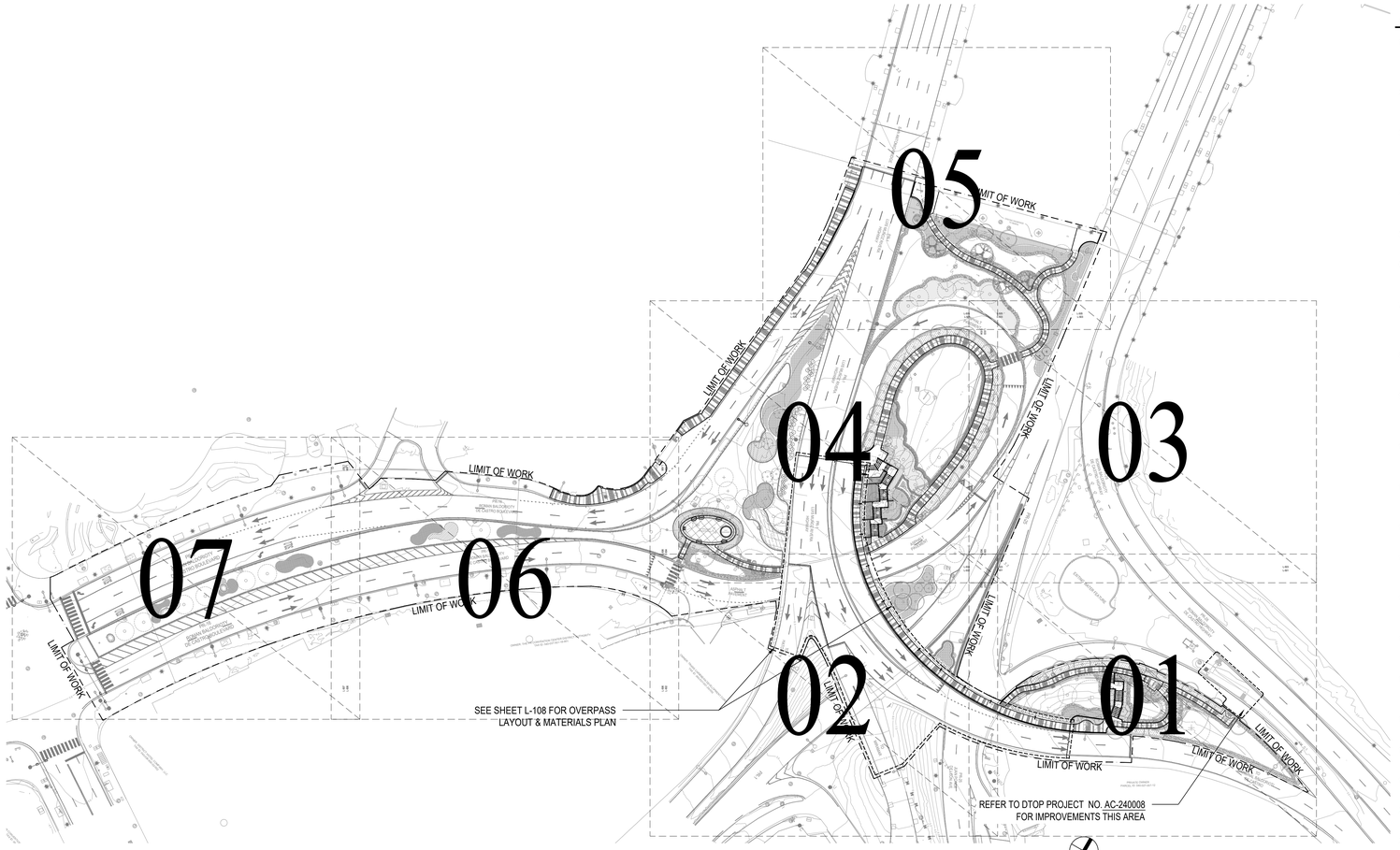
SCALE: As Noted

DRAWING #:
DM-003 14 of 121

SCALE: 1:200
0 1m 5m 10m 20m

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

Z:\PROJECTS\2522-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\09-CONTRACT DOCS\00-SHEETS\DM-000-003 DEMO PLAN.DWG



01 OVERALL HARDSCAPE LAYOUT & MATERIAL PLAN & SHEET KEY PLAN
SCALE " 1" = 60'-0"

ABBREVIATIONS

ABV	ABOVE	C/P	CONTROL POINT	FOSTL	FACE OF STEEL	LT	LIGHT	RA	RETURN AIR	UON	UNLESS OTHERWISE NOTED
AIR BAR	AIR BARRIER	C/T	COUNTERTOP	F/O	FURNISH ONLY	LTG	LIGHTING	RAG	RETURN AIR GRILLE	U/S	UNDERSIDE
A/C	AIR CONDITIONING	CPT	CARPET	FP	FIRE PROOFING	LTWT	LIGHTWEIGHT			U/C	UNDERCOUNTER
ACT	ACOUSTICAL CEILING TILE	C/S	COUNTERSUNK	FPL	FIREPLACE	LVR	LOUVER	RAD	RADIATOR; RADIUS	VAP BAR	VAPOR BARRIER
AD	AREA DRAIN	CV	COVE	FPSC	FIRE PROTECTED SELF-CLOSING	LVL	LAMINATED VENEER LUMBER	RBL	RUBBLE		
ADDL	ADDITIONAL	CW	COLD WATER	FR	FIRE-RESISTANT	LXE	LAUNDRY EXHAUST	RCP	REFLECTED CEILING PLAN; REINFORCED CONCRETE PIPE	VAV	VARIABLE AIR VOLUME
ADJ	ADJACENT/ADJUSTABLE	CWL	CURTAIN WALL	FRM	FRAME	MANF	MANUFACTURER	RD	ROOF DRAIN	VB	VINYL BASE
AFB	ACOUSTIC FIRE BATT	CWR	COLD WATER RETURN	FRP	FIBER REINFORCED PLASTIC	MAS	MASONRY	REC	RECESSED	VDR	VAPOR DIFFUSION RETARDER
AFF	ABOVE FINISH FLOOR	CWS	COLD WATER SUPPLY	FRCB	FIBER REINFORCED CEMENT BOARD	MATL	MATERIAL	RECP	RECEPTACLE	VEN	VENEER
AGG	AGGREGATE	D	DOWN/DEEP	FT	FOOT/FEET	MAX	MAXIMUM	REF	REFERENCE; REFRIGERATOR	VERT	VERTICAL
ALT	ALTERNATE	DBL	DOUBLE	FTG	FOOTING	MBL	MARBLE	RE	REGISTER	VEST	VESTIBULE
ALUM	ALUMINUM	DBH	DIAMETER @ BREAT HEIGHT	FURG	FURRING	MDF	MEDIUM DENSITY FIBERBOARD	REINF	REINFORCEMENT	VCT	VINYL COMPOSITION TILE
ANOD	ANODIZED	DEG	DEGREE	FXT	FIXTURE	MECH	MECHANICAL	REM	REMOVE	VIF	VERIFY IN FIELD
AP	ACCESS PANEL/APARTMENT PANEL	DEMO	DEMOLISH	F/O	FURNISH ONLY	MED	MEDIUM	REQ	REQUIRED	VLV	VALVE
APPROX	APPROXIMATE	DEP	DEPRESSED	F/R	FIRE RETARDANT	MEMB	MEMBRANE	RES	RESILIENT	VPL	VENEER PLASTER
ARCH	ARCHITECT/ARCHITECTURAL	DEPT	DEPARTMENT	FRT	FIRE RETARDANT TREATED	MEZZ	MEZZANINE	REV	REVISE; REVISION	W	WEST; WIDE; WIDTH
ASPH	ASPHALT	DF	DRINKING FOUNTAIN	GA	GAUGE	MFR	MANUFACTURER	RH	RIGHT HAND	WASH	WASHER
ATTEN	ATTENUATION	DIA	DIAMETER	GAL	GALLON	MH	MANHOLE	RHRB	RIGHT HAND REVERSE BEVEL	WB	WOOD BASE
AUTO	AUTOMATIC	DIAG	DIAGONAL	G.T.	GALLON CONTAINER	MIN	MINIMUM	RL	RAIL	WC	WATER CLOSET
AWP	ACOUSTIC WALL PANE	DIF	DIFFUSER	GALV	GALVANIZED	MIR	MIRROR	RM	ROOM	WD	WOOD
AWB	AIR WEATHER BARRIER	DIM	DIMENSION	GR BM	GRADE BEAM	MISC	MISCELLANEOUS	RO	ROUGH OPENING	W/D	WASHER/DRYER
AVB	AIR VAPOR BARRIER	DISP	DISPENSER	GRTG	GRATING	MO	MASONRY OPENING	ROW	RIGHT OF WAY	WHT	WHITE
BB	BOND BREAKER	DIST	DISTANCE	GL	GLASS/GLAZING	MOD	MODIFIED	S	SOUTH	WKPT	WORKPOINT
BD	BOARD	DLO	DAYLIGHT OPENING	GR	GRADE	MOV	MOVABLE	SAB	SOUND ATTENUATION BLANKET	WM	WIRE MESH
BR	BEDROOM	DN	DOWN	GRND	GROUND	MP	METAL PANEL	SAN	SANITARY	WNDW	WINDOW
BHD	BEHIND	DR	DOOR	GRT	GROUT	MTD	MOUNTED	SAT	SATIN	WWF	WELDED WIRE FABRIC
BIT	BITUMINOUS	DRY	DRYER	GTR	GUTTER	MTL	METAL	SC	SOLID CORE	W	WITH
BKR	BACKER	DS	DOWNSPOUT	G.W.	GREY WOOD	MULL	MULLION	SCL	SELF-CLOSING	W/C	WATER COOLER
BKSPL	BACKSPLASH	DSW	DISCONNECT SWITCH	GWB	GYPSUM WALL BOARD	M/R	MOISTURE RETARDANT	SCHED	SCHEDULE	W/O	WITHOUT
BLCK	BLACK	DTL	DETAIL	H	HIGH	N	NORTH	SD	STORM DRAIN	WP	WATER PROOF(ING)
BLDG	BUILDING	DWG	DRAWING	HB	HOSE BIBB	NAT	NATURAL	SE	SERVICE ELEVATOR		
BLK	BLOCK	DWR	DRAWER	HC	HOLLOW CORE	NEC	NECESSARY	SECT	SECTION	WR	WATER RESISTANT
BLKG	BLOCKING	DYLT	DAYLIGHT	HD	HEAD; HAND DRYER	NIC	NOT IN CONTRACT	SF	SQUARE FEET	WS	WEATHER STRIPPING
BLNKT	BLANKET	D/T	DATA/TEL	HDR	HEADER	NLR	NAILER	SHT	SHEET	WT	WEIGHT
BLW	BELOW	E	EAST	HDWD	HARDWOOD	NO	NUMBER	SHWR	SHOWER	WSCT	WAINSCOT
BM	BEAM	EA	EACH	HDWR	HARDWARE	NOM	NOMINAL	SIM	SIMILAR	WV	WOOD VENEER
BO	BY OWNER / BY OTHERS / BOTTOM OF	EIFS	EXTERIOR INSULATION FINISHING SYSTEM	HM	HOLLOW METAL	NRC	NOISE REDUCTION COEFFICIENT	SL	SLOPE	WWF	WELDED WIRE FABRIC
BOT	BOTTOM			H/R	HANDRAIL	NTS	NOT TO SCALE	SLNT	SEALANT		
BPL	BASEPLATE, BEARING PLATE	EJ	EXPANSION JOINT	HORIZ	HORIZONTAL	NUM	NUMBER	SLPR	SLEEPER	&	AND
BR	BRUSHED	ELEC	ELECTRICAL	HP	HIGH POINT	N/A	NOT APPLICABLE	SO	SHUTOFF	@	AT
BRKT	BRACKET	EL	ELEVATION	HR	HOUR	O/V	OVER	SP	STARTING POINT	+/-	PLUS OR MINUS
BSMT	BASEMENT	ELEV	ELEVATOR	HSE	HOUSE	OA	OVERALL	SPEC	SPECIFICATION	%	PERCENT
BTH	BATH	EMER	EMERGENCY	HSTAT	HUMIDISTAT	OBSC	OBSCURE	SQ	SQUARE	+	AND
BTM	BOTTOM	ENCL	ENCLOSURE	HT	HEIGHT	OC	ON CENTER	S/R	SLIP RESISTANT	#	NUMBER OR POUND
BTW	BETWEEN	EP	ELECTRICAL PANEL	HTG	HEATING	OCEW	ON CENTER EACH WAY	SLPSK	SLOP SINK	CL	CENTER LINE
BUR	BUILT-UP ROOFING	EPDM	ETHYLENE PROPYLENE DIENE MONOMER	HTR	HEATER	OD	OUTSIDE DIAMETER	SS	STAINLESS STEEL		
BYD	BEYOND			HW	HOT WATER	OFF	OFFICE	STA	STATION		
B/I	BUILT-IN	EQ	EQUAL	HWR	HOT WATER RETURN	OH	OPPOSITE HAND	STC	SOUND TRANSMISSION COEFFICIENT		
B/O	BUILD-OUT	EQP	EQUIPMENT	HWS	HOT WATER SUPPLY	OPG	OPENING	STD	STANDARD		
B/U	BUILT-UP	ESC	ESCALATOR	HYD	HYDRANT	OPP	OPPOSITE	STOR	STORAGE		
BVL	BEVEL(ED)	EWC	ELECTRIC WATER COOLER	ID	INSIDE DIAMETER	OSB	ORIENTED STRAND LUMBER	STL	STEEL		
BW	BOTH WAYS	EXH	EXHAUST	ILT	INLET	OVHD	OVERHEAD	STRUCT	STRUCTURAL		
CABT	CABINET	EXTG	EXISTING	IN	INCH(ES)	PC	POLISHED CHROME	SURF	SURFACE		
CAL	CALIPER	EXP	EXPANSION; EXPOSED	INC	INCLUDING	PCF	POUNDS PER CUBIC FOOT	USP	SUSPENDED		
CATV	CABLE TELEVISION	EXT	EXTERIOR/EXTEND	INFO	INFORMATION	PE	PASSENGER ELEVATOR	SYM	SYMMETRICAL		
CB	CATCH BASIN	FA	FIRE ALARM	INSUL	INSULATION	PED	PEDESTAL	SYS	SYSTEM		
CCTV	CLOSED CIRCUIT TELEVISION	FACP	FIRE ALARM CONTROL PANEL	INST	INSTALL	PERF	PERFORATED	S/B	SANDBLASTED		
CER	CERAMIC	FAI	FRESH AIR INTAKE	INT	INTERIOR	PIP	POURED IN PLACE	SW	SWITCH		
CEL	CELLAR	F'GLASS	FIBERGLASS	INV	INVERT	PL	PLATE	T	TREAD(S)		
CEM	CEMENT/CEMENTITIONS	FBO	FURNISHED BY OTHERS	I/O	INSTALL ONLY	PLAM	PLASTIC LAMINATE	TBD	TO BE DETERMINED		
CG	CORNER GUARD	FCNG	FENCING	JAN	JANITOR	PLAS	PLASTER	T/C	TERRA COTTA		
CHLK	CHAIN LINK	FD	FLOOR DRAIN	JC	JANITOR'S CLOSET	PLYWD	PLYWOOD	TCSS	TERNE COATED STAINLESS STEEL		
CIP	CAST IN PLACE	FDN	FOUNDATION	JMB	JAMB	PLF	POUNDS PER LINEAR FOOT	TEL	TELEPHONE		
CJ	CONTROL JOINT	FE	FREIGHT ELEVATOR	JST	JOIST	PNL	PANEL	TEMP	TEMPERED		
CKT	CIRCUIT	FEC	FIRE EXTINGUISHER CABINET	JNT	JOINT	PNT	PAINT	TERR	TERRAZZO		
CL	CENTERLINE	FF	FINISH FLOOR	KIT	KITCHEN	PWDR	POWDER	TFSB	THERMA-FIBER SAFETY BLANKET		
CLG	CEILING	FFE	FINISH FLOOR ELEVATION	KD	KILN DRIED	PLMBG	PLUMBING	T/G	TONGUE AND GROOVE		
CLR	CLEAR	FF&E	FURNITURE, FIXTURES AND EQUIPMENT	KO	KNOCK OUT	POL	POLISHED	THK	THICK		
CLKG	CAULKING			K/D	KNOCK DOWN	PR	PAIR	TKT	TICKET		
CLST	CLOSET	FG	FINISH GRADE	KKE	KITCHEN EXHAUST	PRCDA	PR CONVENTION CENTER DISTRICT AUTHORITY	TLT	TOILET		
CLSR	CLOSER	FH	FIRE HYDRANT / FLATHEAD	L	LENGTH			TOC	TOP OF CURB		
CMU	CONCRETE MASONRY UNIT	FHSE	FIRE HOSE	LA	LANDSCAPE ARCHITECT	PROG	PROGRAM	TOP	TOP OF PAVEMENT		
CNTR	COUNTER	FHC	FIRE HOSE CABINET	LAB	LABORATORY	PTD	PAINTED	TOS	TOP OF SLAB		
CO	CLEAN OUT	FHVC	FIRE HOSE VALVE CABINET	LBL	LABEL	PTN	PARTITION	TOSTL	TOP OF STEEL		
COL	COLUMN	F/I	FURNISH and INSTALL	LBS	POUNDS	PG	PAINT GRADE	TOW	TOP OF WALL		
CONC	CONCRETE	F/N	FINISH(ED)	LAM	LAMINATE	PSF	POUNDS PER SQUARE FOOT	TPO	THERMOPLASTIC POLYOLEFIN		
CONT	CONTINUOUS	FL	FLUSH	LAV	LAVATORY	PSI	POUNDSPER SQUARE INCH	TRNK.	TRUNK		
CONST	CONSTRUCTION	FLSHG	FLASHING	LDR	LEADER	PT	POINT	TPTN	TOILET PARTITION		
CS	CRAWLSPACE	FLR	FLOOR	LF	LINEAR FEET/FOOT	PTD	PAINTED	TSTAT	THERMOSTAT		
CT	CERAMIC TILE	FLUOR	FLUORESCENT	LH	LEFT HAND	PVC	POLYVINYL CHLORIDE	TV	TELEVISION		
C.T.	CLEAR TRUNK	FND	FOUNDATION	LHRB	LEFT HAND REVERSE BEVEL	PVT	PIVOT	TYP	TYPICAL		
CTB	CERAMIC TILE BASE	FOB	FACE OF BUILDING/FACE OF BLOCK	LIN	LINEAR	PVMT	PAVEMENT	TUN	TUNNEL		
CTR	CENTER	FOC	FACE OF CONCRETE	LKR	LOCKER	QT	QUARRY TILE	TXE	TOILET EXHAUST		
C/I	CAST IRON	FOM	FACE OF MASONRY	LTL	LINTEL	QTY	QUANTITY	U	UP		
C-I-P	CAST IN PLACE	FOS	FACE OF STUD	LP	LOW POINT	R	RISER(S)				

GENERAL HARDSCAPE NOTES

1. ALL HARDSCAPE WORK SHALL COMPLY WITH ALL APPLICABLE COMMONWEALTH OF PUERTO RICO, LOCAL, AND FEDERAL LAWS, CODES, ORDINANCES, REGULATIONS, AND PERMIT REQUIREMENTS, INCLUDING BUT NOT LIMITED TO ADA ACCESSIBILITY STANDARDS.
2. WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, PRCDA & MUNICIPALITY OF SAN JUAN STANDARDS AND SPECIFICATIONS, AND DIRECTIONS ISSUED BY THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, ELEVATIONS, AND EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES IN WRITING TO THE LANDSCAPE ARCHITECT (LA) AND PROJECT MANAGER (PM) PRIOR TO PROCEEDING.
4. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, SUPERVISION, AND INCIDENTALS REQUIRED TO COMPLETE THE WORK AS SHOWN AND SPECIFIED.
5. COORDINATE HARDSCAPE WORK WITH THE GENERAL CONTRACTOR, CIVIL, STRUCTURAL, AND UTILITY TRADES.
6. PROTECT ALL EXISTING PAVEMENTS, UTILITIES, STRUCTURES, LANDSCAPING, AND IMPROVEMENTS TO REMAIN. REPAIR OR REPLACE DAMAGED ELEMENTS AT NO COST TO THE OWNER.
7. PROVIDE TEMPORARY BARRIERS, FENCING, SIGNAGE, AND PEDESTRIAN ROUTING AS REQUIRED TO MAINTAIN PUBLIC SAFETY AND OPERATIONS WITHIN THE PRCDA DISTRICT.
8. MAINTAIN THE SITE IN A CLEAN AND ORDERLY CONDITION. REMOVE CONSTRUCTION DEBRIS DAILY AND DISPOSE OF IN ACCORDANCE WITH APPLICABLE REGULATIONS.
9. PROVIDE EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH LOCAL PERMITTING REQUIREMENTS. MINIMUM REQUIREMENT INCLUDES GEOTEXTILE SILT FENCING (30-INCH MINIMUM HEIGHT) MAINTAINED THROUGHOUT CONSTRUCTION.
10. SUBMIT PRODUCT DATA, SHOP DRAWINGS, SAMPLES, AND ENGINEERING CALCULATIONS AS REQUIRED BY PRCDA SPECIFICATIONS PRIOR TO FABRICATION OR PURCHASE.
11. CONCRETE MIX DESIGNS, ATTACHMENT SYSTEMS, COATINGS, SEALERS, AND SPECIALTY MATERIALS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO USE.
12. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LA, PM, AND PRCDA.
13. PROVIDE ON-SITE MOCKUPS OF PAVING SYSTEMS, WALL FINISHES, AND SPECIAL HARDSCAPE ELEMENTS WHEN REQUIRED BY THE CONTRACT DOCUMENTS OR DIRECTED BY PRCDA.
14. MOCKUPS SHALL ESTABLISH MATERIAL QUALITY, COLOR, TEXTURE, JOINTING, AND WORKMANSHIP STANDARDS AND SHALL REMAIN UNTIL AUTHORIZED FOR REMOVAL.
15. REMOVE UNSUITABLE MATERIALS AND PREPARE SUBGRADES IN ACCORDANCE WITH PRCDA AND GEOTECHNICAL RECOMMENDATIONS.
16. SUBGRADE AND BASE MATERIALS SHALL BE COMPACTED TO THE REQUIREMENTS INDICATED IN THE CONTRACT DOCUMENTS AND APPLICABLE ASTM STANDARDS.
17. SUBGRADE AND BASE COURSES SHALL BE INSPECTED AND APPROVED PRIOR TO PLACEMENT OF HARDSCAPE MATERIALS.
18. CONCRETE WORK SHALL COMPLY WITH APPLICABLE ACI AND ASTM STANDARDS AND PRCDA SPECIFICATIONS.
19. PROVIDE CONTROL AND EXPANSION JOINTS AS INDICATED ON THE DRAWINGS AND COORDINATED WITH ADJACENT STRUCTURES.
20. FINISHED SURFACES SHALL BE UNIFORM, SLIP-RESISTANT, AND SUITABLE FOR EXTERIOR PUBLIC USE.
21. PROTECT NEW CONCRETE FROM TRAFFIC, LOADING, AND ADVERSE WEATHER UNTIL PROPERLY CURED.
22. INSTALL PRECASDT CONCRETE UNITS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND APPROVED SUBMITTALS.
23. PROVIDE PROPER EDGE RESTRAINTS, BEDDING, AND JOINT MATERIALS AS SPECIFIED.
24. FINISHED SURFACES SHALL BE LEVEL, STABLE, AND PROPERLY SLOPED TO DRAIN.
25. COORDINATE GRADES AND DRAINAGE WITH APPROVED CIVIL DRAWINGS.
26. PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND PREVENT PONDING ON ALL HARDSCAPE SURFACES.
27. DRAINAGE SYSTEMS SHALL BE KEPT CLEAN AND OPERATIONAL DURING CONSTRUCTION.
28. STRUCTURAL CONNECTIONS AND ATTACHMENT METHODS SHALL BE VERIFIED BY THE STRUCTURAL ENGINEER OF RECORD.
29. WALLS, RAILINGS, FENCES, PERGOLAS, AND SIMILAR ELEMENTS SHALL BE INSTALLED PER APPROVED SHOP DRAWINGS.
30. FINISHES SHALL BE SUITABLE FOR EXTERIOR EXPOSURE AND HIGH-TRAFFIC PUBLIC ENVIRONMENTS TYPICAL OF MUNICIPALITY OF SAN JUAN & PRCDA FACILITIES.
31. NOTIFY THE LA AND PM IN ADVANCE OF CRITICAL CONSTRUCTION ACTIVITIES REQUIRING INSPECTION OR LAYOUT VERIFICATION.
32. ALL WORK IS SUBJECT TO REVIEW BY PRCDA REPRESENTATIVES. WORK FOUND TO BE NONCONFORMING SHALL BE CORRECTED AT NO ADDITIONAL COST TO THE OWNER.
33. FINAUPON COMPLETION, CLEAN ALL HARDSCAPE SURFACES AND REMOVE TEMPORARY PROTECTIONS.
34. FINAL ACCEPTANCE IS SUBJECT TO COMPLIANCE WITH PRCDA STANDARDS, APPROVED DOCUMENTS, AND SATISFACTORY PERFORMANCE OF INSTALLED SYSTEMS.

HARDSCAPE LAYOUT & MATERIALS GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, HORIZONTAL AND VERTICAL CONTROL, BENCHMARKS, AND LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND PRCDA BEFORE PROCEEDING.
2. ALL DIMENSIONS SHOWN ARE FOR FINISHED HARDSCAPE CONDITIONS AND ARE MEASURED TO FACE OF CURB, EDGE OF PAVEMENT, CONTROL JOINT, OR CENTERLINE AS NOTED. DO NOT SCALE DRAWINGS.
3. REFER TO SITE SURVEY, CIVIL, ARCHITECTURAL, STRUCTURAL, ELECTRICAL, PLUMBING, AND TRAFFIC DRAWINGS FOR GRADING, DRAINAGE, ROADWAY GEOMETRY, STRUCTURAL SLABS, FOUNDATIONS, LIGHTING BASES, AND UTILITY SYSTEMS. LANDSCAPE DRAWINGS DO NOT SUPERSEDE THOSE DOCUMENTS.
4. COORDINATE ALL HARDSCAPE LAYOUT WITH EXISTING AND PROPOSED UTILITIES, DRAINAGE INLETS, MANHOLES, ELECTRICAL HANDHOLES, IRRIGATION SLEEVES, LIGHT POLE FOUNDATIONS, SIGNAGE BASES, AND SITE FURNISHINGS PRIOR TO INSTALLATION.
5. HARDSCAPE MATERIALS, FINISHES, COLORS, TEXTURES, JOINTING, AND INSTALLATION METHODS SHALL COMPLY WITH THE MUNICIPALITY FO SAN JUAN & PRCDA STANDARDS, PROJECT SPECIFICATIONS, MANUFACTURER RECOMMENDATIONS, AND APPROVED SUBMITTALS.
6. PROVIDE POSITIVE DRAINAGE FOR ALL PAVED AREAS. SLOPES SHALL DIRECT RUNOFF AWAY FROM BUILDINGS AND TOWARD DESIGNATED DRAINAGE STRUCTURES. MINIMUM AND MAXIMUM SLOPES SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES, PUERTO RICO BUILDING CODE, MUNICIPALITY OF SAN JUAN, AND PRCDA REQUIREMENTS.
7. ALL PEDESTRIAN ROUTES, PLAZAS, RAMPS, CROSSWALKS, AND ACCESSIBLE PATHS SHALL COMPLY WITH ADAAG AND LOCAL ACCESSIBILITY REQUIREMENTS, INCLUDING RUNNING SLOPES, CROSS SLOPES, SURFACE CONTINUITY, JOINT TOLERANCES, AND DETECTABLE WARNING SURFACES WHERE REQUIRED.
8. EXPANSION JOINTS, CONTROL JOINTS, AND ISOLATION JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH STRUCTURAL DESIGN, MATERIAL TYPE, AND PRCDA STANDARDS. JOINT LAYOUT SHALL BE COORDINATED WITH PAVING PATTERNS AND PLAZA GEOMETRY.
9. CONCRETE, UNIT PAVERS, STONE, AND SPECIALTY PAVEMENTS SHALL BE INSTALLED OVER APPROVED BASE MATERIALS AND EDGE RESTRAINTS IN ACCORDANCE WITH PRCDA DETAILS AND MANUFACTURER RECOMMENDATIONS TO PREVENT SETTLEMENT AND DISPLACEMENT.
10. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, TREES, PALMS, SITE FURNISHINGS, AND IMPROVEMENTS TO REMAIN. ANY DAMAGE SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH PRCDA REQUIREMENTS.
11. LAYOUT DIMENSIONS ARE BASED ON FINISHED GRADES. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING SUBGRADE ELEVATIONS, BASE COURSES, AND BEDDING LAYERS TO ACHIEVE REQUIRED FINISHED ELEVATIONS AND SMOOTH TRANSITIONS.
12. TRANSITIONS BETWEEN DIFFERENT HARDSCAPE MATERIALS SHALL BE FLUSH AND EVEN TO ELIMINATE TRIP HAZARDS AND MAINTAIN ACCESSIBILITY COMPLIANCE.
13. SAW CUTTING OF EXISTING PAVEMENT SHALL BE NEAT, STRAIGHT, AND TO FULL DEPTH UNLESS NOTED OTHERWISE. PATCH REPAIRS SHALL MATCH ADJACENT MATERIALS, FINISHES, AND JOINT PATTERNS.
14. ALL HARDSCAPE WORK SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND COASTAL, HIGH-WIND, AND HEAVY-USE CONDITIONS TYPICAL OF THE CONVENTION CENTER DISTRICT.
15. CONTRACTOR SHALL COORDINATE CONSTRUCTION PHASING AND SEQUENCING TO MAINTAIN PEDESTRIAN SAFETY, EMERGENCY ACCESS, AND ONGOING OPERATIONS WITHIN ACTIVE PUBLIC AREAS, AS REQUIRED BY PRCDA.
16. ALL WORK SHALL COMPLY WITH APPLICABLE PUERTO RICO BUILDING CODE, ADA REQUIREMENTS, MUNICIPALITY OF SAN JUAN, AND PRCDA STANDARDS, AND OTHER APPLICABLE LOCAL AND FEDERAL REGULATIONS.
17. ANY DEVIATIONS FROM APPROVED DRAWINGS, MATERIALS, OR DETAILS SHALL BE SUBMITTED IN WRITING AND APPROVED BY THE LANDSCAPE ARCHITECT AND PRCDA PRIOR TO IMPLEMENTATION.
18. RAILING TYPE-2 SHALL BE FABRICATED AS A REPLICA OF THE EXISTING RAILING LOCATED ALONG SAN ANTONIO BRIDGE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, PROFILES, ORNAMENTAL FEATURES, CONNECTIONS, MATERIALS, AND FINISHES PRIOR TO FABRICATION. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING. ANY REQUIRED MODIFICATIONS TO MEET APPLICABLE BUILDING CODES, STRUCTURAL REQUIREMENTS, OR ACCESSIBILITY STANDARDS SHALL BE COORDINATED WITH THE DESIGN TEAM PRIOR TO FABRICATION. PROVIDE FINISHED PRODUCT MATCHING THE EXISTING RAILING IN APPEARANCE, DETAILING, AND WORKMANSHIP.
19. WHERE SPECIFIC MANUFACTURERS, TRADE NAMES, BRANDS, CATALOG NUMBERS, OR PROPRIETARY PRODUCTS ARE REFERENCED IN THE CONTRACT DOCUMENTS, SUCH REFERENCES ARE PROVIDED SOLELY TO ESTABLISH THE MINIMUM STANDARD OF QUALITY, PERFORMANCE, APPEARANCE, DIMENSIONS, AND FUNCTIONAL REQUIREMENTS. CONTRACTORS MAY PROPOSE COMPARABLE PRODUCTS FROM OTHER MANUFACTURERS THAT ARE DETERMINED BY THE OWNER AND DESIGN PROFESSIONAL TO BE EQUAL OR SUPERIOR AND FULLY COMPLIANT WITH THE CONTRACT DOCUMENTS.
20. ALL PRODUCTS AND MATERIALS, INCLUDING BUT NOT LIMITED TO SITE FURNISHINGS, LIGHTING FIXTURES, PAVING PRODUCTS, STRUCTURAL COMPONENTS, AND OTHER SPECIFIED ITEMS, MAY BE SUBSTITUTED WITH APPROVED EQUAL PRODUCTS, SUBJECT TO REVIEW AND ACCEPTANCE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMONSTRATING THAT ANY PROPOSED SUBSTITUTION MEETS OR EXCEEDS THE SPECIFIED DESIGN INTENT, PERFORMANCE CRITERIA, DURABILITY, COMPATIBILITY, WARRANTY REQUIREMENTS, AND APPLICABLE CODES AND STANDARDS.



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

YO, **JONATHAN J MARVEL FULLER**, NUMERO DE LICENCIA ... **21738**, ESPECIALISTA EN EL EJERCICIO PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY NÚM. 9 DE 24 DE JULIO DE 1970, SEGÚN ENMENDADA, Y LA LEY NÚM. 84 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE E DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522
PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

GENERAL HARDSCAPE LAYOUT & MATERIALS PLAN, NOTES & ABBREVIATIONS

SCALE: As Noted

DRAWING #:
L-100

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\02-CONTRACT DOCS\00-SHEETS\L-100 HARDSCAPE GENERAL SITE PLAN & NOTES.DWG

MATCH L-103
MATCH L-101

L-103 MATCH
L-101 MATCH

LIMIT OF WORK

EXITING WATER FEATURE

GCP-31

GCP-26

PR-26
ROMAN BALDORIOTY
DE CASTRO HIGHWAY

EXISTING CURB INLET TO BE REPAIRED & RESTORED TO ITS STRUCTURAL & OPERATIONAL CONDITION; SEE CIVIL DRAWINGS

REINFORCED CIP CONC. STAIRS W/ HANDRAIL S (TYP.) 06 L-109 / 07 L-109 / 09 L-109

REINFORCED CIP CONC. SIDEWALK (TYP.) 01 L-109 / 02 L-109 / 01 L-110

EXPANSION JOINT (TYP.) 04 L-109

SAW CUT CONTROL JOINT (TYP.) 05 L-109

NOT IN CONTRACT. RAMP AND PEDESTRIAN CROSSING TO BE CONSTRUCTED UNDER PRHTA PROJECT AC-240008.

ADA SIDEWALK RAMP SEE CIVIL DWG'S (TYP.) 16 L-109

SIDEWALK LIGHT POST; SEE SHEET L-701 (TYP.)

RAILING TYPE -01 (TYP.) 08 L-109

PATH LIGHT; SEE SHEET L-701 (TYP.)

REINFORCED CIP CONC. RETAINING 13 L-109

RAILING TYPE -02 (TYP.) 10 L-109 / 11 L109

PRIVATE OWNER
PARCEL ID: 040-027-051-12

BOX GUARD RAIL SEE CIVIL DWG'S (TYP.)

CURB & PAVING MARKING IMPROVEMENTS;' SEE CIVIL DWG'S (TYP.)

LIMIT OF WORK

LIMIT OF WORK

TO MARGINAL BALDORIOTY DE CASTRO

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING

SCALE: 1"=10'-0"
0 5' 10' 20' 30' 40' 50'

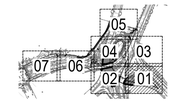


MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

YO, **JONATHAN J MARVEL FULLER** , NUMERO DE LICENCIA **21738** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O SUPERVISO ESTOS PLANOS Y LAS ESPECIFICACIONES. CONSIDERANDO QUE DICHOS PLANOS Y ESPECIFICACIONES, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NÚM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LO ANTERIOR PODRÍA CONSTITUIR UN DELITO GRAVE Y QUE YO, POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HAGO RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

HARDSCAPE LAYOUT & MATERIALS PLAN

SCALE: As Noted

DRAWING #:
L-101
16 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\09-CONTRACT DOCS\00-SHEETS\L-101-L107 HARDSCAPE LAYOUT & MATERIALS PLAN.DWG

MATCH L-104
MATCH L-102

MATCH L-106
MATCH L-102

MATCH L-104
MATCH L-102

MATCH L-101
MATCH L-102

ASPHALT PAVEMENT

LIMIT OF WORK

SIDEWALK LIGHT POST;
SEE SHEET L-702 (TYP.)

SEE CIVIL DWGS FOR CURB & ROADWAY GEOMETRY & PAVEMENT MARKINGS

EDGE OF CONC. BRIDGE. SEE SHEET L-108 FOR IMPROVEMENTS ABOVE BRIDGE STRUCTURE

WALL LIGHTS UNDER BRIDGE;
SEE SHEET L-702 (TYP.)

OWNER: TRANS CARIBBEAN DEVELOPMENT CORP
TAX ID: 040-037-001-29-000

TO HATO REY

TO MIRAMAR

JUAN PONCE DE LEON AVE.

PR-1

PR-25

GCP-2

KM 3.4

E.D.= QFT QL-B

E.D.= 4FT QL-B

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING

SCALE: 1"=10'-0"
0 5' 10' 20' 30' 40' 50'



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 SAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

05
04 03
07 06 02 01

I/El **JONATHAN J MARVEL FULLER** NÚMERO DE LICENCIA **21738**
CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES ADMINISTRATIVAS EMITIDAS POR LA OFICINA DE GERENCIA Y PERMISOS (OGPE) Y/O AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NÚM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE E DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

HARDSCAPE LAYOUT & MATERIALS PLAN

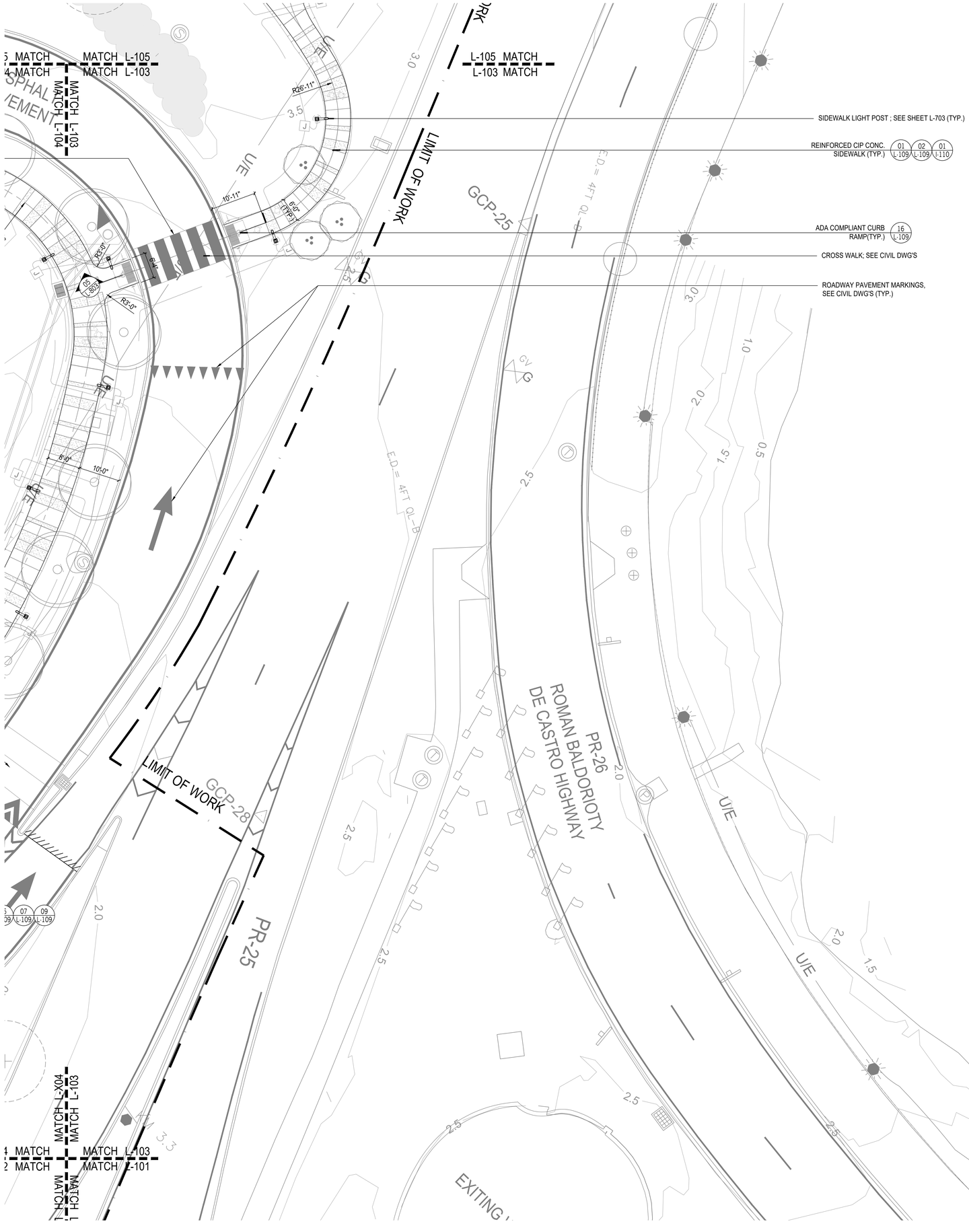
SCALE: As Noted

DRAWING #:
L-102
17 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\09-CONTRACT DOCS\00-SHEETS\L-101-L107 HARDSCAPE LAYOUT & MATERIALS PLAN.DWG



LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING

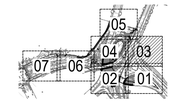


MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

YO, **JONATHAN J MARVEL FULLER**, NUMERO DE LICENCIA **21738**, ESPECIALISTA EN LA PROFESIÓN QUE CONFIFICO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PUBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA REGLAMENTAR LA PROFESIÓN DE INGENIERÍA Y DE AGRIMENSURA" Y CON LA LEY NÚM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

HARDSCAPE LAYOUT & MATERIALS PLAN

SCALE: As Noted

DRAWING #:
L-103
18 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

SCALE: 1"=10'-0"
0 5' 10' 20' 30' 40' 50'

L-103 MATCH
L-101 MATCH

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\03-CONTRACT DOCS\00-SHEETS\L-101-L107 HARDSPCAPE LAYOUT & MATERIALS PLAN.DWG

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING

SEE CIVIL DWG'S FOR ROADWAY MARKINGS (TYP.)

CROSSWALK; SEE CIVIL DWGS

ROADWAY GUARDRAIL SEE CIVIL DWG'S (TYP.)

01 L-110 / 02 L-109 / 01 L-109 REINFORCED CIP CONC. SIDEWALK (TYP.)

EXISTING I LOVE SAN JUAN MONUMENT TO REMAIN

SPEED TABLE CROSSWALK; SEE CIVIL DWG'S (TYP.)

SEE CIVIL DWGS FOR CURB & ROADWAY GEOMETRY

ROADWAY GUARDRAIL SEE CIVIL DWG'S (TYP.)

STANDARD DTOP POWER POLE, MATCH EXISTING ON SITE; SEE ELECTRICAL DWGS

SIDEWALK LIGHT POST ;SEE SHEET L-704 (TYP.)

BENCH TYPE -01, SEE SHEET L-704 & L-709

EXISTING SCULPTURE TO REMAIN

PATH LIGHT; SEE SHEET L-704 (TYP.

WALL LIGHT; SEE LANDSCAPE LIGHT FIXTURE LOCATION PLAN SHEETS L-700 TO L-709 & ELECTRICAL DWG'S (TYP.)

REINFORCED CIP CONC. STAIRS W/ HANDRAILS (TYP.) 06 L-109 / 07 L-109 / 09 L-109

8" HT. REINFORCED CIP CONC. RAILING WALL (TYP.) 14 L-109

RAILING TYPE-02 (TYP.) 10 L-109 / 11 L-109

SEE CIVIL DWGS FOR CURB & ROADWAY GEOMETRY & PAVEMENT MARKINGS

LIMIT OF WORK

MATCH L-105 MATCH L-104

MATCH L-104 MATCH L-106

MATCH L-104 MATCH L-102

L-105 MATCH L-104 MATCH

MATCH L-103 MATCH L-104

MATCH L-X04 MATCH L-103

L-104 MATCH L-102 MATCH

PR-1 LUIS MUÑOZ RIVERA HIGHWAY

ASPHALT PAVEMENT

SIDEWALK

E.D.= 5FT QL-B

EL SANJUNERO MONUMENT PLAZA

EXIT. MONUMENT

U/E

SCALE: 1"=10'-0"

0 5' 10' 20' 30' 40' 50'



MARVEL

161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911

OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907

CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009

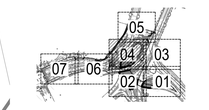
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587

GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013

STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

I/O: **JONATHAN J MARVEL FULLER** NUMERO DE LICENCIA: **21736**
CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIEN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE CONSTRUCCION COMERCIALES VIGENTES, CON EXCEPCION DE CUALQUIER DESVIACION SOLICITADA Y APROBADA ANTERIORMENTE. ADEMAS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORIQUEÑA " Y CON LA LEY NUM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

HARDSCAPE LAYOUT & MATERIALS PLAN

SCALE: As Noted

DRAWING #:
L-104

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR. PR\09-CONTRACT DOCS\00-SHEETS\L-101-L107 HARDSCAPE LAYOUT & MATERIALS PLAN.DWG

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT &



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911

OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907

CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009

ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587

GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013

STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

11 L-109 / 10 L-109 RAILING TYPE-02 (TYP.)

05 L-109 SAW CUT CONTROL JOINT (TYP.)

04 L-109 EXPANSION JOINT (TYP.)

BOX GUARDRAIL; SEE CIVIL & STRUCTURAL DWG'S (TYP.)

01 L-110 / 02 L-109 / 01 L-109 REINFORCED CIP CONC. SIDEWALK (TYP.)

SEE CIVIL DWG'S FOR ROADWAY MARKINGS (TYP.)

SIDEWALK LIGHT POST; SEE SHEET L-705 (TYP.)

EXISTING SS CONCRETE RAILING TO BE REPAIRED SEE NOTES SHEET DM-000 & ACT DETAILS SHEET L-110

EXISTING CONCRETE UNIT PAVER PROMENADE TO BE REPAIRED; SEE NOTES IN SHEET DM-000 & TECHNICAL SPECIFICATIONS 321413

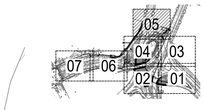
LIMIT OF WORK

MATCH L-105 MATCH L-104

L-105 MATCH L-104 MATCH

MATCH L-105 MATCH L-103

L-105 MATCH L-103 MATCH



KEY PLAN:

YO, **JONATHAN J MARVEL FULLER** NUMERO DE LICENCIA ... **21736** CERTIFICO BAJO MI PROFESIONAL QUE CONFECCIONO, DISEÑO Y HE PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIEN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE CONSTRUCCION VIGENTES DE LAS AGENCIAS CON JURISDICCION SOBRE LOS COMPONENTES DE LA CONSTRUCCION DE ESTOS PLANOS Y ESPECIFICACIONES. ASIMISMO, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORIQUEÑA " Y CON LA LEY NÚM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA, RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522
PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

HARDSCAPE LAYOUT & MATERIALS PLAN

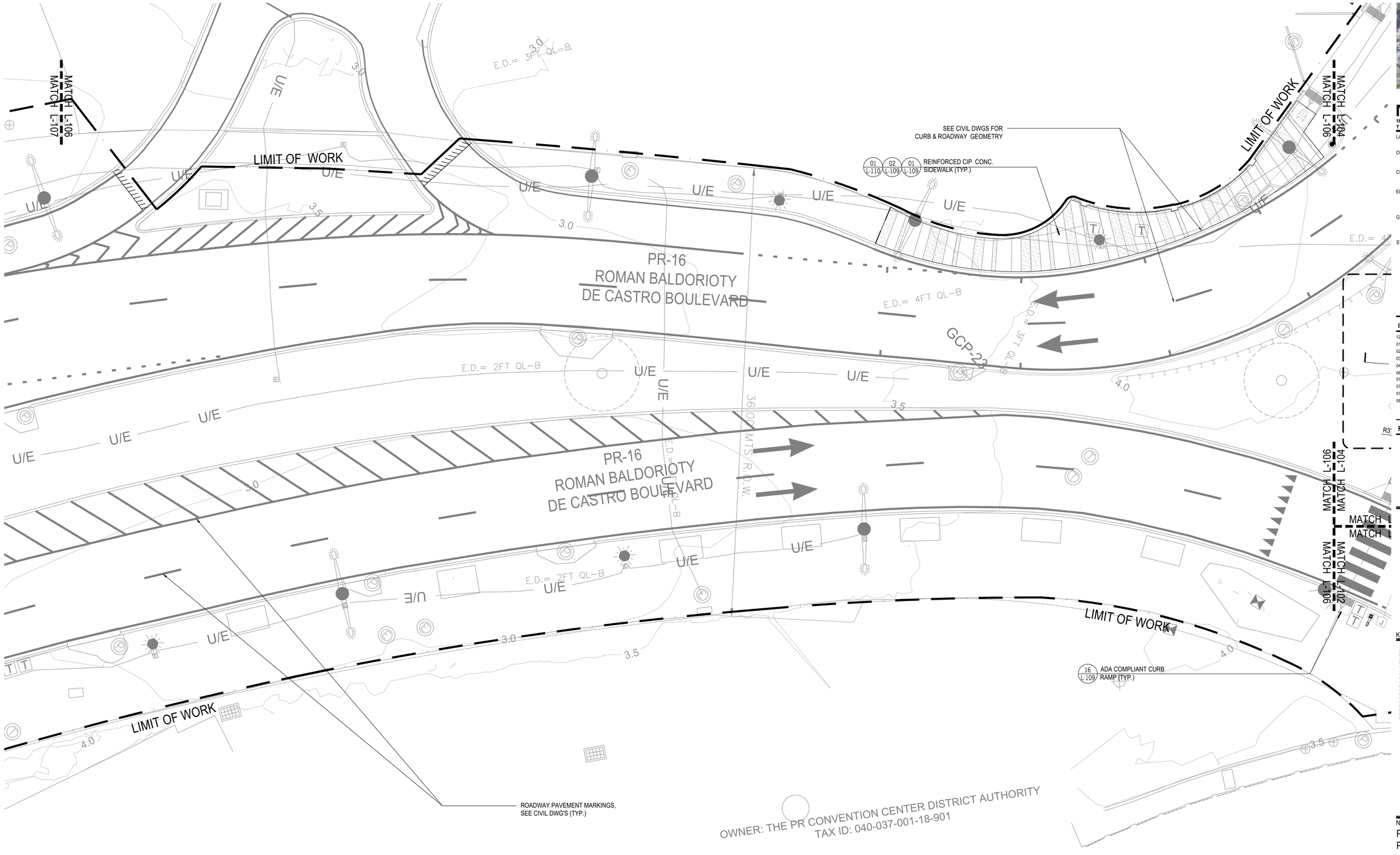
SCALE: As Noted

DRAWING #:
L-105

SCALE: 1"=10'-0"
0 5' 10' 20' 30' 40' 50'

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

Z:\PROJECTS\2522-MIRAMAR PEDESTRIAN ACCESS CONVCTR. PR\09-CONTRACT DOCS\00-SHEETS\L-101-L107 HARDSPCAPE LAYOUT & MATERIALS PLAN.DWG



LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING

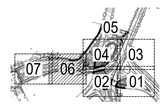
MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION





KEY PLAN:

YO, **JONATHAN J MARVEL FULLER** , NÚMERO DE LICENCIA **21738** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NÚM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HAGA RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA DOPR.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

HARDSCAPE LAYOUT & MATERIALS PLAN

MATCH L-106
MATCH L-102

SCALE: 1"=10'-0"
0 5' 10' 20' 30' 40' 50'

SCALE: As Noted

DRAWING #:
L-106
21 of 121

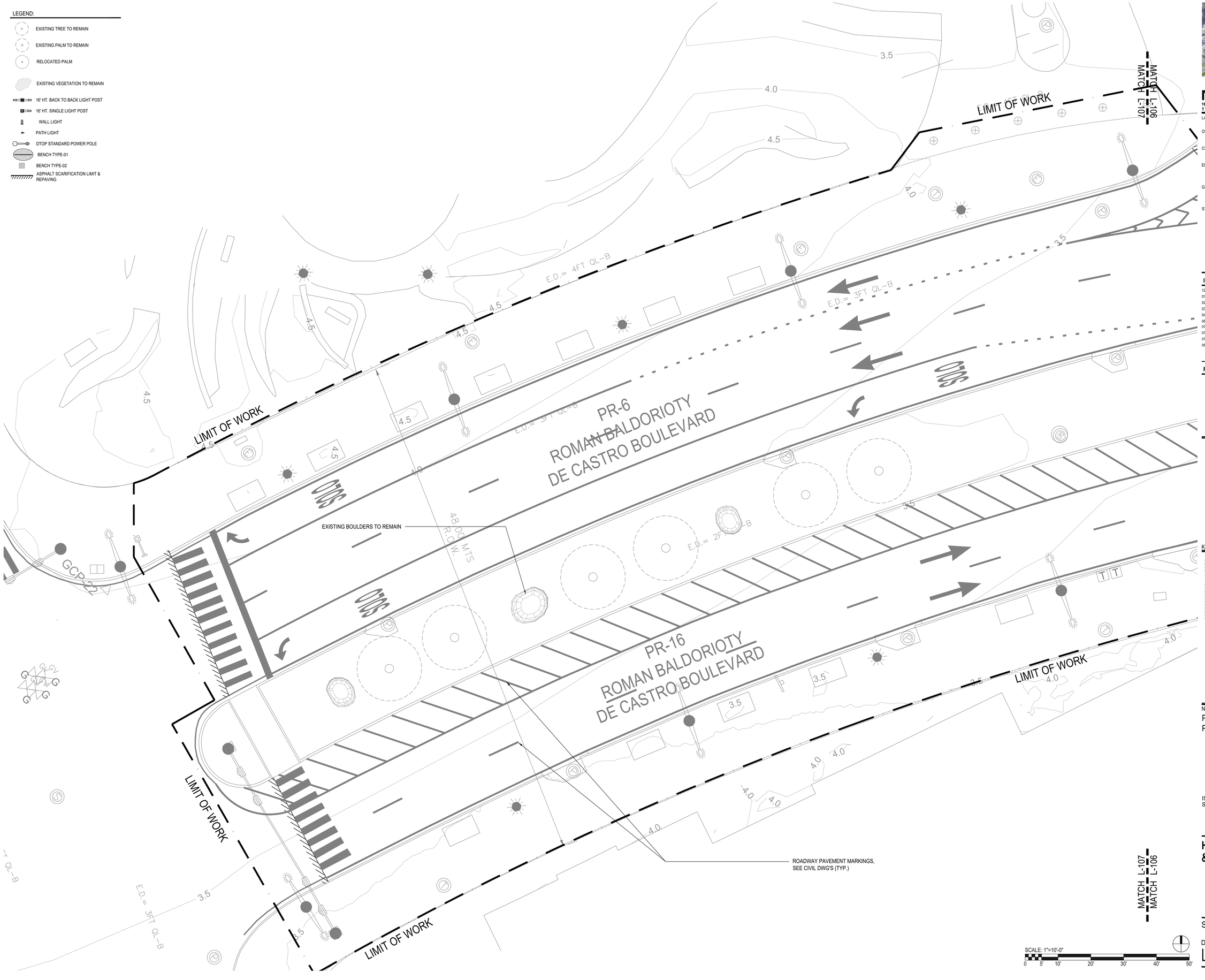
© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\09-CONTRACT DOCS\100-SHEETS\L-101-L107 HARDSPCAPE LAYOUT & MATERIALS PLAN.DWG

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING



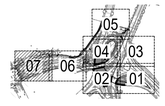
MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 SAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:



YO, **JONATHAN J MARVEL FULLER** NUMERO DE LICENCIA **21738** CERTIFICO QUE EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS, TAMBIEN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DE LA LEY DE PROFESIONALES Y CON LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PUBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMAS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORIQUEÑA " Y CON LA LEY NUM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

HARDSCAPE LAYOUT & MATERIALS PLAN

MATCH L-107
MATCH L-106

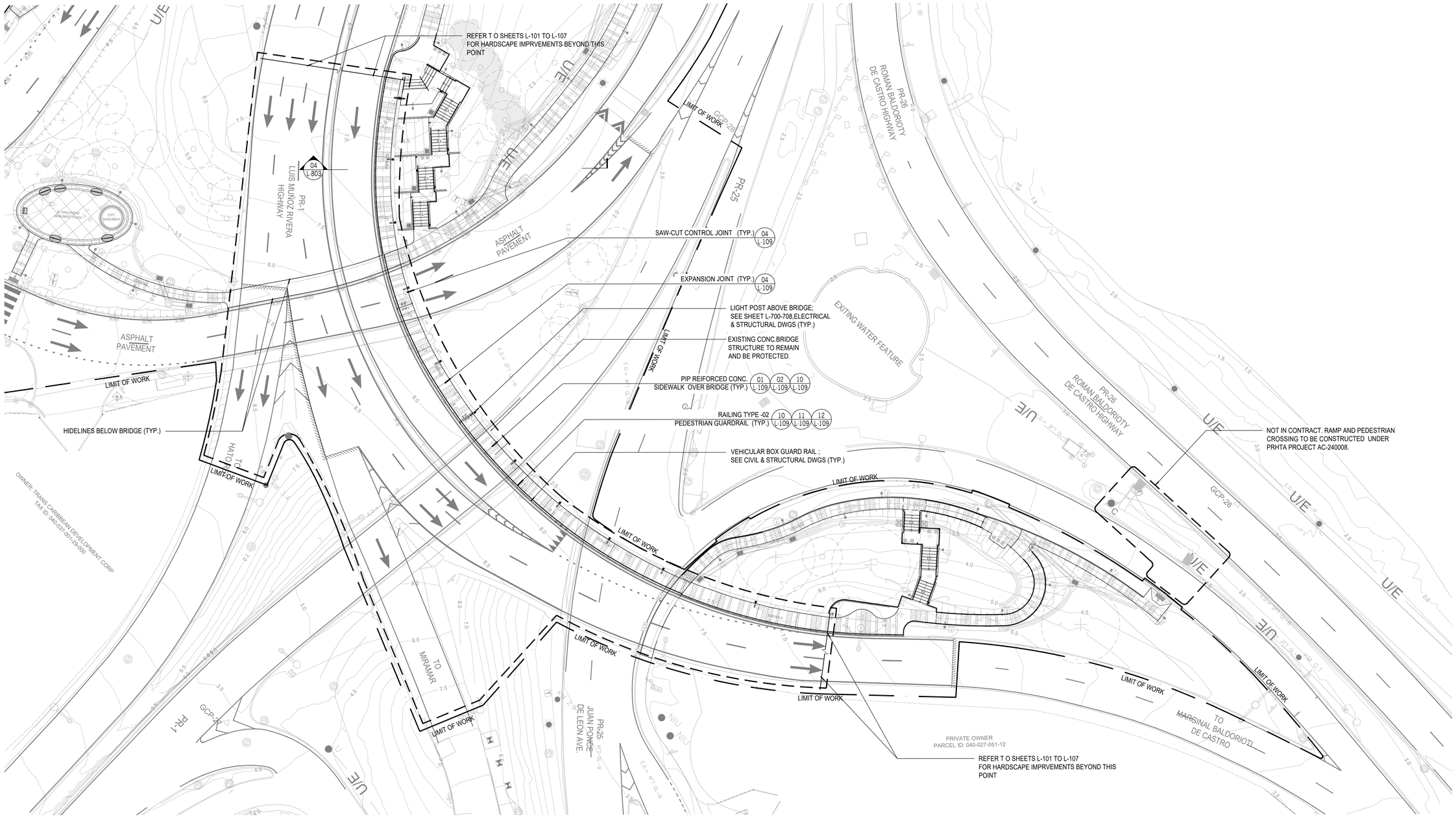
SCALE: As Noted

DRAWING #:
L-107

SCALE: 1"=10'-0"
0 5' 10' 20' 30' 40' 50'

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\09-CONTRACT DOCS\00-SHEETS\L-101-L107 HARDSPCAPE LAYOUT & MATERIALS PLAN.DWG



LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING

SCALE: 1"=20'-0"

0 10' 20' 30' 40' 50' 100'

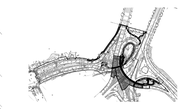


MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
12.30.2025	40% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
03.30.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

YO, **JONATHAN J MARVEL FULLER**, NUMERO DE LICENCIA ___**21738**
CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES Y CERTIFICO QUE ESTOS PLANOS Y ESPECIFICACIONES QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PUBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORIQUEÑA " Y CON LA LEY NUM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE LA APROBACIÓN DE ESTOS PLANOS NO IMPLICA QUE NO SE HAYAN HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

HARDSCAPE LAYOUT & MATERIALS PLAN-BRIGE

SCALE: As Noted

DRAWING #:

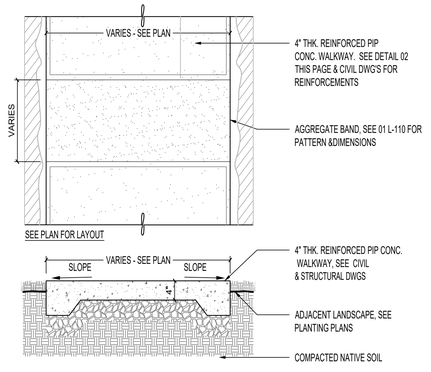
L-108

23 of 121

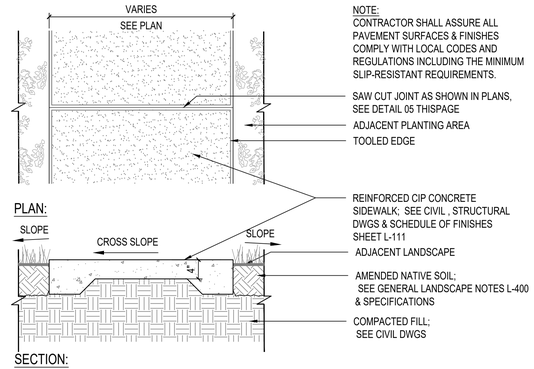
© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

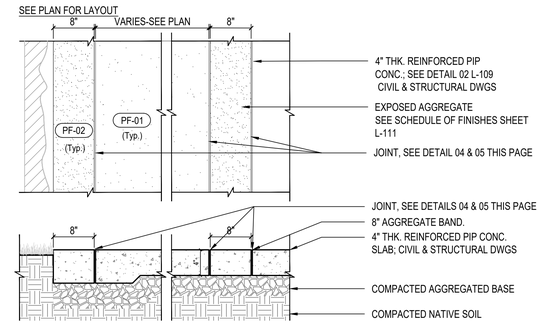
Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\09-CONTRACT DOCS\00-SHEETS\L-108 HARDSCAPE LAYOUT & MATERIALS PLAN.DWG



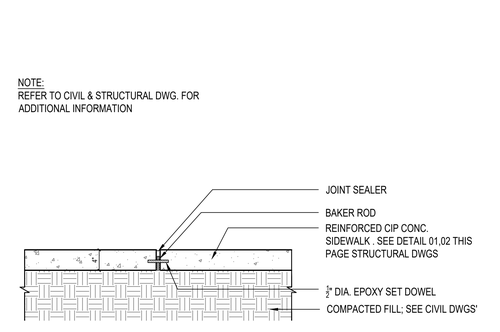
01 CONCRETE WALKWAY PAVING BAND
SCALE: 1" = 1'-0"



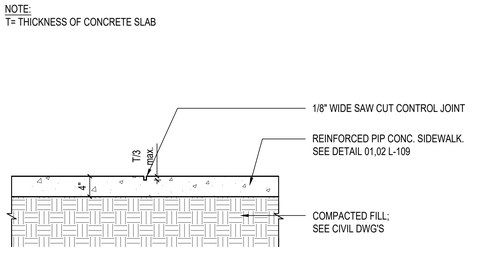
02 C.I.P CONCRETE SIDEWALK (TYP.)
SCALE: 1" = 1'-0"



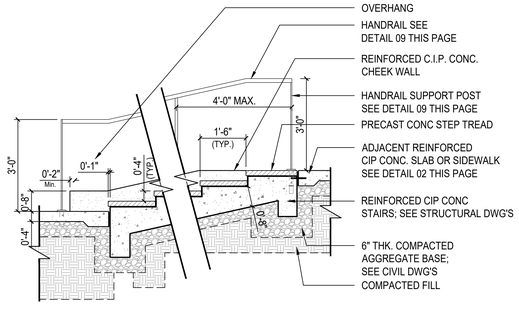
03 PLAZA AGGREGATE BAND
SCALE: 1" = 1'-0"



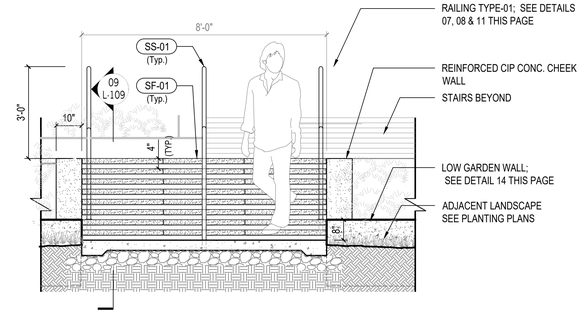
04 CONCRETE WALKWAY - EXPANSION JOINT (TYP.)
SCALE: 1" = 1'-0"



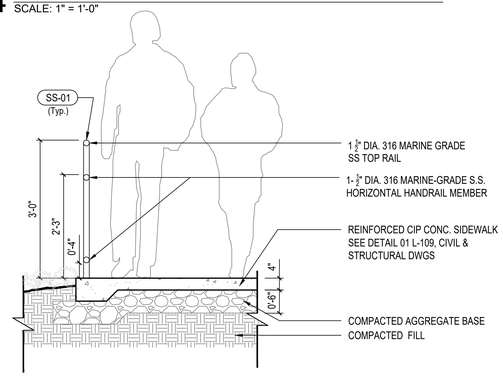
05 CONCRETE WALKWAY - SAW CUT CONTROL JOINT (TYP.)
SCALE: 1" = 1'-0"



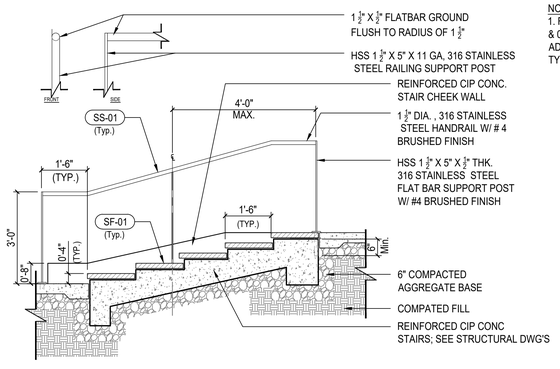
06 TYPICAL CONCRETE STAR DETAIL
SCALE: 1/2" = 1'-0"



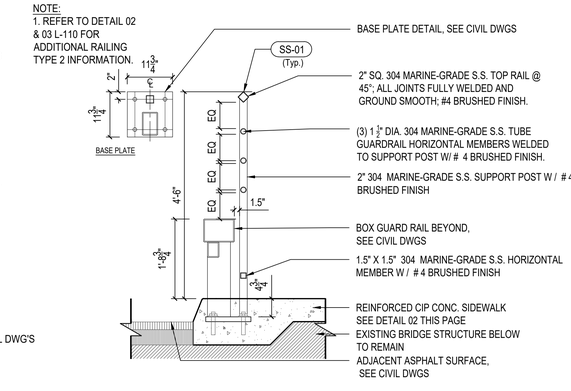
07 TYPICAL CONCRETE STAR ELEVATION
SCALE: 1/2" = 1'-0"



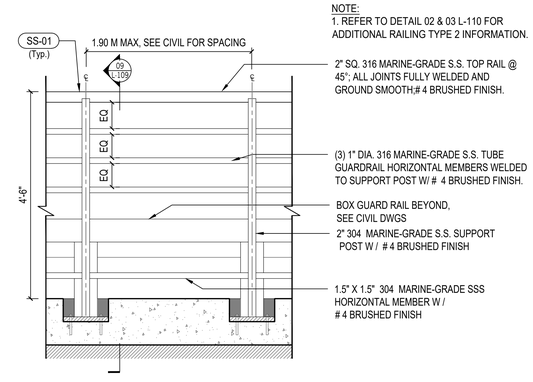
08 RAILING TYPE-01: HANDRAIL SECTION
SCALE: 3/4" = 1'-0"



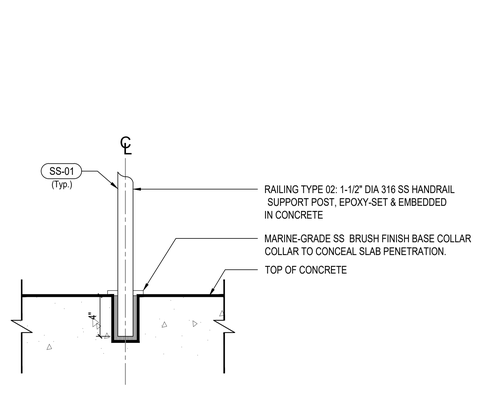
09 TYPICAL CONCRETE STAIR & SAIR RAILING DETAIL
SCALE: 3/4" = 1'-0"



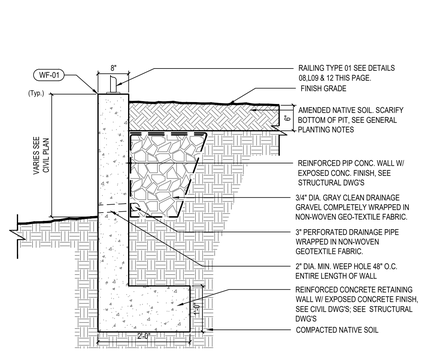
10 RAILING TYPE-02: GUARDRAIL SECTION
SCALE: 3/4" = 1'-0"



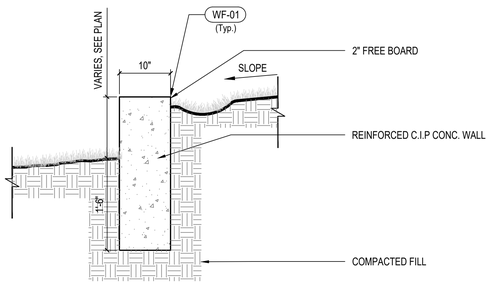
11 RAILING TYPE-02: GUARDRAIL ELEVATION
SCALE: 3/4" = 1'-0"



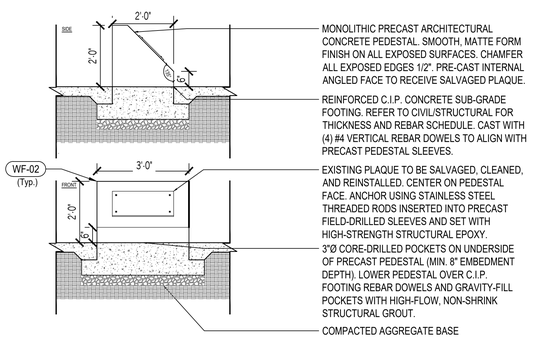
12 TYPICAL RAILING SUPPORT POST EBBEDED INTO CONCRETE
SCALE: 3/4" = 1'-0"



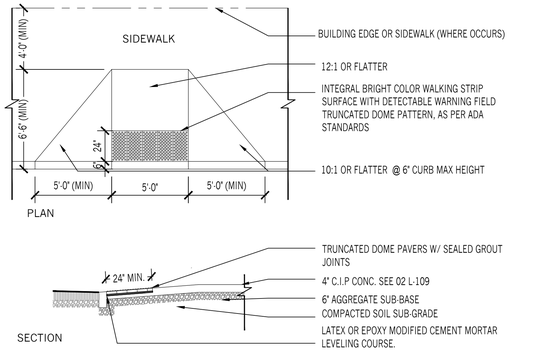
13 REINFORCED CIP CONCRETE RET WALL
SCALE: 3/4" = 1'-0"



14 LOW REINFORCED CONCRETE RET WALL
SCALE: 1" = 1'-0"



15 PLAQUE PEDESTAL
SCALE: 1/2" = 1'-0"



16 STANDARD ADA CURB RAMP
SCALE: 1/4" = 1'-0"

MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

NOT FOR CONSTRUCTION

ISSUE RECORD	DESCRIPTION
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

YO, **JONATHAN J MARVEL FULLER**, NUMERO DE LICENCIA **21738** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIEN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE JULIO DE 1976, SEGÚN ENMENDADA, CONOCIDA COMO LA LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA, Y CON LA LEY NUM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

HARDSCAPE DETAILS

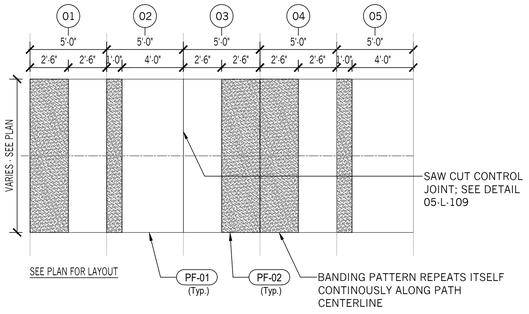
SCALE: As Noted

DRAWING #:
L-109

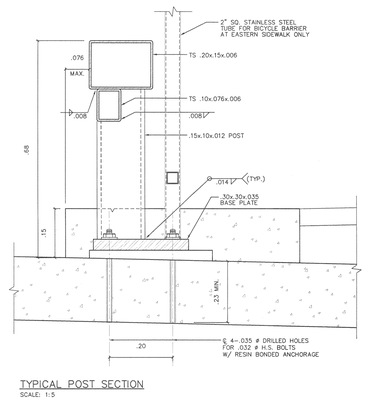
© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

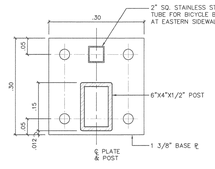
Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\09-CONTRACT DOCS\00-SHEETS\L-109-110-HARDSCAPE DEAILS.DWG



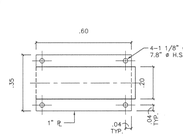
01 PAVEMENT BANDING PATTERN MODULE
SCALE: 1/4" = 1'-0"



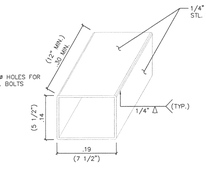
TYPICAL POST SECTION
SCALE: 1:5



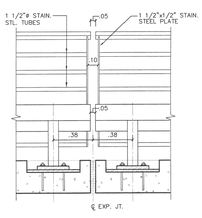
BASE PLATE DETAIL
SCALE: 1:5



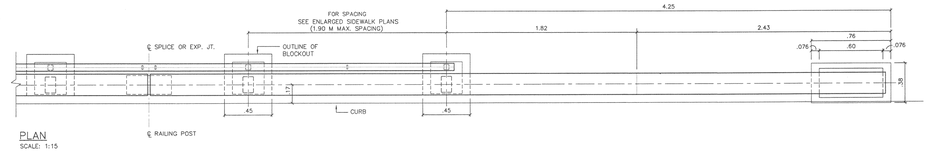
TERMINAL ANCHORAGE



JOINT SLEEVE DETAIL
SCALE: 1:10

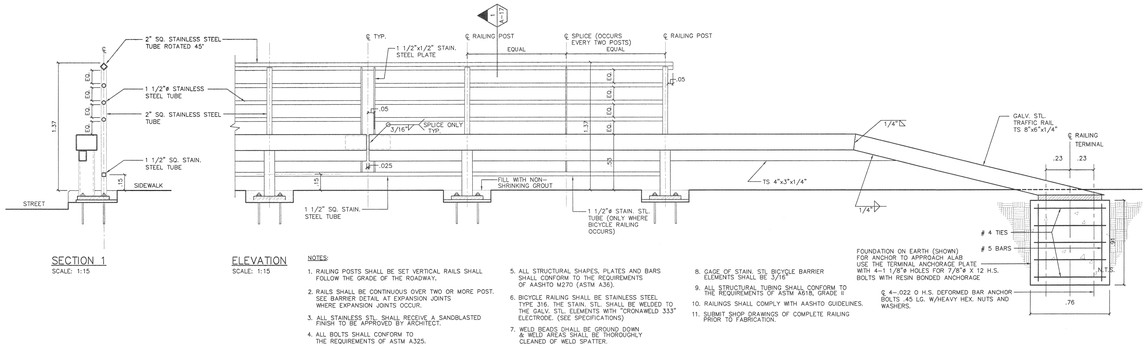


BARRIER DETAIL AT EXPANSION JOINTS
SCALE: 1:15



PLAN
SCALE: 1:15

02 TRAFFIC & BICYCLE BARRIER DETAILS
SCALE: AS NOTED



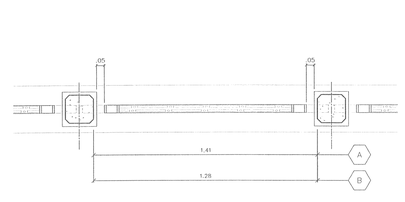
SECTION 1
SCALE: 1:15

ELEVATION
SCALE: 1:15

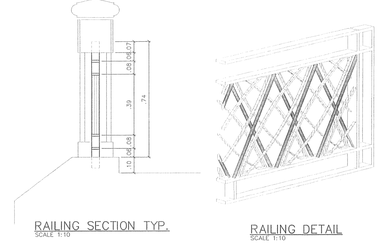
NOTES:

1. RAILING POSTS SHALL BE SET VERTICAL RAILS SHALL FOLLOW THE GRADE OF THE ROADWAY.
2. RAILS SHALL BE CONTINUOUS OVER TWO OR MORE POST. SEE BARRIER DETAIL AT EXPANSION JOINTS WHERE EXPANSION JOINTS OCCUR.
3. ALL STAINLESS STL. SHALL RECEIVE A SANDBLASTED FINISH TO BE APPROVED BY ARCHITECT.
4. ALL BOLTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A325.
5. ALL STRUCTURAL SHAPES, PLATES AND BARS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M270 (ASTM A36).
6. BICYCLE RAILING SHALL BE STAINLESS STEEL TYPE .316. THE STAIN. STL. SHALL BE WELDED TO THE GALV. STL. ELEMENTS WITH "CRONAWELD 333" ELECTRODE. (SEE SPECIFICATIONS)
7. WELD SEAMS SHALL BE GRINDING DOWN & WELD AREAS SHALL BE THOROUGHLY CLEANED OF WELD SPATTER.
8. GAGE OF STAIN. STL BICYCLE BARRIER ELEMENTS SHALL BE 3/16"
9. ALL STRUCTURAL TUBING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A618, GRADE II
10. RAILINGS SHALL COMPLY WITH AASHTO GUIDELINES.
11. SUBMIT SHOP DRAWINGS OF COMPLETE RAILING PRIOR TO FABRICATION.

03 TRAFFIC & BICYCLE BARRIER DETAILS
SCALE: AS NOTED



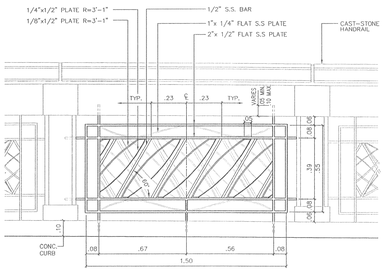
TYP. RAILING PANELS PLAN "MKD. A" & MKD.B"
SCALE: 1:10



RAILING SECTION TYP.
SCALE: 1:10

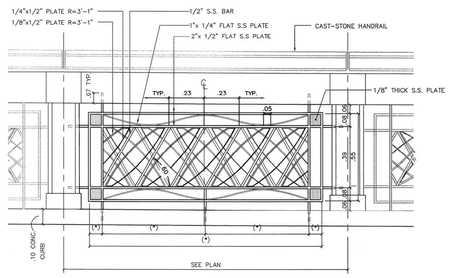
RAILING DETAIL
SCALE: 1:10

04 STAINLESS STEEL RAILING ELEVATIONS
SCALE: AS NOTED



TYPICAL RAILING PANELS
SCALE: 1:10

05 TYPICAL RAILING PANELS
SCALE: AS NOTED



TYP IN-FILL RAILING PANEL
SCALE 1:10

(*) SEE ARCH DWGS FOR PNL DIMENSIONS

06 TYPICAL IN-FILL RAILING PANEL
SCALE: AS NOTED

NOTES:

1. ALL RAILING PANELS TO BE SHOP FABRICATED.
2. ALL STAINLESS STEEL SHALL RECEIVE A SANDBLASTED & PASIVATED FINISH.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS & FULL SCALE SAMPLE OF RAILINGS & PRECAST HANDRAILS TO BE APPROVED BY ARCH.
4. CONTRACTOR SHALL VERIFY FIELD MEASUREMENTS.
5. STAINLESS STEEL SHALL BE TYPE 316.
6. WELD BEADS SHALL BE GROUND DOWN & WELD AREAS SHALL BE THOROUGHLY CLEANED OF WELD SPATTER.
7. RAILING POSTS & PANELS SHALL BE SET VERTICAL, GUARDRAIL SHALL FOLLOW THE GRADE OF THE SIDEWALK.
8. ALL RAILING SHALL BE PARALLEL TO SEA LEVEL EXCEPT BALCONY RAILING.



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

YO, **JONATHAN J MARVEL FULLER** , NÚMERO DE LICENCIA ___ **21738** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES EN EL GOBIERNO DE PUERTO RICO Y SUS AGENCIAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NÚM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

NOT FOR CONSTRUCTION

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

HARDSCAPE DETAILS

SCALE: As Noted

DRAWING #:
L-110

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR. PR\09-CONTRACT DOCS\00-SHEETS\L-110-HARDSCAPE DEALS.DWG

MIRAMAR PEDESTRIAN ACCESS SCHEDULE OF FINISHES:

IMAGE		CODE DESCRIPTION
	PF-01	**FINISH NAME: LIGHT COLORED REINFORCED CIP CONC. SIDEWALK FIELD** **LOCATION: REFER TO PAVING PATTERN (01 L-901 / FIELD 1)** **DESCRIPTION:** **REINFORCED CIP CONC. SIDEWALK WITH LIGHT GRAY COLOR & SAW CUT JOINTS.** **FIELD COLOR:** **LIGHT GRAY INTEGRAL COLOR ADMIXTURE BY DAVIS COLORS OR APPROVED EQUAL.** **PATTERN:** **UNIFORM FIELD BLOCK FILLING WITHIN BANDED GRIDBORDERS.** **FIELD: LIGHT BROOM FINISH (PERP. TO TRAVEL)** **THICKNESS: REFER TO CIVIL/STRUCTURAL DRAWINGS** **JOINTING: 1/8" SAW-CUT JOINTS ALIGNED WITH DESIGN PATTERN GRID. CUT WITHIN 24 HRS OF POUR TO PREVENT CRACKING. SEE 01 L-901.** **INSTALLATION: ENSURE COLOR CONSISTENCY ACROSS MULTIPLE POURS. APPLY UV-STABLE, BREATHABLE, NON-YELLOWING SEALER POST-CURE.** **SUBMITTALS: ON-SITE MOCK-UP FOR LA APPROVAL OF LIGHT GRAY INTEGRAL COLOR AND BROOM TEXTURE.**

IMAGE		CODE DESCRIPTION
	PF-02	**FINISH NAME: SLATE COLORED REINFORCED CIP CONC. BANDING** **DESCRIPTION: REINFORCED CIP CONC. SIDEWALK WITH LIGHT BROOM FINISH; SEE DETAIL 01-L-109** **FIELD COLOR: PIGMENTED CONCRETE W/ SOLOMON COLOR 920 SLATE (SRI 22)** **FIELD: EXPOSED AGGREGATE W/ 1/4" DIA MAX. LOCAL QUARY BLUE STONE** **THICKNESS: REFER TO CIVIL/STRUCTURAL DRAWINGS** **JOINTING: ALIGN TRANSVERSE/LONGITUDINAL JOINTS EXACTLY W/ FIELD PAVING EDGES. SEE 01 L-901.** **INSTALLATION: APPLY SURFACE RETARDER. WASH TO EXPOSE BLUESTONE UNIFORMLY, THEN APPLY LIGHT BROOM TEXTURE. APPLY UV-STABLE, BREATHABLE SEALER.** **SUBMITTALS: ON-SITE MOCK-UP FOR LA APPROVAL OF PIGMENT, AGGREGATE DENSITY, EXPOSURE, AND BROOM TEXTURE.**

IMAGE		CODE DESCRIPTION
	WF-01	**FINISH NAME: CAST-IN-PLACE CONCRETE RETAINING WALL** **LOCATION: REFER TO SITE PLANS & SECTIONS** **DESCRIPTION: C.I.P. CONCRETE RETAINING WALL W/ ARCHITECTURAL SMOOTH-FORM FINISH & V-GROOVE JOINTS.** **FIELD COLOR: NATURAL CONCRETE GRAY (UNIFORM MIX).** **PATTERN: NONE. SMOOTH VERTICAL FIELD WITH CLEAN GEOMETRIC REVEALS.** **FIELD: SMOOTH-FACED ARCHITECTURAL FINISH (FORM LINER OR PLYWOOD FORMS WITH SHARP EDGES).** **THICKNESS: REFER TO STRUCTURAL DRAWINGS.** **JOINTING: VERTICAL CONTROL/EXPANSION JOINTS WITH SHARP V-GROOVE REVEALS TO MATCH SPECIFIED ON-SITE SPACING. SEE DETAIL.** **INSTALLATION: USE NEW, CLEAN MDO/HDO PLYWOOD FORMS TO PREVENT BLEMISHES. BUG HOLES TO BE PATCHED AND SACK-RUBBED IF REQUIRED FOR SURFACE UNIFORMITY. CHAMFER ALL EXPOSED EDGES. APPLY UV-STABLE, BREATHABLE MATTE SEALER.** **SUBMITTALS: ON-SITE MOCK-UP FOR LA APPROVAL OF ARCHITECTURAL FORM FINISH, REVEAL CLEANELINESS, AND REPAIR PATCHING BLEND.**

IMAGE		CODE DESCRIPTION
	SS-01	**FINISH NAME: STAINLESS STEEL HANDRAIL ASSEMBLY (SS-01)** **LOCATION: STAIRWAYS /** **DESCRIPTION:** **316 STAINLESS STEEL TUBULAR HANDRAIL W/BRUSHED FINISH** **FIELD COLOR:** **NATURAL METALLIC SILVER.** **PATTERN:** **BRUSHED #4 FINISH (UNIFORM 150-180 GRIT).** **FIELD: TYPE 304 STAINLESS STEEL TUBING, PASSIVATED POST-FABRICATION.** **THICKNESS: 1.5" NOMINAL DIA. SCHEDULE 40 WALL (0.145"); 1/2" BASE PLATES.** **JOINTING: CONTINUOUS TIG WELDS, GROUND SMOOTH AND REFINISHED TO MATCH BRUSHED #4 SURFACE.** **INSTALLATION: POST-EMBEDDED INTO CONCRETE EPOXY SET AND COVER ESCUTCHEONS. SEE DETAILS 09 & 12 SHEET L-109**

IMAGE		CODE DESCRIPTION
	LF-01	**FINISH NAME:** DECORATIVE EXTERIOR LED LIGHT POST (TORRES AH200) **LOCATION:** **DESCRIPTION: CAST ALUMINUM LUMINAIRE WITH A SEALED, REPLACEABLE LIGHT ENGINE, UV-STABLE ACRYLIC LENS, CONCEALED CORROSION-RESISTANT HARDWARE, AND AN IP66-RATED ASSEMBLY.** **FIELD COLOR:** **ONX (ONYX) BY LANDSCAPEFORMS (ARCHITECTURAL SERIES - POWDERCOATED METAL, FINE TEXTURE).**

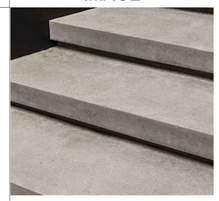
IMAGE		CODE DESCRIPTION
	SF-01	**FINISH NAME: PRECAST CONCRETE STAIR TREAD (SF-01)** **LOCATION: PEDESTRIAN WALKWAYS / STAIRWAYS** **DESCRIPTION:** **ARCHITECTURAL PRECAST CONCRETE TREAD UNITS MODULARLY PLACED ON STAIR SUB-STRUCTURE WITH RECESSED RISER SHADOW LINES.** **FIELD COLOR:** **NATURAL LIGHT-TO-MEDIUM GREY WITH UNIFORM MATTE TONAL CONSISTENCY.** **PATTERN:** **SMOOTH, LIGHTLY ACID-ETCHED FINISH (NON-SLIP PEDESTRIAN TEXTURE).** **FIELD: HIGH-STRENGTH, AIR-ENTRAINED PRECAST CONCRETE MIX (ASTM C1364) WITH INTEGRAL CORROSION-RESISTANT REINFORCEMENT.** **THICKNESS: 2" DESIGN THICKNESS WITH EASED EDGES.** **JOINTING: FACTORY-FINISHED EDGES; COMPRESSIBLE SILICONE JOINT SEALANT AND BACKER ROD AT REAR AND WALL INTERFACES.** **INSTALLATION: DOWEL-PINNED AND SET ONTO CONCRETE SUB-BASE VIA EPOXY BEDDING MORTAR OR HIGH-BUILD CONSTRUCTION ADHESIVE. REFER TO DETAILS 06, 07, AND 09 ON SHEET L-900.**

IMAGE		CODE DESCRIPTION
	PF-03	**FINISH NAME: EL SANJUANERO PLAZA FIELD** **PRECAST ARCHITECTURAL CONCRETE PEDESTAL LOCATION: REFER TO SITE DETAILS & PLAQUE LOCATIONS** **DESCRIPTION: PRECAST ARCHITECTURAL CONCRETE MONOLITHIC PEDESTAL WITH ANGLED FACE FOR PLAQUE MOUNTING** **FIELD COLOR: NATURAL GRAY INTEGRAL COLOR ADMIXTURE TO MATCH ADJACENT CONCRETE WORKS.** **PATTERN: NONE. SOLID GEOMETRIC PROFILE WITH CLEAN EDGES.** **FIELD: SMOOTH-FACED, MATTE ARCHITECTURAL FORM FINISH. SURFACES SHALL BE FREE OF SAND STREAKS, HONEYCOMBING, OR BUG HOLES.** **THICKNESS: 2'-0" DEPTH X 3'-0" WIDTH X 2'-0" EXPOSED HEIGHT (REFER TO DETAIL DRAWING).** **JOINTING: 1/4" HORIZONTAL BED JOINT AT GRADELINE. CHAMFER ALL EXPOSED EDGES BY 1/2".** **INSTALLATION: SET UNIT LEVEL AND PLUMB OVER CAST-IN-PLACE CONCRETE SUB-GRADE FOOTING. LOWER PEDESTAL OVER FOOTING REBAR DOWELS VIA UNDERSIDE CORRUGATED SLEEVES. PRESSURE-INJECT SLEEVES WITH NON-SHRINK STRUCTURAL GROUT. PACK BASE JOINT WITH GROUT AND SEAL PERIMETER WITH MATCHING POLYURETHANE ARCHITECTURAL SEALANT. APPLY UV-STABLE, BREATHABLE MATTE SEALER.** **SUBMITTALS: SHOP DRAWINGS SHOWING REINFORCEMENT, PICK POINTS, AND ANCHOR LOCATIONS. 12"X12" SAMPLE FOR LA APPROVAL OF INTEGRAL COLOR, SMOOTHNESS, AND 1/2" CHAMFER QUALITY.**

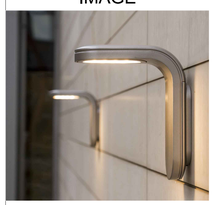
IMAGE		CODE DESCRIPTION
	LF-03	**FINISH NAME:** DECORATIVE EXTERIOR LED LIGHT WALL MOUNTED LIGHT **LOCATION:** **DESCRIPTION: CAST ALUMINUM LUMINAIRE SUPPLIED PREWIRED AND FULLY ASSEMBLED WITH AN INCLUDED ALUMINUM WALL-MOUNT BRACKET, FEATURING A ZERO-UPLIGHT DESIGN APPROVED BY INTERNATIONAL DARK-SKY AND UL LISTED FOR WET-LOCATION APPLICATIONS.** **FIELD COLOR:** **ONX (ONYX) BY LANDSCAPEFORMS (ARCHITECTURAL SERIES - POWDERCOATED METAL, FINE TEXTURE).**

IMAGE		CODE DESCRIPTION
	LF-04	**FINISH NAME:** DECORATIVE EXTERIOR LED PATH LIGHT **LOCATION:** **DESCRIPTION: LED LUMINAIRE FEATURING A CAST ALUMINUM LED CARTRIDGE WITH A ROUND STEEL POLE, STAINLESS STEEL BASE AND COVER PLATES, SURFACE OR EMBEDDED MOUNTING OPTIONS (INCLUDING A BELOW-GRADE STAINLESS STEEL SOCKET), ZERO UPLIGHT DESIGN APPROVED BY INTERNATIONAL DARK-SKY, AND UL LISTING FOR WET-LOCATION APPLICATIONS.** **FIELD COLOR:** **ONX (ONYX) BY LANDSCAPEFORMS (ARCHITECTURAL SERIES - POWDERCOATED METAL, FINE TEXTURE).**



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR PERMIT

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

DI
AI
W
L-

KEY PLAN:

YO, **JONATHAN J MARVEL FULLER**, NÚMERO DE LICENCIA **21738**, CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, COMÚNMENTE CONOCIDA COMO "LA LEY PARA LA INVERSIÓN, COMPETITIVIDAD Y DESARROLLO ECONÓMICO DE PUERTO RICO", Y CON LA LEY NÚM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

SCHEDULE OF FINISHES

SCALE: As Noted

DRAWING #:
L-111

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PRV\03-CONTRACT DOCS\00-SHEETS\L-111 SCHEDULE OF FINISHES.DWG

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING
- COORDINATE ID NO.

02

03

01

LIMIT OF WORK

SEE SHEET L-124 FOR INFORMATION ABOVE BRIDGE

NOT IN CONTRACT. RAMP AND PEDESTRIAN CROSSING TO BE CONSTRUCTED UNDER PROJECT AC-240008

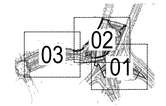


MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

YO, **JONATHAN J MARVEL FULLER**, NÚMERO DE LICENCIA **21738**, CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES VIGENTES DE LA AGENCIA, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NÚM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE E DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

GENERAL HARDSCAPE COORDINATE PLAN

SCALE: As Noted

DRAWING #:
L-120
27 of 121

SCALE: 1:500
0 5m 10m 25m 50m

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\09-CONTRACT DOCS\00-SHEETS\L-120-123_HARDSPE COORDINATES PLAN.DWG

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING
- COORDINATE ID NO.

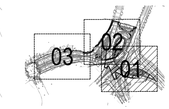


MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

YO, **JONATHAN J MARVEL FULLER** , NUMERO DE LICENCIA ___ **21736** , BAJO LA GRAVEDAD DEL JURAMENTO, DECLARO QUE PREPARÉ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA", CONFORME A LA LEY NÚM. 95 DE 6 DE JULIO DE 1918, SEGÚN ENMENDADA, RECONOZCO QUE PODRÉ SER SANCIONADO CON LA REVOCACIÓN DE MI LICENCIA, HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO. ME HAGO RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

HARDSCAPE COORDINATES PLAN

SCALE: As Noted

DRAWING #:
L-121
28 of 121

SCALE: 1:200
0 1m 5m 10m 20m

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONV\CTR_FR\03-CONTRACT DOCS\00-SHEETS\L-120-123_HARDSPE COORDINATES PLAN.DWG

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING
- COORDINATE ID NO.

MATCH L-102
MATCH L-203

LIMIT OF WORK

LUIS MUÑOZ RIVERA HIGHWAY PR-1

ROMAN BALDORIOTY DE CASTRO HIGHWAY PR-26

GCP-24 GCP-25 GCP-26 GCP-27

UIE

ASPHALT PAVEMENT

EXISTING PROMENADE TO REMAIN

EXISTING WATER FEATURE

EL SANJUANERO MONUMENT PLAZA

EXIT MONUMENT

MATCH L-103
MATCH L-202
MATCH L-102
MATCH L-101

SCALE: 1:250
0 5m 10m 25m

MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

YO, **JONATHAN J MARVEL FULLER**, NUMERO DE LICENCIA ___ **21738** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIEN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y/O CODIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PUBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORIQUEÑA " Y CON LA LEY NUM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HAGA RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522
PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

HARDSCAPE COORDINATES PLAN

SCALE: As Noted

DRAWING #:
L-122
29 of 121

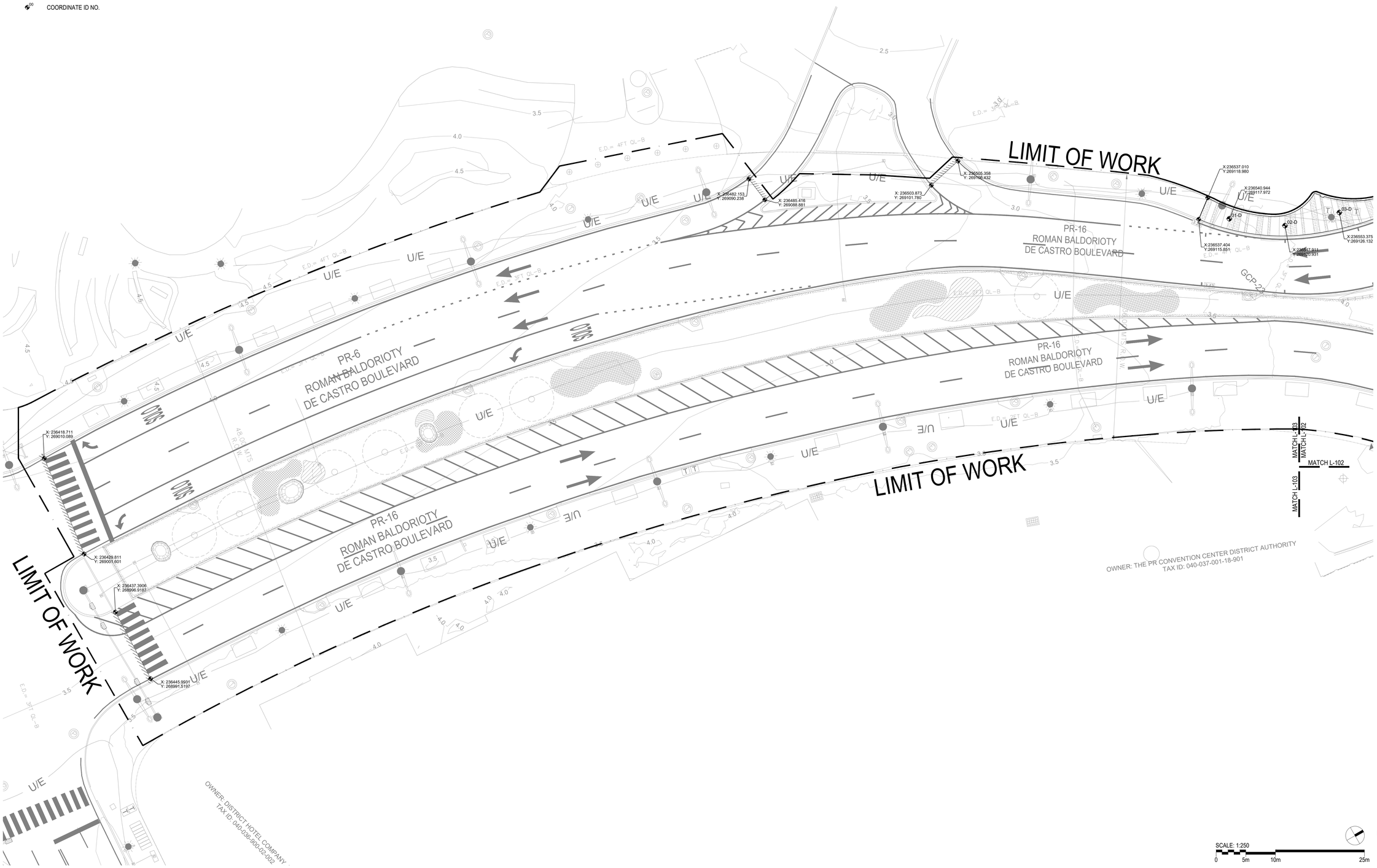
© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\09-CONTRACT DOCS\00-SHEETS\L-120-123_HARDSPE COORDINATES PLAN.DWG

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING
- COORDINATE ID NO.



SCALE: 1:250
0 5m 10m 25m

MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

YO, **JONATHAN J MARVEL FULLER**, NÚMERO DE LICENCIA **21738** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O MUNICIPIOS CON JURISDICCIÓN SOBRE LA OBRA PROPUESTA. ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA", Y CON LA LEY NÚM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS
PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

HARDSCAPE COORDINATES PLAN

SCALE: As Noted

DRAWING #:
L-123
30 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\09-CONTRACT DOCS\00-SHEETS\L-120-123_HARDSPE COORDINATES PLAN.DWG

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING
- COORDINATE ID NO.

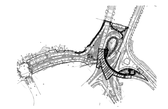


MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

YO, **JONATHAN J MARVEL FULLER** , NUMERO DE LICENCIA ___ **21736** , CERTIFICO QUE ESTOS PLANOS Y ESPECIFICACIONES, DISEÑO Y/O PREPARO, ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PRIVADA PUERTORRIQUEÑA EN LA LEY NUM. 95 DE 6 DE JULIO DE 1916, SEGÚN ENMENDADA, RECONOZCO QUE SOY RESPONSABLE POR CUALQUIER VIOLACIÓN DE LO ANTES MENCIONADO QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO. ME HAGO RESPONSABLE E DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522
PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

HARDSCAPE COORDINATES OVER BRIDGE PLAN

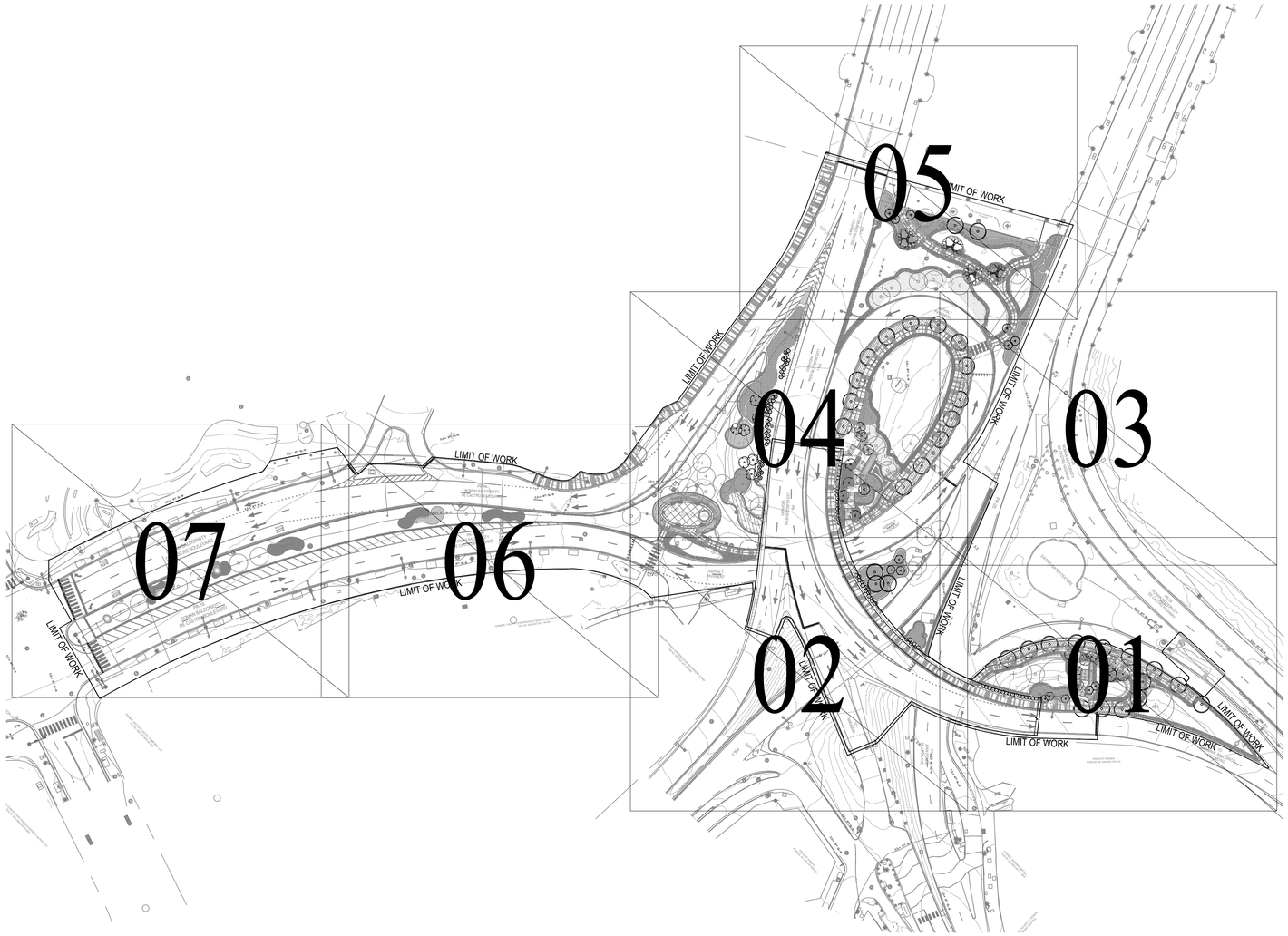
SCALE: As Noted

DRAWING #:
L-124
31 of 121

SCALE: 1:200
0 1m 5m 10m 20m

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

C:\USERS\RARRIZARRY\DOCUMENTS\TEMP DOCS\2542_PEDESTRIAN ACESS PROJECT\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PRVOD-SHEETS\L-124_HARDSPE COORDINATES OVR BRDPLAN.DWG



01 OVERALL PALM & TREE PLAN, NOTES, ABBREVIATIONS & PLANTING SCHEDULE
SCALE " 1" = 60'-0"

SCALE: 1"=60'-0"
0 50' 100' 150' 200' 300'

PLANTING SCHEDULE

2542- Pedestrian Access Project 90% Bid Set

TREES

SYMBOL	CODE	QTY	BOTANICAL	COMMON NAME		DESCRIPTION
	SBT	4	BOURRERIA SUCCULENTA	STRONGBARK TREE	AS SHOWN	25 GAL./6`-8" OA.HT.X 30" SPR./MULTI-TRNK./FULL
	BST	4	BURSERA SIMARUBA	GUMBO LIMBO	AS SHOWN	45 GAL./8`-10` Oa. Ht./ SINGLE STRAIGHT TRNK./FULL
	CAT	3	CALOPHYLLUM ANTILLANUM	BRAZILIAN BEAUTY LEAF	AS SHOWN	45 GAL./8`-10` Oa. Ht./ SINGLE STRAIGHT TRNK./FULL
	SPT	9	SENNA POLYPHYLLA	DESERT CASSIA	AS SHOWN	25 GAL./ 6'-8' OA.HT.36"SPR./MULTI-TRNK./FULL

PALMS

SYMBOL	CODE	QTY	BOTANICAL	COMMON NAME		DESCRIPTION
	PPP	16	PRITCHARDIA PACIFICA	FIJI FAN PALM	AS SHOWN	FG/4'-8' C.T./SINLGE STRAINGT TRNK./FULL
	RBP	33	ROYSTONEA BORINQUENA	PUERTO RICO ROYAL PALM	AS SHOWN	FG/14'-16' G.W./SINGLE STRAIGHT TRNK./ W/O SCARS/MATCHING/FULL
	VMP	6	VEITCHIA MERRILLII	MANILA PALM	AS SHOWN	FG/10'-12' OA.HT./SINGLE OR DOUBLE TRNK./WO SCARS/FULL

LARGE SHRUBS

SYMBOL	CODE	QTY	BOTANICAL	COMMON NAME	SPACING	SIZE
	CGS	90	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	48" o.c.	15 GAL./4'-6' HT. X 3' SPR./SHRUB FORM/FULL
	CET	13	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	48" o.c.	15 GAL./4'-6' OA.HT./BUSH FORM/FULL

SHRUB AREAS

SYMBOL	CODE	QTY	BOTANICAL	COMMON NAME	SPACING	DESCRIPTION
	ABS	19	AECHMEA BLANCHETIANA	ORANGE BROMELIAD	36" o.c.	5 GAL./24" HT. X 24" SPR./ROSETTE FORM/FULL
	CIS	778	CHRYSOBALANUS ICACO 'GREEN TIP'	GREEN TIP COCO PLUM	30" o.c.	3 GAL./24" HT. X 24" SPR./FULL
	FMS	396	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND INDIAN LAUREL FIG	24" o.c.	3 GAL./24"HT.X 24" SPR. /FULL
	HPS	436	HAMELIA PATENS	FIREBUSH	24" o.c.	3 GAL./24"HT.X 24" SPR. /FULL
	TJS	162	TRACHELOSPERMUM JASMINOIDES	CHINESE STAR JASMINE	24" o.c.	3 GAL./24"HT.X 24" SPR. /FULL
	ZFS	244	ZAMIA FURFURACEA	CARDBOARD PALM	36" o.c.	3 GAL./24"HT X 36"SPR./ROSETTE FORM/FULL

GRASSES

SYMBOL	CODE	QTY	BOTANICAL	COMMON NAME	SPACING	DESCRIPTION
	TDG	95	TRIPSACUM DACTYLOIDES "NANA"	DWARF FAKAHATCHEE GRASS	40" o.c.	3 GAL./18" HT. X 18" SPR./FULL

GROUND COVERS

SYMBOL	CODE	QTY	BOTANICAL	COMMON NAME	SPACING	DESCRIPTION
	ELG	607	ERNODEA LITTORALIS	BEACH CREEPER	24" o.c.	1 GAL./6" Ht.x 12" Spr./Overflowing Container
	HCG	44	HYMENOCALLIS CARIBAEA	BEACH LILY	24" o.c.	3 GAL./18" Ht. x 18" Spr./Full
	IPG	3,466	IPOMOEA PES-CAPRAE	RAILROAD VINE	18" o.c.	3 GAL./12' Hr.x 12" Spr./Overflowing Container
	SOD	58,974	ZOYSIA MATRELLA	MANILA GRASS	sq. f.t	BLOCKS

GENERAL PLANTING NOTES

1. THE LANDSCAPE PLANTING CONTRACTOR ("CONTRACTOR") SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, SUPERVISION, AND INCIDENTALS REQUIRED FOR THE COMPLETE INSTALLATION OF ALL PLANTING WORK SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND OWNER'S GENERAL CONDITIONS.
2. THE PROJECT INVOLVES LANDSCAPE CONSTRUCTION WITHIN AN ACTIVE URBAN/PUBLIC AREA. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE PUBLIC, EXISTING FACILITIES, AND ADJACENT OPERATIONS. SAFETY MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, TEMPORARY FENCING (MINI.4'-0" HEIGHT), BARRICADES, SIGNAGE, PROTECTION OF EXISTING PAVEMENTS AND LANDSCAPE, AND CONTROLLED ACCESS AS DIRECTED BY THE PROJECT MANAGER (PM).
3. THE CONTRACTOR SHALL PROTECT ALL EXISTING VEGETATION, PAVEMENTS, AND SITE IMPROVEMENTS DESIGNATED TO REMAIN. NO WORK, STORAGE, OR ENCROACHMENT SHALL OCCUR OUTSIDE THE LIMITS OF WORK OR DESIGNATED STAGING AREAS WITHOUT WRITTEN APPROVAL FROM THE PM.
4. EXISTING CONDITIONS INFORMATION IS BASED ON AVAILABLE CERTIFIED SURVEY. PLANT QUANTITIES AND DIMENSIONS SHOWN ARE DIAGRAMMATIC. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND MAKE ADJUSTMENTS AS REQUIRED TO ACHIEVE FULL AND CONTINUOUS PLANTING CONSISTENT WITH THE DESIGN INTENT.
5. CONTRACTOR SHALL MAINTAIN SAFE PEDESTRIAN CIRCULATION AT ALL TIMES AND PROTECT WORK IN PLACE USING BARRIERS, FENCING, AND WARNING DEVICES AS REQUIRED BY THE PM AND APPLICABLE REGULATIONS.
6. CONTRACTOR SHALL REVIEW SITE CONDITIONS, ACCESS ROUTES, UTILITIES, LOGISTICS, AND LAYOUT AREAS PRIOR TO BIDDING AND COMMENCEMENT OF WORK. ALL LOGISTICS SHALL BE COORDINATED WITH THE PM.
7. CONTRACTOR IS RESPONSIBLE FOR LAYOUT AND FIELD VERIFICATION OF ALL PLANTING AREAS AND PLANT LOCATIONS. CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT (LA) AND OBTAIN WRITTEN APPROVAL PRIOR TO EXCAVATION. NOTIFY LA A MIN. OF FOURTEEN (14) DAYS IN ADVANCE TO SCHEDULE FIELD REVIEW.
8. CONTRACTOR SHALL CONDUCT A SITE WALK WITH THE LA PRIOR TO DEMOLITION, TREE RELOCATION, OR SITE PREPARATION TO CONFIRM LIMITS OF WORK. PROVIDE WRITTEN NOTICE A MIN. OF TEN (10) DAYS IN ADVANCE.
9. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED AS INDICATED IN SHEETS L-003, L-004 & L-509 THE DRIP LINE PRIOR TO CONSTRUCTION. BARRIERS SHALL BE HIGHLY VISIBLE AND CONSTRUCTED OF STURDY MATERIALS.
10. NO STORAGE, PARKING, DISCHARGE, OR USE OF EQUIPMENT OR MATERIALS SHALL OCCUR WITHIN THE DRIP LINE OF TREES TO REMAIN OR BE RELOCATED. NO CONTAMINANTS (PAINT, OIL, FUEL, CONCRETE, MORTAR, SOLVENTS, ETC.) SHALL BE DISCHARGED WITHIN TREE PROTECTION ZONES.
11. CLEARING WITHIN THE DRIP LINE OF TREES TO REMAIN SHALL BE PERFORMED USING HAND TOOLS ONLY TO AVOID ROOT DAMAGE.
12. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION. ANY CONFLICTS OR DAMAGE SHALL BE REPORTED IMMEDIATELY TO THE LA AND PM AND REPAIRED AT THE CONTRACTOR'S EXPENSE.
13. CONTRACTOR SHALL COMPLY WITH ALL LANDSCAPE DETAILS, SPECIFICATIONS, AND WRITTEN REQUIREMENTS INCLUDED IN THE CONTRACT DOCUMENTS.
14. CONTRACTOR SHALL FIELD STAKE ALL PROPOSED TREE AND PALM LOCATIONS AND PLANTING BED LIMITS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF INSTALLATION..
15. CONTRACTOR SHALL VERIFY DRAINAGE OF PLANTING PITS PRIOR TO INSTALLATION OF TREES OVER 12 FEET IN HEIGHT. MIN. PERCOLATION RATE SHALL BE 8 INCHES PER HOUR.
16. PLANTING MIX SHALL CONSIST OF:
    - 70% NATIVE SOIL
    - 30% ORGANIC COMPOST (WELL-AGED)
17. SUBMIT PRODUCT DATA AND SAMPLES FOR LA APPROVAL.
18. TOPSOIL AND COMPOST SHALL BE CLEAN, FERTILE, FREE OF DEBRIS, WEEDS, AND DELETERIOUS MATERIALS. SOIL PH SHALL RANGE BETWEEN 5.5 AND 6.5.
19. PRIOR TO PLACING PLANTING MIX, REMOVE DEBRIS AND STONES GREATER THAN 2 INCHES IN DIAMETER. SCARIFY SUBSOIL TO A MINIMUM DEPTH OF 6 INCHES.
20. COORDINATION WITH TRADES
    CONTRACTOR SHALL ATTEND COORDINATION MEETINGS AND COORDINATE WORK WITH ALL OTHER TRADES. CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY THEIR OPERATIONS.
21. ALL PLANTED AREAS SHALL RECEIVE A 3-INCH LAYER OF CLEAN, WEED-FREE COMPOSTED WOOD MULCH. SUBMIT PRODUCT DATA FOR APPROVAL.
22. SUBMIT FERTILIZER DATA SHEETS TO THE LA FOR APPROVAL PRIOR TO APPLICATION.
23. CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS (WATERING, WEEDING, MULCHING, FERTILIZING, MOWING) FROM INSTALLATION THROUGH FINAL ACCEPTANCE.
24. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR THE DURATION SPECIFIED IN THE CONTRACT DOCUMENTS, COMMENCING AT SUBSTANTIAL COMPLETION.
25. CONTRACTOR SHALL REQUEST SUBSTANTIAL COMPLETION INSPECTION IN WRITING A MINIMUM OF TEN (10) DAYS IN ADVANCE. SUBSTANTIAL COMPLETION MARKS THE START OF THE GUARANTEE PERIOD.
26. UPON COMPLETION OF ALL PUNCH LIST ITEMS, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE IN WRITING. FINAL ACCEPTANCE SHALL BE GRANTED BY THE OWNER AND LA UPON SATISFACTORY COMPLETION OF ALL WORK.

PLANTING SCHEDULE NOTES:

1. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT A MIN. OF TWO (2) WEEKS IN ADVANCE TO SCHEDULE A FIELD REVIEW OF ALL PROPOSED PLANT MATERIAL PRIOR TO PURCHASE.
2. ALL PLANT MATERIAL SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT UPON DELIVERY TO THE PROJECT SITE. PLANT MATERIAL DEEMED UNSATISFACTORY OR NONCONFORMING SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
3. ALL SINGLE-TRUNK TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SIX FEET (6'-0"), UNLESS OTHERWISE INDICATED ON THE DRAWINGS OR PLANT SCHEDULE.
4. TREES EXHIBITING CO-DOMINANT STEMS, "V"-SHAPED CROTCHES, POOR BRANCH STRUCTURE, OR OTHER DEFECTS SHALL BE REJECTED.
5. SUBSTITUTIONS IN PLANT SPECIES, QUANTITIES, OR SIZES SHALL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL REFER TO THE LANDSCAPE DETAILS, GENERAL NOTES, TECHNICAL SPECIFICATIONS, AND PLANT SCHEDULE FOR ADDITIONAL REQUIREMENTS RELATED TO PLANTING, INSTALLATION, AND MAINTENANCE.
7. ALLOCATION PLANTS SHALL BE FIELD LOCATED BY THE LANDSCAPE ARCHITECT DURING THE FINAL PHASE OF INSTALLATION TO ADDRESS FIELD CONDITIONS AND ACHIEVE THE INTENDED DESIGN CHARACTER.
8. ALL PLANT MATERIAL SHALL BE TRUE TO NAME, CONFORM TO THE REQUIREMENTS OF ANSI Z60.1 (AMERICAN STANDARD FOR NURSERY STOCK), AND BE FREE OF DISEASE, INSECTS, MECHANICAL DAMAGE, AND OTHER DEFECTS.
9. THE CONTRACTOR SHALL VERIFY ALL PLANTING LOCATIONS IN THE FIELD AND COORDINATE WITH EXISTING AND PROPOSED UTILITIES, DRAINAGE STRUCTURES, LIGHTING, AND OTHER SITE IMPROVEMENTS PRIOR TO INSTALLATION.
10. SHOULD A DISCREPANCY EXIST BETWEEN THE PLANTING PLAN, PLANT SCHEDULE, OR PLANT QUANTITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCUREMENT OR INSTALLATION OF ANY AFFECTED PLANT MATERIAL.

ABBREVIATIONS:

C	CONTAINER
CT	CLEAR TRUNK
DBH	DIAMETER AT BREASTHEIGHT
DTOP	DEPARTMENTO DE TRANSPORTACION Y OBRAS PóBLICAS
DRNA	DEPARTAMENTO DE RECURSOS NATURALES Y AMBIENTALES
FOW	FACE OF WALL
GAL.	GALLON
GC	GENERAL CONTRACTOR
HT	HEIGHT
ISA	INTERNATIONAL SOCIETY OF ARBORICULTURE
LA	LANDSCAPE ARCHITECT
LC	LANDSCAPE CONTRACTORS
NIC	NOT IN CONTRACT
MAX	MAXIMUM
MIN	MINIMUM
MSDS	MATERIAL SAFETY DATA SHEET
OA	OVERALL
OC	ON CENTER
SPR	SPREAD
TRNK	TRUNK
TBD	TO BE DETERMINED
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
OGP	EOFICINA DE GERENCIA DE PERMISOS
TCIA	TREE CARE INDUSTRY ASSOCIATION
TPZ	TREE PROTECTION ZONE

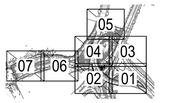


MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
12.30.2025	40% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

YO, **JONATHAN J MARVEL FULLER**, NÚMERO DE LICENCIA **21736** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON TODAS LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NÚM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA MÍA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

GENERAL PALM & TREE PLAN, NOTES, ABBREVIATIONS, & PLANTING SCHEDULE

SCALE: As Noted

DRAWING #:
L-400

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_ PR\09-CONTRACT DOCS\00-SHEETS\L-400 GENERAL TREE PLAN & NOTES.DWG

MATCH
MATCH
MATCH
MATCH
MATCH
MATCH
MATCH
MATCH

LIMIT OF WORK

E.D.= 4FT QL-B

EXITING WATER FEATURE

GCP-31

LIMIT OF WORK

LIMIT OF WORK

SIDEWALK

5
RBP

3
PPP

3
SPT

1
PPP

3
SPT

3
CAT

6
RBP

17
CGS

3
RBP

LIMIT OF WORK

LIMIT OF WORK

LIMIT OF WORK

REFER TO SHEET L-408
FOR INFORMATION ABOVE BRIDGE

PRIVATE OWNER
PARCEL ID: 040-027-051-12

PR-26
ROMAN BALDORIOTY
DE CASTRO HIGHWAY

GCP-26

E.D.= 3FT QL-B

E.D.= 2FT QL-B

E.D.= 2FT QL-B

NOT IN CONTRACT. RAMP AND PEDESTRIAN CROSSING TO BE CONSTRUCTED UNDER PRHTA PROJECT AC-240008.

TO
MARGINAL BALDORIOTI
DE CASTRO

KM 0.1

NIU

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING

LEGEND:

BST - GUMBO LIMBO
CAT -BEAUTY LEAF
CET - GREEN BUTTOMWOOD
CGS - SMALL LEAF CLUSIA
CES - SILVER BUTTOM WOOD
PFT - RETAMA SAN JOSE
PPP - FIJI FAN PALM
RBP - PR ROYAL PALM
SBT - STRONBARK TREE
SPT- DESERT CASIA
VMP - MANILA PALM

SCALE: 1"=10'-0"
0 5' 10' 20' 30' 40' 50'

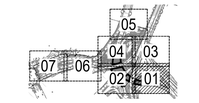


MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
12.30.2025	40% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

YO, **JONATHAN J MARVEL FULLER** NUMERO DE LICENCIA **21736** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NUM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LO HECHOS QUE SEA APORTADO POR DESCONOCIMIENTO O POR NEGLIGENCIA MÍA O MÍA POR MI, MIS AGENTES, EMPLEADOS, O POR OTRAS PERSONAS CON LA CUAL TENGO RELACIÓN PROFESIONAL DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS
PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

PALM & TREE PLAN

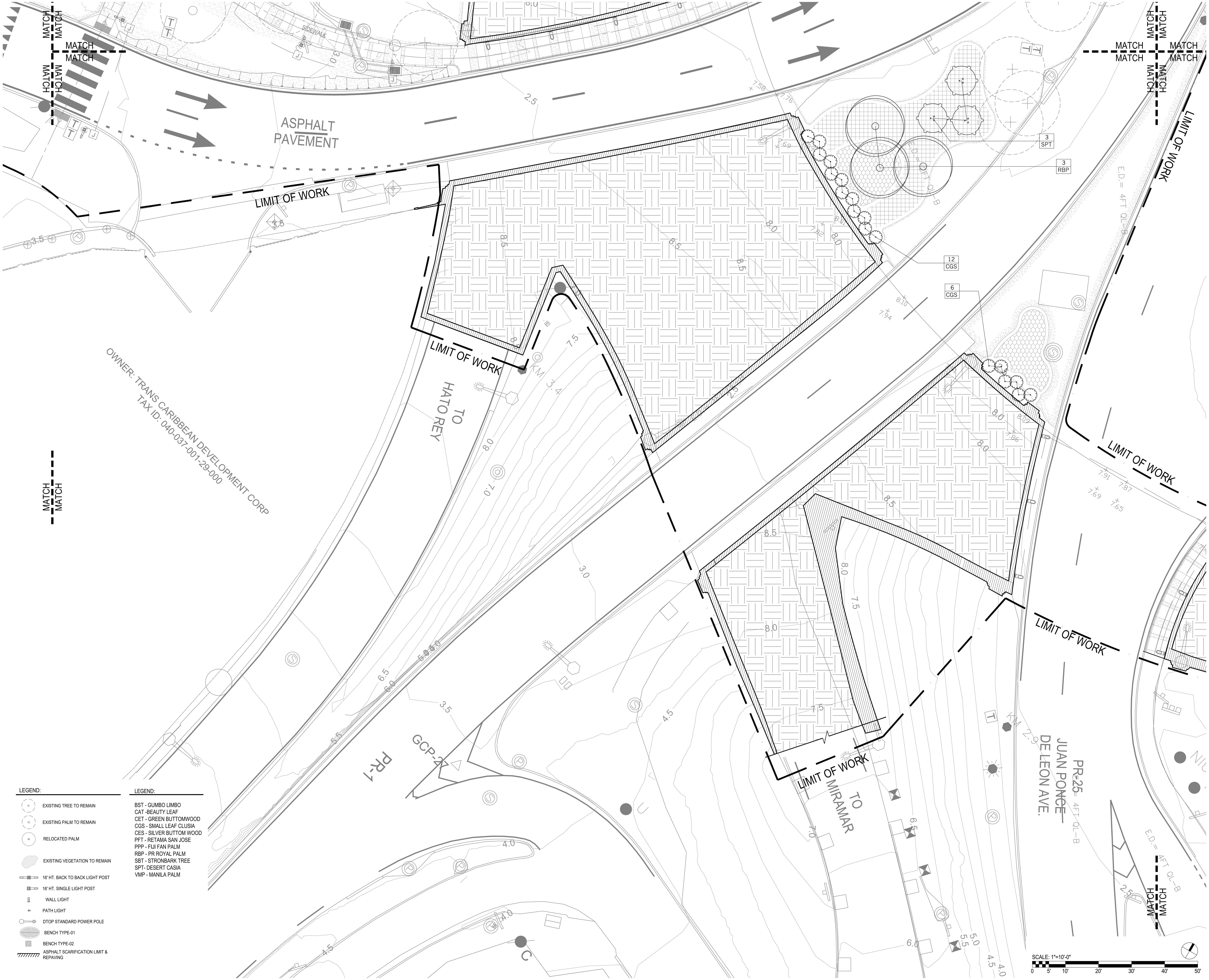
SCALE: As Noted

DRAWING #:
L-401
33 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

C:\USERS\RRIOZARRY\DOCUMENTS\TEMP DOCS\2542_PEDESTRIAN ACCESS PROJECT\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\00-SHEETS\L-401 PALM & TREE PLAN.DWG



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 C/SAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
12.30.2025	40% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

07 06 04 03 05 02 01

YO, **JONATHAN J MARVEL FULLER** , NÚMERO DE LICENCIA **21738** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA" Y CON LA LEY NÚM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522
PEDESTRIAN ACCESS PROJECT

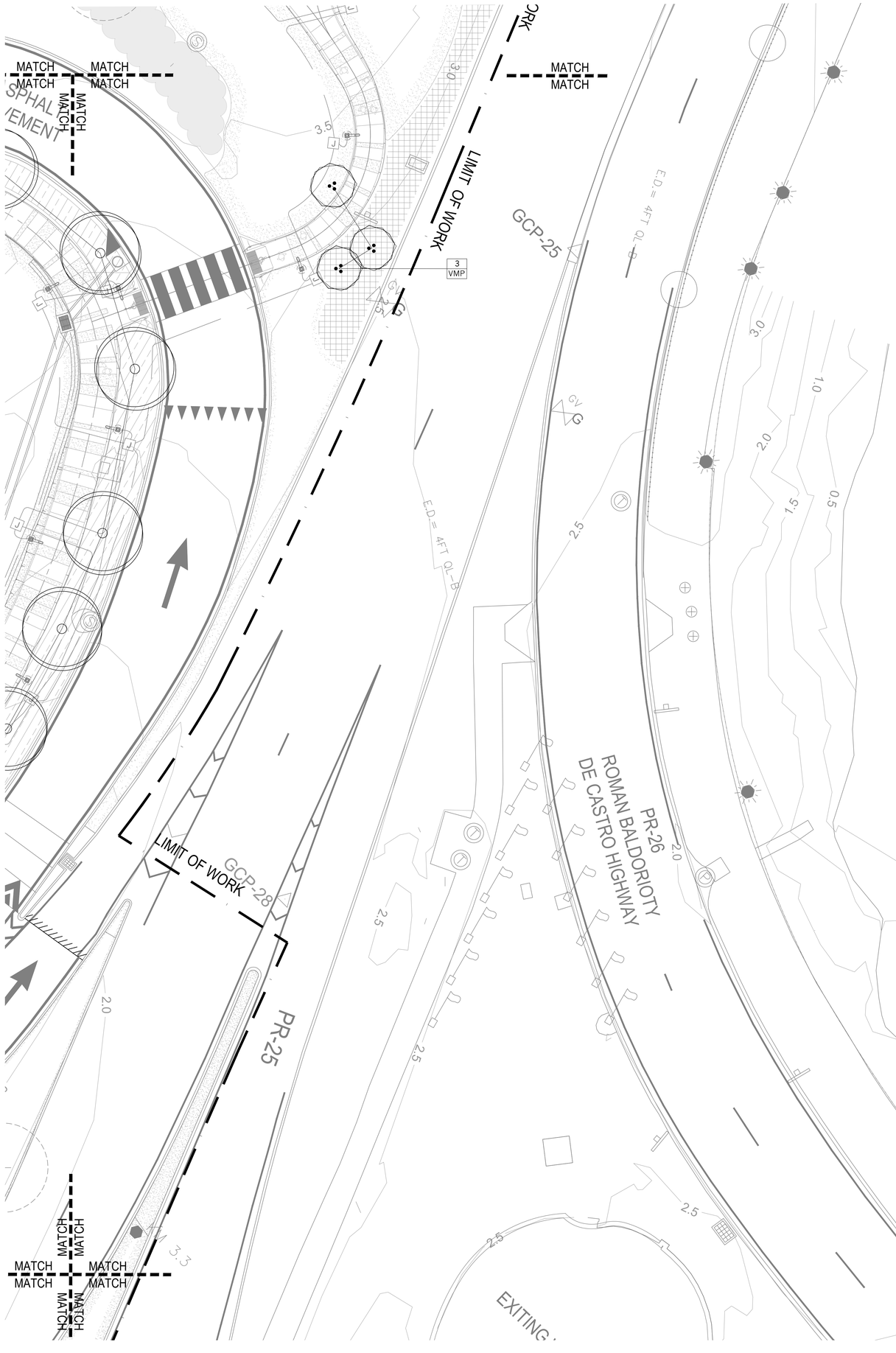
ISLETA-MIRAMAR
SAN JUAN, PR

PALM & TREE PLAN

SCALE: As Noted

DRAWING #:
L-402

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM



LEGEND:

BST - GUMBO LIMBO
CAT -BEAUTY LEAF
CET - GREEN BUTTOMWOOD
CGS - SMALL LEAF CLUSIA
CES - SILVER BUTTOM WOOD
PFT - RETAMA SAN JOSE
PPP - FIJI FAN PALM
RBP - PR ROYAL PALM
SBT - STRONBARK TREE
SPT- DESERT CASIA
VMP - MANII.A PAI.M

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING

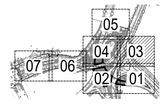


MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
12.30.2025	40% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

YO, **JONATHAN J MARVEL FULLER** , NÚMERO DE LICENCIA **21738** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN ESTATALES Y FEDERALES, ORDENANZAS MUNICIPALES Y CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NÚM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS
PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

PALM & TREE PLAN

MATCH
MATCH

SCALE: 1"=10'-0"
0 5' 10' 20' 30' 40' 50'

SCALE: As Noted

DRAWING #:
L-403

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

C:\USERS\RIBRZARRY\DOCUMENTS\TEMP DOC'S\2542_PEDESTRIAN ACCESS PROJECT\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\00-SHEETS\L-403 PALM & TREE PLAN.DWG

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING

LEGEND:

BST - GUMBO LIMBO
CAT -BEAUTY LEAF
CET - GREEN BUTTOMWOOD
CGS - SMALL LEAF CLUSIA
CES - SILVER BUTTOM WOOD
PFT - RETAMA SAN JOSE
PPP - FIJI FAN PALM
RBP - PR ROYAL PALM
SBT - STRONBARK TREE
SPT- DESERT CASIA
VMP - MANILA PALM

LIMIT OF WORK

MATCH

3-CST2 TREES (SEE MITIGATION PLAN, SHEET L-004)

3 PFT2 TREES (SEE MITIGATION PLAN, SHEET L-004)

PR-1 LUIS MUÑOZ RIVERA HIGHWAY

14 CGS

23 CGS

8 PPP

14 RBP

13 CET

3 PPP

18 CGS

1 PPP

3 SBT

1 SBT

TT-68

TT-69

TT-58

E.D.= 5FT QL-B

E.D.= 4FT QL-B

EL SANJUNERO MONUMENT PLAZA

EXIT. MONUMENT

2-SPT2 TREES; SEE MITIGATION PLAN, SHEET L-004)

3-PFT2 TREES (SEE MITIGATION PLAN, SHEET L-004)

SIDEWALK

ASPHALT PAVEMENT

LF-05



MARVEL

161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911

OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907

CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009

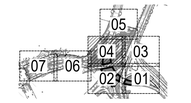
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587

GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013

STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
12.30.2025	40% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

YO, **JONATHAN J MARVEL FULLER**, NUMERO DE LICENCIA **21736**, CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO O LAS DISPOSICIONES VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NÚM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PROVISTO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRA PERSONA CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

PALM & TREE PLAN

SCALE: As Noted

DRAWING #:

L-404

SCALE: 1"=10'-0"

0 5' 10' 20' 30' 40' 50'

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

C:\USERS\RRIZARRY\DOCUMENTS\TEMP DOCS\2542_PEDESTRIAN ACCESS PROJECT\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\00-SHEETS\L-401 PALM & TREE PLAN.DWG

LEGEND:

BST - GUMBO LIMBO
CAT -BEAUTY LEAF
CET - GREEN BUTTOMWOOD
CGS - SMALL LEAF CLUSIA
CES - SILVER BUTTOM WOOD
PFT - RETAMA SAN JOSE
PPP - FIJI FAN PALM
RBP - PR ROYAL PALM
SBT - STRONBARK TREE
SPT- DESERT CASIA
VMP - MANILA PALM

LEGEND:

EXISTING TREE TO REMAIN
EXISTING PALM TO REMAIN
RELOCATED PALM
EXISTING VEGETATION TO REMAIN
16' HT. BACK TO BACK LIGHT POST
16' HT. SINGLE LIGHT POST
WALL LIGHT
PATH LIGHT
DTOP STANDARD POWER POLE
BENCH TYPE-01
BENCH TYPE-02
ASPHALT SCARIFICATION LIMIT & REPAVING



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

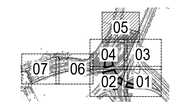
LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
12.30.2025	40% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

YO, **JONATHAN J MARVEL FULLER**, NUMERO DE LICENCIA **21736**, CERTIFICO QUE EN LA PROFESIONAL QUE CONFECCIONE, DISEÑE Y/O PREPARE, ESTOS PLANOS Y LAS ESPECIFICACIONES
TÉCNICAS ADJUNTAS, Y QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PUBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORIQUEÑA Y CON LA LEY NUM. 96 DE 4 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO MIS RESPONSABILIDADES POR CUALQUIER ACTO NEGLIGENTE, ERRÓNEO O INEXACTO QUE HAYA PRODUCIDO POR OMISIÓN/COMISIÓN, O POR NEGLIGENCIA, YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO. ME HAGO RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.



No. 2522
PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

PALM & TREE PLAN

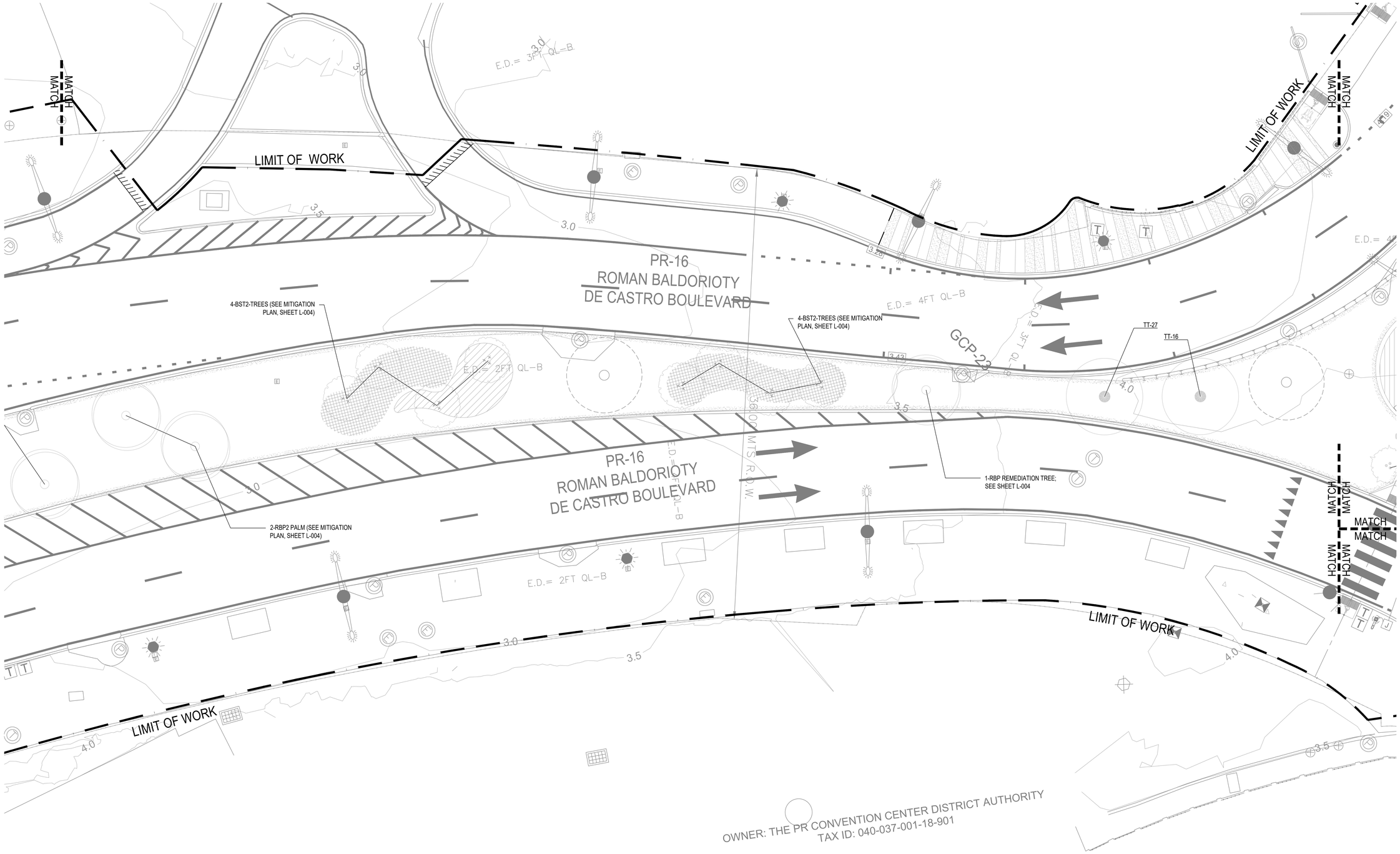
SCALE: As Noted

DRAWING #:
L-405
37 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

C:\USERS\RARRIZARRY\DOCUMENTS\TEMP DOC'S\2542_PEDESTRIAN ACESS PROJECT\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR100-SHEETS\L-401 PALM & TREE PLAN.DWG



LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING

LEGEND:

BST - GUMBO LIMBO
CAT -BEAUTY LEAF
CET - GREEN BUTTOMWOOD
CGS - SMALL LEAF CLUSIA
CES - SILVER BUTTOM WOOD
PFT - RETAMA SAN JOSE
PPP - FIJI FAN PALM
RBP - PR ROYAL PALM
SBT - STRONBARK TREE
SPT- DESERT CASIA
VMP - MANILA PALM

SCALE: 1"=10'-0"
0 5' 10' 20' 30' 40' 50'

MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
12.30.2025	40% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

YO, **JONATHAN J MARVEL FULLER**, NÚMERO DE LICENCIA **21738**, CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES ADMINISTRATIVAS EMITIDAS POR LA JUNTA DE PLANIFICACIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN; CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NUM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

PALM & TREE PLAN

SCALE: As Noted

DRAWING #:
L-406
38 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

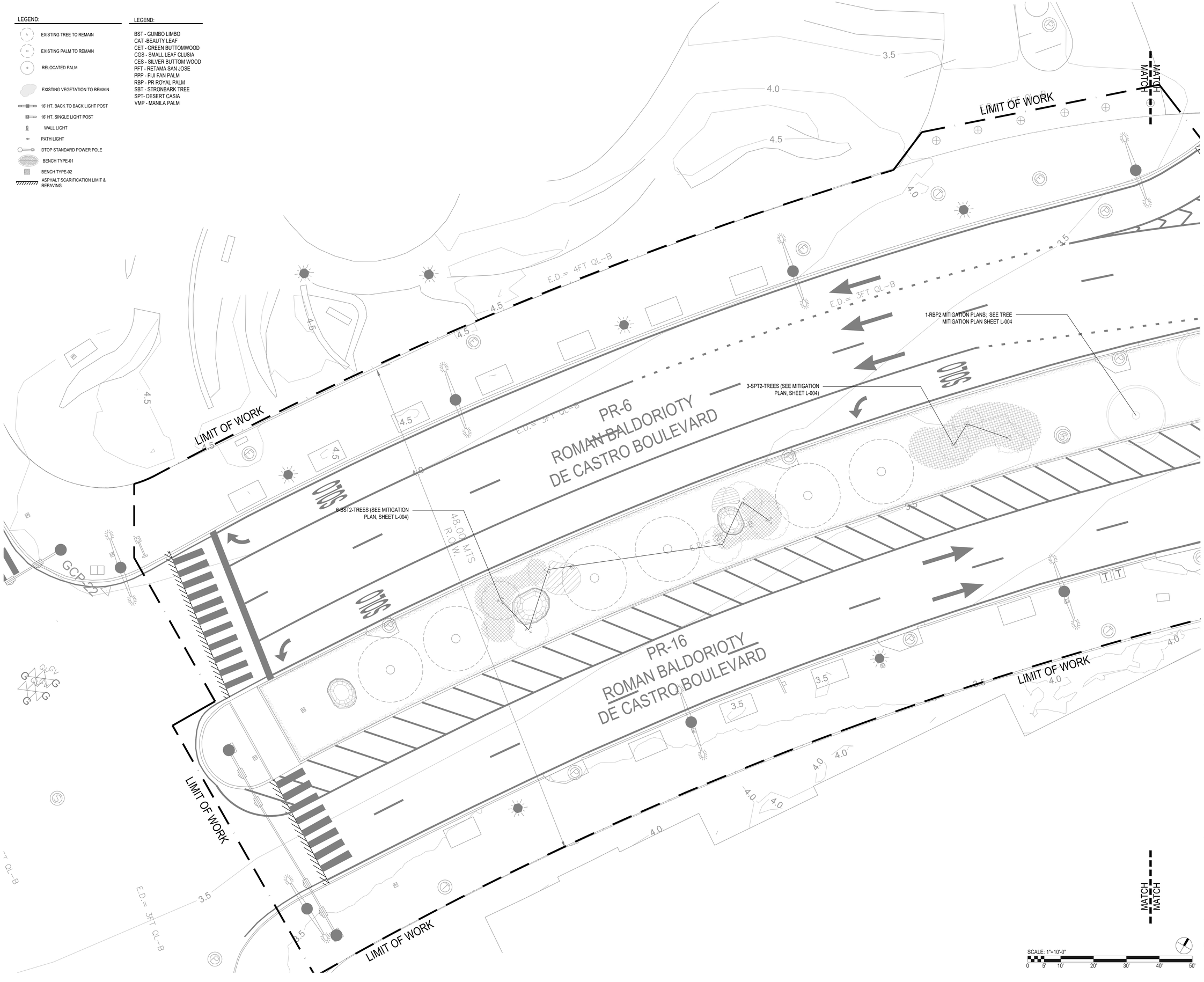
C:\USERS\RROZARRY\DOCUMENTS\TEMP DOCS\2542_PEDESTRIAN ACESS PROJECT\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR100-SHEETS\L-401 PALM & TREE PLAN.DWG

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING

LEGEND:

BST - GUMBO LIMBO
CAT -BEAUTY LEAF
CET - GREEN BUTTOMWOOD
CGS - SMALL LEAF CLUSIA
CES - SILVER BUTTOM WOOD
PFT - RETAMA SAN JOSE
PPP - FIJI FAN PALM
RBP - PR ROYAL PALM
SBT - STRONBARK TREE
SPT- DESERT CASIA
VMP - MANILA PALM





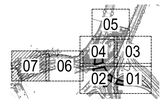
MARVEL

161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
12.30.2025	40% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

YO, **JONATHAN J MARVEL FULLER**, NUMERO DE LICENCIA **21738** CERTIFICO QUE ESTE EL PRESENTE PLAN, QUE CONTIENE DISEÑO, FUE PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIEN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PUBLICAS CON JURISDICCION. CERTIFICO, ADEMAS, QUE ESTOS PLANOS Y ESPECIFICACIONES FUERON PREPARADOS DE MA.ERA.DO CONFORME CON LOS DISPUESTO EN LA LEY NUM.-14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSION POR LA INDUSTRIA PUERTORIQUEÑA " Y CON LA LEY NUM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

PALM & TREE PLAN

SCALE: As Noted

DRAWING #:

L-407

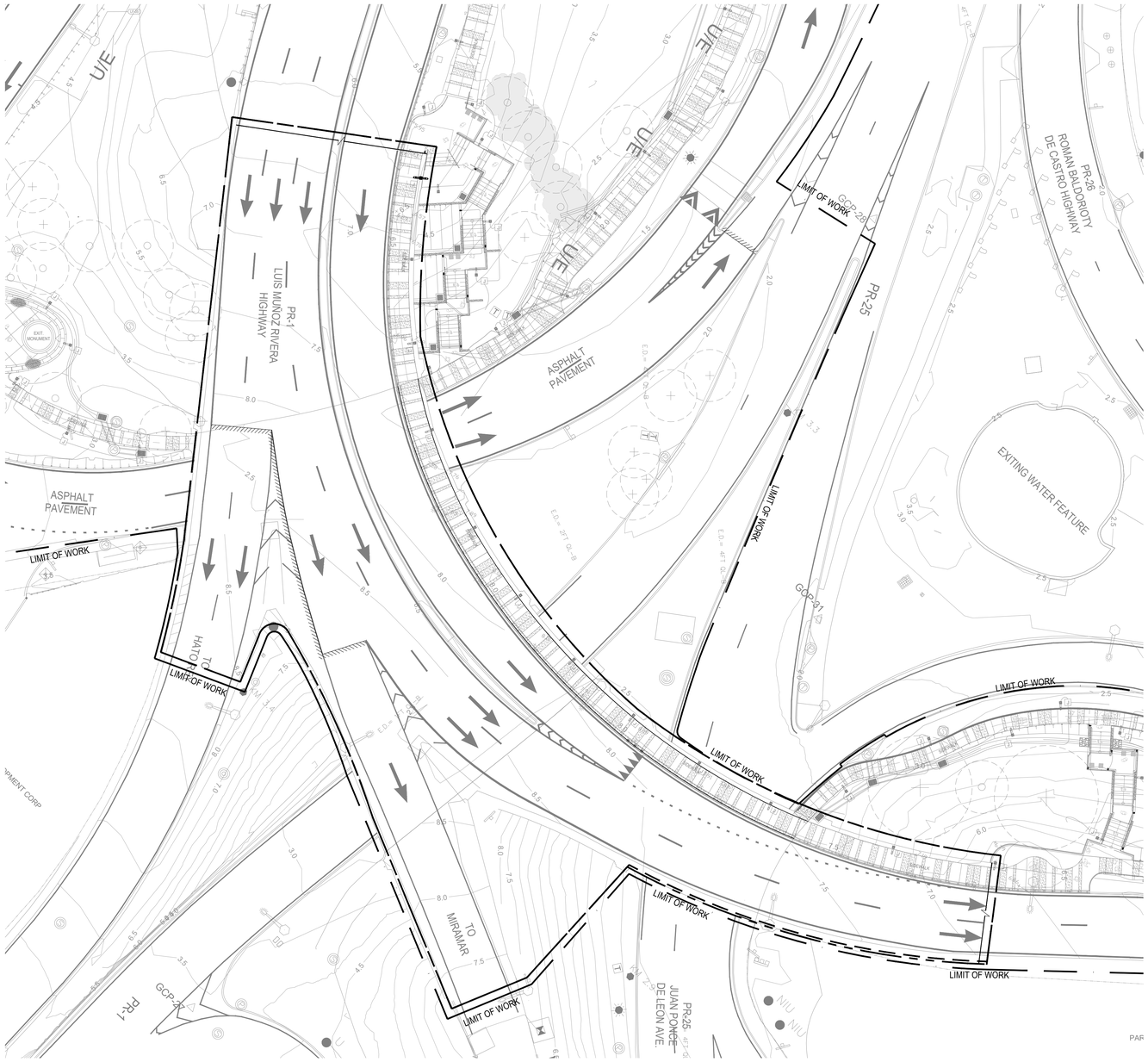
39 of 121

SCALE: 1"=10'-0"
0 5' 10' 20' 30' 40' 50'

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

C:\USERS\JRIBZARRY\DOCUMENTS\TEMP DOCS\2542_PEDESTRIAN ACESS PROJECT\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR(00-SHEETS\L-401 PALM & TREE PLAN.DWG



LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING

SCALE: 1"=20'-0"

0 10' 20' 30' 40' 50' 100'

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\09-CONTRACT DOCS\90-SHEETS\L-408 PALM & TREE PLAN.DWG



MARVEL

161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
12.30.2025	40% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

YO, **JONATHAN J MARVEL FULLER**, NUMERO DE LICENCIA **21736** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLIMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LOS CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NUM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA, YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

PALM & TREE PLAN - BRIDGE

SCALE: As Noted

DRAWING #:

L-408

40 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING
- TREE ID NO.

LIMIT OF WORK

SEE SHEET L-408 FOR OVERPASS PALM & TREE PLAN

NOT IN CONTRACT. RAMP AND PEDESTRIAN CROSSING TO BE CONSTRUCTED UNDER PRHTA PROJECT AC-240008

REFER TO DTOP PROJECT NO. AC-240008 FOR IMPROVEMENTS THIS AREA

SCALE: 1:500

0 5m 10m 25m 50m



MARVEL

161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911

OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907

CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009

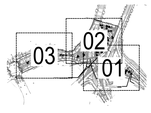
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587

GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013

STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

YO, NUMERO DE LICENCIA
CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O MUNICIPIOS CON JURISDICCIÓN SOBRE LOS MISMOS. ASIMISMO, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA " LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NÚM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

GENERAL PALM & TREE COORDINATE PLAN

SCALE: As Noted

DRAWING #:

L-420

41 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\09-CONTRACT DOCS\00-SHEETS\L-420\ L-423 _ TREE COORDINATES PLAN.DWG

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING



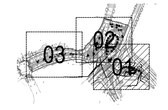
MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:



YO, NUMERO DE LICENCIA
CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA REGLAMENTAR EL EJERCICIO DE LA INGENIERÍA Y LA AGRIMENSURA". LEY NUM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522
PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

PALM & TREE COORDINATES PLAN

SCALE: As Noted

DRAWING #:
L-421
42 of 121

SCALE: 1:200
0 1m 5m 10m 20m

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 3:49 PM

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\03-CONTRACT DOCS\00-SHEETS\L-420-L-423_ TREE COORDINATES PLAN.DWG

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING
- TREE ID NO.

MATCH L-202
MATCH L-203

LIMIT OF WORK

LUIS MUÑOZ RIVERA HIGHWAY PR-1

ASPHALT PAVEMENT

EXISTING PROMENADE TO REMAIN

EXIT MONUMENT

EXITING WATER FEATURE

ROMAN BALDORIOTY DE CASTRO HIGHWAY PR-26

PR-25

X:236600.761 Y:269254.024
X:236615.327 Y:269258.492
X:236622.778 Y:269260.481
X:236630.183 Y:269262.291
X:236594.880 Y:269250.965
X:236597.421 Y:269250.285
X:236603.812 Y:269246.634
X:236628.757 Y:269247.707
X:236634.887 Y:269251.484
X:236618.065 Y:269251.788
X:236618.792 Y:269223.321
X:236626.830 Y:269227.360
X:236614.129 Y:269215.537
X:236635.712 Y:269225.932
X:236646.807 Y:269237.587
X:236651.203 Y:269235.292
X:236650.348 Y:269232.983
X:236586.240 Y:269195.106
X:236585.369 Y:269192.273
X:236587.549 Y:269190.367
X:236612.186 Y:269206.648
X:236626.745 Y:269212.708
X:236622.902 Y:269208.397
X:236641.648 Y:269220.358
X:236612.968 Y:269198.323
X:236620.199 Y:269200.117
X:236621.683 Y:269196.828
X:236614.587 Y:269191.235
X:236627.340 Y:269196.392
X:236645.310 Y:269209.700
X:236646.168 Y:269202.750
X:236587.350 Y:269175.901
X:236586.388 Y:269172.724
X:236590.884 Y:269173.903
X:236587.241 Y:269168.127
X:236588.926 Y:269169.913
X:236590.883 Y:269171.167
X:236586.560 Y:269164.621
X:236589.037 Y:269165.510
X:236616.605 Y:269182.837
X:236621.442 Y:269185.206
X:236624.869 Y:269173.240
X:236623.295 Y:269183.182
X:236646.331 Y:269195.084
X:236596.320 Y:269158.514
X:236627.427 Y:269180.413
X:236621.873 Y:269171.512
X:236645.326 Y:269184.551
X:236594.260 Y:269156.390
X:236627.057 Y:269167.528
X:236643.703 Y:269175.558
X:236598.250 Y:269154.187
X:236627.973 Y:269163.150
X:236633.075 Y:269168.252
X:236593.865 Y:269139.799
X:236597.474 Y:269138.429
X:236597.594 Y:269134.821
X:236546.455 Y:269107.730
X:236634.557 Y:269159.683
X:236654.456 Y:269154.028
X:236653.713 Y:269150.013
X:236649.486 Y:269146.535
X:236559.016 Y:269114.380
X:236581.055 Y:269125.415
X:236565.608 Y:269118.204
X:236581.534 Y:269120.838
X:236584.565 Y:269124.245
X:236656.513 Y:269151.215

MATCH L-203
MATCH L-202
MATCH L-201
MATCH L-201

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\09-CONTRACT DOCS\00-SHEETS\L-420-L-423_TREE COORDINATES PLAN.DWG



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:



YO, _____, NUMERO DE LICENCIA _____,
CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO PARA LA CONSTRUCCIÓN Y USO DE EDIFICACIONES EN TERRENOS NO CONSTITUIDOS EN CORPORACIONES PÚBLICAS CON JURISDICCIÓN, CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NUM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LO HECHOS QUE SE INCLUYEN EN ESTE DOCUMENTO PUEDE SER CAUSA PARA NEGARSE A MI O A MI FIRMA POR MI NOS AGENTES, EMPLEADOS O POR OTRAS PERSONAS BAJO MI CONOCIMIENTO, MI RENUNCIA RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

PALM & TREE COORDINATES PLAN

SCALE: As Noted

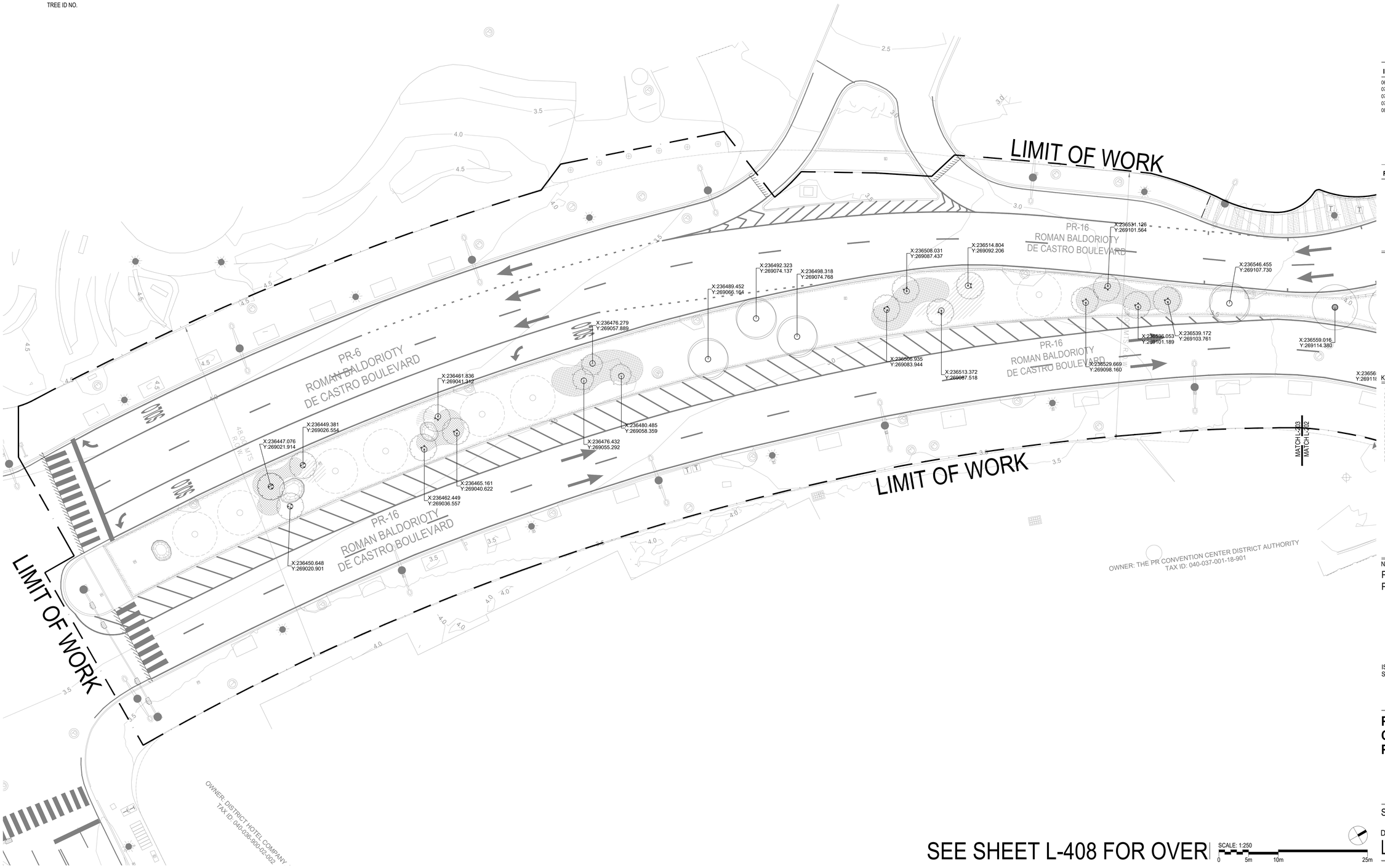
DRAWING #:
L-422
43 of 121

SCALE: 1:250
0 5m 10m 25m

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING
- TREE ID NO.



SEE SHEET L-408 FOR OVER

SCALE: 1:250
0 5m 10m 25m

MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

YO, _____ NÚMERO DE LICENCIA _____
CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES ADMINISTRATIVAS EMITIDAS POR LA JUNTA DE PLANIFICACIÓN (ASUMIENDO QUE LA AGENCIAS JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN, CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NÚM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE E DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

PALM & TREE COORDINATES PLAN

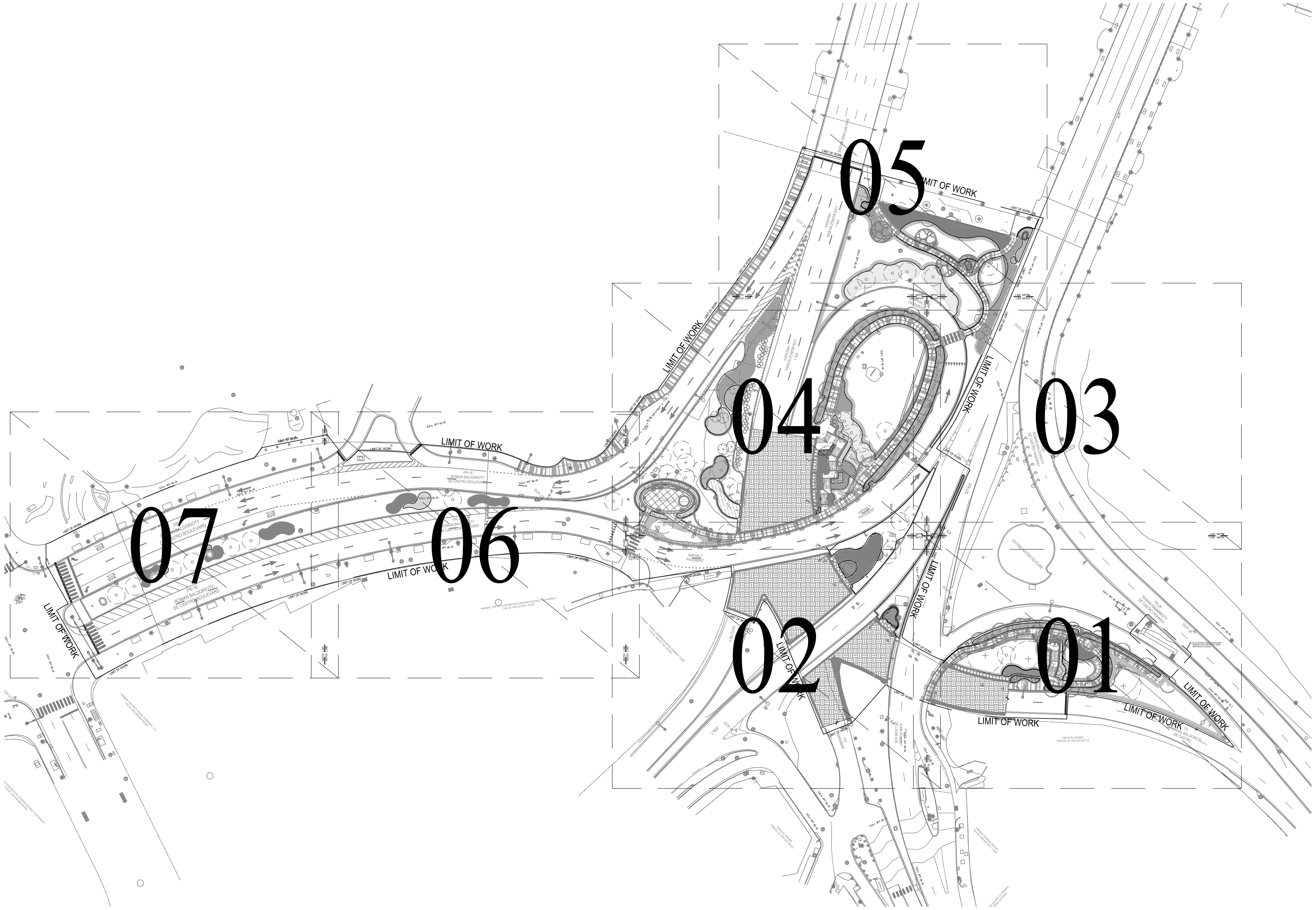
SCALE: As Noted

DRAWING #:
L-423
44 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\09-CONTRACT DOCS\00-SHEETS\L-420-L-423_TREE COORDINATES PLAN.DWG



01 OVERALL SHRUB & GROUNDCOVER PLAN
SCALE " 1" = 60'-0"

SCALE: 1"=60'-0"
0 50' 100' 150' 200' 300'

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\09-CONTRACT DOCS\00-SHEETS\L-500 GENERAL SHRUB & GROUNDCOVER PLAN.DWG



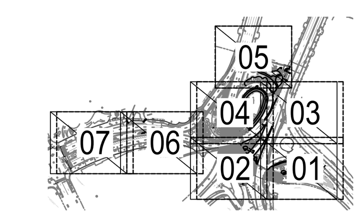
MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 C/SAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
01.27.2026	60% DD PROGRESS SET
01.29.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% DD PROGRESS SET REV.
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

YO, **JONATHAN J MARVEL FULLER** , NÚMERO DE LICENCIA 21738, CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA" Y CON LA LEY NÚM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522
PEDESTRIAN ACCESS PROJECT

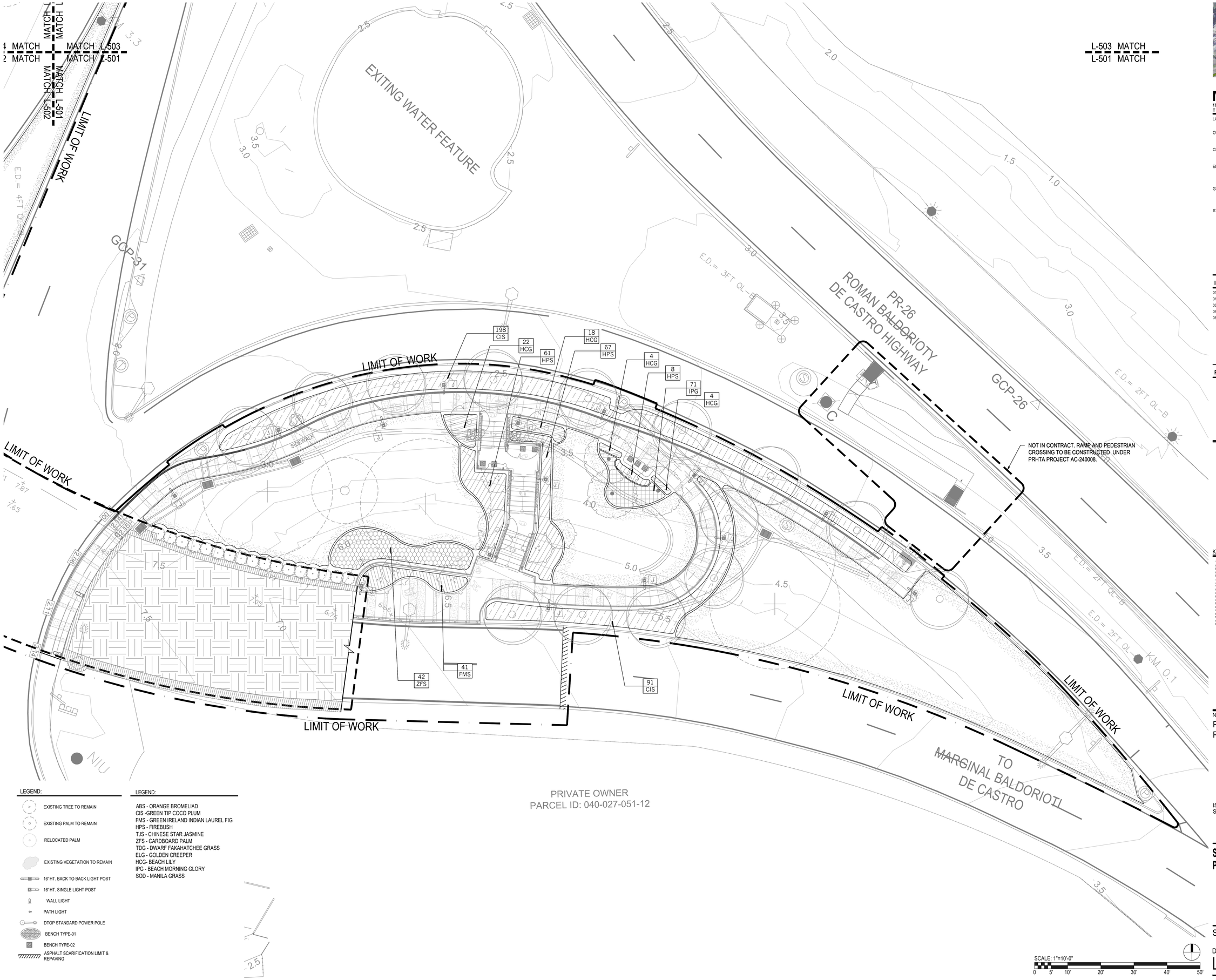
ISLETA-MIRAMAR
SAN JUAN, PR

GENERAL SHRUB & GROUNDCOVER PLAN

SCALE: As Noted

DRAWING #:
L-500

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM



LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING

LEGEND:

ABS - ORANGE BROMELIAD
CIS -GREEN TIP COCO PLUM
FMS - GREEN IRELAND INDIAN LAUREL FIG
HPS - FIREBUSH
TJS - CHINESE STAR JASMINE
ZFS - CARDBOARD PALM
TDG - DWARF FAKAHATCHEE GRASS
ELG - GOLDEN CREEPER
HCG- BEACH LILY
IPG - BEACH MORNING GLORY
SOD - MANILA GRASS

SCALE: 1"=10'-0"
0 5' 10' 20' 30' 40' 50'

MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
01.27.2026	60% DD PROGRESS SET
01.29.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% DD PROGRESS SET REV.
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

05
07 06 04 03
02 01

KEY PLAN:

YO, **JONATHAN J MARVEL FULLER**, NÚMERO DE LICENCIA **21736** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES MÍNIMAS ESTRUCTURALES CONTENIDAS EN LAS ORDENANZAS APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NUM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LO HECHOS QUE YO, SEA POR MIS PROPIOS MEDIOS O POR CONDUCTO DE OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

SHRUB & GROUNDCOVER PLAN

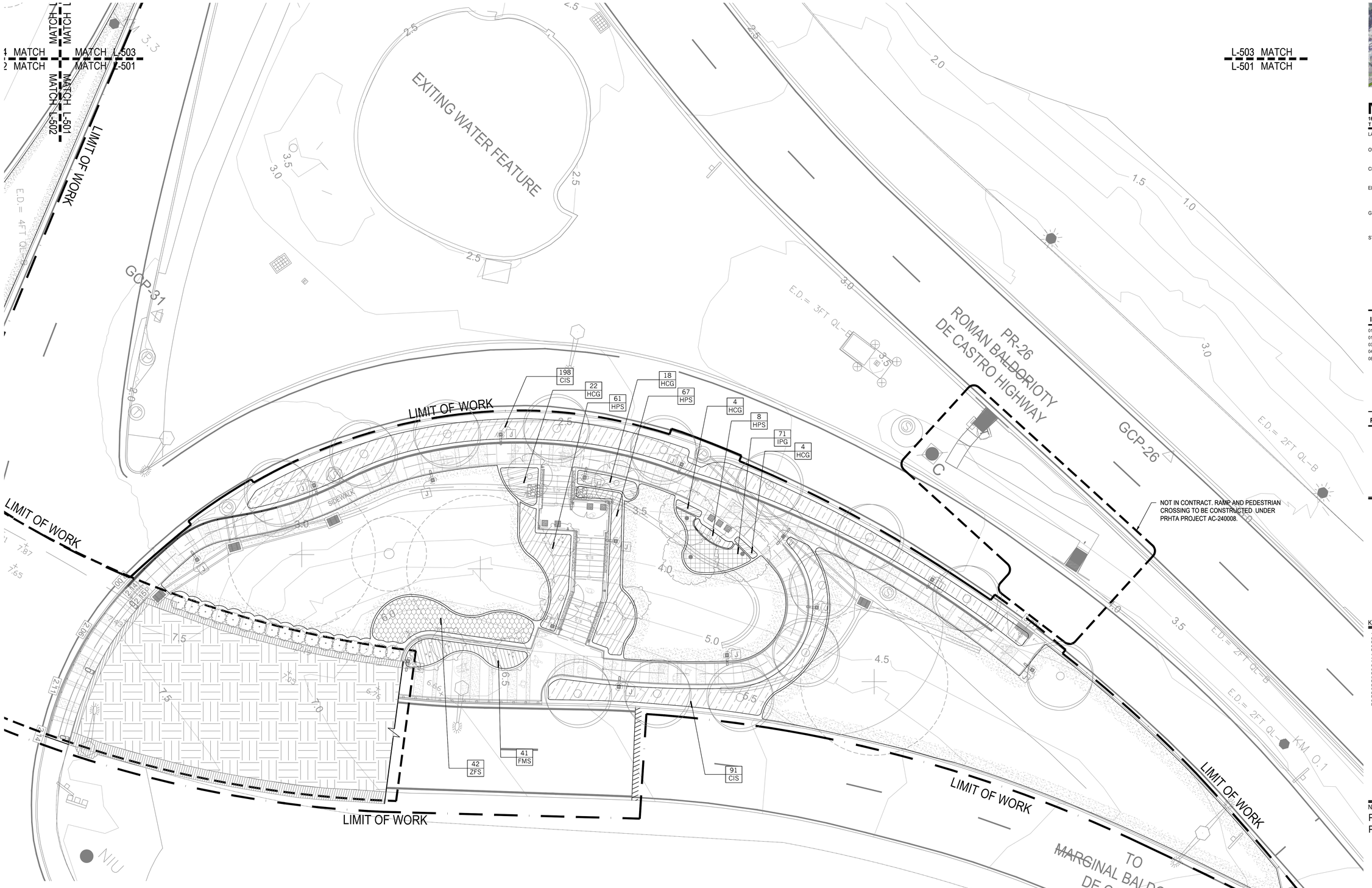
SCALE: As Noted

DRAWING #:
L-501
46 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\09-CONTRACT DOCS\00-SHEETS\L-501 SHRUB & GROUNDCOVER PLAN.DWG



LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING

LEGEND:

ABS - ORANGE BROMELIAD
CIS -GREEN TIP COCO PLUM
FMS - GREEN IRELAND INDIAN LAUREL FIG
HPS - FIREBUSH
TJS - CHINESE STAR JASMINE
ZFS - CARDBOARD PALM
TDG - DWARF FAKAHATCHEE GRASS
ELG - GOLDEN CREEPER
HCG- BEACH LILY
IPG - BEACH MORNING GLORY
SOD - MANILA GRASS

SCALE: 1"=10'-0"
0 5' 10' 20' 30' 40' 50'



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
01.27.2026	60% DD PROGRESS SET
01.29.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% DD PROGRESS SET REV.
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

YO, **JONATHAN J MARVEL FULLER**, NUMERO DE LICENCIA ___ **21738** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES Y CERTIFICO QUE, A MI LEAL SABER Y ENTENDER QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS ,JUNTAS REGLAMENTADORAS O CORPORACIONES PUBLICAS CON JURISDICCION. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NUM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER VIOLACIÓN A LAS LEYES ANTES MENCIONADAS, HECHAS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

SHRUB & GROUNDCOVER PLAN

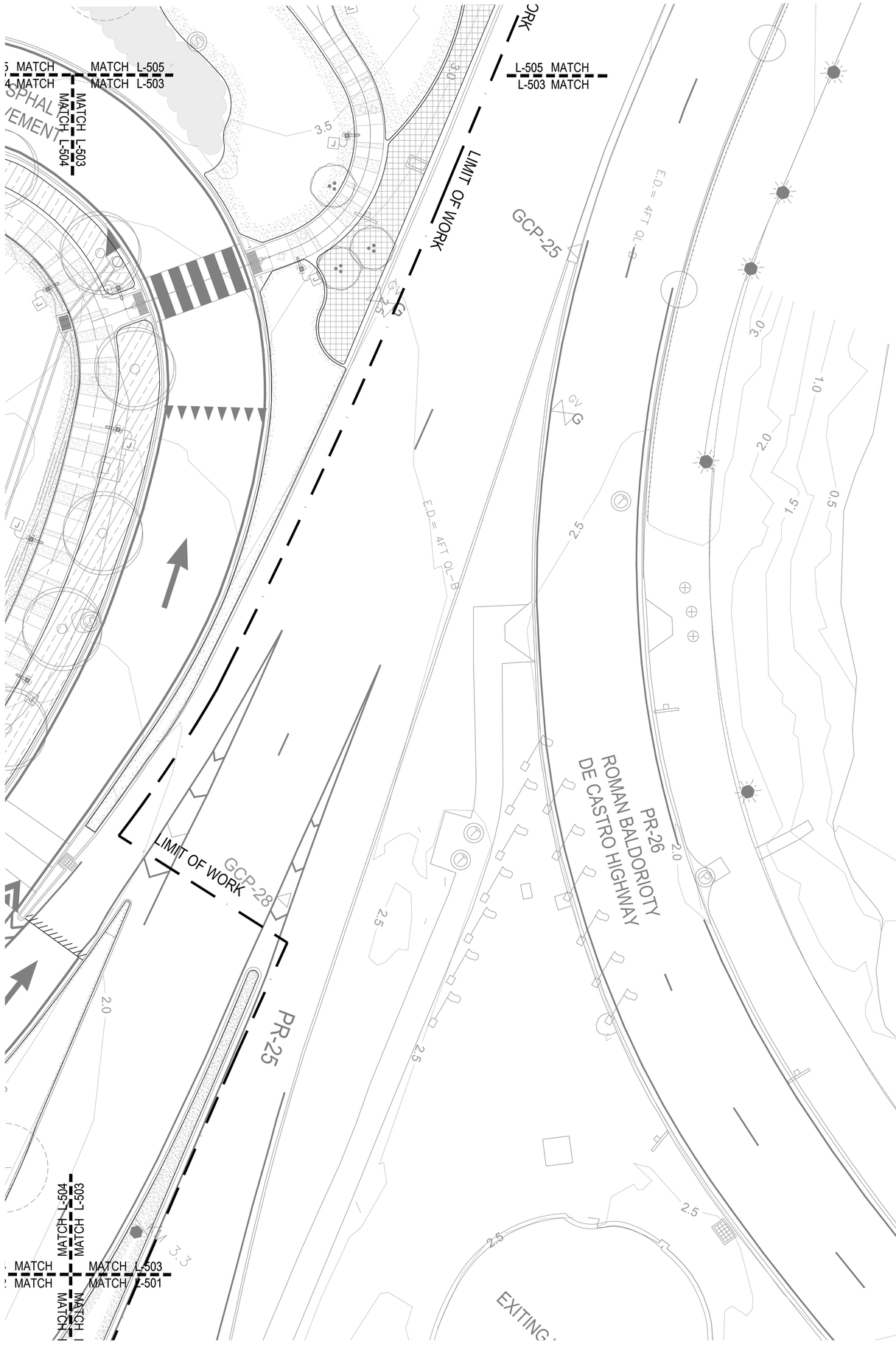
SCALE: As Noted

DRAWING #:
L-502
47 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

1/3/2023 3:49 PM

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\09-CONTRACT DOCS\00-SHEETS\L-501 SHRUB & GROUNDCOVER PLAN.DWG



L-503 MATCH
L-501 MATCH

SCALE: 1"=10'-0"
0 5' 10' 20' 30' 40' 50'

LEGEND:

ABS - ORANGE BROMELIAD
CIS -GREEN TIP COCO PLUM
FMS - GREEN IRELAND INDIAN LAUREL FIG
HPS - FIREBUSH
TJS - CHINESE STAR JASMINE
ZFS - CARDBOARD PALM
TDG - DWARF FAKAHATCHEE GRASS
ELG - GOLDEN CREEPER
HCG- BEACH LILY
IPG - BEACH MORNING GLORY
SOD - MANILA GRASS

LEGEND:

EXISTING TREE TO REMAIN
EXISTING PALM TO REMAIN
RELOCATED PALM
EXISTING VEGETATION TO REMAIN
16' HT. BACK TO BACK LIGHT POST
16' HT. SINGLE LIGHT POST
WALL LIGHT
PATH LIGHT
DTOP STANDARD POWER POLE
BENCH TYPE-01
BENCH TYPE-02
ASPHALT SCARIFICATION LIMIT & REPAVING

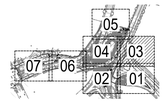


MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
01.27.2026	60% DD PROGRESS SET
01.29.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% DD PROGRESS SET REV.
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

YO, **JONATHAN J MARVEL FULLER** , NUMERO DE LICENCIA ___ **21736** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIEN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS ORDENANZAS MUNICIPALES APLICABLES A LA CONSTRUCCION. ADEMAS DE LOS AGENTES DE LAS AGENCIAS, JUNTAS Y ADJUDICATARIOS DE CORPORACIONES PUBLICAS CON JURISDICCION. CERTIFICO, ADEMAS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA " LEY PARA LA INVERSION POR LA INDUSTRIA PUERTORIQUEÑA " Y CON LA LEY NUM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

SHRUB & GROUNDCOVER PLAN

SCALE: As Noted

DRAWING #:
L-503

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

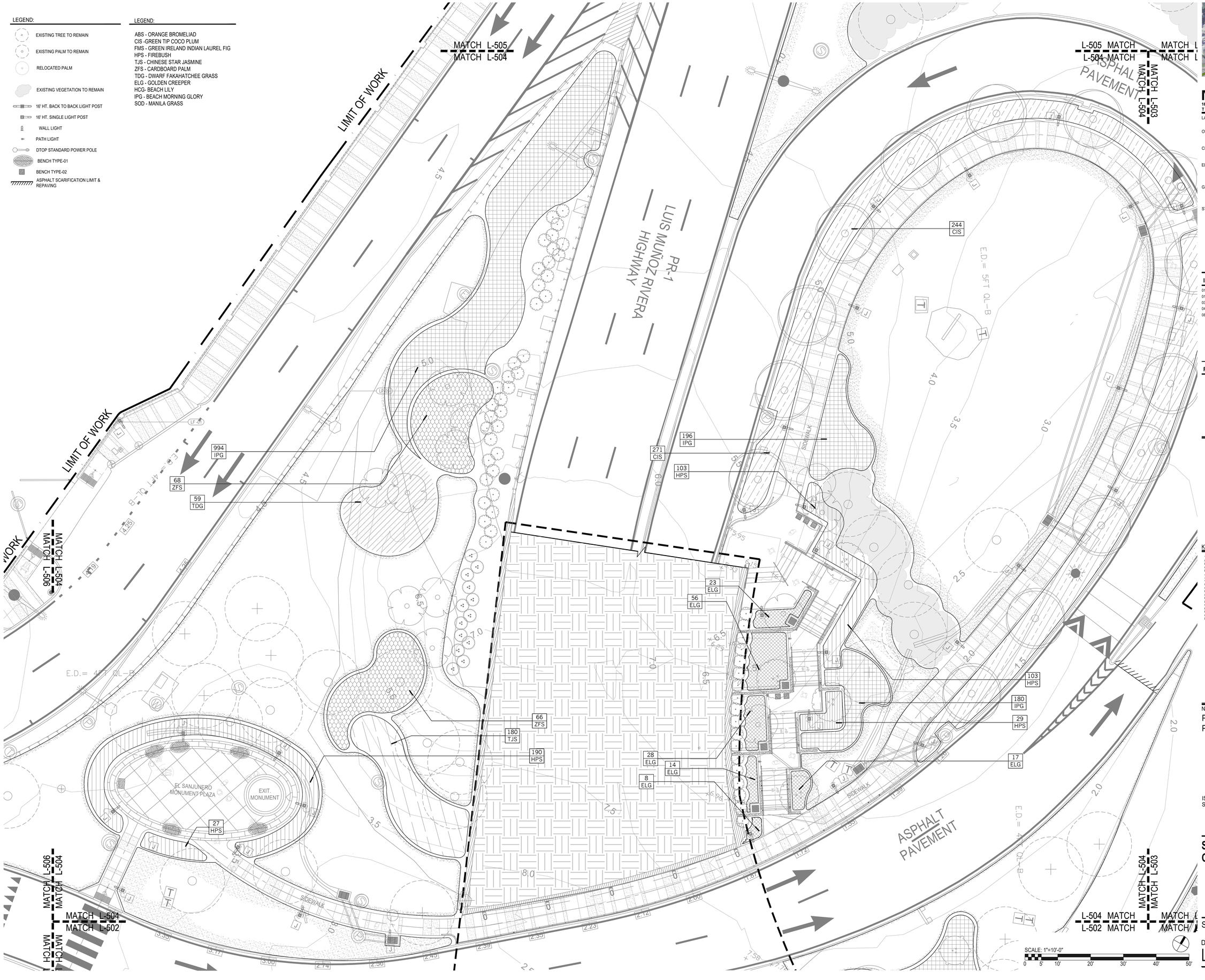
Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR PR\09-CONTRACT DOCS\00-SHEETS\L-501 SHRUB & GROUNDCOVER PLAN.DWG

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING

LEGEND:

ABS - ORANGE BROMELIAD
CIS -GREEN TIP COCO PLUM
FMS - GREEN IRELAND INDIAN LAUREL FIG
HPS - FIREBUSH
TJS - CHINESE STAR JASMINE
ZFS - CARDBOARD PALM
TDG - DWARF FAKAHATCHEE GRASS
ELG - GOLDEN CREEPER
HCG- BEACH LILY
IPG - BEACH MORNING GLORY
SOD - MANILA GRASS





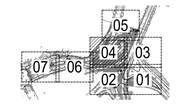
MARVEL

161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
01.27.2026	60% DD PROGRESS SET
01.29.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% DD PROGRESS SET REV.
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

YO, **JONATHAN J MARVEL FULLER**, NÚMERO DE LICENCIA **21736**, CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE AGOSTO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA", Y CON LA LEY NÚM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

SHRUB & GROUNDCOVER PLAN

SCALE: As Noted

DRAWING #:

L-504 49 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\09-CONTRACT DOCS\00-SHEETS\L-501 SHRUB & GROUNDCOVER PLAN.DWG

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING

LEGEND:

ABS - ORANGE BROMELIAD
CIS -GREEN TIP COCO PLUM
FMS - GREEN IRELAND INDIAN LAUREL FIG
HPS - FIREBUSH
TJS - CHINESE STAR JASMINE
ZFS - CARDBOARD PALM
TDG - DWARF FAKAHATCHEE GRASS
ELG - GOLDEN CREEPER
HCG- BEACH LILY
IPG - BEACH MORNING GLORY
SOD - MANILA GRASS





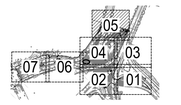
MARVEL

161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
01.27.2026	60% DD PROGRESS SET
01.29.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% DD PROGRESS SET REV.
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

YO, **JONATHAN J. MARVEL FULLER**, NÚMERO DE LICENCIA **21736**, CERTIFICO QUE SOY EL ARQUITECTO QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA REFORMACIÓN PROFESIONAL DE INGENIERÍA Y ARQUITECTURA Y PARA LA PRÁCTICA DE ESTAS PROFESIONES EN PUERTO RICO". RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE E DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

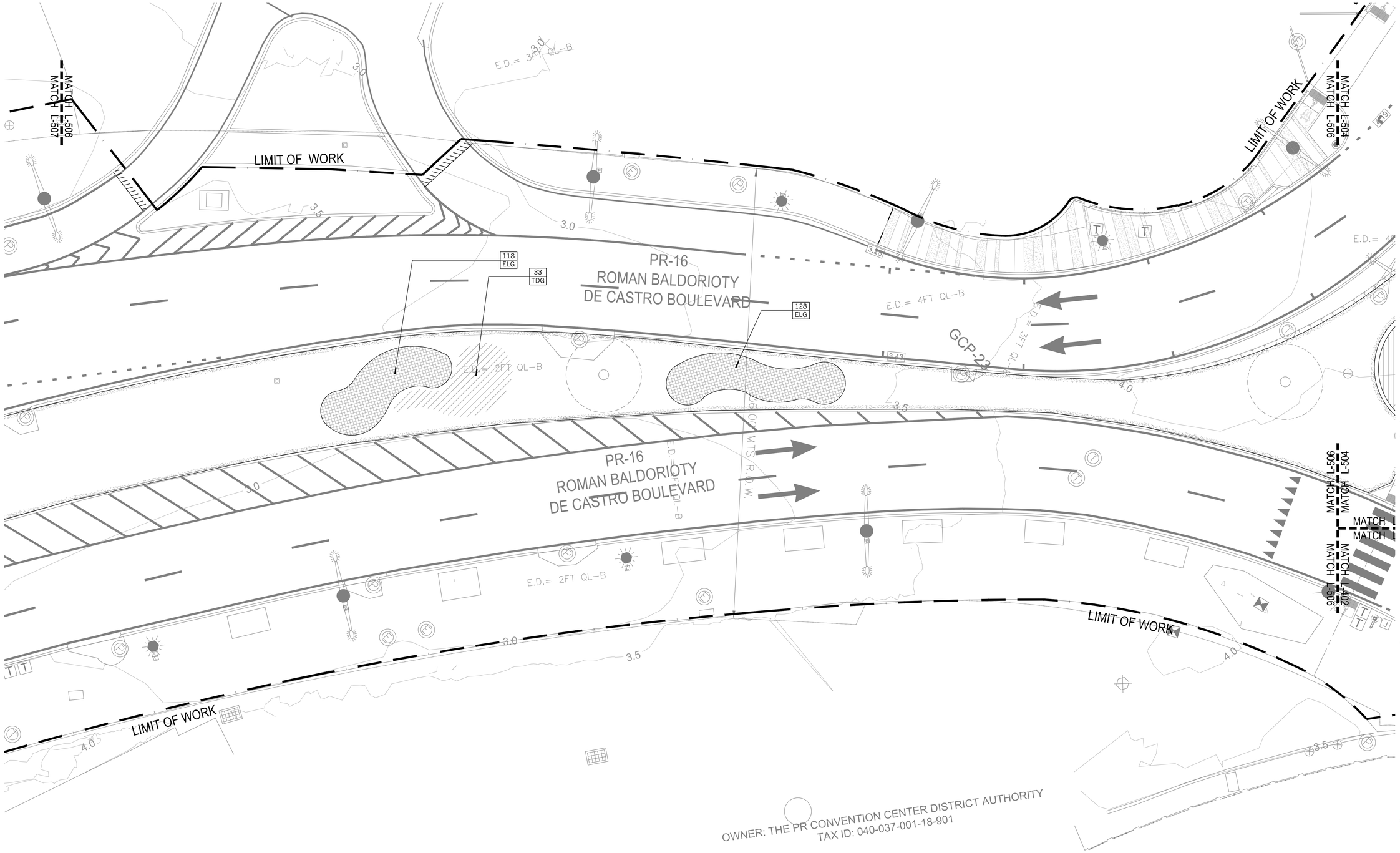
SHRUB & GROUNDCOVER PLAN

SCALE: As Noted

DRAWING #:
L-505
50 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\03-CONTRACT DOCS\00-SHEETS\L-501 SHRUB & GROUNDCOVER PLAN.DWG



LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING

LEGEND:

ABS - ORANGE BROMELIAD
CIS -GREEN TIP COCO PLUM
FMS - GREEN IRELAND INDIAN LAUREL FIG
HPS - FIREBUSH
TJS - CHINESE STAR JASMINE
ZFS - CARDBOARD PALM
TDG - DWARF FAKAHATCHEE GRASS
ELG - GOLDEN CREEPER
HCG- BEACH LILY
IPG - BEACH MORNING GLORY
SOD - MANILA GRASS

MATCH L-506
MATCH L-502

SCALE: 1"=10'-0"
0 5' 10' 20' 30' 40' 50'

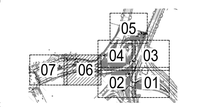
MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
01.27.2026	60% DD PROGRESS SET
01.29.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% DD PROGRESS SET REV.
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION





KEY PLAN:

YO, **JONATHAN J MARVEL FULLER**, NÚMERO DE LICENCIA **21736**, CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES, REGLAMENTOS, ORDENANZAS, LEYES Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NÚM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

SHRUB & GROUNDCOVER PLAN

SCALE: As Noted

DRAWING #:
L-506
51 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

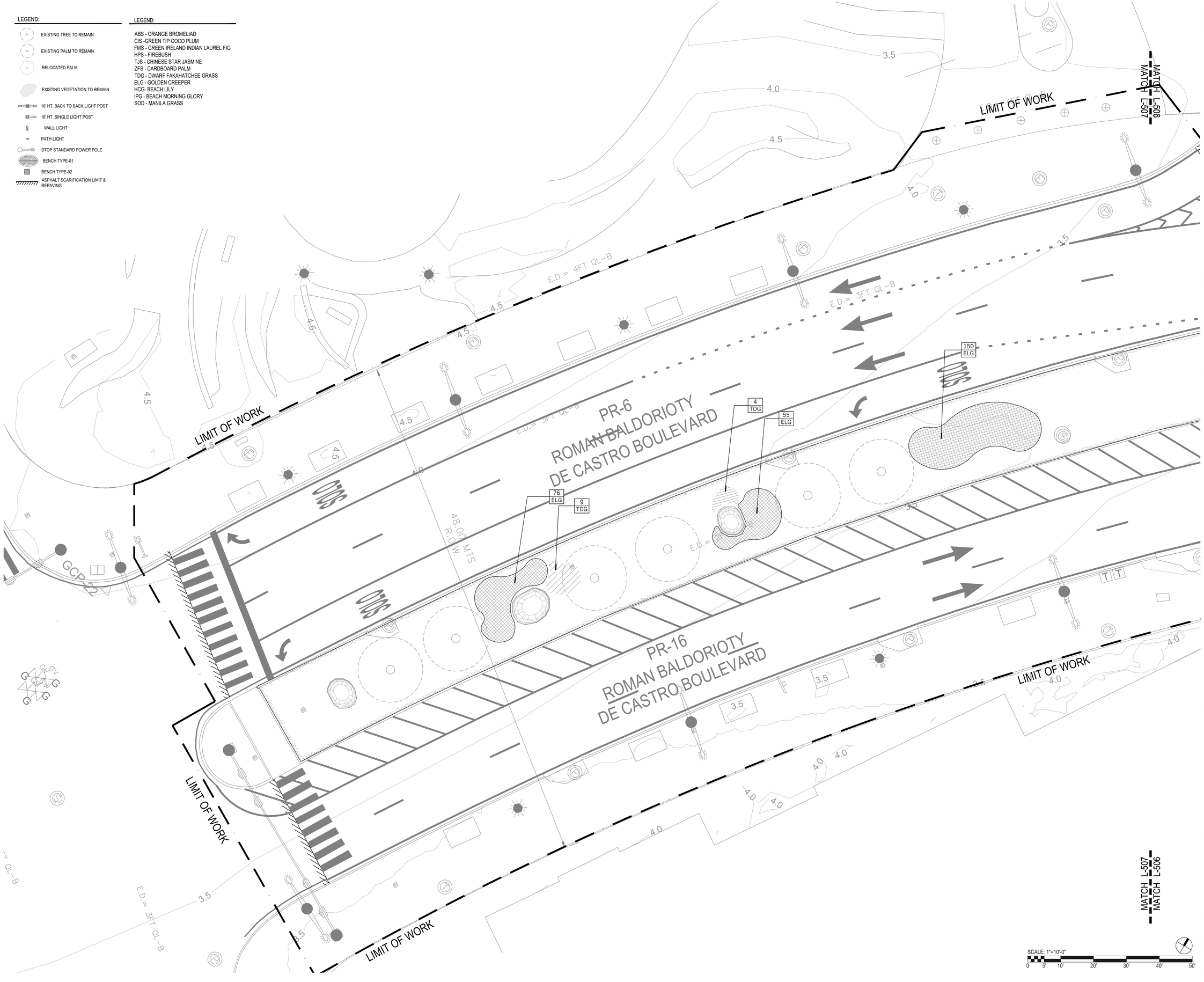
Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\09-CONTRACT DOCS\00-SHEETS\L-501 SHRUB & GROUNDCOVER PLAN.DWG

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING

LEGEND:

ABS - ORANGE BROMELIAD
CIS -GREEN TIP COCO PLUM
FMS - GREEN IRELAND INDIAN LAUREL FIG
HPS - FIREBUSH
TJS - CHINESE STAR JASMINE
ZFS - CARDBOARD PALM
TDG - DWARF FAKAHATCHEE GRASS
ELG - GOLDEN CREEPER
HCG- BEACH LILY
IPG - BEACH MORNING GLORY
SOD - MANILA GRASS



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
01.27.2026	60% DD PROGRESS SET
01.29.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% DD PROGRESS SET REV.
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

YO, **JONATHAN J MARVEL FULLER**, NÚMERO DE LICENCIA **21736**, CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE LA OBRA PROPUESTA EN ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NÚM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522
PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

SHRUB & GROUNDCOVER PLAN

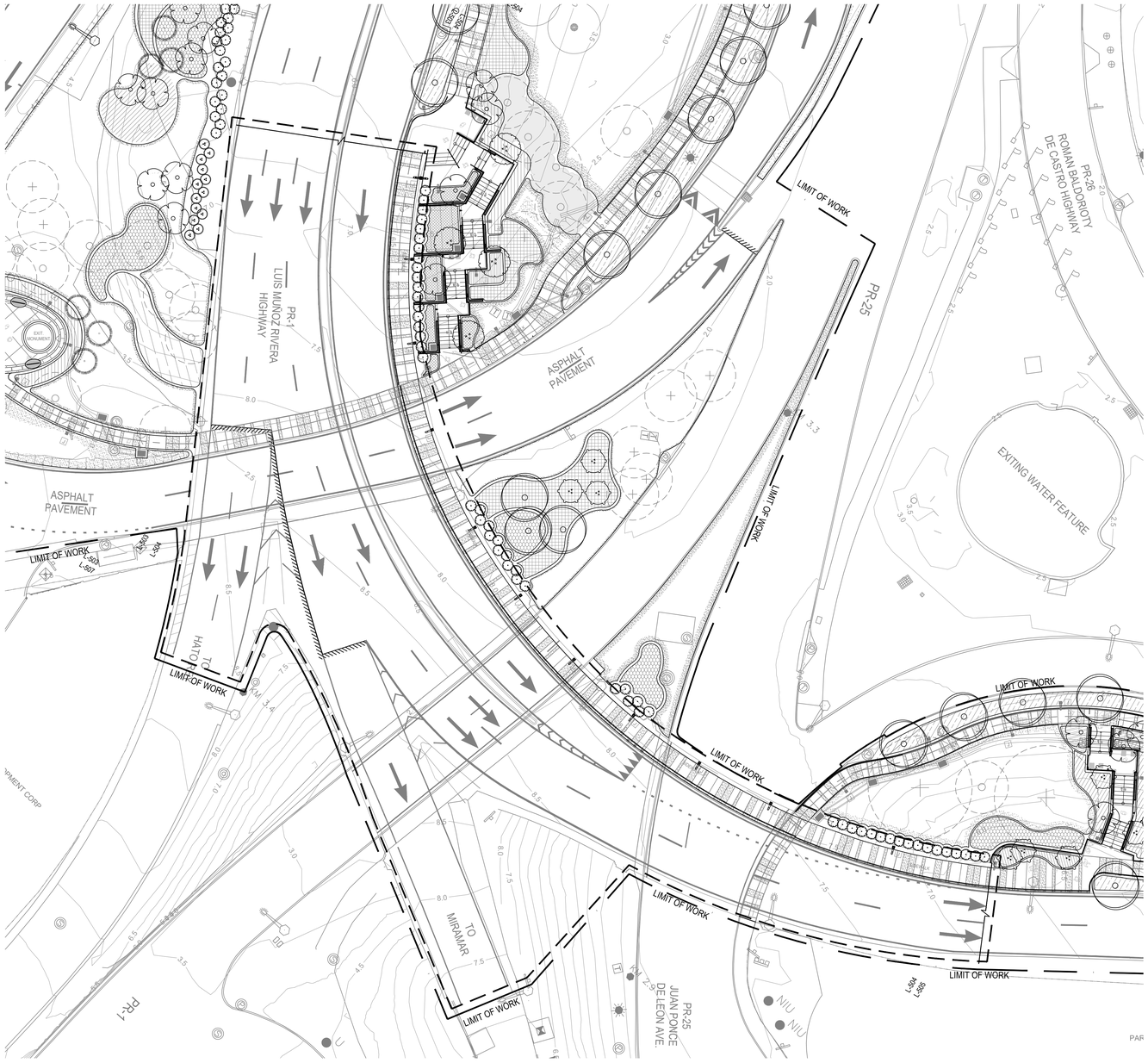
SCALE: As Noted

DRAWING #:
L-507
52 of 121

SCALE: 1"=10'-0"
0 5' 10' 20' 30' 40' 50'

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\09-CONTRACT DOCS\00-SHEETS\L-501 SHRUB & GROUNDCOVER PLAN.DWG



LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING
- TREE ID NO.

SCALE: 1"=20'-0"

0 10' 20' 30' 40' 50' 100'

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\09-CONTRACT DOCS\00-SHEETS\L-508 SHRUB & GROUNDCOVER PLAN.DWG



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911

OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907

CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009

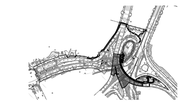
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587

GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013

STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
03.30.2026	90% PROGRESS SET
04.29.2026	90% DD PROGRESS SET REV.
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

YO, **JONATHAN J MARVEL FULLER** , NÚMERO DE LICENCIA **21736**, CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, "LEY PARA LA REFORMA DEL PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORIQUEÑA", Y CON LA LEY NÚM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

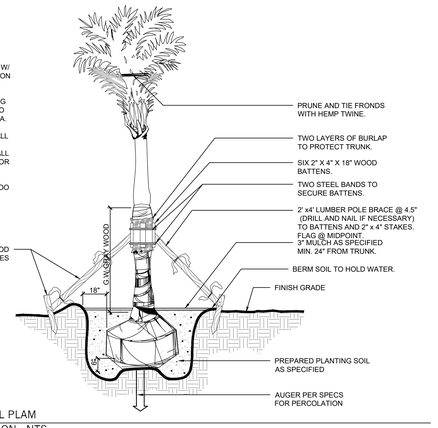
SHRUB & GROUNDCOVER PLAN - BRIDGE

SCALE: As Noted

DRAWING #:
L-508
53 of 121

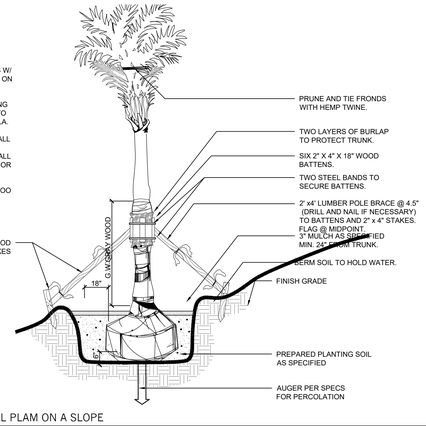
© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

NOTES:
1. SBAL PALMS W/ BOOTS REMOVED.
2. SEE PLANS AND SPECS FOR PALMS W/ BOOTS TO REMAIN ON TRNK.
3. FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY LA.
4. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR T0 INSTALLATION.
5. SUBSTITUTE BAMBOO POLES AS NECESSARY FOR LUMBER BRACES



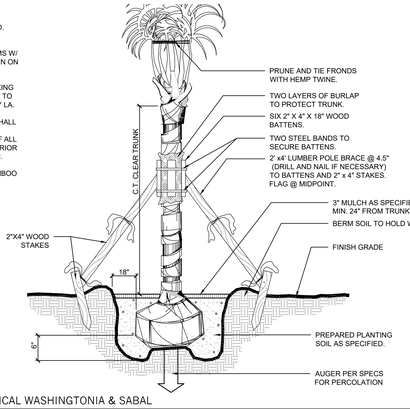
01 ROYAL PLAM
SCETION - NTS

NOTES:
1. SBAL PALMS W/ BOOTS REMOVED.
2. SEE PLANS AND SPECS FOR PALMS W/ BOOTS TO REMAIN ON TRNK.
3. FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY LA.
4. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
5. SUBSTITUTE BAMBOO POLES AS NECESSARY FOR LUMBER BRACES



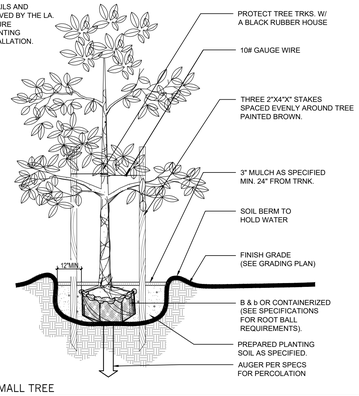
02 ROYAL PLAM ON A SLOPE
SCETION - NTS

NOTES:
1. SBAL PALMS W/ BOOTS REMOVED.
2. SEE PLANS AND SPECS FOR PALMS W/ BOOTS TO REMAIN ON TRNK.
3. FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY LA.
4. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
5. SUBSTITUTE BAMBOO POLES AS NECESSARY FOR LUMBER BRACES



03 TYPICAL WASHINGTONIA & SABAL
SCETION - NTS

NOTE:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE LA.
2. CONTRACTOR SHALL ASSURE
3. PERCOLATION OF ALL PLANTING
4. PITS/BEDS PRIOR TO INSTALLATION.



04 TYPICAL SMALL TREE
SCETION - NTS

NOTE:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE LA.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.

05 TYPICAL SMALL TREE ON A SLOPE
SCETION - NTS

NOTE:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE LA.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.

06 MULTI TRUNK TREE
SCETION - NTS

NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.
2. PLANT MATERIAL SHALL BE PLANTED 2" HIGH W/ SOIL MOUNDING UP TO THE TOP OF THE ROOT BALL.
3. WHEN GROUND COVERS AND SHRUBS USED IN MASSES ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL -EXCEPT WHEN OTHERWISE SPECIFIED. REFER TO PLANT LIST.

07 TYPICAL SHRUB & GROUND COVER
SCETION - NTS

NOTE:
1. ALL SHRUB AND GROUND COVER MASSES TO USE TRIANGULAR SPACING EXCEPT WHERE NOTED REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING.

08 TYPICAL SHRUB & GROUND COVER SPACING
PLAN - NTS

Crown drip line or other limit of Tree Protection area. See tree preservation plan for fence alignment.

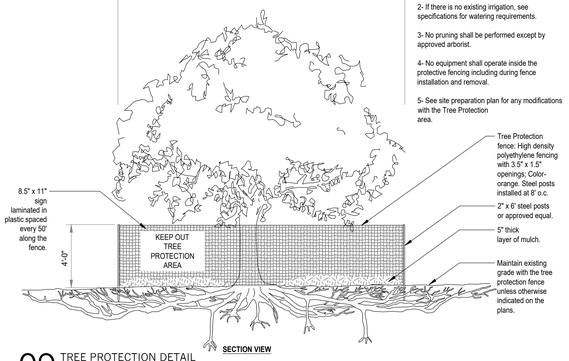
Notes:
1- See specifications for additional tree protection requirements.

2- If there is no existing irrigation, see specifications for watering requirements.

3- No pruning shall be performed except by approved arborist.

4- No equipment shall operate inside the protective fencing including during fence installation and removal.

5- See site preparation plan for any modifications with the Tree Protection area.



SECTION VIEW

09 TREE PROTECTION DETAIL
SCETION - NTS



MARVEL

161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
12.30.2025	40% DD PROGRESS
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

YO, _____, NÚMERO DE LICENCIA _____
CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DEL REGLAMENTO PARA LA CONSTRUCCIÓN Y USO DE AGENCIAS, JUNTAS Y COMISIONES GUBERNAMENTALES, CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NÚM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

PLANTING DETAILS

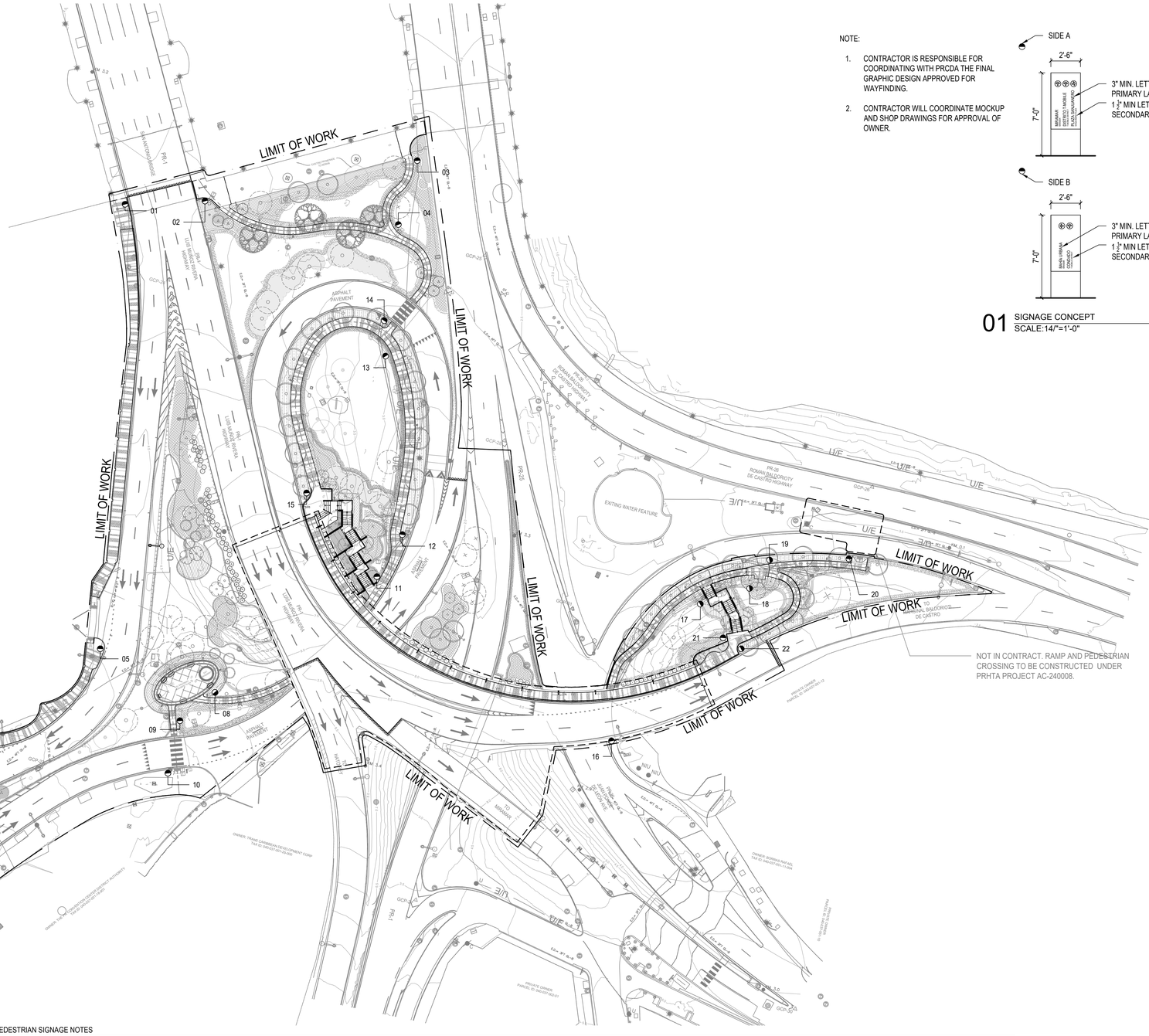
SCALE: As Noted

DRAWING #:
L-509

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

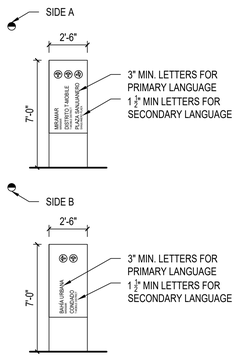
Z:\PROJECTS\2522-MIRAMAR PEDESTRIAN ACCESS CONVCTR. PR\09-CONTRACT DOCS\00-SHEETS\L-509 PLANTING DETAILS.DWG

ID	SIDE	TYPE OF SIGN	NAME: SPANISH	NAME: ENGLISH
01	A	DIRECTIONAL	DISTRITO T-MOBILE, MIRAMAR	T-MOBILE DISTRICT, MIRAMAR
	B		CONDADO, BAHÍA URBANA	CONDADO, URBAN BAY
02	A	DIRECTIONAL	DISTRITO T-MOBILE, MIRAMAR	T-MOBILE DISTRICT, MIRAMAR
	B		CONDADO, BAHÍA URBANA	CONDADO, URBAN BAY
03	A	DIRECTIONAL	DISTRITO T-MOBILE, MIRAMAR	T-MOBILE DISTRICT, MIRAMAR
	B		CONDADO, BAHÍA URBANA	CONDADO, URBAN BAY
04	A	DIRECTIONAL	DISTRITO T-MOBILE, MIRAMAR	T-MOBILE DISTRICT, MIRAMAR
	B		CONDADO, BAHÍA URBANA	CONDADO, URBAN BAY
05	A	DIRECTIONAL	DISTRITO T-MOBILE, MIRAMAR	T-MOBILE DISTRICT, MIRAMAR
	B		CONDADO, BAHÍA URBANA	CONDADO, URBAN BAY
06	A	DIRECTIONAL	DISTRITO T-MOBILE, MIRAMAR	T-MOBILE DISTRICT, MIRAMAR
	B		CONDADO, BAHÍA URBANA, MIRAMAR	CONDADO, URBAN BAY, MIRAMAR
07	A	DIRECTIONAL	DISTRITO T-MOBILE, MIRAMAR	T-MOBILE DISTRICT, MIRAMAR
	B		CONDADO, PLAZA SANJUANERO, MIRAMAR, BAHÍA URBANA	CONDADO, SANJUANERO PLAZA , MIRAMAR, URBAN BAY
08	A	INFORMATIONAL	PLAZA SANJUANERO	SANJUANERO PLAZA
	B			
09	A	DIRECTIONAL	DISTRITO T-MOBILE, MIRAMAR	T-MOBILE DISTRICT, MIRAMAR
09	B		CONDADO, PLAZA SANJUANERO	CONDADO, SANJUANERO PLAZA
10	A		DISTRITO T-MOBILE, MIRAMAR	T-MOBILE DISTRICT, MIRAMAR
10	B		CONDADO, BAHÍA URBANA, PLAZA SANJUANERO	CONDADO, URBAN BAY, SANJUANERO PLAZA
11	A	DIRECTIONAL	MIRAMAR, DISTRITO T-MOBILE, PLAZA SANJUANERO	T-MOBILE DISTRICT, MIRAMAR, SANJUANERO PLAZA
11	B	DIRECTIONAL	CONDADO, BAHÍA URBANA	CONDADO, URBAN BAY
	A		DISTRITO T-MOBILE, MIRAMAR, PLAZA SANJUANERO	T-MOBILE DISTRICT, MIRAMAR, SANJUANERO PLAZA
12	B	DIRECTIONAL	CONDADO, BAHÍA URBANA	CONDADO, URBAN BAY
13	A	DIRECTIONAL	MIRAMAR, DISTRITO T-MOBILE, PLAZA SANJUANERO	T-MOBILE DISTRICT, MIRAMAR, SANJUANERO PLAZA
13	B	DIRECTIONAL	CONDADO, BAHÍA URBANA	CONDADO, URBAN BAY
14	A	DIRECTIONAL	MIRAMAR, DISTRITO T-MOBILE, PLAZA SANJUANERO	T-MOBILE DISTRICT, MIRAMAR, SANJUANERO PLAZA
14	B	DIRECTIONAL	CONDADO, BAHÍA URBANA	CONDADO, URBAN BAY
15	A	DIRECTIONAL	MIRAMAR, DISTRITO T-MOBILE, PLAZA SANJUANERO	T-MOBILE DISTRICT, MIRAMAR, SANJUANERO PLAZA
15	B	DIRECTIONAL	CONDADO, BAHÍA URBANA	CONDADO, URBAN BAY
16	A	DIRECTIONAL	MIRAMAR	MIRAMAR
16	B	DIRECTIONAL	CONDADO, PLAZA SANJUANERO, BAHÍA URBANA	CONDADO, SANJUANERO PLAZA, URBAN BAY
17	A	DIRECTIONAL	MIRAMAR, DISTRITO T-MOBILE, PLAZA SANJUANERO	T-MOBILE DISTRICT, MIRAMAR, SANJUANERO PLAZA
17	B	DIRECTIONAL	CONDADO	CONDADO
18	A	DIRECTIONAL	DISTRITO T-MOBILE, PLAZA SANJUANERO, MIRAMAR	T-MOBILE DISTRICT, MIRAMAR, SANJUANERO PLAZA
18	B	DIRECTIONAL	CONDADO	CONDADO
19	A	DIRECTIONAL	DISTRITO T-MOBILE, PLAZA SANJUANERO, MIRAMAR	T-MOBILE DISTRICT, MIRAMAR, SANJUANERO PLAZA
19	B	DIRECTIONAL	CONDADO	CONDADO
20	A	DIRECTIONAL	DISTRITO T-MOBILE, PLAZA SANJUANERO, MIRAMAR	T-MOBILE DISTRICT, MIRAMAR, SANJUANERO PLAZA
20	B	DIRECTIONAL	CONDADO	CONDADO
21	A	DIRECTIONAL	DISTRITO T-MOBILE, PLAZA SANJUANERO, MIRAMAR	T-MOBILE DISTRICT, MIRAMAR, SANJUANERO PLAZA
21	B	DIRECTIONAL	CONDADO	CONDADO
22	A	DIRECTIONAL	DISTRITO T-MOBILE, PLAZA SANJUANERO, MIRAMAR	T-MOBILE DISTRICT, MIRAMAR, SANJUANERO PLAZA
22	B	DIRECTIONAL	CONDADO	CONDADO



NOTE:

1. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH PRCDA THE FINAL GRAPHIC DESIGN APPROVED FOR WAYFINDING.
2. CONTRACTOR WILL COORDINATE MOCKUP AND SHOP DRAWINGS FOR APPROVAL OF OWNER.



01 SIGNAGE CONCEPT
SCALE:14/"=1'-0"

GENERAL WAYFINDING & PEDESTRIAN SIGNAGE NOTES

1. ALL WAYFINDING AND PEDESTRIAN SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PROJECT SPECIFICATIONS, MANUFACTURER'S RECOMMENDATIONS, AND APPLICABLE CODES AND REGULATIONS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LOCATIONS, EXISTING SITE CONDITIONS, UTILITIES, AND FIELD CONSTRAINTS PRIOR TO FABRICATION AND INSTALLATION OF SIGNAGE.
3. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE CONTRACT DOCUMENTS PRIOR TO COMMENCING WORK.
4. SIGN LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE. FINAL LOCATIONS SHALL BE FIELD VERIFIED AND ADJUSTED AS REQUIRED TO MAINTAIN ACCESSIBILITY, PEDESTRIAN CLEARANCES, SITE VISIBILITY, AND REQUIRED SETBACKS.
5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL SIGN TYPES, INCLUDING MATERIALS, FINISHES, GRAPHICS, TYPOGRAPHY, COLORS, MOUNTING DETAILS, AND SIGNED AND SEALED CALCULATIONS FOR DELEGATED DESIGN COMPONENTS, AS APPLICABLE, PRIOR TO FABRICATION.
6. CONTRACTOR SHALL PROVIDE FULL-SIZE GRAPHIC LAYOUTS, MESSAGE SCHEDULES, AND SIGN CONTENT FOR REVIEW PRIOR TO PRODUCTION.
7. ALL SIGN CONTENT, DIRECTIONAL INFORMATION, DESTINATION NAMES, DISTANCES, MAPS, SYMBOLS, AND GRAPHICS SHALL BE VERIFIED WITH THE OWNER PRIOR TO FABRICATION.
8. ALL SIGNAGE SHALL UTILIZE CONSISTENT GRAPHIC STANDARDS, TYPOGRAPHY, COLORS, ICONOGRAPHY, AND BRANDING THROUGHOUT THE PROJECT.
9. SIGNAGE SHALL BE DESIGNED AND INSTALLED TO WITHSTAND THE PROJECT SITE ENVIRONMENT AND APPLICABLE DESIGN LOADS.
10. MATERIALS, FINISHES, AND EXPOSED COMPONENTS SHALL BE SUITABLE FOR EXTERIOR USE AND THE COASTAL ENVIRONMENT OF SAN JUAN, PUERTO RICO.
11. ALL FASTENERS, ANCHORS, CONNECTIONS, AND HARDWARE SHALL BE CORROSION-RESISTANT AND COMPATIBLE WITH THE SPECIFIED SIGN MATERIALS.
12. SIGN FOUNDATIONS ARE DELEGATED DESIGN. THE CONTRACTOR SHALL DESIGN AND SUBMIT SIGNED AND SEALED FOUNDATION CALCULATIONS AND SHOP DRAWINGS DEMONSTRATING COMPLIANCE WITH APPLICABLE DESIGN LOADS AND SITE CONDITIONS FOR REVIEW PRIOR TO INSTALLATION.
13. CONTRACTOR SHALL COORDINATE SIGN FOUNDATION INSTALLATION WITH ALL EXISTING AND PROPOSED UTILITIES.
14. CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION ACTIVITIES.
15. NO SIGNAGE OR SIGN SUPPORTS SHALL OBSTRUCT FIRE HYDRANTS, EMERGENCY ACCESS ROUTES, DRAINAGE STRUCTURES, BUILDING ENTRANCES, OR ACCESSIBLE ROUTES.
16. PEDESTRIAN WAYFINDING SIGNS SHALL MAINTAIN REQUIRED ACCESSIBLE PATH OF TRAVEL WIDTHS AND VERTICAL CLEARANCES.
17. ACCESSIBLE SIGNAGE SHALL COMPLY WITH ALL APPLICABLE ACCESSIBILITY REQUIREMENTS.
18. ALL SIGN PANELS AND FINISHES SHALL BE SUITABLE FOR EXTERIOR APPLICATIONS AND RESIST NORMAL WEATHERING, UV EXPOSURE, AND GRAFFITI AS SPECIFIED.
19. ALL SIGN FACES SHALL BE LEVEL, PLUMB, AND FREE OF VISIBLE DEFECTS OR DISTORTIONS.
20. CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGE TO PAVEMENTS, LANDSCAPING, UTILITIES, OR OTHER SITE IMPROVEMENTS RESULTING FROM SIGN INSTALLATION AT NO ADDITIONAL COST TO THE OWNER.
21. CONTRACTOR SHALL PROTECT EXISTING TREES, LANDSCAPING, IRRIGATION SYSTEMS, LIGHTING SYSTEMS, AND SITE IMPROVEMENTS DURING CONSTRUCTION.
22. SIGN LOCATIONS SHALL BE FIELD ADJUSTED AS NECESSARY TO AVOID CONFLICTS WITH EXISTING TREES, ROOT ZONES, UTILITIES, LIGHT POLES, TRAFFIC CONTROL DEVICES, AND SITE FURNISHINGS.
23. SIGNAGE WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE INSTALLED IN COORDINATION WITH THE AUTHORITIES HAVING JURISDICTION.
24. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, APPROVALS, AND INSPECTIONS NECESSARY FOR THE INSTALLATION OF THE WORK.
25. CONTRACTOR SHALL PROVIDE A COMPLETE WAYFINDING SIGNAGE INVENTORY AND AS-BUILT DOCUMENTATION AT PROJECT CLOSEOUT.
26. ALL DESTINATION NAMES, DISTANCES, ORIENTATION INFORMATION, AND WAYFINDING CONTENT SHALL BE VERIFIED IN THE FIELD AND WITH THE OWNER PRIOR TO FABRICATION.
27. WAYFINDING ELEMENTS SHALL PROVIDE PEDESTRIAN CONNECTIONS TO THE DESTINATIONS IDENTIFIED IN THE CONTRACT DOCUMENTS AND APPROVED BY THE OWNER.
28. CONTRACTOR SHALL COORDINATE SIGNAGE INSTALLATION WITH THE PHASING OF ADJACENT ROADWAY, LANDSCAPE, LIGHTING, AND PEDESTRIAN IMPROVEMENTS.
29. GRAPHICS, TEXT, AND DIRECTIONAL INFORMATION SHALL BE PRESENTED IN ENGLISH AND SPANISH UNLESS OTHERWISE DIRECTED BY THE OWNER.
30. IN THE EVENT OF A DISCREPANCY BETWEEN THE SIGN LOCATION PLAN, SIGN SCHEDULE, AND SIGN DETAILS, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE DESIGN TEAM PRIOR TO FABRICATION OR INSTALLATION.
31. QUANTITIES SHOWN ON THE SIGN SCHEDULE ARE PROVIDED FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL SIGN TYPES, LOCATIONS, AND QUANTITIES FROM THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES EXIST, THE SIGN LOCATION PLAN SHALL GOVERN UNLESS OTHERWISE DIRECTED BY THE OWNER OR DESIGNER.

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING
  - A - SIDE
  - ID
  - B - SIDE

SCALE: 1"=40'-0"
0 20' 50' 100' 150' 200'



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

I/O: **JONATHAN J MARVEL FULLER** , NÚMERO DE LICENCIA: **21738** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA EJERCIDO CONFORME CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA " LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA. " Y CON LA LEY NÚM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA DOPR.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

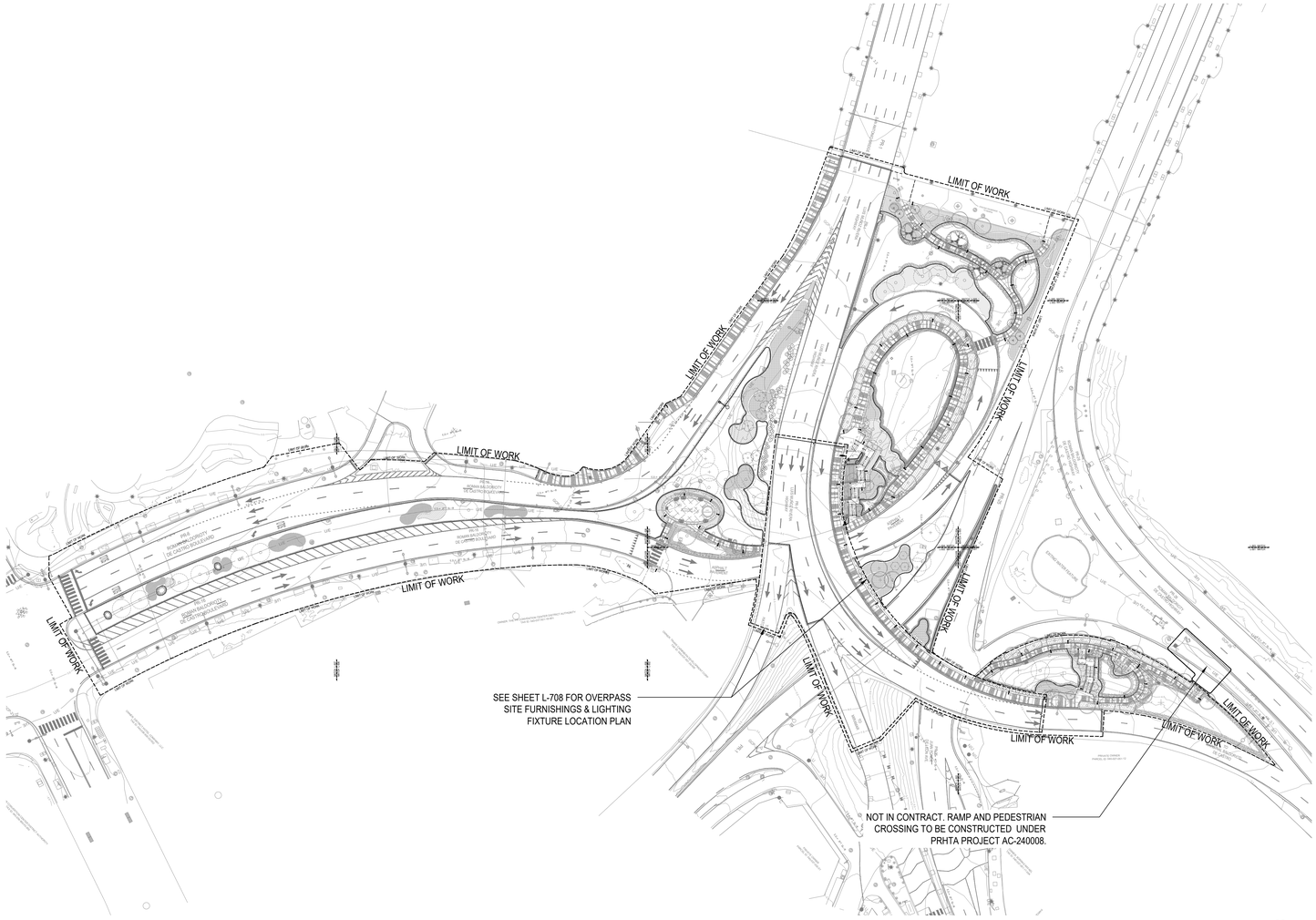
WAYFINDING & PEDESTRIAN SIGNAGE

SCALE: As Noted

DRAWING #:
L-600

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

C:\USERS\IRRIZARRY\DOCUMENTS\TEMP DOC'S\2542 - PEDESTRIAN ACESS PROJECT\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\00-SHEETS\L-600 SIGNAGE & PEDESTRAIN LANDSCAPE DETAILS.DWG



01 GENERAL SITE FURNISHIGN & LIGHTING LOCATION PLAN
SCALE " 1" = 60'-0"

SCALE: 1"=60'-0"
0 50' 100' 150' 200' 300'

ID CODE	SYMBOL	DESCRIPTION / MODEL	COLOR	MANUFACTURER	ACCESSORIESS	QTY.	CUT SHEET
LF-01		TORRES LIGHT POST AH|200 AH-16-A-T2-LO-CLR--OBD	3000K	LANDSCAPE FORMS	16' Ht. Post : AH-16-A	56	05 L-709 06 L-709
LF-01		TORRES LIGHT POST AH|200 OVER BRIDGE AH-16-A-T2-LO-CLR--OBD	3000K	LANDSCAPE FORMS	16' Ht. Post : AH-16-A	10	05 L-709 06 L-709
LF-02		TORRES LIGHT POST- AH|200 AH-16-A-T2-LO-CLR--OBD BACK TO BACK	3000K	LANDSCAPE FORMS	16' Ht. Post : AH-16-B	2	05 L-709 06 L-709
LF-03		TORRES WALL MOUNT LIGHT: AH-004L3-100F-30K-OBD	3000K	LANDSCAPE FORMS		11	04 L-709 06 L-709
LF-04		TORRES PATH LIGHT AH-001L3-050F-30K-UVI-SM-OBD	3000K	LANDSCAPE FORMS		16	03 L-709 06 L-709
LF-05		DTOP STANDARD PRECAST CONCRETE POWER POLE		SEE ELECTRICAL DWG'S		1	

SITE FURNISHING SCHEDULE

CODE	SYMBOL	DESCRIPTION / MODEL		MANUFACTURER	ACCESSORIESS	QTY.	CUT SHEET
FT-01		BENCH TYPE -01: BE-45 ESPRESSO BENCH		713 PRECAST		5	01 L-709
FT-02		BENCH TYPE-02 BE-30 UNBIASED SEAT		713 PRECAST		12	02 L-709

NOTE:
1. REFER TO SCHEDULE OF FINISHES SHEET L-111 AND L-709 FOR ADDITIONAL INFORMATION

GENERAL LIGHTING NOTES & SITE FURNISHING NOTES

1. AT THE TIME OF SUBSTANTIAL COMPLETION, THE CONTRACTOR SHALL TURN OVER TO THE OWNER (MUNICIPIO DE SAN JUAN) THREE (3) SPARE LAMPS OF EACH TYPE INSTALLED AS STOCK
2. THE LIGHTING CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, PERMITS, AND SUPERVISION REQUIRED FOR THE COMPLETE INSTALLATION AND OPERATION OF ALL WORK INDICATED IN THESE DRAWINGS, SPECIFICATIONS, AND GENERAL CONDITIONS OF THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL UNDERSTAND THAT THIS PROJECT INVOLVES THE CONSTRUCTION OF NEW SITE IMPROVEMENTS WITHIN A HEAVILY TRAFFICKED PUBLIC TRANSIT CORRIDOR ADJACENT TO THE OCEAN. WORK HOURS MAY BE RESTRICTED TO MINIMIZE DISRUPTION TO TRANSIT OPERATIONS, NEARBY RESIDENTS, PEDESTRIANS, AND THE GENERAL PUBLIC. ALL WORK SHALL BE COORDINATED WITH THE PROJECT MANAGER (PM) AND ALL APPLICABLE AUTHORITIES TO MAINTAIN PUBLIC SAFETY AND CONTINUITY OF OPERATIONS AT ALL TIMES.
4. THE CONTRACTOR SHALL UNDERSTAND THAT PORTIONS OF THIS PROJECT ARE LOCATED WITHIN AN ENVIRONMENTALLY SENSITIVE COASTAL AREA. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO PREVENT DAMAGE, EROSION, SEDIMENTATION, OR ENCROACHMENT BEYOND THE LIMITS OF CONSTRUCTION OR APPROVED STAGING AREAS.
5. THIS PROJECT IS LOCATED WITHIN A MAJOR TRANSIT CORRIDOR AND WITHIN THE INFLUENCE AREA OF AN AIRPORT APPROACH AND TAKEOFF ZONE. ALL CONSTRUCTION ACTIVITIES, TEMPORARY STRUCTURES, CRANE OPERATIONS, LIGHTING INSTALLATIONS, AND USE OF HEAVY EQUIPMENT SHALL COMPLY WITH ALL APPLICABLE FAA, LOCAL AVIATION, MUNICIPAL, AND TRANSPORTATION AUTHORITY REQUIREMENTS. CONTRACTOR SHALL COORDINATE ALL REQUIRED RESTRICTIONS, NOTIFICATIONS, AND APPROVALS WITH THE PROJECT MANAGER PRIOR TO COMMENCEMENT OF WORK.
6. DUE TO THE PROJECT'S PROXIMITY TO AIRPORT OPERATIONS AND EXISTING PUBLIC INFRASTRUCTURE, EXCAVATION, VIBRATION, AND USE OF HEAVY EQUIPMENT SHALL BE MINIMIZED WHERE POSSIBLE. THE USE OF LIGHTWEIGHT EQUIPMENT AND HAND TOOLS IS ENCOURAGED IN SENSITIVE AREAS. CONTRACTOR SHALL SUBMIT A PROPOSED EQUIPMENT AND CONSTRUCTION ACCESS PLAN TO THE PM FOR REVIEW AND APPROVAL PRIOR TO BEGINNING WORK.
7. ALL SITE LIGHTING SHALL BE AIMED, SHIELDED, AND INSTALLED TO MINIMIZE GLARE, LIGHT TRESPASS, AND UPWARD LIGHT SPILL. LIGHTING INSTALLATIONS SHALL NOT INTERFERE WITH VEHICULAR TRAFFIC, TRANSIT OPERATIONS, MARINE NAVIGATION, OR AIRCRAFT OPERATIONS. CONTRACTOR SHALL VERIFY COMPLIANCE WITH ALL APPLICABLE FAA AND LOCAL LIGHTING REQUIREMENTS PRIOR TO INSTALLATION.
8. CONTRACTOR SHALL PROTECT ALL WORK AT ALL TIMES AND SHALL PROVIDE ALL REQUIRED MEASURES TO SAFELY DIRECT VEHICULAR, TRANSIT, EMPLOYEE, AND PEDESTRIAN TRAFFIC AWAY FROM WORK AREAS. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, TEMPORARY FENCING, BARRICADES, WARNING SIGNAGE, LIGHTING, TRAFFIC CONTROL DEVICES, AND PEDESTRIAN PROTECTION AS REQUIRED BY THE PM AND GOVERNING AUTHORITIES.
9. CONTRACTOR SHALL VISIT THE SITE AND BECOME FULLY FAMILIAR WITH ALL EXISTING CONDITIONS, SITE CONSTRAINTS, ACCESS LIMITATIONS, TRANSIT OPERATIONS, STAGING AREAS, AND PROJECT LOGISTICS PRIOR TO BIDDING AND COMMENCEMENT OF WORK. ALL SITE LOGISTICS SHALL BE REVIEWED AND COORDINATED WITH THE PM PRIOR TO CONSTRUCTION.
10. ALL EXCAVATION, TRENCHING, SAWCUTTING, AND RELATED CONSTRUCTION ACTIVITIES SHALL BE COORDINATED WITH THE PM PRIOR TO COMMENCEMENT OF WORK.
11. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, ELECTRICAL, TELECOMMUNICATIONS, SECURITY, SOUND, SANITARY, STORM DRAINAGE, FUEL, AND IRRIGATION SYSTEMS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL COORDINATE WITH THE PM, UTILITY COMPANIES, AND APPLICABLE GOVERNMENTAL AGENCIES.
12. CONTRACTOR SHALL COORDINATE AND SCHEDULE ANY REQUIRED INTERRUPTION, DISCONNECTION, RELOCATION, OR SHUTDOWN OF UTILITIES OR SERVICES WITH THE OWNER'S REPRESENTATIVE, PM, TRANSIT AUTHORITIES, AND APPLICABLE UTILITY PROVIDERS PRIOR TO COMMENCEMENT OF WORK..
13. PRIOR TO PROCUREMENT, CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT (LA) AND PM FOR REVIEW AND APPROVAL PRODUCT DATA, CUT SHEETS, SHOP DRAWINGS, FINISH SAMPLES, AND MANUFACTURER SPECIFICATIONS FOR ALL LIGHT FIXTURES, POLES, PAINTS, FASTENERS, CONDUITS, ACCESSORIES, SITE FURNISHINGS, AND ALL OTHER VISIBLE MATERIALS SPECIFIED IN THESE DOCUMENTS.
14. PRIOR TO INSTALLATION OF ANY LIGHT FIXTURES, POLES, OR SITE FURNISHINGS, CONTRACTOR SHALL FIELD STAKE ALL PROPOSED LOCATIONS FOR REVIEW AND APPROVAL BY THE LA AND PM. CONTRACTOR SHALL PROVIDE WRITTEN NOTICE A MINIMUM OF TWO (2) WEEKS PRIOR TO REQUIRED REVIEW.
15. NO LIGHT FIXTURES SHALL BE INSTALLED WITHIN TEN (10) FEET OF ANY POOL, SPA, FOUNTAIN, OR WATER FEATURE UNLESS SPECIFICALLY DETAILED OTHERWISE. ADJUST LOCATIONS AS REQUIRED TO MAINTAIN SAFE CLEARANCES AND CODE COMPLIANCE.
FOR DEMOLITION OF EXISTING CONCRETE, STONE, ASPHALT, OR WOOD PAVEMENTS, AN APPROPRIATE SAWCUTTING METHOD SHALL BE USED TO PROVIDE CLEAN, STRAIGHT CUT LINES AT ALL EDGES TO REMAIN. ALL DISTURBED AREAS SHALL BE REPAIRED TO MATCH EXISTING ADJACENT CONDITIONS.
16. ALL WORK AREAS SHALL BE ADEQUATELY PROTECTED FROM PEDESTRIANS, TRANSIT USERS, EMPLOYEES, AND THE GENERAL PUBLIC. THE WORK AREA SHALL BE MAINTAINED AS CONFINED AS POSSIBLE DURING DEMOLITION, EXCAVATION, INSTALLATION, AND RELATED CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAILY REMOVAL AND LEGAL DISPOSAL OF ALL DEMOLISHED MATERIALS, DEBRIS, AND CONSTRUCTION WASTE. THE SITE SHALL BE MAINTAINED IN A SAFE, CLEAN, AND ORDERLY CONDITION AT ALL TIMES AND LEFT "BROOM CLEAN" AT THE END OF EACH WORKDAY.
17. ALL WORK SHALL BE PERFORMED IN A SAFE, NEAT, AND PROFESSIONAL MANNER BY LICENSED ELECTRICAL CONTRACTORS AND QUALIFIED PERSONNEL IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, INDUSTRY STANDARDS, AND PROFESSIONAL PRACTICES GOVERNING CONSTRUCTION IN PUERTO RICO.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY EXISTING ELEMENTS DAMAGED BY THE CONTRACTOR OR ITS SUBCONTRACTORS DURING CONSTRUCTION. REPAIRS SHALL MATCH EXISTING MATERIALS, FINISHES, AND CONDITIONS TO THE SATISFACTION OF THE OWNER AND LA.
19. CONTRACTOR SHALL SUBMIT LIGHTING SHOP DRAWINGS INDICATING THE EXACT LOCATION, ORIENTATION, MOUNTING HEIGHT, AND AIMING OF ALL LIGHT FIXTURES, POLES, CONDUITS, JUNCTION BOXES, AND ASSOCIATED EQUIPMENT. SHOP DRAWINGS SHALL BE COORDINATED WITH SITE FURNISHINGS, PLANTING, HARDSCAPE, DRAINAGE, UTILITIES, AND ALL OTHER DISCIPLINES. ANY CONFLICTS OR REQUIRED MODIFICATIONS SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY EXISTING ELEMENTS DAMAGED BY THE CONTRACTOR OR ITS SUBCONTRACTORS DURING CONSTRUCTION. REPAIRS SHALL MATCH EXISTING MATERIALS, FINISHES, AND CONDITIONS TO THE SATISFACTION OF THE OWNER AND LA.
21. ALL SITE FURNISHINGS SHALL BE INSTALLED TRUE TO LINE AND GRADE, LEVEL, PLUMB, AND SECURELY ANCHORED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS AND THE CONTRACT DOCUMENTS. CONTRACTOR SHALL VERIFY ALL CLEARANCES REQUIRED FOR ADA ACCESSIBILITY, MAINTENANCE ACCESS, AND PEDESTRIAN CIRCULATION PRIOR TO INSTALLATION.
22. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, QUANTITY, AND CONDITION OF ALL EXISTING METAL COVERS, UTILITY ACCESS COVERS, VALVE BOXES, MANHOLES, AND SIMILAR APPURTENANCES WITHIN THE PROJECT LIMITS. APPROXIMATELY 81 EXISTING METAL COVERS AND UTILITY APPURTENANCES IDENTIFIED IN THE SITE SURVEY ARE SHOWN FOR REFERENCE ONLY.
23. THE CONTRACTOR SHALL IDENTIFY, REPAIR, ADJUST, OR REPLACE ALL DAMAGED, DETERIORATED, UNSAFE, NON-COMPLIANT, OR OTHERWISE DEFICIENT METAL COVERS AND UTILITY APPURTENANCES LOCATED WITHIN SIDEWALKS, PEDESTRIAN WALKWAYS, CURB RAMPS, AND OTHER PEDESTRIAN-ACCESSIBLE AREAS AS REQUIRED TO PROVIDE A SAFE, ACCESSIBLE, AND FUNCTIONAL CONDITION. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND INCIDENTALS NECESSARY TO COMPLETE THE REQUIRED REPAIRS, REPLACEMENTS, ADJUSTMENTS, AND INSTALLATIONS.
24. THE CONTRACTOR SHALL CLEAN, PREPARE, AND APPLY AN APPROVED COATING SYSTEM TO ALL EXPOSED METAL COVERS LOCATED WITHIN PEDESTRIAN WALKWAYS OR PAVED AREAS. COATING COLOR AND FINISH SHALL CLOSELY MATCH THE ADJACENT CONCRETE PAVEMENT SURFACE, SUBJECT TO PM & LA FOR APPROVAL, TO MINIMIZE VISUAL IMPACT AND MAINTAIN A UNIFORM APPEARANCE. CONTRACTOR SHALL ENSURE THAT ALL COVERS AND APPURTENANCES ARE INSTALLED FLUSH WITH ADJACENT FINISHED SURFACES AND ARE FREE OF VERTICAL OFFSETS, MOVEMENT, OR CONDITIONS THAT MAY CREATE TRIP HAZARDS.
25. ALL UTILITY COVERS TYPOLOGIES ON SCOPE OF WORK (METALLIC/NON-METALLIC/CONCRETE) MUST BE REPLACED WITH THE SAME MODEL AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE CORRESPONDING AGENCY, AND ALIGNED TO COMPLY WITH THE AMERICAN WITH DISABILITIES ACT (ADA) LAW, REGULATIONS AND STANDARDS, REFER TO CIVIL DRAWINGS FOR MORE DETAILS.
20. ALL PRODUCTS AND MATERIALS, INCLUDING BUT NOT LIMITED TO SITE FURNISHINGS, LIGHTING FIXTURES, PAVING PRODUCTS, STRUCTURAL COMPONENTS, AND OTHER SPECIFIED ITEMS, MAY BE SUBSTITUTED WITH APPROVED EQUAL PRODUCTS, SUBJECT TO REVIEW AND ACCEPTANCE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMONSTRATING THAT ANY PROPOSED SUBSTITUTION MEETS OR EXCEEDS THE SPECIFIED DESIGN INTENT, PERFORMANCE CRITERIA, DURABILITY, COMPATIBILITY, WARRANTY REQUIREMENTS, AND APPLICABLE CODES AND STANDARDS.



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
01.27.2026	60% DD PROGRESS SET
01.29.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

YO, **JONATHAN J MARVEL FULLER** , NÚMERO DE LICENCIA , **21736** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIEN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORIQUEÑA ", Y CON LA LEY NÚM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

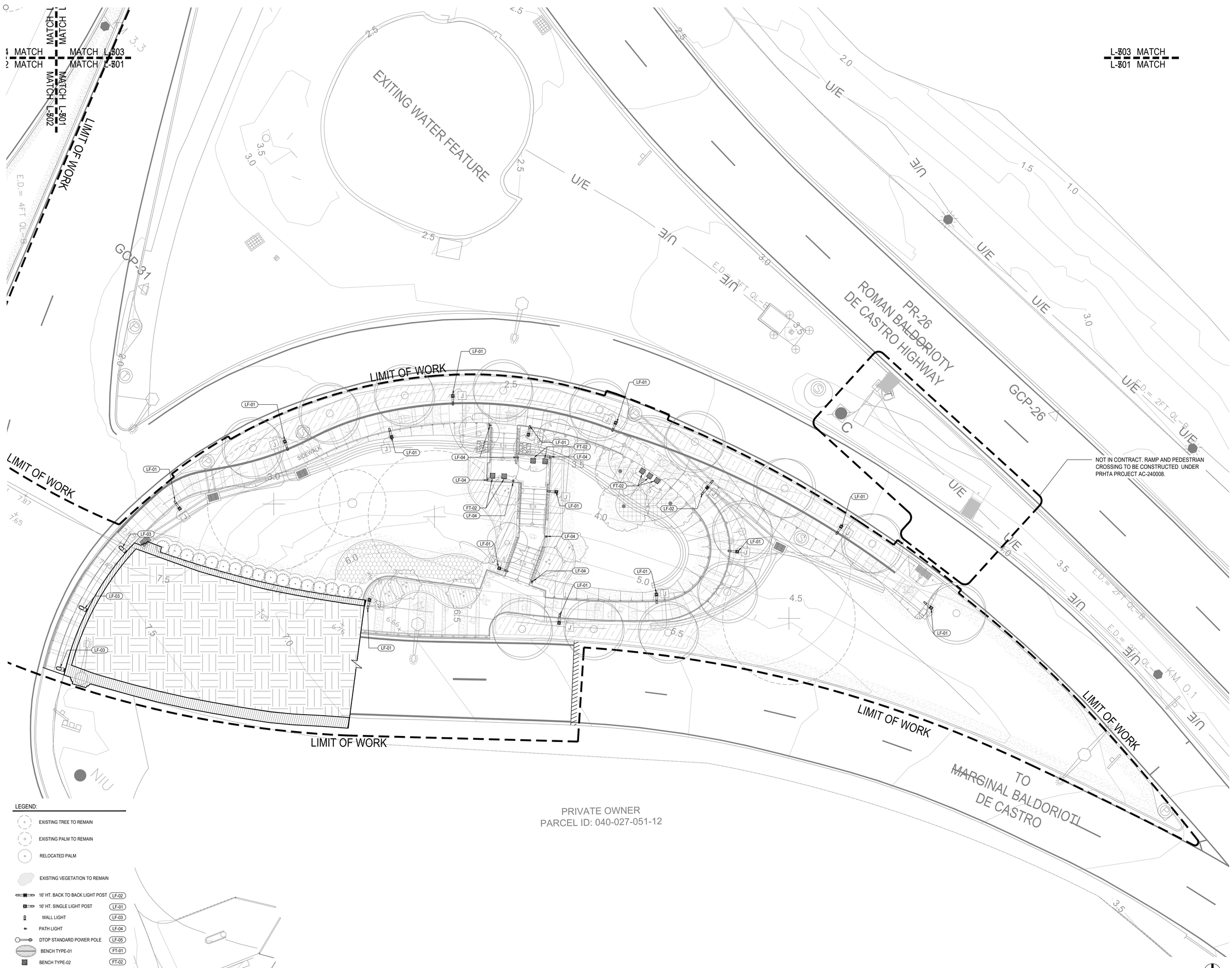
GENERAL SITE FURNISHING & LIGHTING LOCATION PLAN, NOTES & SCHEDULE

SCALE: As Noted

DRAWING #:
L-700
56 of 121

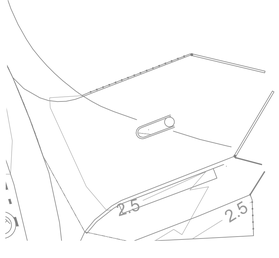
© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

C:\USERS\RRIRIZARRY\DOCUMENTS\TEMP DOCS\2542 - PEDESTRIAN ACESS PROJECT\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\00-SHEETS\L-700 GENERAL SF-LL PLAN & NOTES.DWG



LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST (LF-02)
- 16' HT. SINGLE LIGHT POST (LF-01)
- WALL LIGHT (LF-03)
- PATH LIGHT (LF-04)
- DTOP STANDARD POWER POLE (LF-05)
- BENCH TYPE-01 (FT-01)
- BENCH TYPE-02 (FT-02)
- ASPHALT SCARIFICATION LIMIT & REPAVING
- (XX-00) MATERIAL & FINISH ID





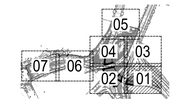
MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOCIADOS INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
01.27.2026	60% DD PROGRESS SET
01.29.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

YO, **JONATHAN J MARVEL FULLER** , NÚMERO DE LICENCIA **21736** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O MUNICIPIOS QUE TENGAN JURISDICCIÓN SOBRE LA OBRA. ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA " LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NÚM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

SITE FURNISHING & LIGHTING LOCATION PLAN

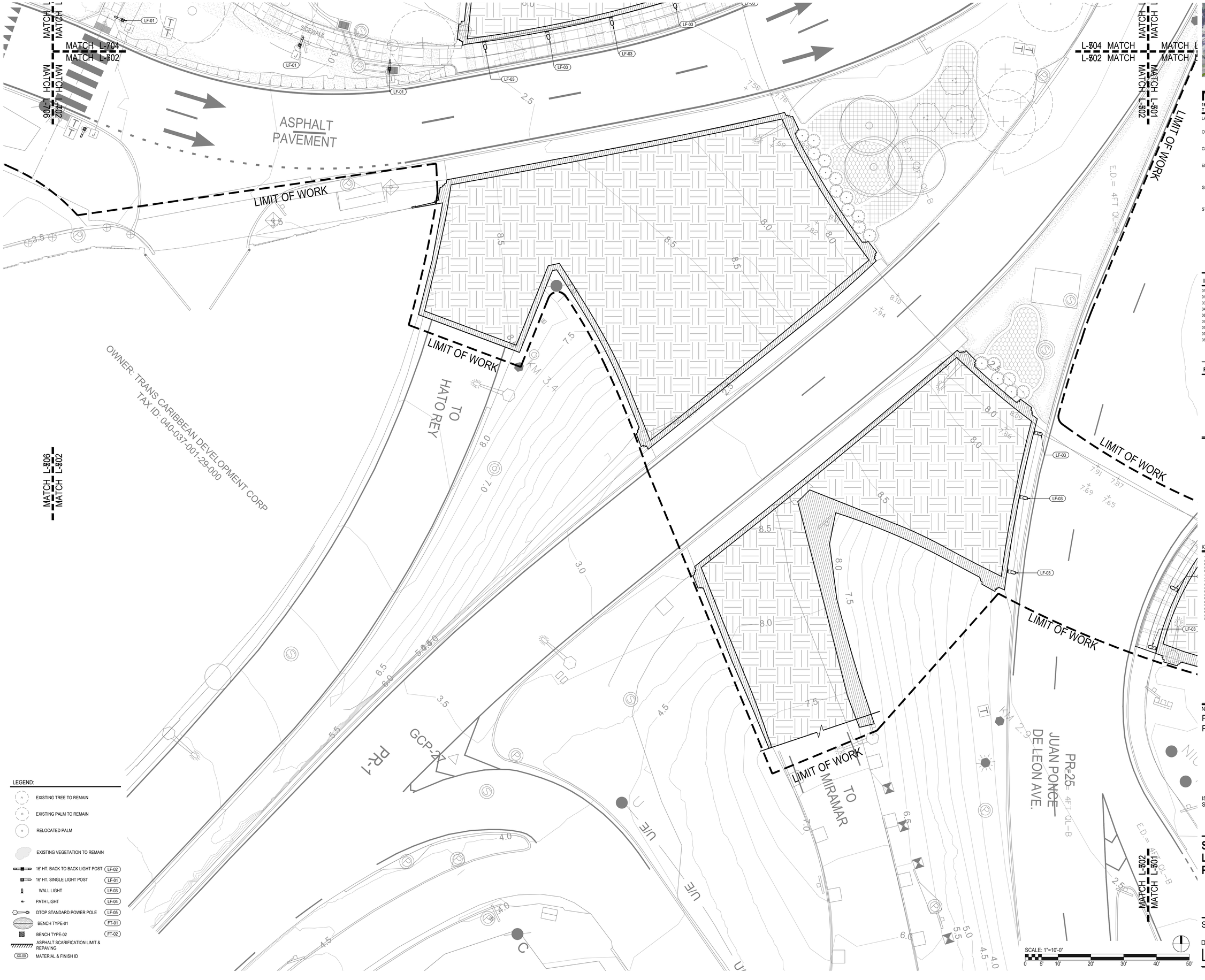
SCALE: As Noted

DRAWING #:
L-701
57 of 121

SCALE: 1"=10'-0"
0 5' 10' 20' 30' 40' 50'

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

C:\USERS\RRIZARRY\DOCUMENTS\TEMP DOCS\2542_ PEDESTRIAN ACESS PROJECT\2542-MIRAMAR PEDESTRIAN ACESS CONVCTR_ PR\00-SHEETS\L-701-L707_ SF & LIGHTNING LOCATION PLAN.DWG



LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST (LF-02)
- 16' HT. SINGLE LIGHT POST (LF-01)
- WALL LIGHT (LF-03)
- PATH LIGHT (LF-04)
- DTOP STANDARD POWER POLE (LF-05)
- BENCH TYPE-01 (FT-01)
- BENCH TYPE-02 (FT-02)
- ASPHALT SCARIFICATION LIMIT & REPAVING
- XX-00 MATERIAL & FINISH ID

SCALE: 1"=10'-0"
0 5' 10' 20' 30' 40' 50'

MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

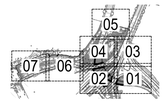
LANDSCAPE ARCHITECT
MARVEL
161 SAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
01.27.2026	60% DD PROGRESS SET
01.29.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% ID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION





KEY PLAN:

YO, **JONATHAN J MARVEL FULLER**, NÚMERO DE LICENCIA **21736** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES ADMINISTRATIVAS EMITIDAS POR LA OFICINA DE GERENCIA Y PERMISOS (OGPE) Y DEMÁS LEYES Y REGLAMENTACIONES APLICABLES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NÚM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE E DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

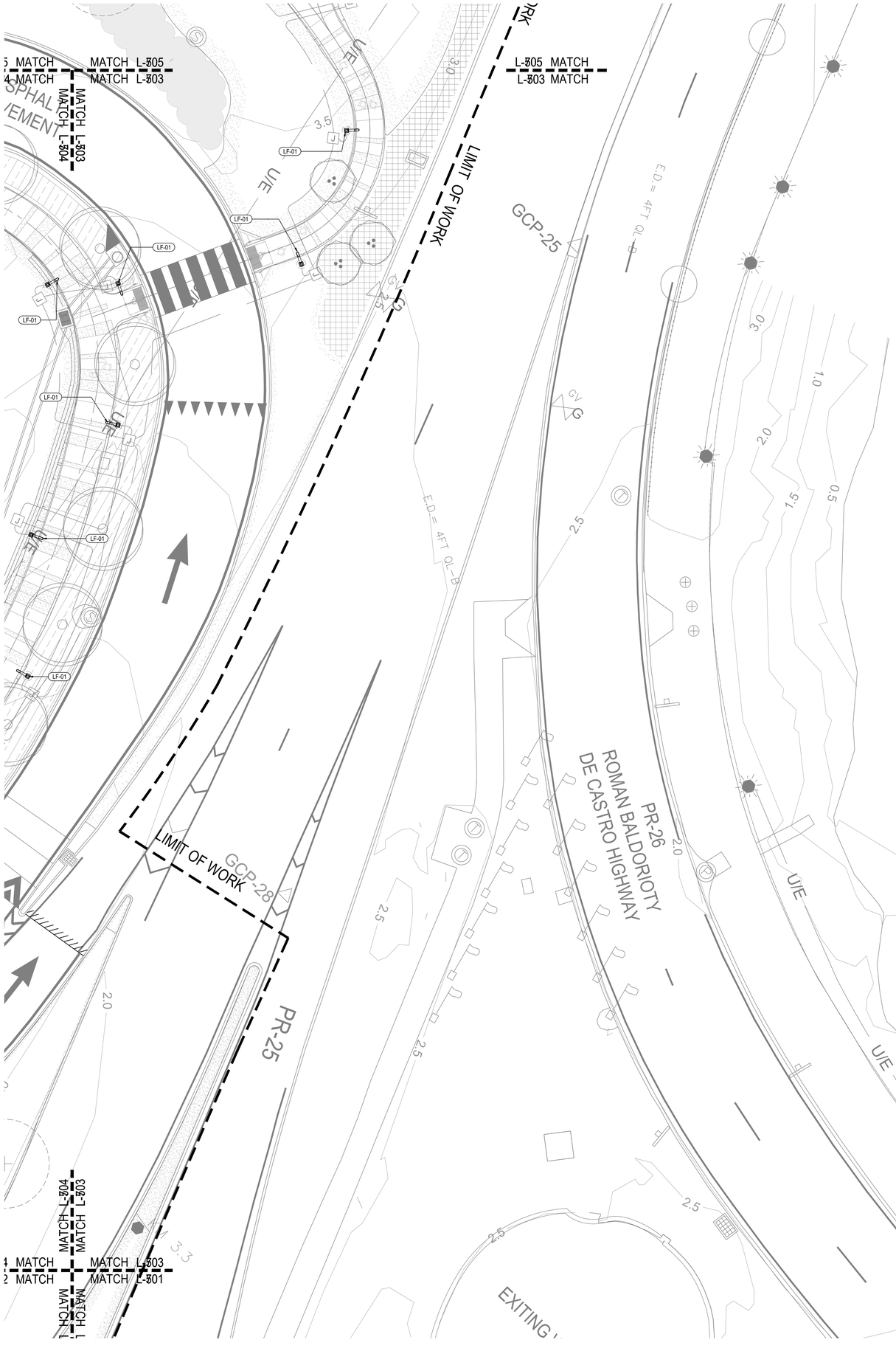
SITE FURNISHING & LIGHTING LOCATION PLAN

SCALE: As Noted

DRAWING #:
L-702
58 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

C:\USERS\RRIZARRY\DOCUMENTS\TEMP DOCS\2542_PEDESTRIAN ACESS PROJECT\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\00-SHEETS\L-701-L707_SF & LIGHTNING LOCATION PLAN.DWG



LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST (LF-02)
- 16' HT. SINGLE LIGHT POST (LF-01)
- WALL LIGHT (LF-03)
- PATH LIGHT (LF-04)
- DTOP STANDARD POWER POLE (LF-05)
- BENCH TYPE-01 (FT-01)
- BENCH TYPE-02 (FT-02)
- ASPHALT SCARIFICATION LIMIT & REPAVING
- XX-00 MATERIAL & FINISH ID

SCALE: 1"=10'-0"
0 5' 10' 20' 30' 40' 50'



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911

OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907

CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009

ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587

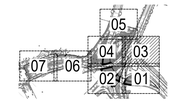
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013

STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
01.27.2026	60% DD PROGRESS SET
01.29.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

YO, **JONATHAN J MARVEL FULLER** , NUMERO DE LICENCIA ___**21736** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIEN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PUBLICAS CON JURISDICCION. CERTIFICO, ADEMAS, QUE LA OBRA DESCRITA EN DICHOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSION POR LA INDUSTRIA PUERTORIQUEÑA " Y CON LA LEY NUM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

SITE FURNISHING & LIGHTIING LOCATION PLAN

SCALE: As Noted

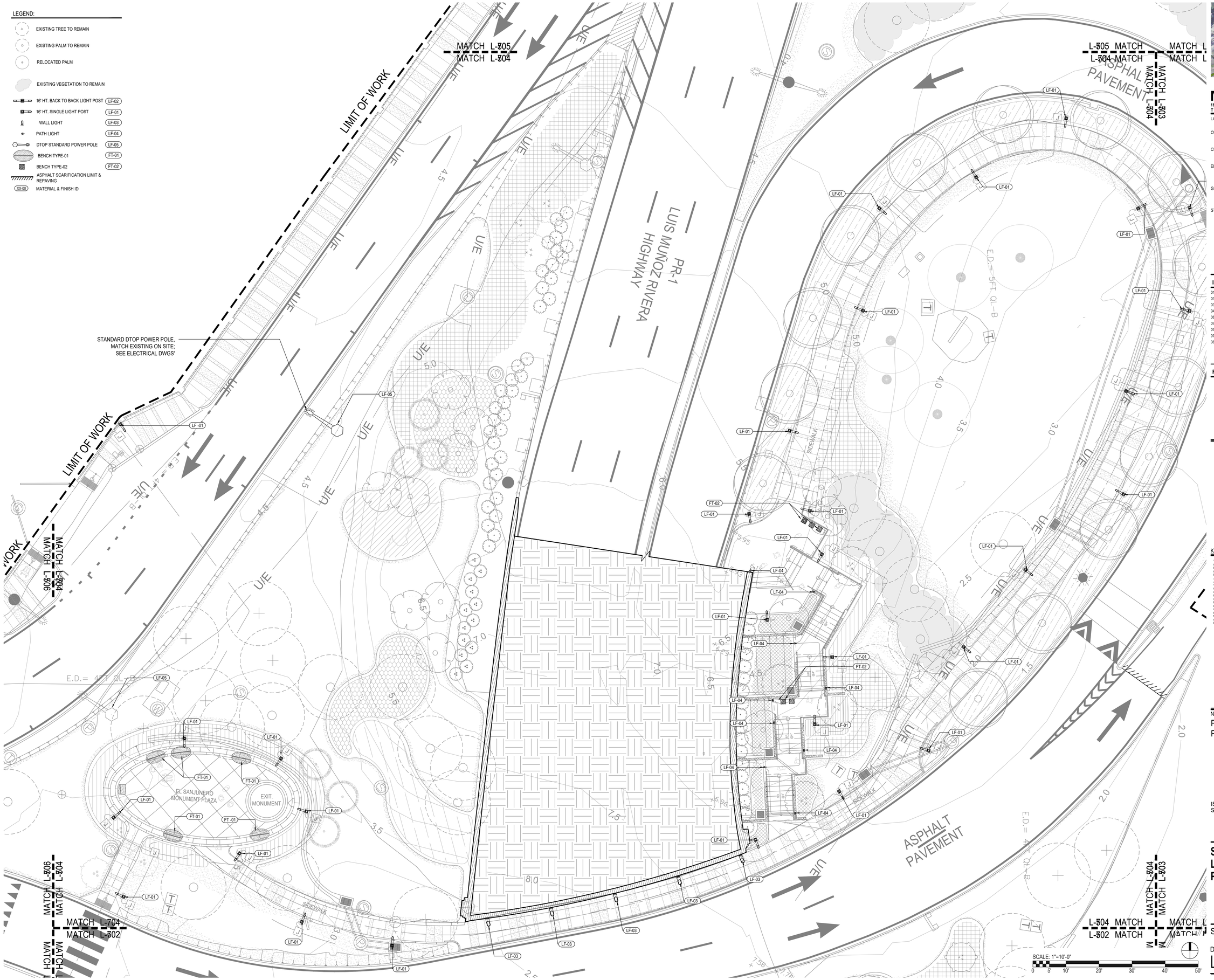
DRAWING #:
L-703

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

C:\USERS\JRIRIZARRY\DOCUMENTS\TEMP DOCS\2542_PEDESTRIAN ACCESS PROJECT\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR(00-SHEETS\L-701-L707_SF & LIGHTNING LOCATION PLAN.DWG

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST (LF-02)
- 16' HT. SINGLE LIGHT POST (LF-01)
- WALL LIGHT (LF-03)
- PATH LIGHT (LF-04)
- DTOP STANDARD POWER POLE (LF-05)
- BENCH TYPE-01 (FT-01)
- BENCH TYPE-02 (FT-02)
- ASPHALT SCARIFICATION LIMIT & REPAVING
- XX-00 MATERIAL & FINISH ID



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
01.27.2026	60% DD PROGRESS SET
01.29.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

YO, **JONATHAN J MARVEL FULLER**, NÚMERO DE LICENCIA **21736**, CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NUM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE YO HAGA POR ESCRITO O CONSIGNE EN ESTOS DOCUMENTOS Y POR LOS CUALES PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

SITE FURNISHING & LIGHTING LOCATION PLAN

SCALE: As Noted

DRAWING #:
L-704
60 of 121

SCALE: 1"=10'-0"
0 5' 10' 20' 30' 40' 50'

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

C:\USERS\RROZARRY\DOCUMENTS\TEMP DOCS\2542_PEDESTRIAN ACCESS PROJECT\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\00-SHEETS\L-701-L707_SF & LIGHTNING LOCATION PLAN.DWG

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST (LF-02)
- 16' HT. SINGLE LIGHT POST (LF-01)
- WALL LIGHT (LF-03)
- PATH LIGHT (LF-04)
- DTOP STANDARD POWER POLE (LF-05)
- BENCH TYPE-01 (FT-01)
- BENCH TYPE-02 (FT-02)
- ASPHALT SCARIFICATION LIMIT & REPAVING
- XX-00 MATERIAL & FINISH ID



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 C/SAN JORGE, SAN JUAN, PR 00911

OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907

CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009

ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587

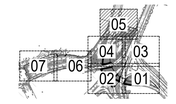
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013

STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
01.27.2026	60% DD PROGRESS SET
01.29.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

YO, **JONATHAN J MARVEL FULLER** , NÚMERO DE LICENCIA **21736**, CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O MUNICIPIOS QUE TENGAN JURISDICCIÓN SOBRE LOS MISMOS, ASIMISMO, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA " LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NÚM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA, RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522
PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

SITE FURNISHINGS & LIGHTING LOCATION PLAN

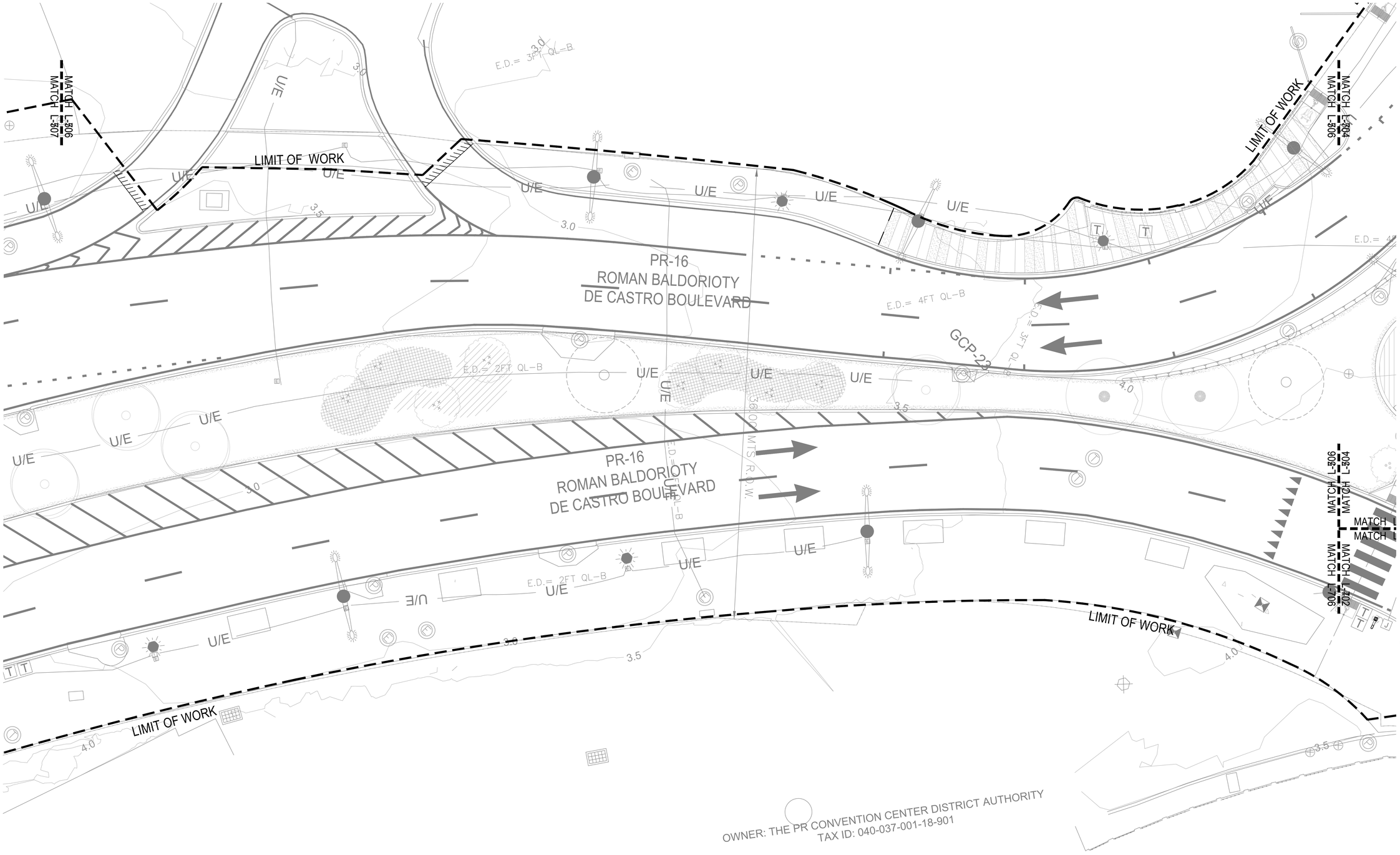
SCALE: As Noted

DRAWING #:
L-705
61 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

C:\USERS\MIRZARRY\DOCUMENTS\TEMP DOCS\2542_PEDESTRIAN ACESS PROJECT\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\00-SHEETS\L-701-L707_SF & LIGHTNING LOCATION PLAN.DWG



LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST (LF-02)
- 16' HT. SINGLE LIGHT POST (LF-01)
- WALL LIGHT (LF-03)
- PATH LIGHT (LF-04)
- DTOP STANDARD POWER POLE (LF-05)
- BENCH TYPE-01 (FT-01)
- BENCH TYPE-02 (FT-02)
- ASPHALT SCARIFICATION LIMIT & REPAVING
- XX-00 MATERIAL & FINISH ID

SCALE: 1"=10'-0"
0 5' 10' 20' 30' 40' 50'

MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
01.27.2026	60% DD PROGRESS SET
01.29.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

YO, **JONATHAN J MARVEL FULLER** , NÚMERO DE LICENCIA ___ **21738** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIEN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONSTRUCTIVO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PUBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NÚM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

SITE FURNISHING & LIGHTING LOCATION PLAN

SCALE: As Noted

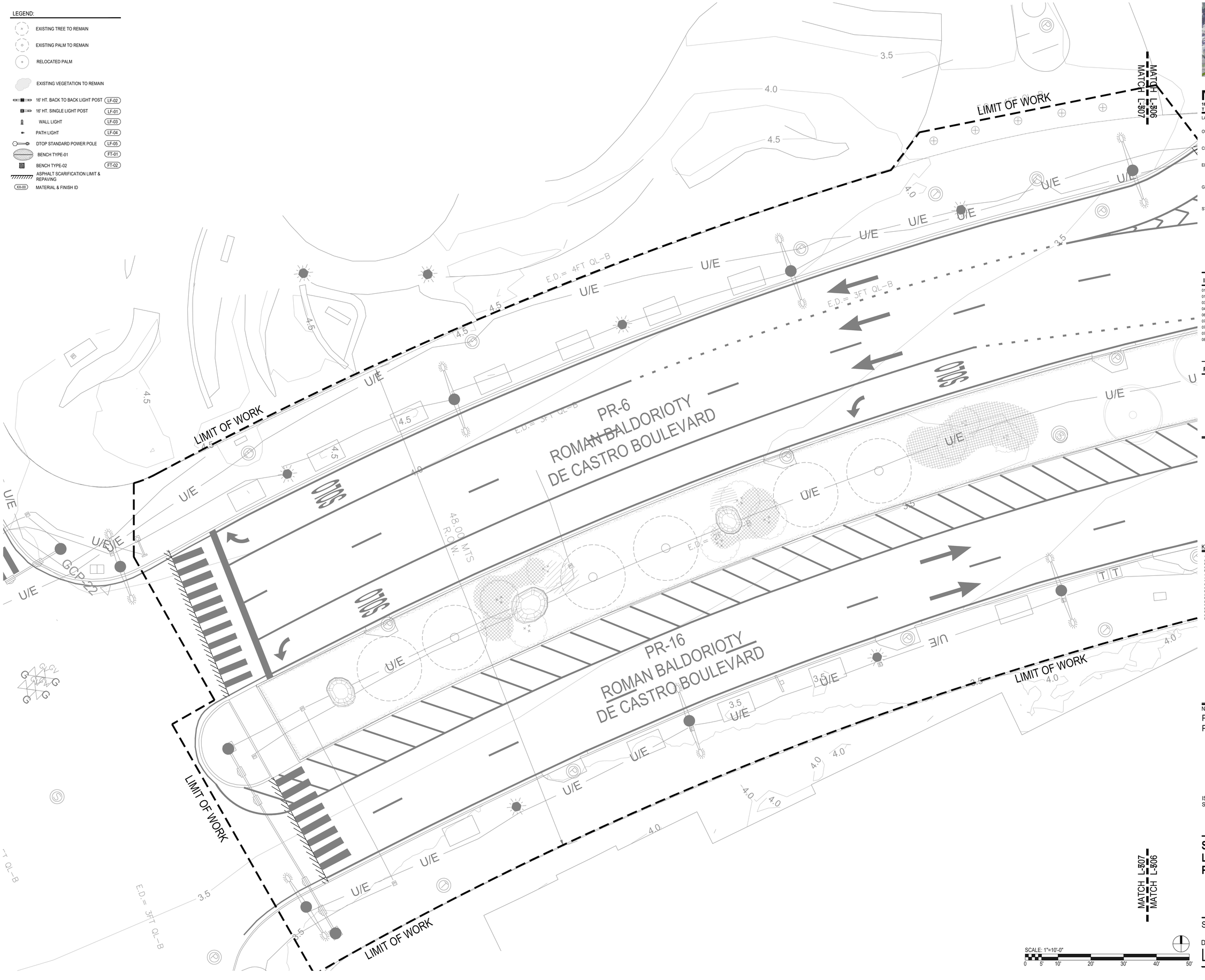
DRAWING #:
L-706
62 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

C:\USERS\RIRIZARRY\DOCUMENTS\TEMP DOC'S\2542_PEDESTRIAN ACESS PROJECT\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\00-SHEETS\L-701-L707_SF & LIGHTNING LOCATION PLAN.DWG

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST (LF-02)
- 16' HT. SINGLE LIGHT POST (LF-01)
- WALL LIGHT (LF-03)
- PATH LIGHT (LF-04)
- DTOP STANDARD POWER POLE (LF-05)
- BENCH TYPE-01 (FT-01)
- BENCH TYPE-02 (FT-02)
- ASPHALT SCARIFICATION LIMIT & REPAVING
- XX-00 MATERIAL & FINISH ID



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 SAN JORGE, SAN JUAN, PR 00911

OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907

CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009

ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587

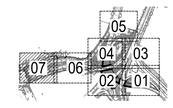
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013

STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
01.27.2026	60% DD PROGRESS SET
01.29.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

YO, **JONATHAN J MARVEL FULLER** , NÚMERO DE LICENCIA __ **21738** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NÚM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

SITE FURNISHING & LIGHTING LOCATION PLAN

MATCH L-807
MATCH L-806

SCALE: 1"=10'-0"
0 5' 10' 20' 30' 40' 50'

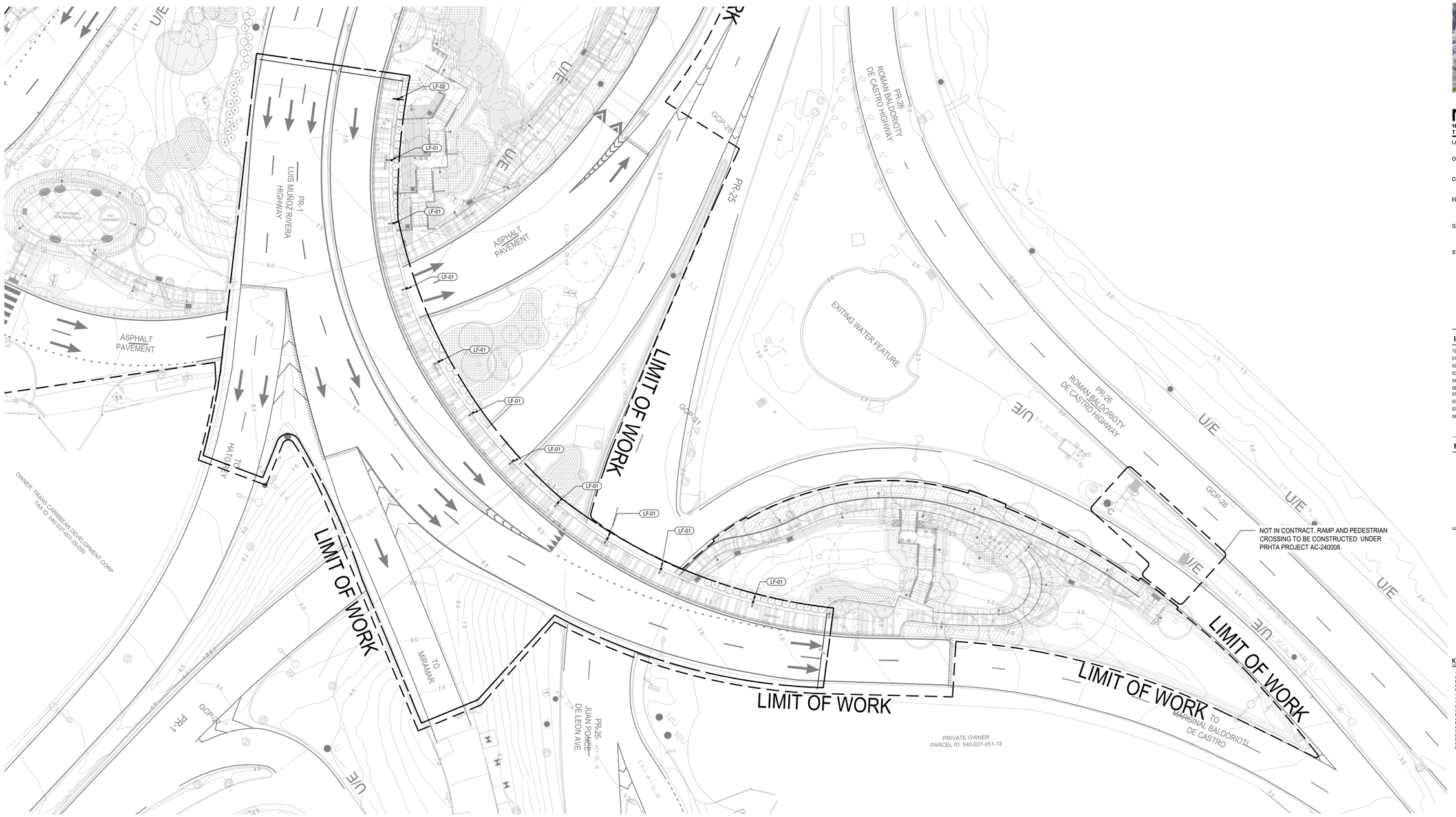
SCALE: As Noted

DRAWING #:
L-707

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

C:\USERS\RIRIZARRY\DOCUMENTS\TEMP DOC'S\2542_PEDESTRIAN ACESS PROJECT\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\00-SHEETS\L-701-L707_ SF & LIGHTING LOCATION PLAN.DWG





MARVEL

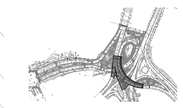
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOCIADOS INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	40% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
03.30.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

YO, **JONATHAN J MARVEL FULLER**, NÚMERO DE LICENCIA **21736** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES Y CERTIFICO QUE HE EXAMINADO Y QUE CONTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NÚM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE SOY RESPONSABLE POR CUALQUIER ACCIÓN QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE E DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST (LF-02)
- 16' HT. SINGLE LIGHT POST (LF-01)
- WALL LIGHT (LF-03)
- PATH LIGHT (LF-04)
- DTOP STANDARD POWER POLE (LF-05)
- BENCH TYPE-01 (FT-01)
- BENCH TYPE-02 (FT-02)
- ASPHALT SCARIFICATION LIMIT & REPAVING
- (XX-00) MATERIAL & FINISH ID

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

SITE FURNISHING & LIGHTING LOCATION PLAN @ BRIDGE

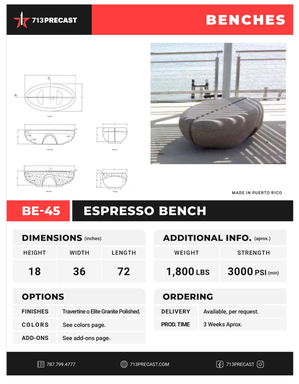
SCALE: As Noted

SCALE: 1"=20'-0"
0 10' 20' 30' 40' 50' 100'

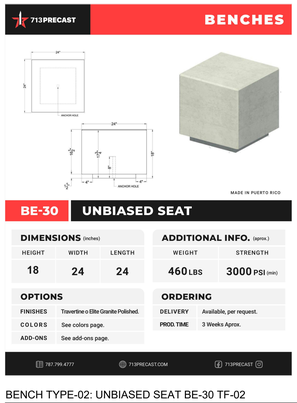
DRAWING #:
L-708
64 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
1/3/2023 2:49 PM

C:\USERS\RIRIZARRY\DOCUMENTS\TEMP DOC'S\2542_PEDESTRIAN ACESS PROJECT\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\00-SHEETS\L-708_SF & LIGHTNING LOCATION PLAN.DWG

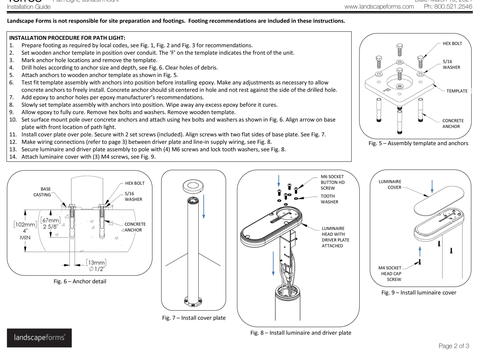


01 BENCH TYPE-01: ESPRESSO BENCH BE-45 TF-01
CUT-SHEET



02 BENCH TYPE-02: UNBIASED SEAT BE-30 TF-02
CUT-SHEET

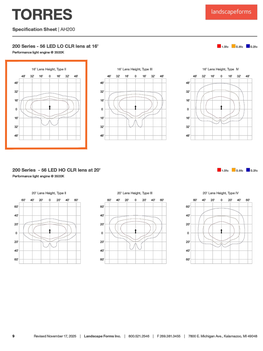


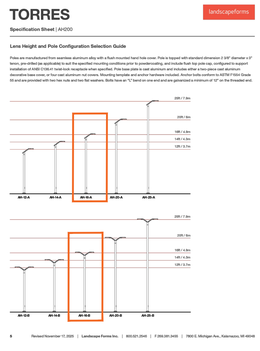


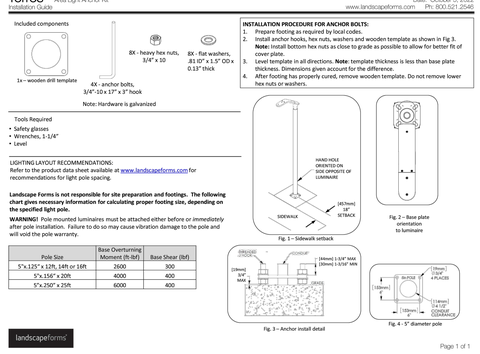
03 PATH LIGHT LF-04
CUT-SHEET

04 WALL LIGHT LF-03
CUT-SHEET









05 LIGHT POST LF-01 & LF-02
CUT-SHEET



06 LIGHT FIXTURE COLOR LF-01 TO LF-04
CUT-SHEET

Z:\PROJECTS\2522-MIRAMAR PEDESTRIAN ACCESS CONVCTR. PR\09-CONTRACT DOCS\00-SHEETS\L-709 SF & LL CUT SHEETS.DWG



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165
LANDSCAPE ARCHITECT
MARVEL
161 C/SAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
06.11.2026	90% BID SET.
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

YO, **JONATHAN J MARVEL FULLER** , NUMERO DE LICENCIA ___ **21738** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIEN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE CONSTRUCCIÓN ESTATALES Y MUNICIPALES, ASI COMO LAS ORDENANZAS Y LEYES CORPORACIONES PUBLICAS CON JURISDICCION. CERTIFICO, ADEMAS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA " LEY PARA LA INVERSION POR LA INDUSTRIA PUERTORIQUEÑA " Y CON LA LEY NUM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PROCUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522
PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

SITE FURNISHIG & LIGHT FIXTURE CUT SHEETS

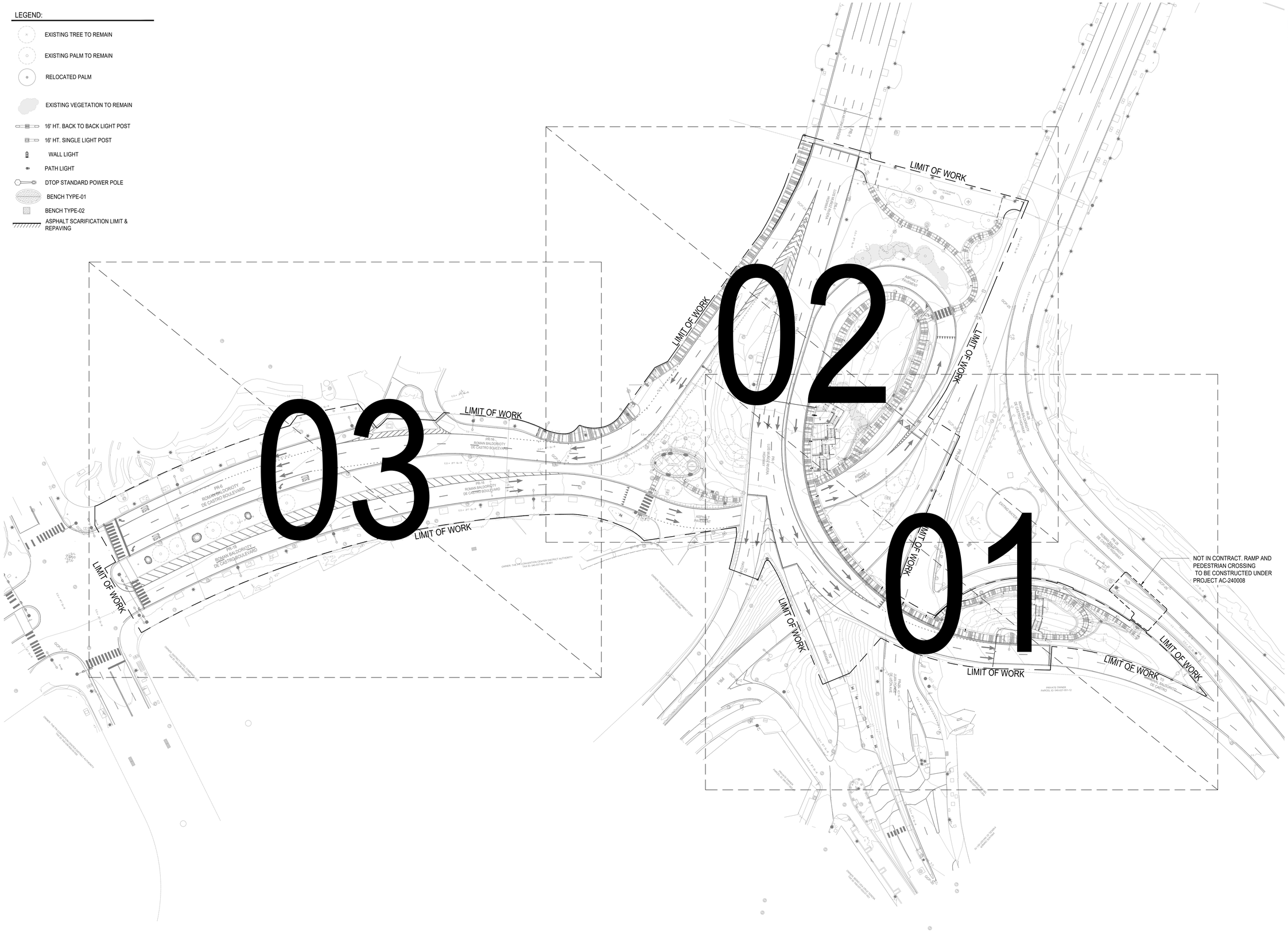
SCALE: As Noted

DRAWING #:
L-709

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

YO, **JONATHAN J MARVEL FULLER**, NUMERO DE LICENCIA **21738** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIEN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE AGOSTO DE 1975, SEGÚN ENMENDADA, CONOCIDA COMO LA LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA, Y CON LA LEY NUM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA CGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

GENERAL LIGHT FIXTURE COORDINATE PLAN

SCALE: As Noted

SCALE: 1:500
0 5m 10m 25m 50m

DRAWING #:
L-720
66 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

C:\USERS\RRIZARRY\DOCUMENTS\TEMP DOCS\2542 - PEDESTRIAN ACESS PROJECT\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR00-SHEETS.IL-720-723_ SF & LL COORDINTES PLAN.DWG

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING

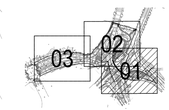


MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

YO, **JONATHAN J MARVEL FULLER** , NUMERO DE LICENCIA ___ **21736** , CERTIFICO QUE ESTOY FAMILIARIZADO CON EL CODIGO, DISEÑO Y HE PREPARADO ESTE PLANO Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA", CON LA LEY NUM. 95 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA, Y RECONOZCO QUE CUALQUIER ERROR, OMISIÓN O DESCUIDO EN LA EJECUCIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE E DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

LIGHT FIXTURE COORDINATE PLAN

SCALE: As Noted

DRAWING #:
L-721
67 of 121

SCALE: 1:200
0 1m 5m 10m 20m

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

C:\USERS\HARIZARRY\DOCUMENTS\TEMP DOCS\2542_PEDESTRIAN ACCESS PROJECT\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PRVOI-SHEETS\L-721D-723_SF & LL COORDINATES PLAN.DWG

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING



MARVEL

161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

I/O **JONATHAN J MARVEL FULLER** NUMERO DE LICENCIA ___ **21738** CERTIFICO QUE EN EL PRESENTE, QUE CONFECCIONE, DISEÑE Y/O PREPARÉ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIEN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DE LA LEY NUM. 9 DE 18 DE JUNIO DE 1970, SEGUN ENMENDADA, Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PUBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NUM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR INTELIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HAGA RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA DISPO...

No. 2522
PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

LIGHT FIXTURE COORDINATE PLAN

SCALE: As Noted

DRAWING #:
L-722

68 of 121

SCALE: 1:250
0 5m 10m 25m

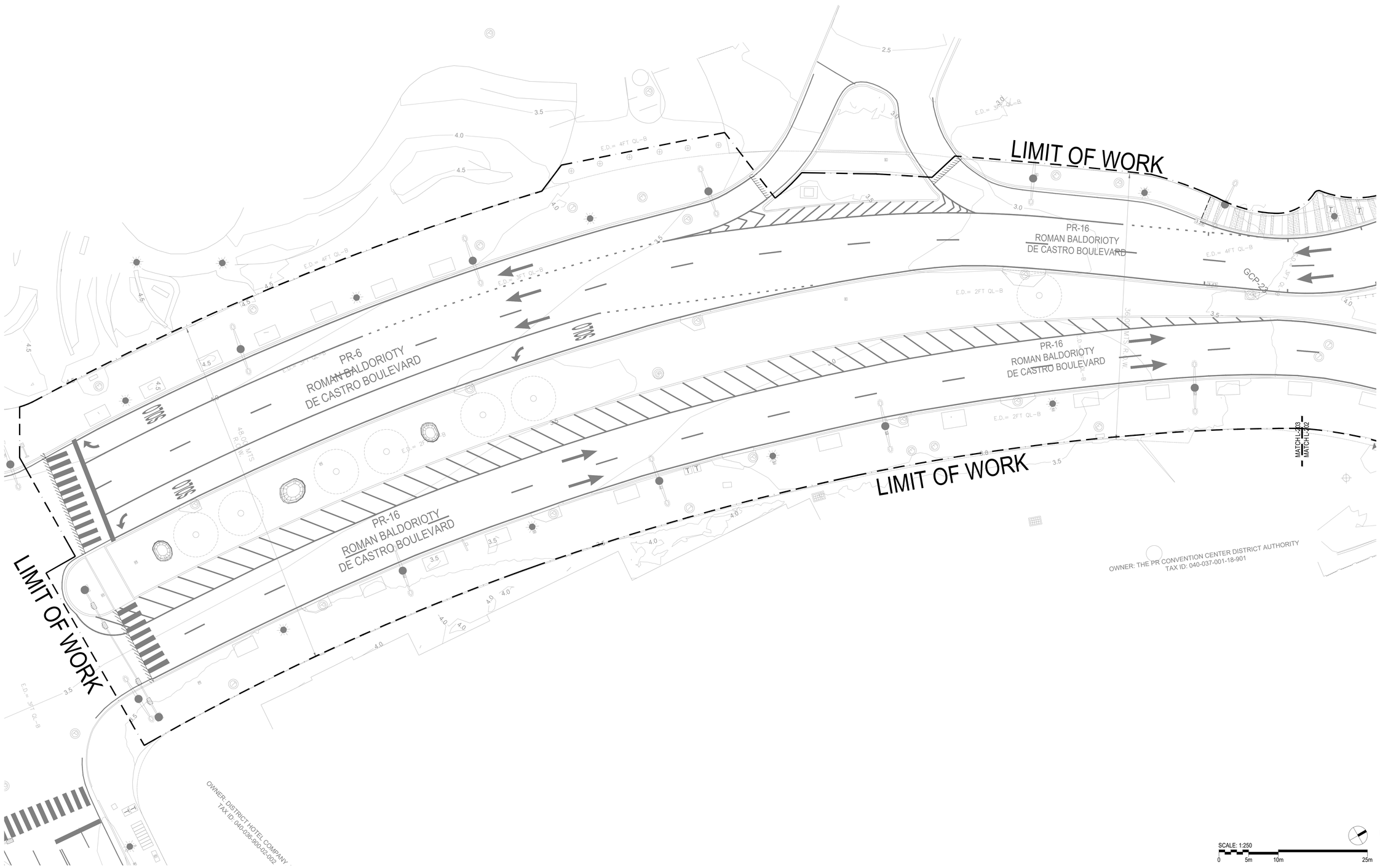
© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

C:\USERS\RIRIZARRY\DOCUMENTS\TEMP DOC'S\2542_PEDESTRIAN ACCESS PROJECT\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR(00-SHEETS)L-720-723_SF & LL COORDINATES PLAN.DWG

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING



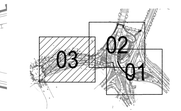


MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

YO, **JONATHAN J MARVEL FULLER**, NUMERO DE LICENCIA ... **21738** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CON LA LEY DE PROFESIONALES DE LA ARQUITECTURA DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA ", Y CON LA LEY NÚM. 96 DE 8 DE JULIO DE 1975, SEGÚN ENMENDADA, RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

LIGHT FIXTURE COORDINATE PLAN

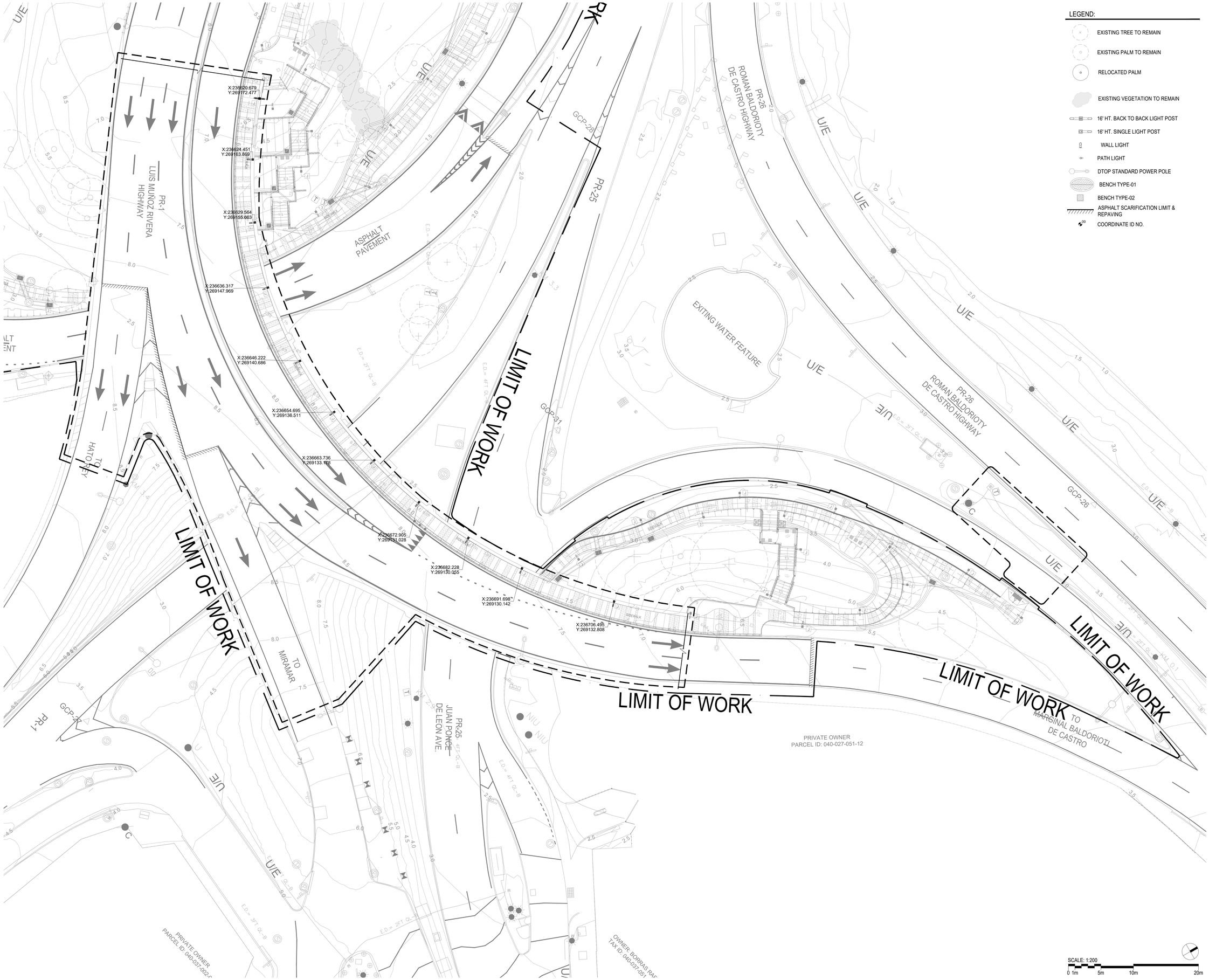
SCALE: As Noted

DRAWING #:
L-723
69 of 121

SCALE: 1:250
0 5m 10m 25m

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

C:\USERS\ARIRZARRY\DOCUMENTS\TEMP DOCS\2542_ PEDESTRIAN ACESS PROJECT\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_ PR\00-SHEETS\L-720-723_ SF & LL COORDINTES PLAN.DWG



LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- RELOCATED PALM
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST
- 16' HT. SINGLE LIGHT POST
- WALL LIGHT
- PATH LIGHT
- DTOP STANDARD POWER POLE
- BENCH TYPE-01
- BENCH TYPE-02
- ASPHALT SCARIFICATION LIMIT & REPAVING
- COORDINATE ID NO.



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

YO, _____ NUMERO DE LICENCIA _____
CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES Y COMPLEMENTARIAS; TAMBIEN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON TODOS LOS REQUISITOS APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PUBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NÚM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LO ANTERIOR ME SUJETA A SANCIONES CRIMINALES Y/O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE

No. 2522
PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

LIGHT FIXTURE COORDINATE OVER BRIDGE PLAN

SCALE: As Noted

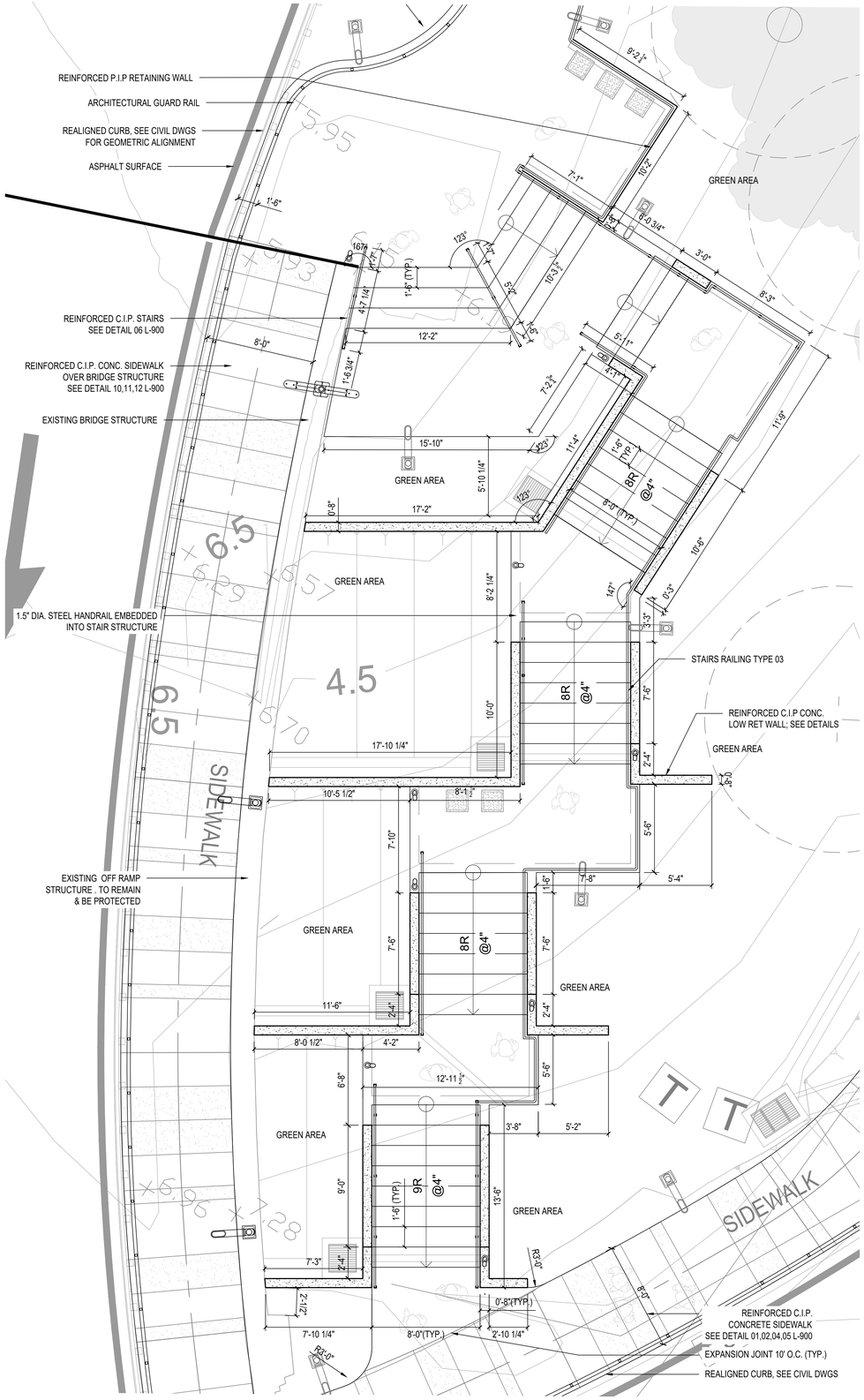
DRAWING #:
L-724
70 of 121

SCALE: 1:200
0 1m 5m 10m 20m

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

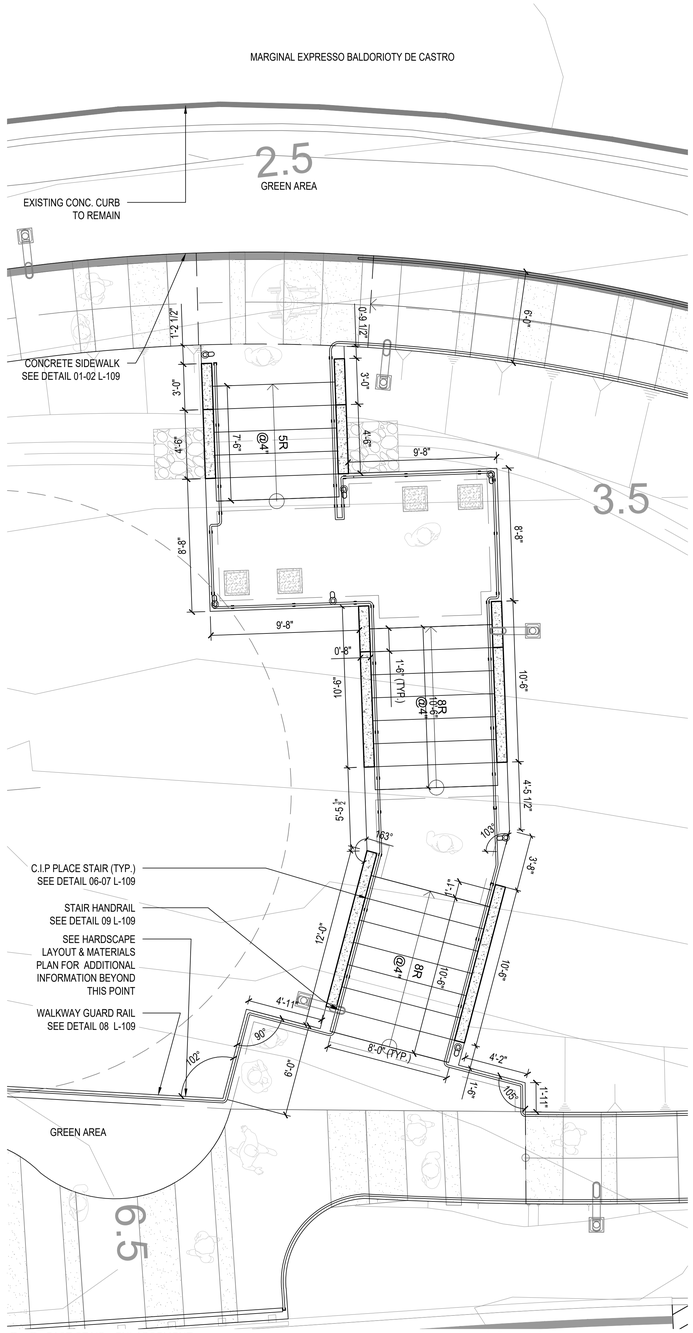
12/3/2025 2:49 PM

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\09-CONTRACT DOCS\90-SHEETS\L-724_HARDSPE COORDINATES OVR BRGPLAN.DWG



01 WEST STAIR - ENLARGEMENT
1/4" = 1'-0"

SCALE 1/4" =1'-0"
0 1' 2' 3' 4' 5' 10' 20' 25'



02 EAST STAIR - ENLARGEMENT
1/4" = 1'-0"

SCALE 1/4" =1'-0"
0 1' 2' 3' 4' 5' 10' 20' 25'



MARVEL

161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
01.29.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

YO, **JONATHAN J MARVEL FULLER**, NUMERO DE LICENCIA **21738**, CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA ADMINISTRACIÓN Y TRANSFORMACIÓN DE RECURSOS HUMANOS" Y CON LA LEY NÚM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522
PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

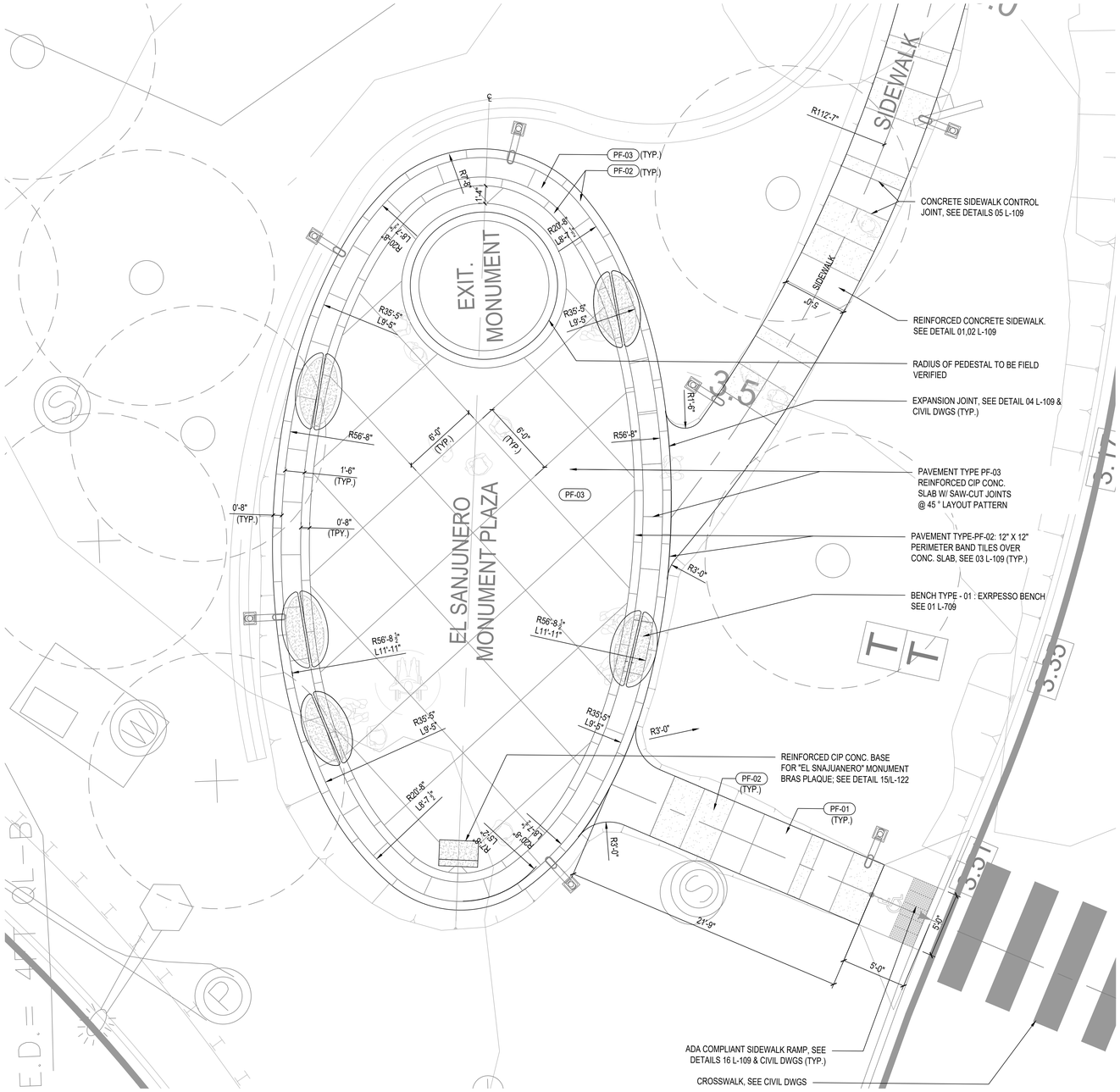
LANDSCAPE ENLARGEMENTS

SCALE: As Noted

DRAWING #:
L-800
71 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\03-CONTRACT DOCS\00-SHEETS\L-800 LANDSCAPE ENLARGEMENTS.DWG



01 PLAZA MONUMENTO EL SANJUANERO
1/4" = 1'-0"

SCALE 1/4" =1'-0"
0 1" 2" 3" 4" 5" 10" 20" 25'

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PRJ\03-CONTRACT DOCS\00-SHEETS\L-800 LANDSCAPE ENLARGEMENTS.DWG



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
01.29.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

YO, **JONATHAN J. MARVEL FULLER**, NÚMERO DE LICENCIA **21736**, CERTIFICO QUE SOY EL ARQUITECTO QUE DISEÑÓ, DISEÑO Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN PRIVADA Y LA INDUSTRIA PUERTORRIQUEÑA" Y CON LA REGLAMENTACIÓN QUE LA ACOMPAÑA, ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

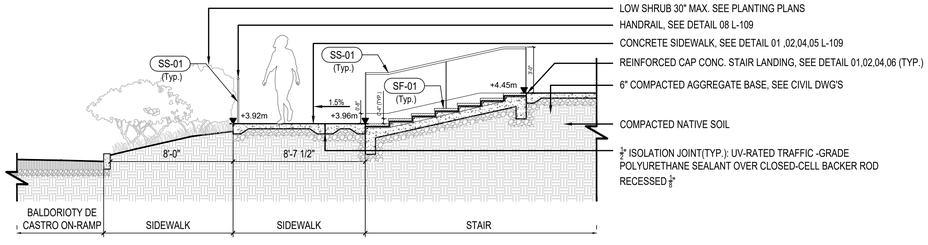
ISLETA-MIRAMAR
SAN JUAN, PR

LANDSCAPE ENLARGEMENTS

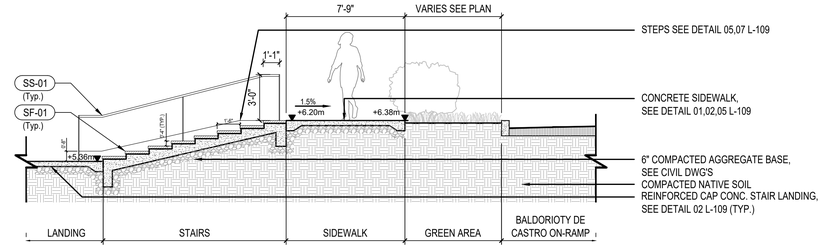
SCALE: As Noted

DRAWING #:
L-801

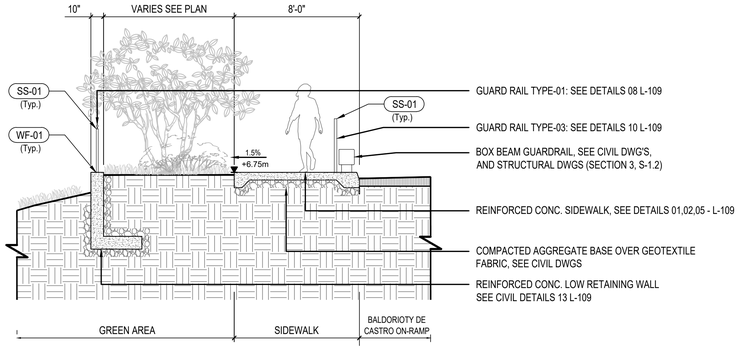
© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM



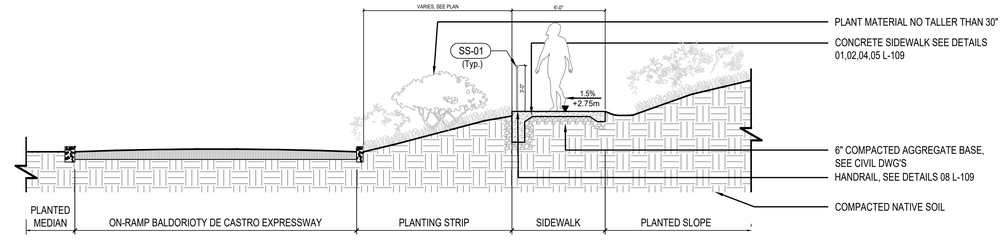
01 EAST SIDE PEDESTRIAN ACCESS & STAIR SECTION
1/4" = 1'-0"



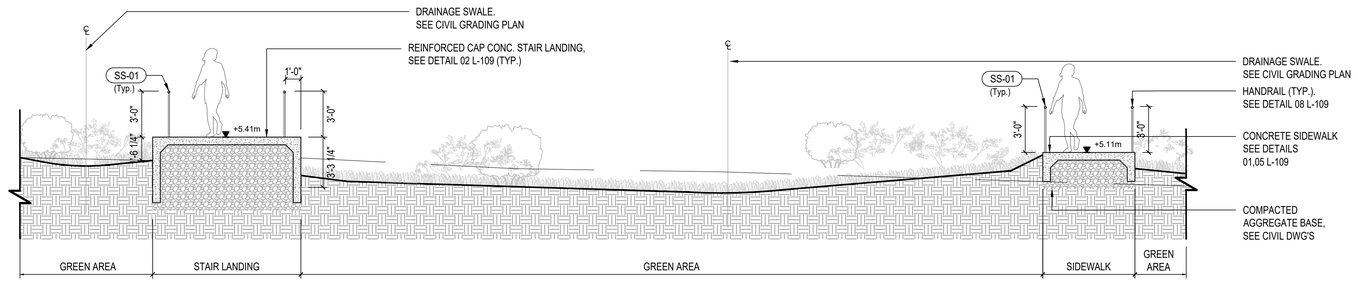
02 SECTION - EASTERN STAIR
1/4" = 1'-0"



03 EAST SIDE WALKWAY SECTION @ ROADWAY OVERPASS EMBANKMENT
1/4" = 1'-0"



04 EAST SIDE WALKWAY SECTION
1/4" = 1'-0"



05 EAST SIDE WALKWAY SECTION
1/4" = 1'-0"

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR. PR\09-CONTRACT DOCS\00-SHEETS\L-800 LANDSCAPE ENLARGEMENTS.DWG



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 SAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
01.29.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

YO, **JONATHAN J MARVEL FULLER** , NÚMERO DE LICENCIA __**21736** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIEN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LAS AGENCIAS, JUNTAS Y CORPORACIONES CON AGENTES DE LAS AGENCIAS, JUNTAS Y CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NÚM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

ISSUED FOR PERMIT

No. 2522

PEDESTRIAN ACCESS PROJECT

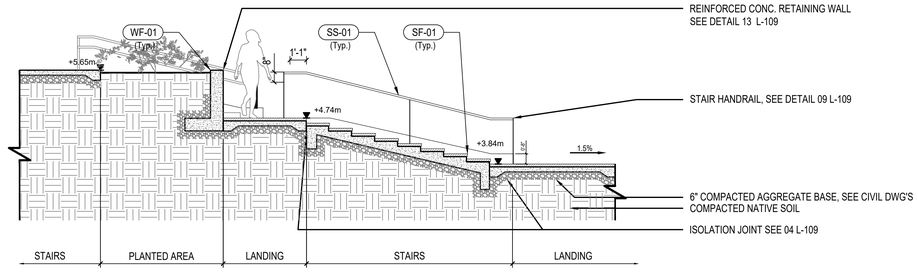
ISLETA-MIRAMAR
SAN JUAN, PR

LANDSCAPE SECTION & ELEVATIONS

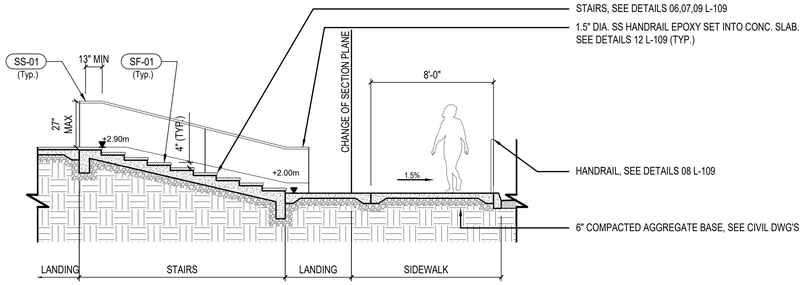
SCALE: As Noted

DRAWING #:
L-802

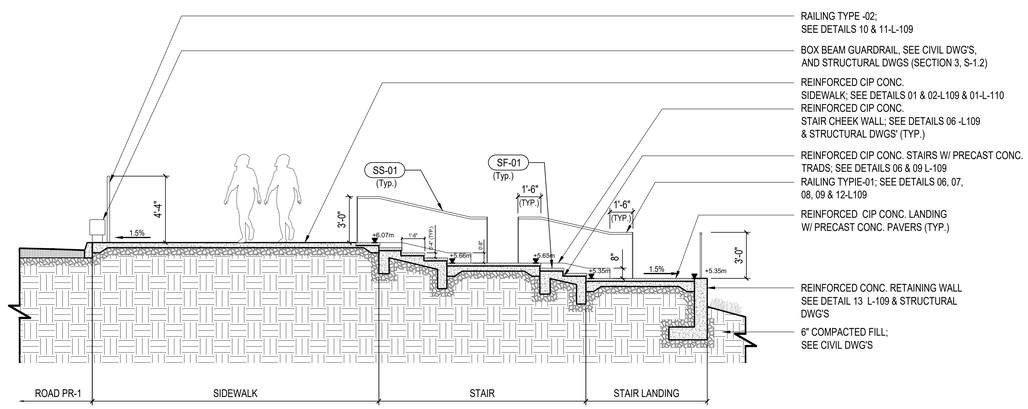
© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM



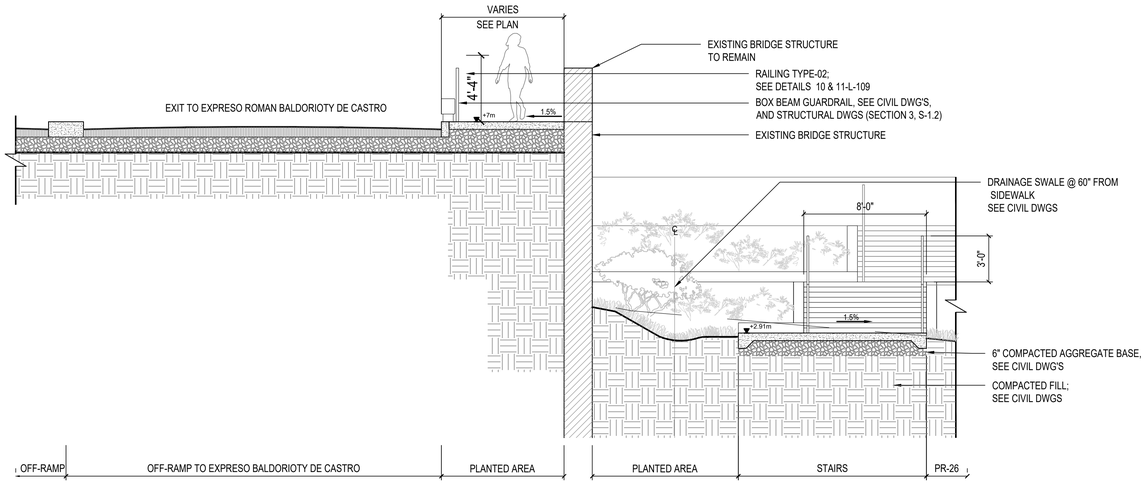
01 SECTION WESTERN STAIR
1/4" = 1'-0"



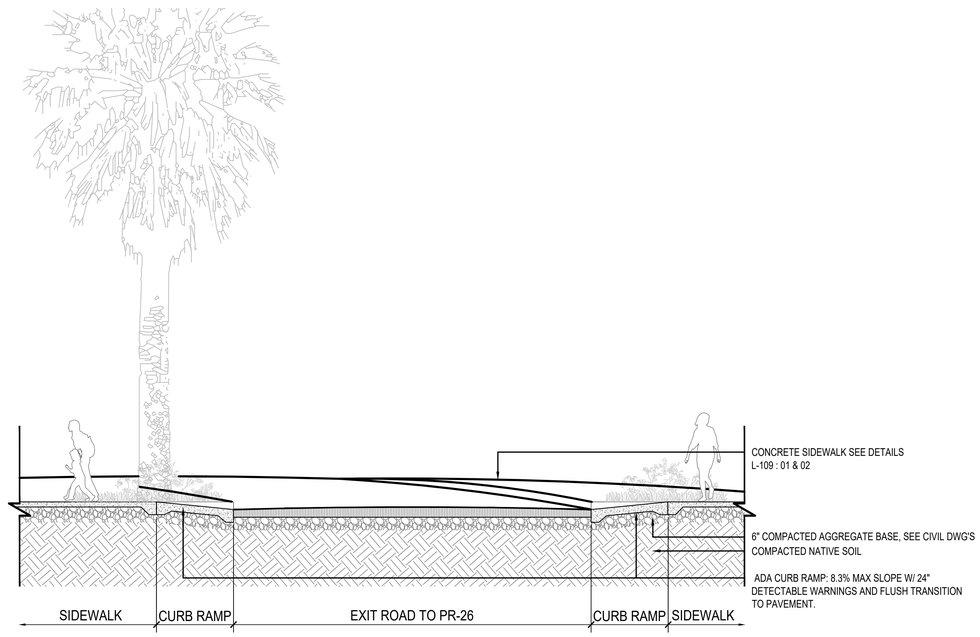
02 SECTION WESTERN STAIR
1/4" = 1'-0"



03 SECTION - WESTERN STAIR
1/4" = 1'-0"



04 SECTION - WESTERN STAIR
1/4" = 1'-0"



05 SECTION - CROSSWALK
1/4" = 1'-0"



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
01.29.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

YO, **JONATHAN J MARVEL FULLER**, NÚMERO DE LICENCIA **21735**, CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA DE PUERTORRIQUEÑOS", CON LA CUAL HAYA LA INVERSIÓN POR LA INDUSTRIA DE PUERTORRIQUEÑOS. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

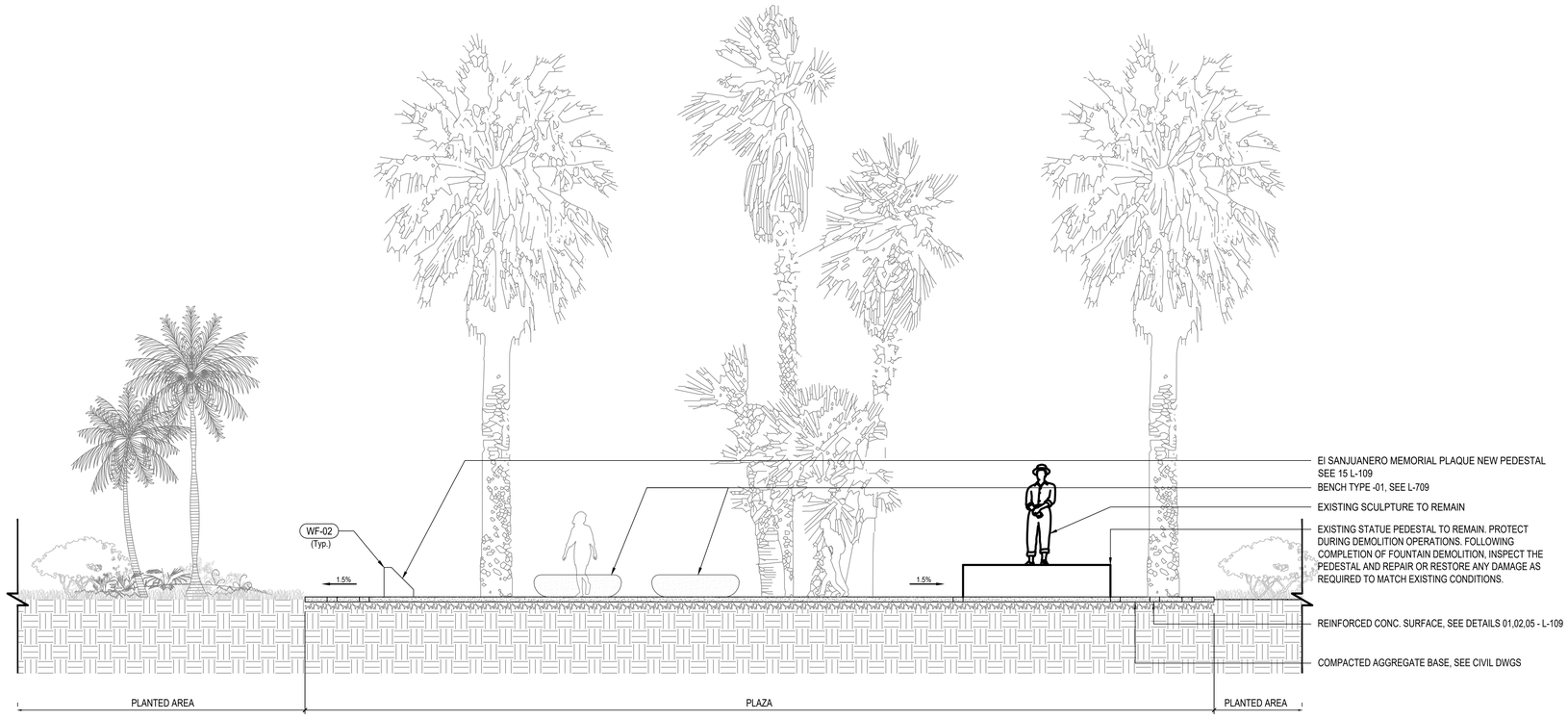
LANDSCAPE SECTION & ELEVATIONS

SCALE: As Noted

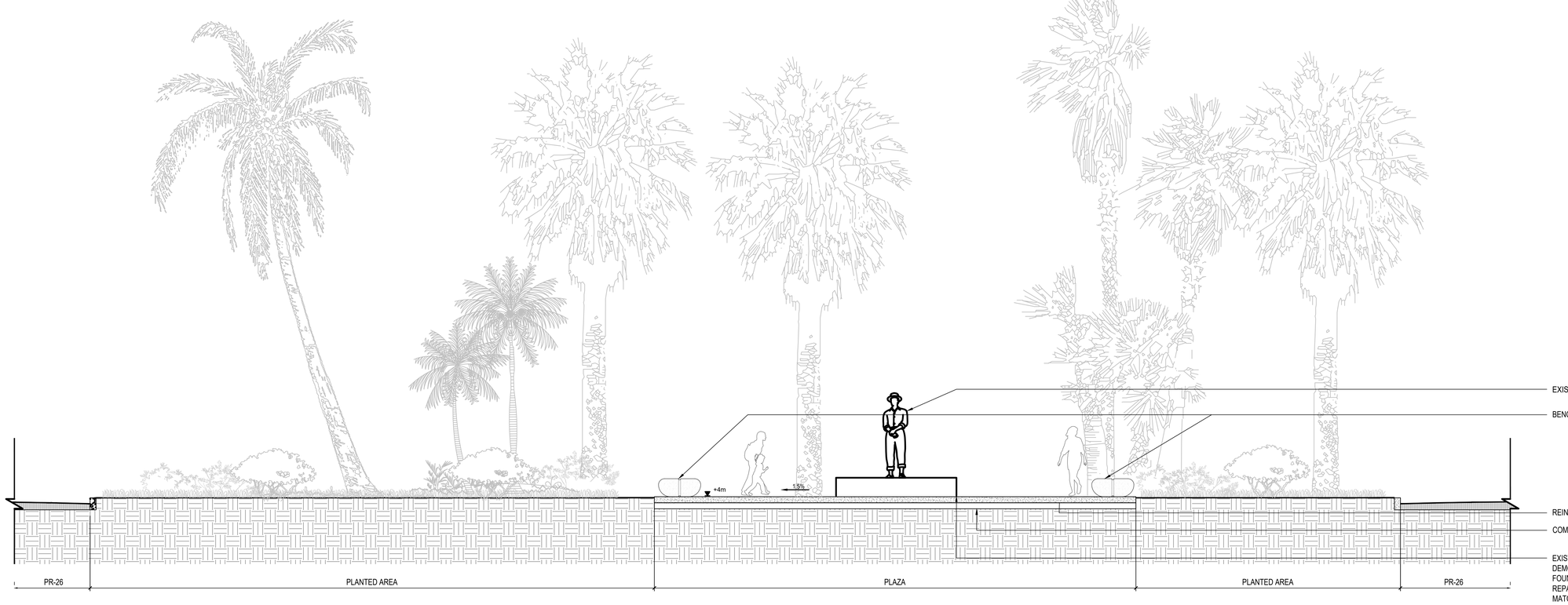
DRAWING #:
L-803

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

Z:\PROJECTS\2542-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\09-CONTRACT DOCS\00-SHEETS\L-800 LANDSCAPE ENLARGEMENTS.DWG



01 SECTION - PLAZA
1/4" = 1'-0"



02 SECTION - PLAZA
1/4" = 1'-0"



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
01.29.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

YO, **JONATHAN J MARVEL FULLER** , NUMERO DE LICENCIA __ **21736** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIEN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DEL REGLAMENTO DE CONSTRUCCIÓN Y/O CUALQUIER OTRO REGLAMENTO GUBERNAMENTAL, AGENTES DE LAS AGENCIAS, JUNTAS Y/O DEPARTAMENTOS O CORPORACIONES PUBLICAS CON JURISDICCION. CERTIFICO, ADEMAS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORIQUEÑA " Y CON LA LEY NUM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

LANDSCAPE SECTION & ELEVATIONS

SCALE: As Noted

DRAWING #:
L-804

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

Z:\PROJECTS\2522-MIRAMAR PEDESTRIAN ACCESS CONVCTR_PR\09-CONTRACT DOCS\00-SHEETS\L-800 LANDSCAPE ENLARGEMENTS.DWG

GENERAL SITE PLAN
(OVER JUAN PONCE DE LEON AVENUE BRIDGE)

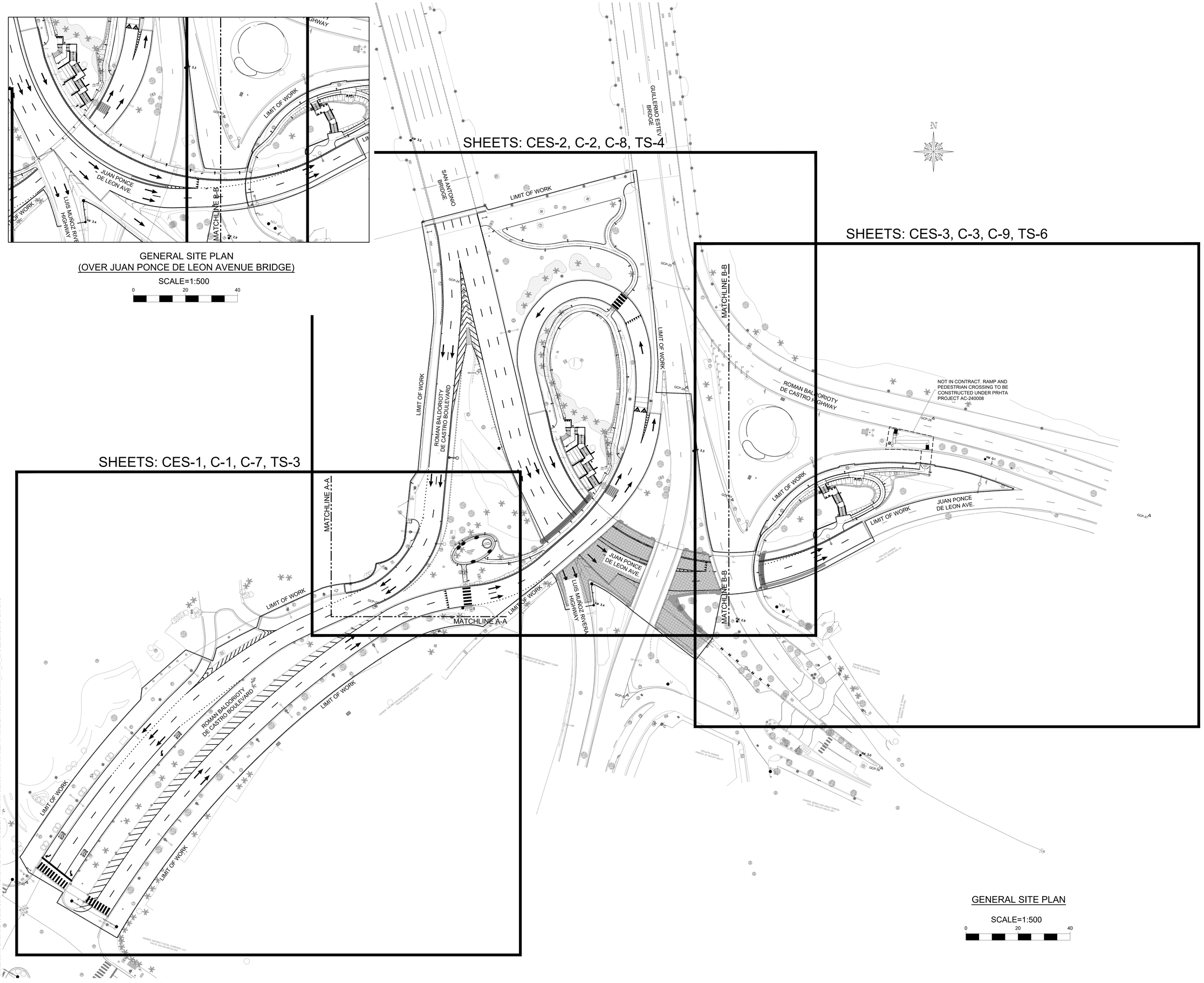
SCALE=1:500

0 20 40

SHEETS: CES-2, C-2, C-8, TS-4

SHEETS: CES-3, C-3, C-9, TS-6

SHEETS: CES-1, C-1, C-7, TS-3



GENERAL SITE PLAN

SCALE=1:500

0 20 40



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
	08.31.2026	90% BID SET

CERTIFICATION: I, CARLOS G. TORRES RUIZ, WITH LICENSE NUMBER 23324, CERTIFY THAT I AM THE PROFESSIONAL THAT DESIGNED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. IN ADDITION, I CERTIFY THAT, BASED ON THE BEST OF MY KNOWLEDGE, INFORMATION AND UNDERSTANDING, IN MY PROFESSIONAL OPINION, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE DISPOSITIONS OF THE JOINT REGULATION AND THE APPLICABLE DISPOSITIONS OF THE CURRENT REGULATIONS AND CONSTRUCTION CODES OF THE AGENCIES, REGULATORY BOARDS OR PUBLIC CORPORATIONS WITH JURISDICTION. I ALSO CERTIFY THAT, THROUGH THE PREPARATION OF SAID PLANS AND SPECIFICATIONS, I COMPLIED WITH THE PROVISIONS OF LAW NO. 173 OF AUGUST NO. 14 DATED JANUARY 8, 2004, AS AMENDED, KNOWN AS " LAW FOR INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH [LAW NO. 319 DATED MAY 13, 1938, AS AMENDED (LAH HOTA DATED JULY 4, 1918, AS AMENDED, AS APPLICABLE. I RECOGNIZE THAT ANY FALSE DECLARATION OR FACT OMITTED IN THIS CERTIFICATION, WHETHER WITHOUT MY CONSENT OR KNOWN BY ME, MY AGENTS OR EMPLOYEES OR BY OTHER PERSONS WITH MY KNOWLEDGE, MAKE ME RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE TCGPR.)

klein engineering psc

No. 2522

PEDESTRIAN ACCESS
PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

GENERAL SITE PLAN

SCALE:

DRAWING #:

GS-1 76 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

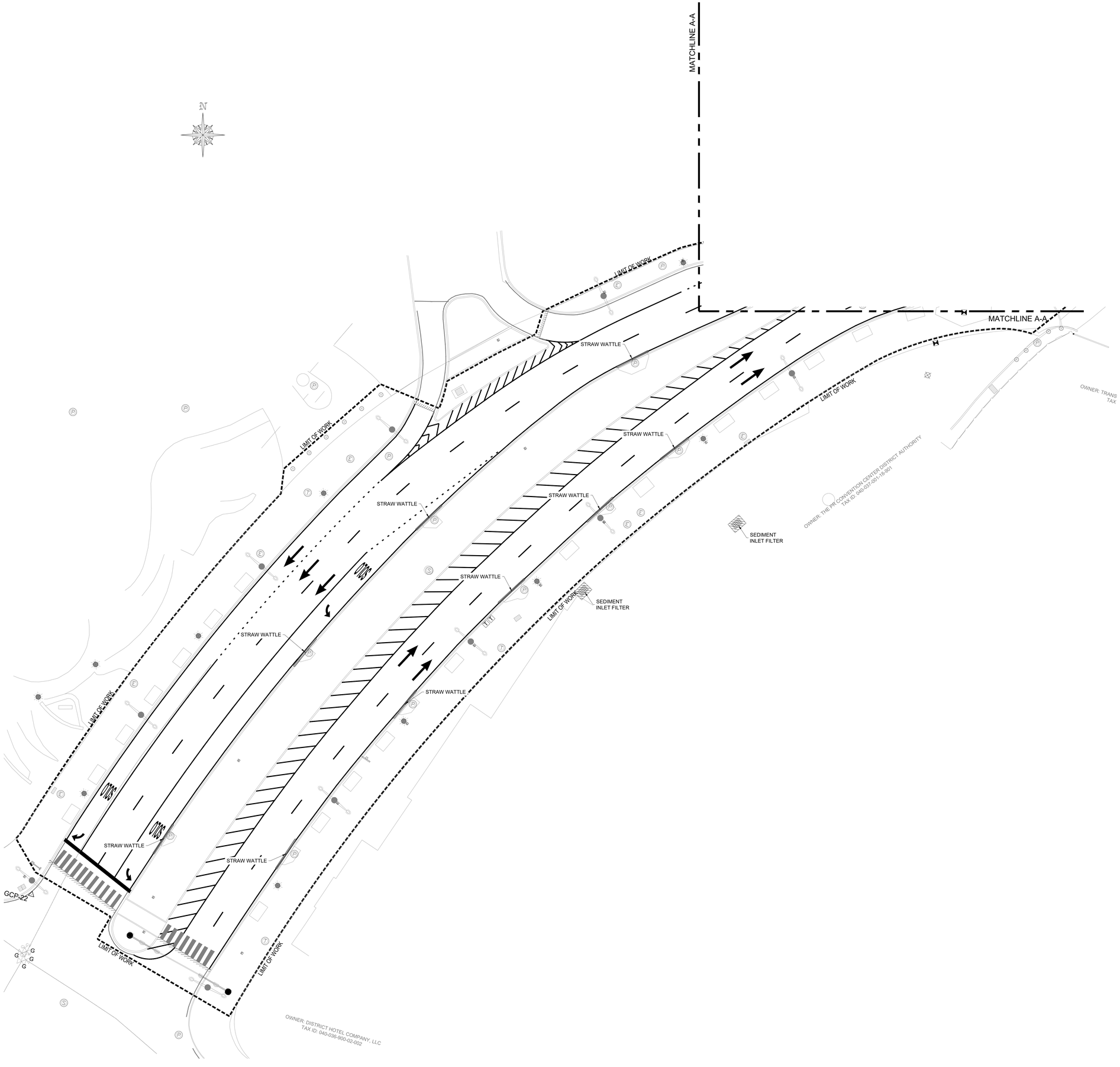
C:\USERS\ITTO GANDIA\KEPSC DROPBOX\TTO A. GANDIA\KEPSC TECHNICAL\2025\PROJECTS\KP2025.034.MA\PROPOSED IMPROVEMENTS\KP2025.034.MA_SHT_01_GS-1 GENERAL SITE PLAN.DWG

CES PLAN NOTES:

1. CONTRACTOR SHALL PROTECT ALL CATCH BASINS, SWALES, AND CHANNELS THAT ARE NEAR THE PROJECT AREA PRIOR TO COMMENCING ANY EXCAVATION. PROTECTION FOR CATCH BASINS, SWALES, AND CHANNELS MAY BE REMOVED WHEN THE LOCAL INSTALLATION IS COMPLETED. SEE INSTALLATION DETAILS IN THESE DRAWINGS.
2. CONTRACTOR SHALL DISPOSE OF ALL WASTE MATERIAL AT THE NEAREST APPROVED FACILITY NO LATER THAN TWO (2) CALENDAR DAYS AFTER REMOVAL.
3. CONTRACTOR SHALL RESTORE ALL PAVED AREAS AND RE-SEED GRASS AREAS NO LATER THAN 24 HOURS AFTER WORK IS COMPLETED, OR AS INSTRUCTED BY THE ENGINEER.
4. CONTRACTOR SHALL INSPECT SEDIMENT BARRIERS AFTER EACH RAIN EVENT AND REPAIR THEM IMMEDIATELY AFTERWARDS. SEDIMENT SHALL BE REMOVED FROM THE BARRIERS WHEN THEY REACH HALF ITS HEIGHT.
5. CONTRACTOR SHALL REFER TO THE ER SERIES OF THE PUERTO RICO HIGHWAY AND TRANSPORTATION AUTHORITY'S (PRHTA) STANDARD DRAWINGS FOR ADDITIONAL DETAILS AND APPLICATIONS REGARDING EROSION AND SEDIMENT CONTROL.
6. NO FILL SHALL BE STORED WITHOUT COMPACTION FOR MORE THAN SEVEN (7) CALENDAR DAYS.
7. TRUCKS AND OTHER MOBILE CONSTRUCTION EQUIPMENT SHALL HAVE THEIR WHEELS CLEANED AT ESTABLISHED CLEANING AREAS BEFORE EXITING THE PROJECT.
8. ALL EROSION AND SEDIMENT CONTROL MEASURES PRESENTED ON THESE PLANS SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF ANY EARTH MOVEMENT ACTIVITIES.
9. IF NEEDED, A DEWATERING BAG SHALL BE INSTALLED AT LOCATIONS INDICATED BY THE ENGINEER. THE DEWATERING BAG USED SHALL BE SEDCATCH OR SIMILAR. FOR ADDITIONAL INFORMATION, CONTACT SEDCATCH, WWW.SEDCATCH.COM.
10. SILT FENCES SHALL BE CONSTRUCTED USING GEOTEXTILE CLASS "A" IN COMPLIANCE WITH SPECIFICATION 712.
11. CONTRACTOR SHALL NOT PERFORM OIL CHANGES AT ANY TIME ON SITE. FURTHERMORE, IF ANY OIL SPILLS OCCUR DURING CONSTRUCTION OPERATIONS, CONTRACTOR SHALL IMMEDIATELY SECURE THE AREA AND DISPOSE OF CONTAMINATED MATERIAL FOLLOWING ALL APPLICABLE STATE AND FEDERAL REGULATIONS.
12. EROSION AND SEDIMENT CONTROL PLAN MEASURES SHALL BE INSPECTED AND REPAIRED TO ORIGINAL CONDITIONS AFTER EACH RAINFALL EVENT THAT EXCEEDS 2" IN 24 HOURS.
13. SEDIMENT SHALL BE REMOVED, AND ALL EROSION CONTROL MEASURES RESTORED TO THEIR ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO 1/2 OF THE DESIGN DEPTH.
14. EROSION CONTROL MEASURES SHALL BE REMOVED AND THE AREA STABILIZED UPON COMPLETION OF WORK.

CES LEGEND:

- PROPERTY LINE
- SURVEY PROPERTY POINTS
- SILT FENCE
- STRAW WATTLE
- SEDIMENT INLET FILTER
- TEMPORARY GRAVEL COURSE FOR TRUCK CLEANING DURING CONSTRUCTION (4.00 MTS. X 9.00 MTS. X 0.15 MTS.)
- 3/4"Ø TEMPORARY HOSE BIBB FOR TRUCK CLEANING



CES PLAN

SCALE=1:250

0 10 20

C:\USERS\TITO GANDIA\KEPSC DROPBOX\TITO A. GANDIA\KEPSC-TECHNICAL\2025\PROJECTS\KP2025.034.MA\PROPOSED IMPROVEMENTS\KP2025.034.MA_SHT_02-04_ CES-1-3 CES PLAN.DWG



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

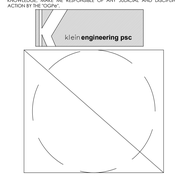
LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
08.31.2026		90% BID SET

CERTIFICATION: I, CARLOS G. TORRES RUIZ, WITH LICENSE NUMBER 22324, CERTIFY THAT I AM THE PROFESSIONAL THAT DESIGNED THESE PLANS AND THE SPECIFICATIONS ACCOMPANYING THEM, AND THAT THEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND UNDERSTANDING. IN MY PROFESSIONAL OPINION, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE DISPOSITIONS OF THE JOINT REGULATION AND THE APPLICABLE DISPOSITIONS OF THE CURRENT REGULATIONS AND CONSTRUCTION CODES OF THE GOVERNMENT AUTHORITY HAVING JURISDICTION OVER THE PROJECT IN THIS JURISDICTION. I ALSO CERIFY THAT, THROUGH THE PREPARATION OF SAID PLANS AND SPECIFICATIONS THAT THEY FULLY COMPLIED BY THAT DISPOSED IN THE LAW NO. 14 DATED JANUARY 8, 2004, AS AMENDED, KNOWN AS " LAW FOR INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH [LAW NO. 319 DATED SEPTEMBER 15, 2004, KNOWN AS "LAW FOR THE PRACTICE OF ENGINEERING" AS APPLICATED. I RECOGNIZE THAT ANY FALSE DECLARATION OR FACT FALSIFICATIONS PRODUCE WITHOUT MY CONSENT OR BY NEGLIGENCE, EITHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHER PERSONS WITH MY KNOWLEDGE, MAKE ME RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE "OGPE".



No. 2522

PEDESTRIAN ACCESS PROJECT

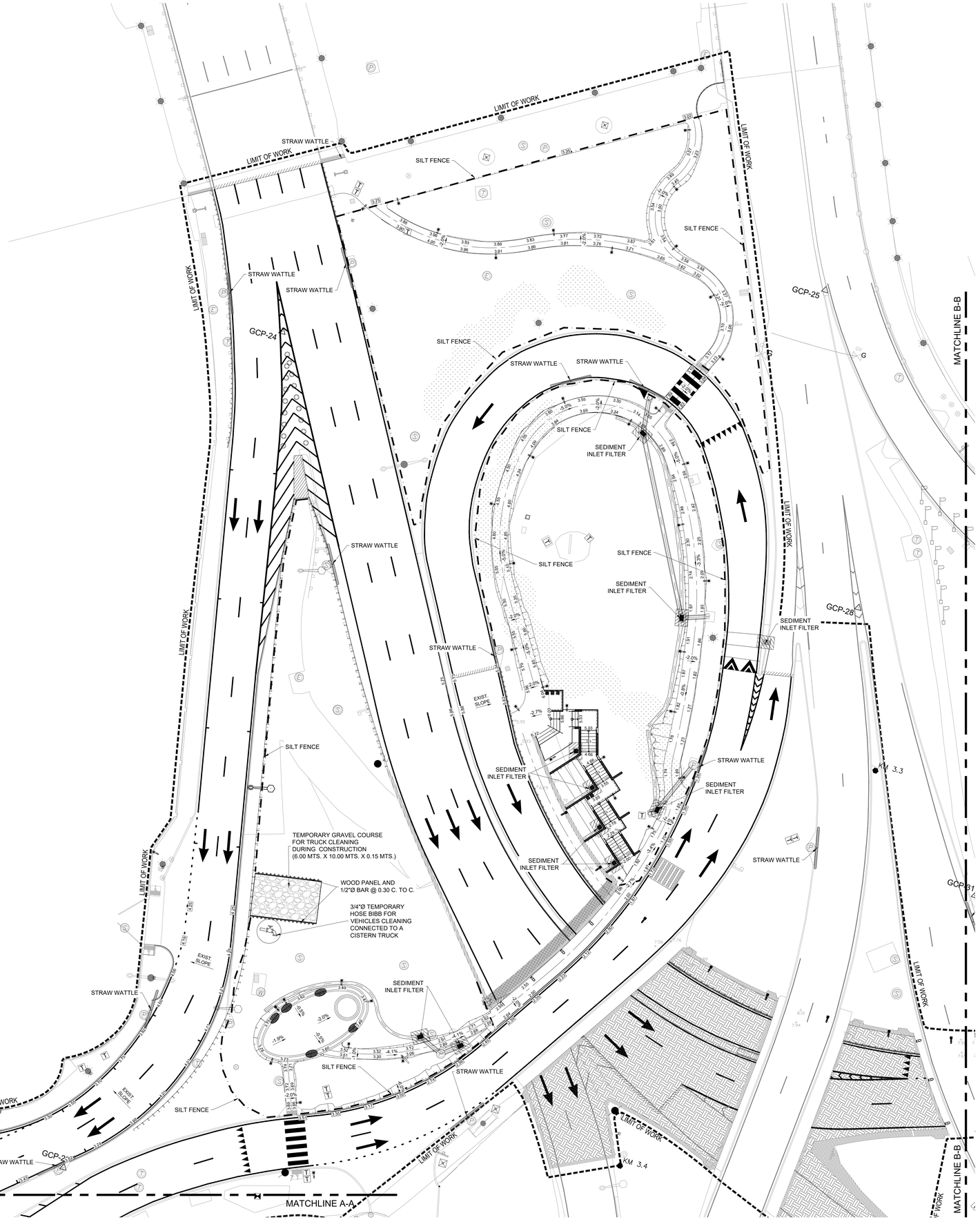
ISLETA-MIRAMAR
SAN JUAN, PR

CES PLAN

SCALE:

DRAWING #:
CES-1 77 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM



CES PLAN

SCALE=1:250

0 10 20

C:\USERS\TITO.GANDIA\DESKTOP\TITO A. GANDIA\DESKTOP\TITO A. GANDIA\DESKTOP\TECHNICAL\2025\PROJECTS\PP2025_034.MA\PROPOSED IMPROVEMENTS\PP2025_034.MA_SHT_02.04_ CES-1-3 CES PLAN.DWG



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
08.31.2026		90% BID SET

CERTIFICATION: I, CARLOS G. TORRES RUE, WITH LICENSE NUMBER 22024, CERTIFY THAT I AM THE PROFESSIONAL THAT DESIGNED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. IN ADDITION, I CERTIFY THAT, BASED ON THE BEST OF MY KNOWLEDGE, INFORMATION AND UNDERSTANDING, IN MY PROFESSIONAL OPINION, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM REQUIREMENTS AND STANDARDS OF THE CONSTRUCTION CODE AND ARE IN CONFORMITY OF THE CURRENT REGULATIONS AND CONSTRUCTION CODES OF THE AGENCIES, REGULATORY BOARDS OR PUBLIC CORPORATIONS WITH JURISDICTION. I ALSO CERTIFY THAT, THROUGH THE PREPARATION OF SAID PLANS AND SPECIFICATIONS THAT THEY FULLY COMPLIED BY THAT DISPOSED IN THE LAW NUMBER 173 OF AUGUST 12, 1988, AS AMENDED, KNOWN AS THE "LAW OF THE INVESTMENT BY THE PUEBLO RICAN INDUSTRY" AND WITH JLAW NO. 319 DATED MAY 15, 1938, AS AMENDED; LAW NO.76 DATED JULY 6, 1978, AS AMENDED; AS APPLICATED. I RECOGNIZE THAT ANY FALSE DECLARATION OR FACT FALSIFICATIONS PRODUCE WITHOUT MY CONSENT OR BY NEGLIGENCE, EITHER BY ACTION OR OMISSION, AND WHICH, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, MAKE ME RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE "CODPE".

klein**engineering psc**

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

CES PLAN

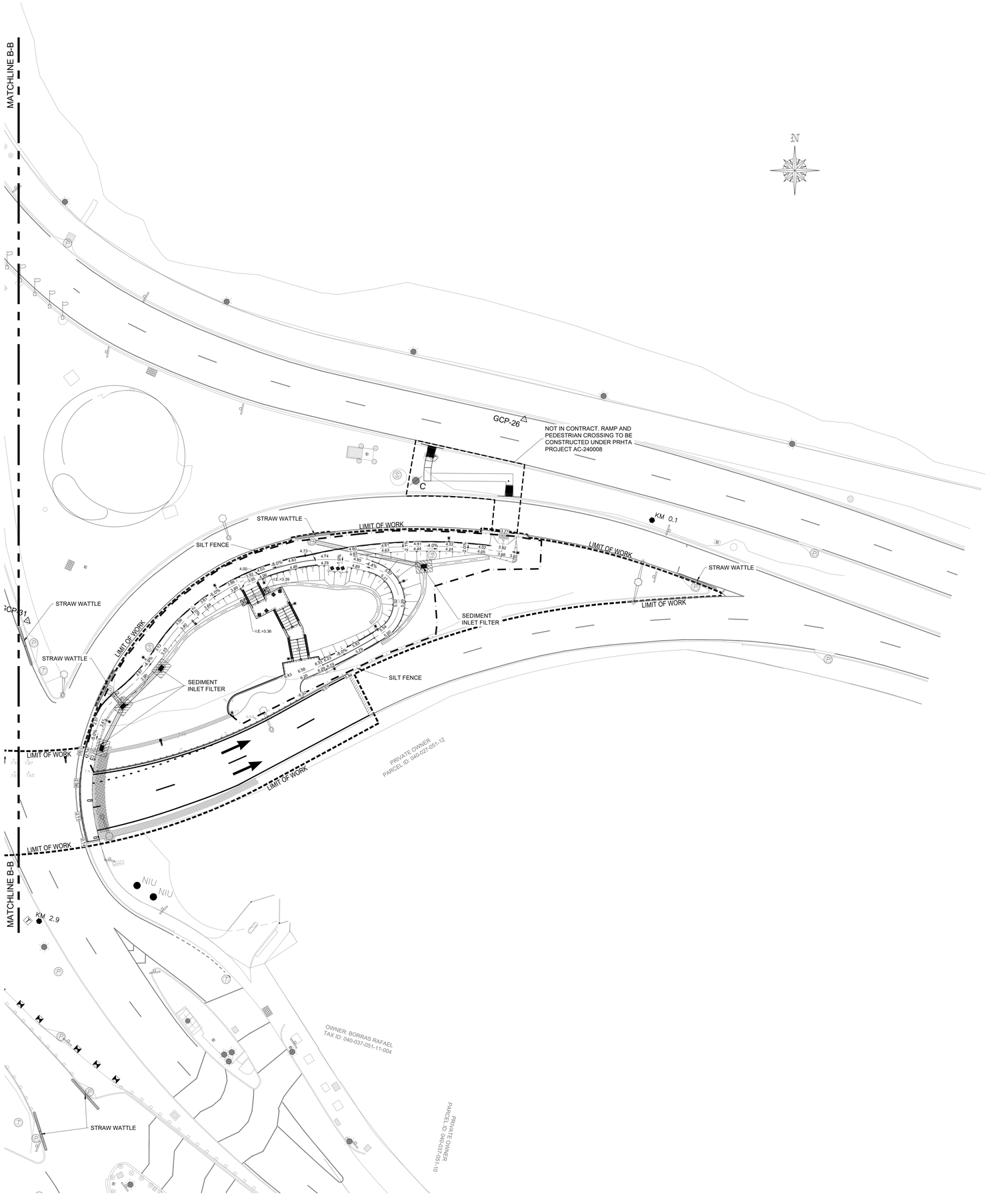
UNDER JUAN PONCE DE LEON AVENUE BRIDGE

SCALE:

DRAWING #:

CES-2 78 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM



CES PLAN

SCALE=1:250

0 10 20

C:\USERS\TITO GANDIA\KEPSC DROPBOX\TITO A. GANDIA\KEPSC-TECHNICAL\2025\PROJECTS\KP2025.034.MA\PROPOSED IMPROVEMENTS\KP2025.034_MA_SHT_02-04_CES-1-3 CES PLAN.DWG



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
	08.31.2026	90% BID SET

CERTIFICATION: I, CARLOS G. TORRES RUZ, WITH LICENSE NUMBER 22924, CERTIFY THAT I AM THE PROFESSIONAL THAT DESIGNED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS, IN ADDITION, I CERTIFY THAT, BASED ON THE BEST OF MY KNOWLEDGE, INFORMATION AND PROFESSIONAL JUDGMENT AND PROFESSIONAL OPINION, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE DISPOSITIONS OF THE JOINT REGULATION AND THE APPLICABLE DISPOSITIONS OF THE CURRENT REGULATIONS AND CONSTRUCTION CODES OF THE AGENCIES, REGULATORY BOARDS OR PUBLIC CORPORATIONS WITH JURISDICTION OVER THE PROJECT. I ALSO CERTIFY THAT SAID PLANS AND SPECIFICATIONS THAT THEY FULLY COMPLIED BY THAT DISPOSED IN THE LAW NO. 14 DATED JANUARY 8, 2004, AS AMENDED, KNOWN AS " LAW FOR INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH (LAW NO. 319 DATED MAY 15, 1938, AS AMENDED; LAW NO.76 DATED JULY 6, 1978, AS AMENDED; AS WELL AS ANY OTHER LAW OR REGULATION. I ASSUME NO RESPONSIBILITY FOR FALSIFICATIONS PRODUCE WITHOUT MY CONSENT OR BY NEGLIGENCE, EITHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHER PERSONS WITH MY KNOWLEDGE, MAKE ME RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE "OGPe".

klein **engineering psc**

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

CES PLAN

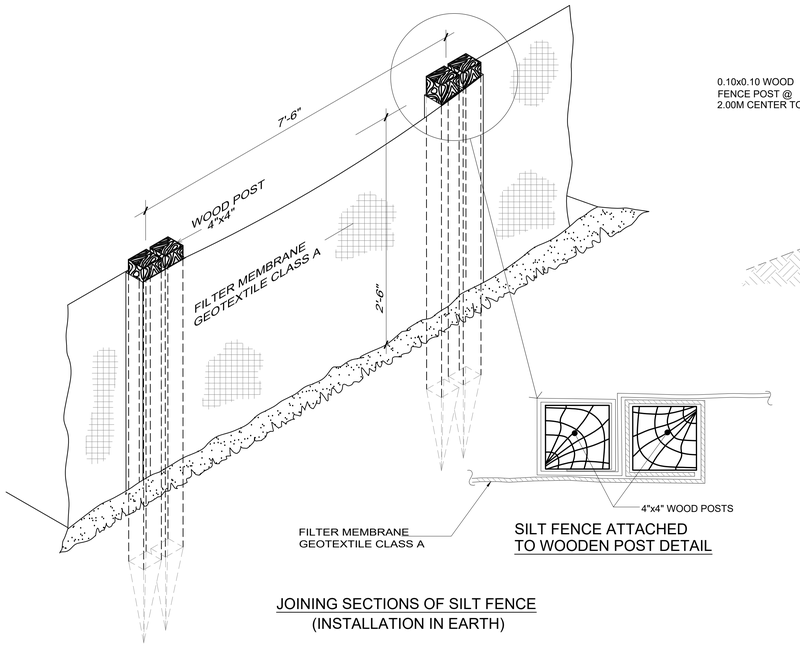
SCALE:

DRAWING #:

CES-3 79 of 121

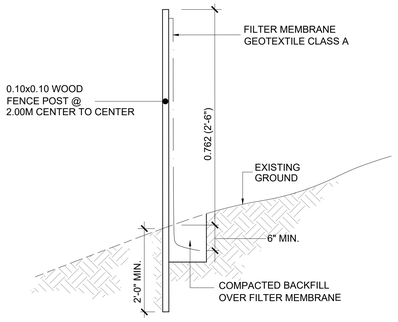
© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

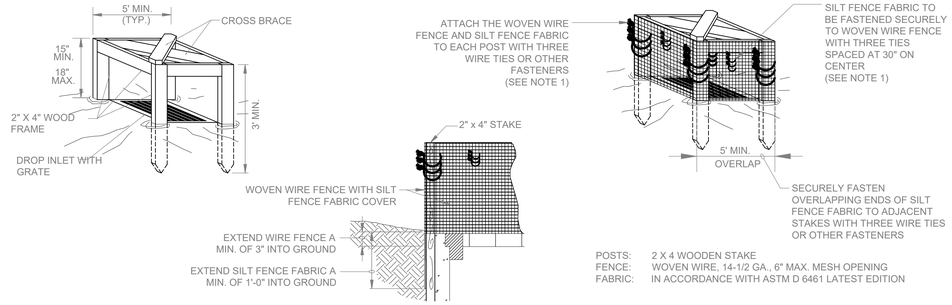


SILT FENCE ATTACHED TO WOODEN POST DETAIL

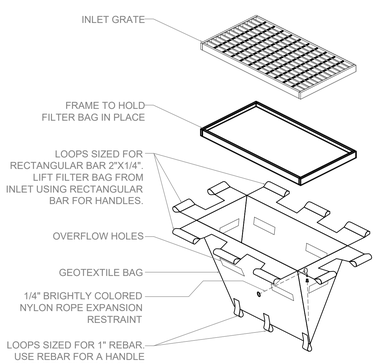
JOINING SECTIONS OF SILT FENCE
(INSTALLATION IN EARTH)



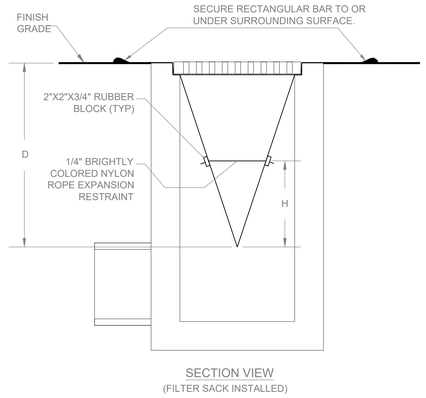
SILT FENCE DETAIL



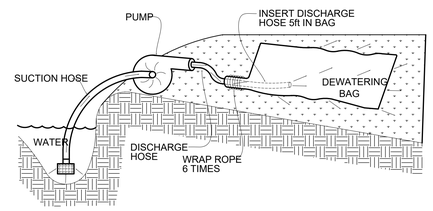
POSTS: 2 X 4 WOODEN STAKE
FENCE: WOVEN WIRE, 14-1/2 GA., 6" MAX. MESH OPENING
FABRIC: IN ACCORDANCE WITH ASTM D 6461 LATEST EDITION



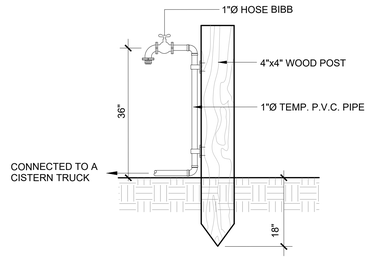
INLET PROTECTION FILTER SACK



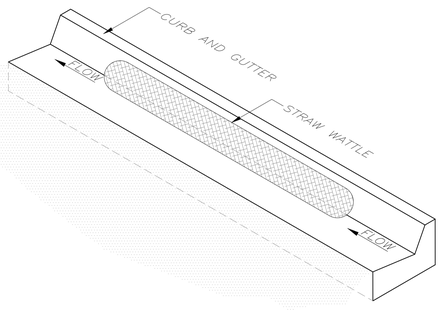
SECTION VIEW
(FILTER SACK INSTALLED)



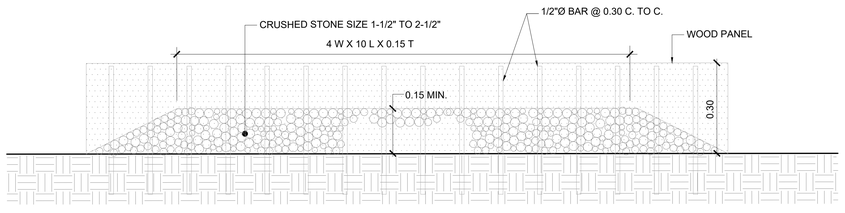
DEWATERING BAG TYPICAL DETAIL



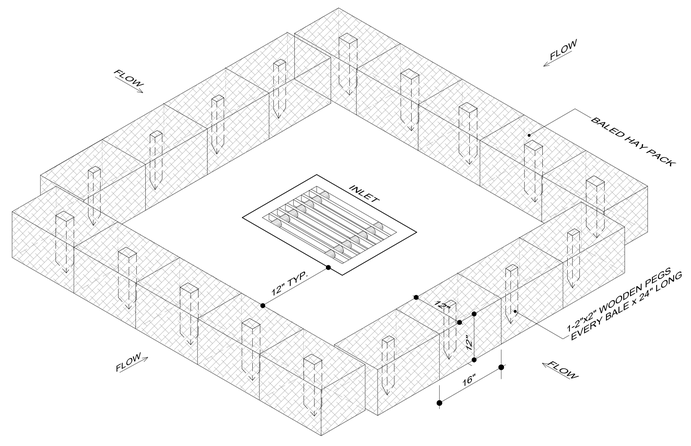
TEMP. HOSE BIBB DETAIL



SEDIMENT LOG DETAIL



TRUCK WASHING FACILITIES



STRAW BALE INLET PROTECTION
N.T.S.



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

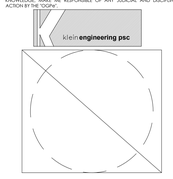
LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. CONSULTENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
	08.31.2026	90% BID SET

CERTIFICATION: I, CARLOS G. TORRES RUIZ, WITH LICENSE NUMBER 23324, CERTIFY THAT I AM THE PROFESSIONAL THAT DESIGNED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. IN ADDITION, I CERTIFY THAT, BASED ON THE BEST OF MY KNOWLEDGE, INFORMATION AND UNDERSTANDING, IN MY PROFESSIONAL OPINION, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE DISPOSITIONS OF THE JOINT REGULATION AND THE APPLICABLE DISPOSITIONS OF THE CURRENT REGULATIONS AND CONSTRUCTION CODES OF THE AGENCIES, REGULATORY BOARDS OF PUBLIC CORPORATIONS WITH JURISDICTION; I ALSO CERTIFY THAT, THROUGH THE PREPARATION OF SAID PLANS AND SPECIFICATIONS, I HAVE NOT VIOLATED ANY PROVISIONS OF LAW NO. 76 OF NO. 14 DATED JANUARY 8, 2004, AS AMENDED, KNOWN AS " LAW FOR INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH (LAW NO. 319 DATED MAY 15, 1938, AS AMENDED (LAW NO.96 DATED JULY 4, 1978, AS AMENDED) AS APPLICABLE. I RECOGNIZE THAT ANY FALSE DECLARATION OR FACT CONCEALED IN THE PLANS AND SPECIFICATIONS, WHETHER IT WAS MADE BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHER PERSONS WITH MY KNOWLEDGE, MAKE ME RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE "OGPe".



No. 2522
PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

CES DETAILS

SCALE:

DRAWING #:
CES-4 80 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

C:\USERS\TITO GANDIA\DESKTOP\C DROPBOX\TITO A. GANDIA\KEPSC TECHNICAL\2025\PROJECTS\KP2025.034.MA\PROPOSED IMPROVEMENTS\KP2025.034.MA_SHT_05_CES-4 CES DETAILS.DWG

GENERAL NOTES:

1. DIMENSIONS AND/OR ELEVATIONS ARE SHOWN IN METRIC SYSTEM, UNLESS OTHERWISE NOTED.

2. THIS, AND OTHER RELATED PLANS, HAS BEEN PREPARED CONSIDERING THE INFORMATION INCLUDED IN THE FOLLOWING PLAN(S): "SURVEY PLAN" PREPARED BY JAVIER E. BIDOT ASSOCIATES, PSC, SURVEYOR CARLOS M. LEBRON CABRERA, LIC.NO. 23744 AND DATED SEPTEMBER 10, 2025.

3. CONTRACTOR SHALL REPAIR AND MAINTAIN ANY EXISTING PAVEMENT, SIDEWALKS AND UTILITIES THAT WILL REMAIN IN USE AFTER THE COMPLETION OF THE PROJECT. ALSO, THE CONTRACTOR SHALL REPAIR ANY AFFECTED AREA OF ASPHALT PAVEMENT BY PERFORMING A 2" COLDMILLING AND REPAVE WITH 2" OF HOT PLANT MIX BITUMINOUS ASPHALT TYPE S(75).

4. HORIZONTAL CONTROLS ARE REFERRED TO THE PUERTO RICO LAMBERT COORDINATE SYSTEM (NAD 83 NA 2011 EPOCH 2010).

5. ELEVATIONS ARE REFERRED TO PUERTO RICO VERTICAL DATUM 2002.

6. SYMBOLS ARE FOR ILLUSTRATION PURPOSES ONLY, THEY ARE NOT NECESSARILY OF THE SAME TYPE AND/OR SIZE OF THE OBJECT WHICH THEY REPRESENT.

7. FOR SITE DETAILS, REFER TO DWG. C-5.

8. PROPERTY LINE AND RIGHT-OF-WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE BY A REGISTERED LAND SURVEYOR.

9. ALL DISTURBANCE INCURRED TO ANY ADJOINING PROPERTY DUE TO CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THE PREVIOUS CONDITION OR BETTER, AND TO THE SATISFACTION OF THE CITY OR STATE AUTHORITY.

10. FOR ORNAMENTAL FENCES AND RAILINGS LOCATIONS, DETAILS, TYPE OR MATERIAL, REFER TO ARCHITECTURAL DRAWINGS.

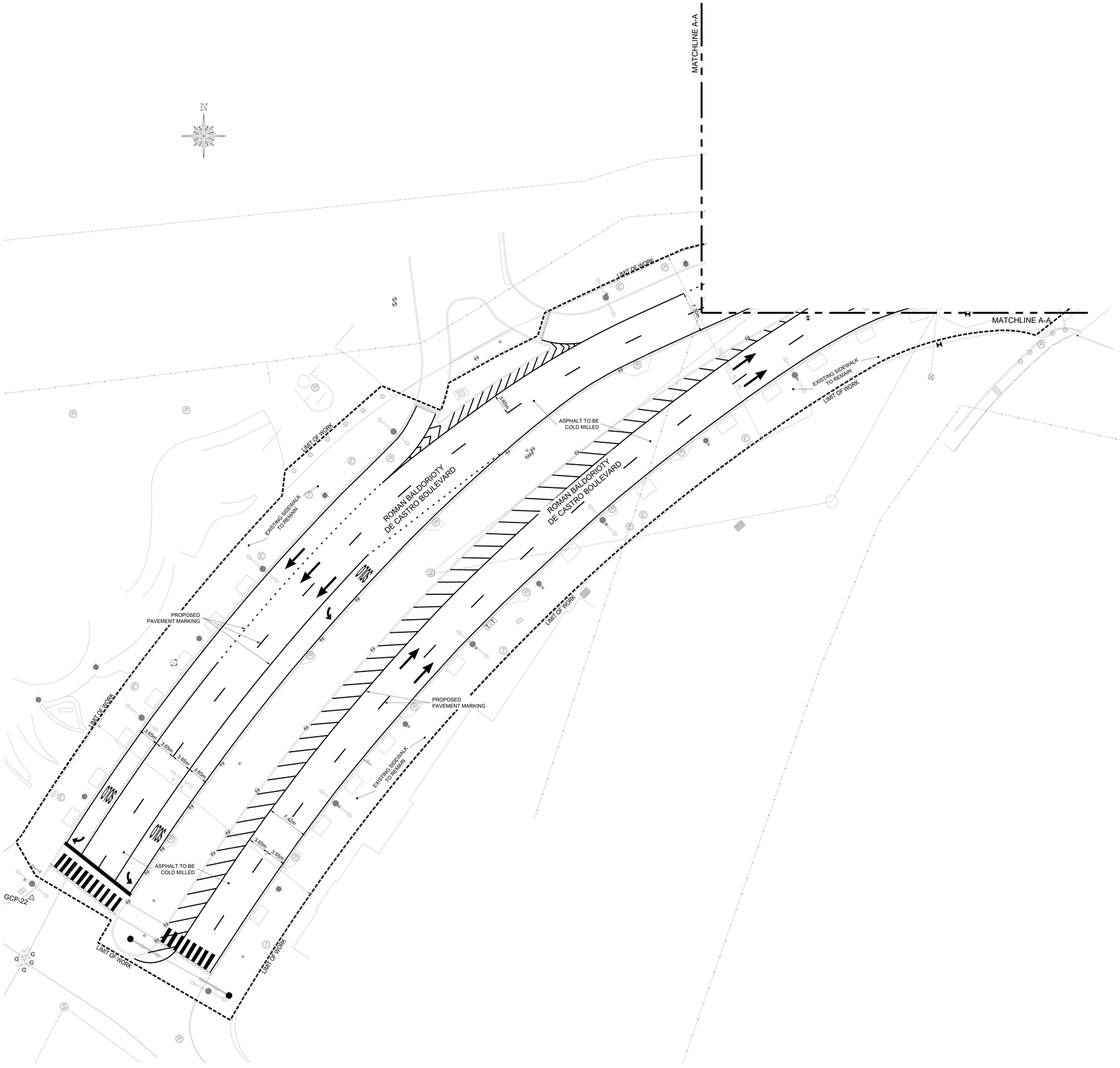
11. ALL RAMPS SHALL BE CONSTRUCTED PER PRHTA STANDARD DRAWINGS (ADA-01, DATED JUNE 8, 2012).

12. ALL EXISTING SIDEWALKS, CURBS, GREEN AREAS, PAVEMENT, GUTTERS, DRAINAGE, ETC., AFFECTED BY THE WORK OF THIS PROJECT, MUST BE REPAIRED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRHTA AND THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS.

13. THE CONTRACTOR SHALL COORDINATE WITH PRHTA REGARDING THE FINAL DESTINATION OF ALL REMOVED TRANSPORTATION-RELATED MATERIALS, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, GUARDRAILS, AND POSTS. THE PRHTA WILL DETERMINE AND INSTRUCT THE CONTRACTOR WHETHER TO DISPOSE OF THE MATERIALS OR DELIVER THEM TO THE REGIONAL OFFICE OF THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS.

LEGEND:

- PROPERTY LINE
- SURVEY PROPERTY POINTS
- SLOPE PATTERN
- L1 or C1 — ALIGNMENT ID
- CONCRETE SWALE
- CROSSWALK
- ACCESIBLE RAMP
- CONCRETE ISLAND



GEOMETRICAL SITE PLAN

SCALE=1:250

0 10 20

MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
08.31.2026		90% BID SET

CERTIFICATION: I, CARLOS G. TORRES RUIZ, WITH LICENSE NUMBER 22324, CERTIFY THAT I AM THE PROFESSIONAL THAT DESIGNED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. IN ADDITION, I CERTIFY THAT, BASED ON THE BEST OF MY KNOWLEDGE, INFORMATION AND UNDERSTANDING, IN MY PROFESSIONAL OPINION, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE DISPOSITIONS OF THE JOINT REGULATION AND THE APPLICABLE REGULATIONS OF THE PUERTO RICO PLANNING BOARD, AND WITH THE RULES OF THE AGENCIES, REGULATORY BOARDS OR PUBLIC CORPORATIONS WITH JURISDICTION. I ALSO CERTIFY THAT, THROUGH THE PREPARATION OF SAID PLANS AND SPECIFICATIONS THAT I FULLY COMPLIED BY THAT DISPOSED IN THE LAW NUMBER 173 OF AUGUST 12, 1988, AS AMENDED, KNOWN AS THE LAW OF ETHICS APPLICABLE TO THE PUERTO RICAN INDUSTRY" AND WITH LAW NO. 84 OF MAY 13, 1958, AS AMENDED (LAW NO.76 IN DATED JULY 4, 1976, AS AMENDED) AS APPLICABLE; I RECOGNIZE THAT ANY FALSE DECLARATION OR FACT FALSIFICATIONS PRODUCE WITHOUT MY CONSENT OR BY NEGLIGENCE, EITHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHER PERSONS, WITH MY KNOWLEDGE, I WILL BE THE ONLY RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE "OGPe".

klein **engineering psc**

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

GEOMETRICAL SITE PLAN

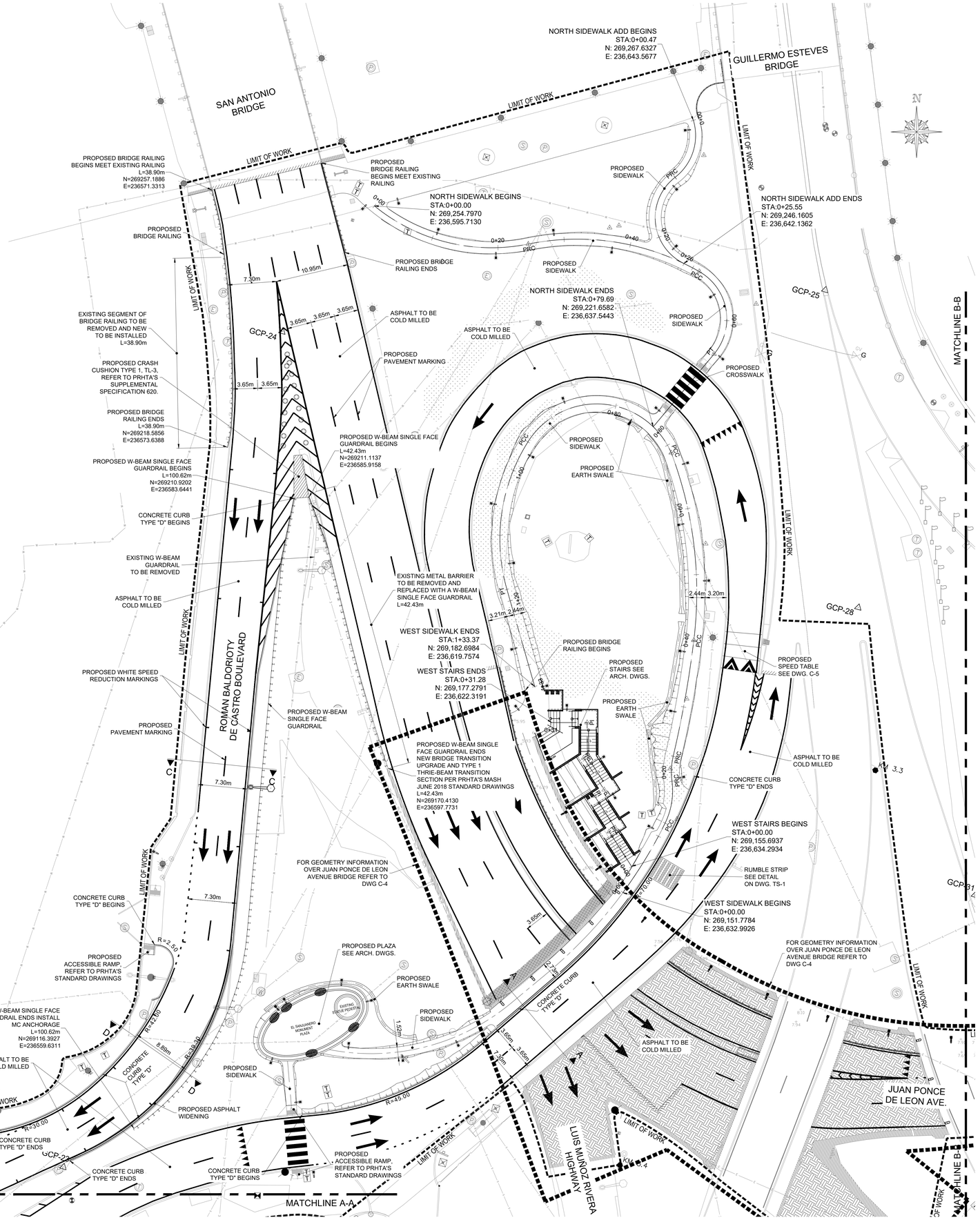
SCALE:

DRAWING #:

C-1

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

C:\USERS\ITTO GANDIA\KEPSC DROPBOX\ITTO A. GANDIA\KEPSC TECHNICAL\2025\PROJECTS\KP2025.034.MA\PROPOSED IMPROVEMENTS\KP2025.034.MA_SHT_06-08_C-1-3 GEOMETRICAL PLAN.DWG



GEOMETRICAL SITE PLAN

SCALE=1:250

0 10 20

MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
08.31.2026		90% BID SET

CERTIFICATION: I, CARLOS G. TORRES RUIZ, WITH LICENSE NUMBER 22024, CERTIFY THAT I AM THE PROFESSIONAL THAT DESIGNED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. IN ADDITION, I CERTIFY THAT, BASED ON THE BEST OF MY KNOWLEDGE, INFORMATION AND UNDERSTANDING, IN MY PROFESSIONAL OPINION, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE CURRENT REGULATIONS AND CONSTRUCTION CODES OF THE AGENCIES, REGULATORY BOARDS OR PUBLIC CORPORATIONS WITH JURISDICTION. I ALSO CERTIFY THAT, THROUGH THE PREPARATION OF SAID PLANS AND SPECIFICATIONS THAT THEY FULLY COMPLIED BY THAT DISPOSED IN THE LAW OF ARCHITECTS AND ENGINEERS OF PUERTO RICO AND THE CARIBBEAN, AS AMENDED BY THE PUERTO RICAN INDUSTRY" AND WITH (LAW NO. 319 DATED MAY 15, 1938, AS AMENDED; LAW NO.76 DATED JULY 6, 1978, AS AMENDED) AS APPLICABLE. I RECOGNIZE THAT ANY FALSE DECLARATION OR FACT FALSIFICATIONS PRODUCE WITHOUT MY CONSENT OR BY NEGLIGENCE, EITHER IN THE PLANS OR IN THE SPECIFICATIONS AND THAT, BASED ON MY BEST KNOWLEDGE, MAKE ME RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE "CIGPA".

klein**engineering psc**

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

GEOMETRICAL SITE PLAN

UNDER JUAN PONCE DE LEON AVENUE BRIDGE

SCALE:

DRAWING #:

C-2

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

C:\USERS\TITO GANDIA\DESKTOP\TITO A. GANDIA\DESKTOP\TITO A. GANDIA\DESKTOP\TECHNICAL\2025\PROJECTS\MP2025.034.MA\PROPOSED IMPROVEMENTS\MP2025.034.MA_SHT_06-08_C-1-3 GEOMETRICAL PLAN.DWG

GEOMETRICAL SITE PLAN

SCALE=1:250

0 10 20

C:\USERS\TITO.GANDIA\DESKTOP\C DRIVE\BOX\TITO A. GANDIA\DESKTOP\C TECHNICAL\2025\PROJECTS\KP2025.034.MA\PROPOSED IMPROVEMENTS-KP2025.034.MA_SHT_06-08_C-1-3 GEOMETRICAL PLAN.DWG



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
	08.31.2026	90% BID SET

CERTIFICATION: I, CARLOS G. TORRES RUIZ, WITH LICENSE NUMBER 22024, CERTIFY THAT I AM THE PROFESSIONAL THAT DESIGNED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. IN ADDITION, I CERTIFY THAT, BASED ON THE BEST OF MY KNOWLEDGE, INFORMATION AND UNDERSTANDING, IN MY PROFESSIONAL OPINION, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM REQUIREMENTS AND STANDARDS ESTABLISHED BY THE LAWS IN FORCE AND OPPOSITIONS OF THE CURRENT REGULATIONS AND CONSTRUCTION CODES OF THE AGENCIES, REGULATORY BOARDS OR PUBLIC CORPORATIONS WITH JURISDICTION. I ALSO CERTIFY THAT, THROUGH THE PREPARATION OF SAID PLANS AND SPECIFICATIONS THAT THEY FULLY COMPLIED BY THAT DISPOSED IN THE LAW NUM. 173 OF AUGUST 12, 1988, AS AMENDED, KNOWN AS "LAW OF THE ENGINEER AND INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH (LAW NO. 319 DATED MAY 15, 1938, AS AMENDED; LAW NO.76 DATED JULY 6, 1978, AS AMENDED) AS APPLICATIVE). I RECOGNIZE THAT ANY FALSE DECLARATION OR FACT FALSIFICATIONS PRODUCE WITHOUT MY CONSENT OR BY NEGLIGENCE, EITHER BY ACT OR OMISSION, AND WHICH ARE KNOWN BY ME OR SHOULD BE KNOWN BY MY KNOWLEDGE, MAKE ME RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE "OGPE".

klein**engineering psc**

No. 2522

PEDESTRIAN ACCESS PROJECT

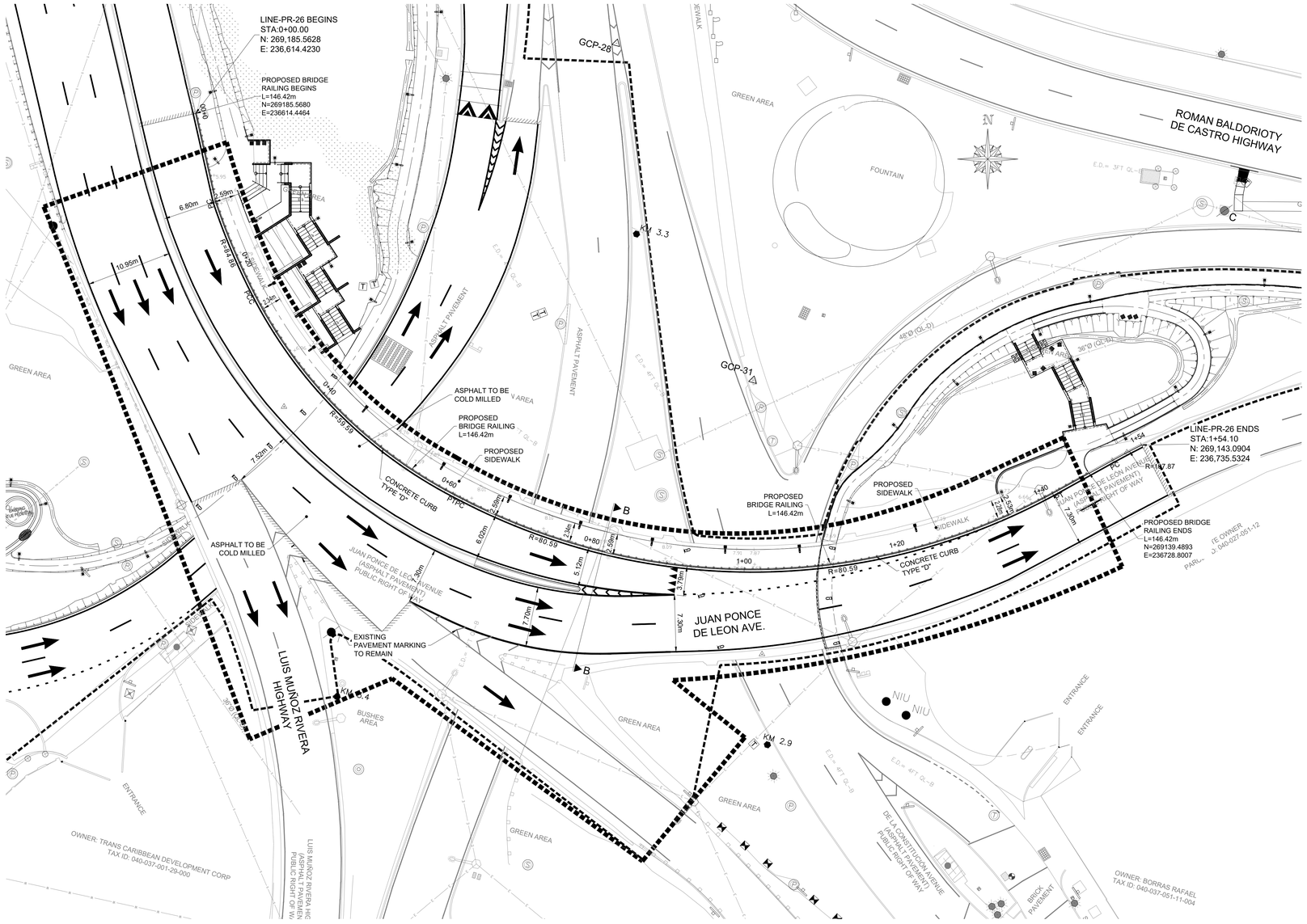
ISLETA-MIRAMAR
SAN JUAN, PR

GEOMETRICAL SITE PLAN

SCALE:

DRAWING #:
C-3

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM



GEOMETRICAL SITE PLAN

SCALE=1:250

0 10 20

MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911

OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907

CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009

ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587

GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013

STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
08.31.2026		90% BID SET

CERTIFICATION: I, CARLOS G. TORRES RUIZ, WITH LICENSE NUMBER 23324, CERTIFY THAT I AM THE PROFESSIONAL THAT DESIGNED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. IN ADDITION, I CERTIFY THAT, BASED ON THE BEST OF MY KNOWLEDGE, INFORMATION AND UNDERSTANDING, IN MY PROFESSIONAL OPINION, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE DISPOSITIONS OF THE JOINT REGULATION AND THE APPLICABLE DISPOSITIONS OF THE CURRENT REGULATIONS AND CONSTRUCTION CODES OF THE AGENCIES, REGULATORY BOARDS OF PUBLIC CORPORATIONS WITH JURISDICTION. I ALSO CERTIFY THAT, THROUGH THE PREPARATION OF SAID PLANS AND SPECIFICATIONS, I HAVE COMPLIED WITH ACT 173 OF AUGUST 12, 1988, AS AMENDED, NO. 14 DATED JANUARY 8, 2004, AS AMENDED, KNOWN AS " LAW FOR INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH [LAW NO. 319 DATED MAY 15, 1938, AS AMENDED LAW NO.76 DATED JULY 4, 1978, AS AMENDED, AS APPLICABLE. I RECOGNIZE THAT ANY FALSE DECLARATION OR FACT OMITTED IN THIS CERTIFICATION, WHETHER MY OWN OR THOSE SECTIONS SIGNED BY ME, MY AGENTS OR EMPLOYEES, FOR BY OMISSION, KNOWING IT TO MY KNOWLEDGE, MAKE ME RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE "OGPe."

klein engineering psc

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

GEOMETRICAL SITE PLAN

OVER JUAN PONCE DE LEON AVENUE BRIDGE

SCALE:

DRAWING #:

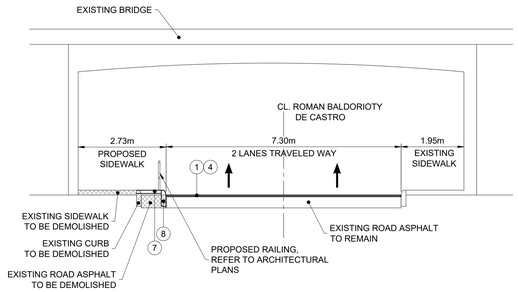
C-4

84 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

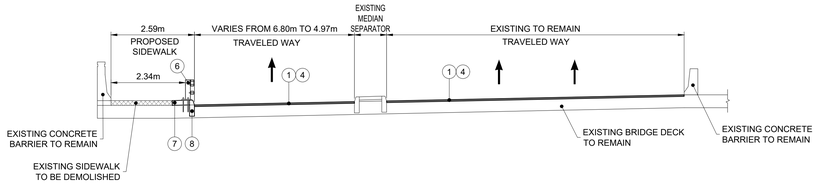
12/3/2025 2:49 PM

C:\USERS\TITO GANDIA\KEPSC DROPBOX\TITO A. GANDIA\KEPSC TECHNICAL\2025\PROJECTS\KP2025.034.MA\PROPOSED IMPROVEMENTS\KP2025.034.MA_SHT_00_C-4 GEOMETRICAL PLAN_OVER BRIDGE.DWG



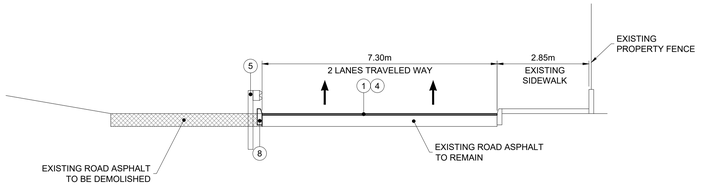
TYPICAL SECTION A-A

SCALE = 1:75



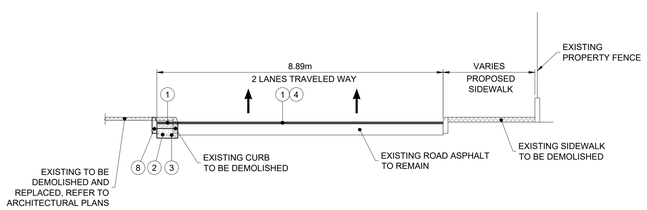
TYPICAL SECTION B-B

SCALE = 1:75



TYPICAL SECTION C-C

SCALE = 1:75



TYPICAL SECTION D-D

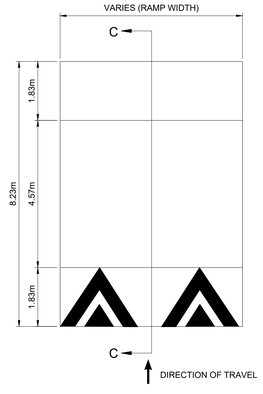
SCALE = 1:75

SCALE=1:75

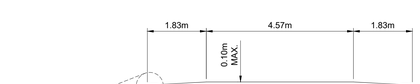
0 1 2 3 4 5

LEGEND:

1	0.05m	HOT PLANT MIX BITUMINOUS PAVEMENT MIX S(50)(38), SPEC. 401
2	0.10m	HOT PLANT MIX BITUMINOUS BASE COURSE MIX B(50)(34), SPEC. 401
3	0.50m	LEAN CONCRETE, SPEC. 305
4	0.05m	COLD MILLING , SPEC. 403
5		W-BEAM GUARDRAIL (REFER TO PRHTA STD. DRAWINGS SERIES MB), SPEC. 606
6		BRIDGE RAILING (REFER TO PRHTA STD. DRAWINGS SERIES RSD), SPEC. 606
7	0.10m	CONCRETE SIDEWALK, SPEC. 608
8		CONCRETE CURB TYPE "D" (REFER TO PRHTA STD. DRAWINGS SERIES DR), SPEC. 609



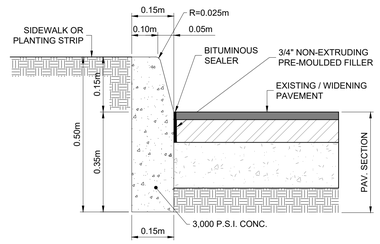
PLAN VIEW



SECTION C-C

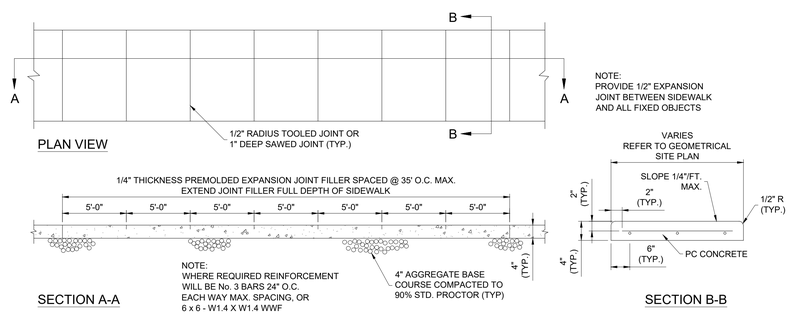
SPEED TABLE DETAIL

SCALE = 1:75



TYPE "D" CONCRETE CURB DETAIL

NOT TO SCALE



SECTION A-A

SECTION B-B

CONCRETE SIDEWALK DETAIL

NOT TO SCALE

MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 SAN JORGE, SAN JUAN, PR 00911

OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907

CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009

ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587

GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013

STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
08.31.2026		90% BID SET

CERTIFICATION: I, CARLOS G. TORRES RUZ, WITH LICENSE NUMBER 22024, CERTIFY THAT I AM THE PROFESSIONAL THAT DESIGNED THESE PLANS, AND THE COMPLEMENTARY SPECIFICATIONS. IN ADDITION, I CERTIFY THAT, BASED ON THE BEST OF MY KNOWLEDGE, INFORMATION AND PROFESSIONAL JUDGMENT AS A PROFESSIONAL OPINION, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE DISPOSITIONS OF THE JOINT REGULATION AND THE APPLICABLE DISPOSITIONS OF THE CURRENT REGULATIONS AND CONSTRUCTION CODES OF THE AGENCIES, REGULATORY BOARDS OR PUBLIC CORPORATIONS WITH JURISDICTION OVER THE PROJECT. I ALSO CERTIFY THAT THE PLANS, SPECIFICATIONS AND DESCRIPTIONS THAT THEY FULLY COMPLIED BY THAT DEPOSED IN THE LAW NOC. 14 DATED JANUARY 8, 2004, AS AMENDED, KNOWN AS " LAW FOR INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH (LAW NO. 319 DATED MAY 13, 1938, AS AMENDED) LAW NO.76 DATED JULY 6, 1976, AS AMENDED, AS WELL AS THE REGULATIONS AND CODES OF THE OGPE. ANY OF THESE PUBLICATIONS PRODUCE WITHOUT MY CONSENT OR BY NEGLIGENCE, EITHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHER PERSONS WITH MY KNOWLEDGE, MAKE ME RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE "OGPe".

klein**engineering psc**

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

SECTIONS AND DETAILS

SCALE:

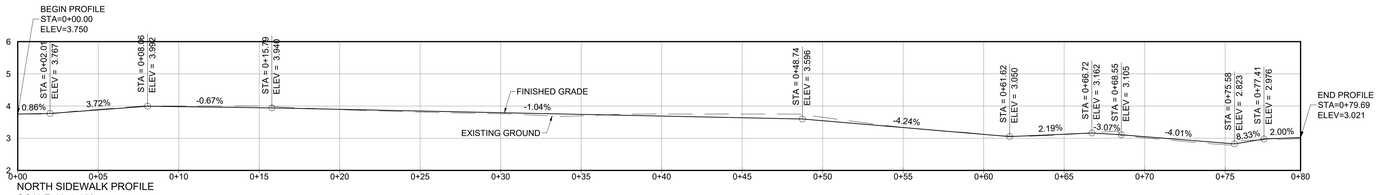
DRAWING #:

C-5

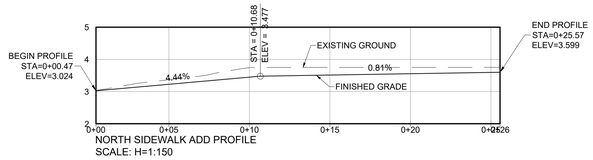
© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

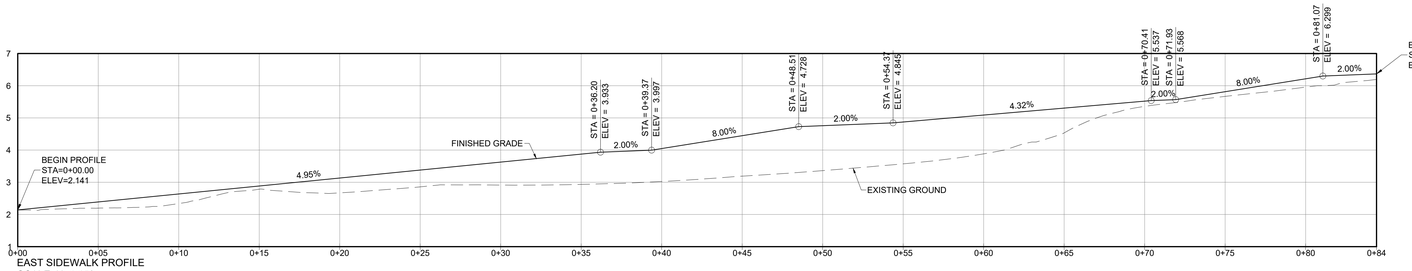
C:\USERS\TITO GANDIA\KEPSC DROPBOX\TITO A. GANDIA\KEPSC-TECHNICAL\2025\PROJECTS\KP2025.034.MA\PROPOSED IMPROVEMENTS\KP2025.034.MA_SHT_10_C-5_TYP SECT.DWG



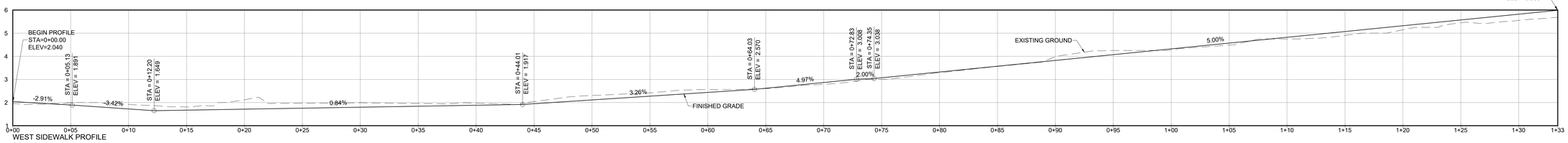
NORTH SIDEWALK PROFILE
SCALE: H=1:150
V=1:75



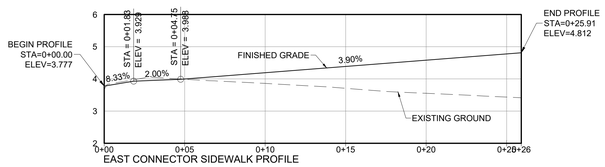
NORTH SIDEWALK ADD PROFILE
SCALE: H=1:150
V=1:75



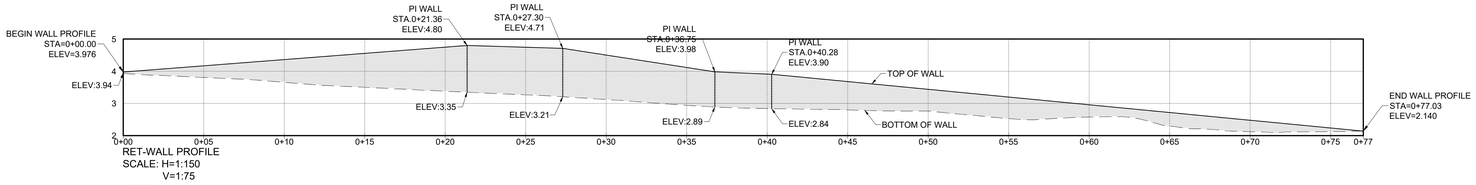
EAST SIDEWALK PROFILE
SCALE: H=1:150
V=1:75



WEST SIDEWALK PROFILE
SCALE: H=1:150
V=1:75

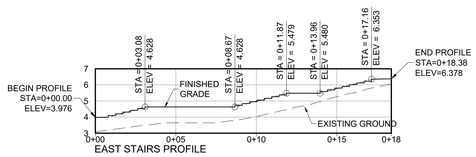


EAST CONNECTOR SIDEWALK PROFILE
SCALE: H=1:150
V=1:75

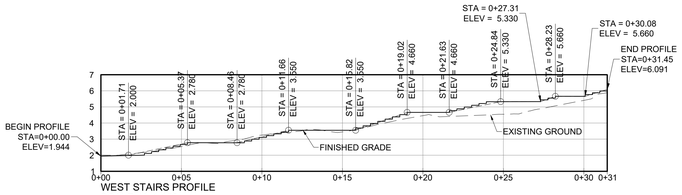


RET-WALL PROFILE
SCALE: H=1:150
V=1:75

NOTE:
1. RAILING WITH HANDRAIL TO BE INSTALLED ON TOP OF THE RETAINING WALL, REFER TO ARCHITECTURAL AND STRUCTURAL PLANS.
2. FOR FOOTING AND REINFORCEMENT DETAILS, REFER TO STRUCTURAL PLANS.



EAST STAIRS PROFILE
SCALE: H=1:150
V=1:150



WEST STAIRS PROFILE
SCALE: H=1:150
V=1:150

SITE PROFILES
SCALE=1:150

0 5 10

MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 SAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
	08.31.2026	90% BID SET

I CERTIFICATION: I, CARLOS G. TORRES RUIZ, WITH LICENSE NUMBER 23324, CERTIFY THAT I AM THE PROFESSIONAL THAT DESIGNED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. IN ADDITION, I CERTIFY THAT, BASED ON THE BEST OF MY KNOWLEDGE, INFORMATION AND UNDERSTANDING, IN MY PROFESSIONAL OPINION, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE DISPOSITIONS OF THE JOINT REGULATION AND THE APPLICABLE DISPOSITIONS OF THE CURRENT REGULATIONS AND CONSTRUCTION CODES OF THE AGENCIES, REGULATORY BOARDS OF PUBLIC CORPORATIONS WITH JURISDICTION. I ALSO CERTIFY THAT, THROUGH THE PREPARATION OF SAID PLANS AND SPECIFICATIONS, I HAVE NOT VIOLATED ANY PROVISIONS OF LAW 9 OF JULY 20, 2018, NO. 14 DATED JANUARY 8, 2004, AS AMENDED, KNOWN AS " LAW FOR INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH [LAW NO. 319 DATED MAY 13, 1938, AS AMENDED (LAW NO.76 DATED JULY 4, 1975, AS AMENDED) AS APPLICABLE. I RECOGNIZE THAT ANY FALSE DECLARATION OR FACT OMISSION IN THIS CERTIFICATION, WHETHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHER PERSONS WITH MY KNOWLEDGE, MAKE ME RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE "OGPe."

klein engineering psc

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

SITE PROFILES

SCALE:

DRAWING #:

C-6

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

C:\USERS\1170 GANDIA\DEPSC DROPBOX\1170 A. GANDIA\DEPSC TECHNICAL\2025\PROJECTS\#2025.034.MA\PROPOSED IMPROVEMENTS\#2025.034.MA_SHT_11_C-6 PROFILES.DWG

GRADING NOTES:

1. DIMENSIONS AND/OR ELEVATIONS ARE SHOWN IN METRIC SYSTEM, UNLESS OTHERWISE NOTED.

2. THIS, AND OTHER RELATED PLANS, HAS BEEN PREPARED CONSIDERING THE INFORMATION INCLUDED IN THE FOLLOWING PLAN(S) AND OR REPORTS:

- "SURVEY PLAN" PREPARED BY JAVIER E. BIDOT ASSOCIATES, PSC, SURVEYOR CARLOS M. LEBRON CABRERA, LIC.NO. 23744 AND DATED SEPTEMBER 10, 2025.

- "SUBSOIL EXPLORATION AND GEOTECHNICAL ENGINEERING REPORT FOR IMPROVEMENTS TO PEDESTRIAN ACCESS CONVENTION DISTRICT, SAN JUAN, PUERTO RICO" BY GEOTECHNICAL ENGINEERING SERVICES, PSC ENGINEER ANIEL GRILLASCA RODRÍGUEZ, P.E. LIC.12195 DATED DEC 3, 2025.

3. PRIOR TO START CONSTRUCTION, THE OWNER SHALL ENGAGE THE SERVICES OF A CONSULTING GEOTECHNICAL ENGINEER WHO SHALL DIRECT AND SUPERVISE THE EARTHWORK OPERATIONS. CONTRACTOR SHALL ALSO COMPLY WITH THE RECOMMENDATIONS THAT SAID CONSULTANT MAY ESTABLISH DURING THE PROJECT CONSTRUCTION.

4. UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL ENGINEER,

(A) MATERIAL FOR FILL OR EMBANKMENT SHALL BE AS PER AASHTO CLASSIFICATION A-2-4 OR BETTER, COMPACTED TO DENSITIES OF 95% ON ALL AREAS, AS DETERMINED BY THE ASTM D-1557(MODIFIED PROCTOR TEST), DEPOSITED IN LAYERS WITH SUCH THICKNESS AS REQUIRED BY THE NATURE OF SOIL, BUT NEVER TO EXCEED TEN (10) INCHES , AND SHALL EXHIBIT A MOISTURE CONTENT RANGING FROM +2 TO +4% ABOVE THE OPTIMUM MOISTURE CONTENT PRIOR TO COMPACTION.

(B) SLOPES SHALL NOT BE STEEPER THAN 1.5 TO 1.0 FOR CUTS AND 2.0 TO 1.0 FOR FILLS.

(C) ALL SLOPES EXCEEDING 2.0 TO 1.0 AND DIRT SWALES SHALL BE SODDED IMMEDIATELY WITH BERMUDA GRASS, PLANTED IN BLOCKS, TO PREVENT EROSION.

5. THE TOPSOIL NEEDED TO PROVIDE THE FINAL GRADES FOR LAWNS AND PLANTING AREAS SHALL BE PROPERLY STOCKPILED WITHIN THE PROJECT LIMITS.

6. ROUGH GRADING SHALL BE PERFORMED ACCORDING TO THE PRESENT PLAN REQUIRED LEVELS. SUBGRADES AND GRADES ARE AS FOLLOWS:

(A) FOR STREETS PAVEMENTS, WALKS & OTHER SURFACED AREAS, GRADE TO THE UNDERSIDE OF THE RESPECTIVE SURFACING OR BASE COURSE.

(B) FOR LAWNS & PLANTING AREAS, GRADE TO FOUR INCHES (4") BELOW SPECIFIED FINISH GRADES, THEN COMPLETE TO GRADE WITH ACCEPTABLE TOPSOIL.

7. EXCAVATION WORKS SHALL BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) FOR WORKER SAFETY. THE PUERTO RICO DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS (DTOP) FOR RIGHTS-OF-WAY, AND THE DIRECTORATE OF EXCAVATIONS, DEMOLITIONS AND PIPELINES OF DTOP FOR UNDERGROUND UTILITY PROTECTION.

8. EXPOSED EXCAVATIONS SHALL NOT BE LEFT OPEN AFTER DAILY WORK HOURS.

9. CONTRACTOR SHALL REPAIR AND MAINTAIN ANY EXISTING PAVEMENT AND UTILITIES THAT WILL REMAIN IN USE AFTER THE COMPLETION OF THE PROJECT. ALSO, CONTRACTOR SHALL REPAVE ANY AFFECTED AREA OF PAVEMENT WITH 2" HOT PLANT MIX BITUMINOUS ASPHALT TYPE S (75).

10. SYMBOLS ARE FOR ILLUSTRATION PURPOSES ONLY. THEY ARE NOT NECESSARILY OF THE SAME TYPE AND/OR SIZE OF THE OBJECT WHICH THEY REPRESENT.

11. CONTRACTOR SHALL VERIFY, AGAINST THE ELECTRICAL DRAWINGS, ANY POWER, TELEPHONE AND LUMINARY POLES SHOWN ON THIS DRAWINGS AS EXISTING TO REMAIN OR TO BE RELOCATED. IN CASE OF DISCREPANCIES, THE ELECTRICAL DRAWINGS SHALL TAKE PRECEDENCE..

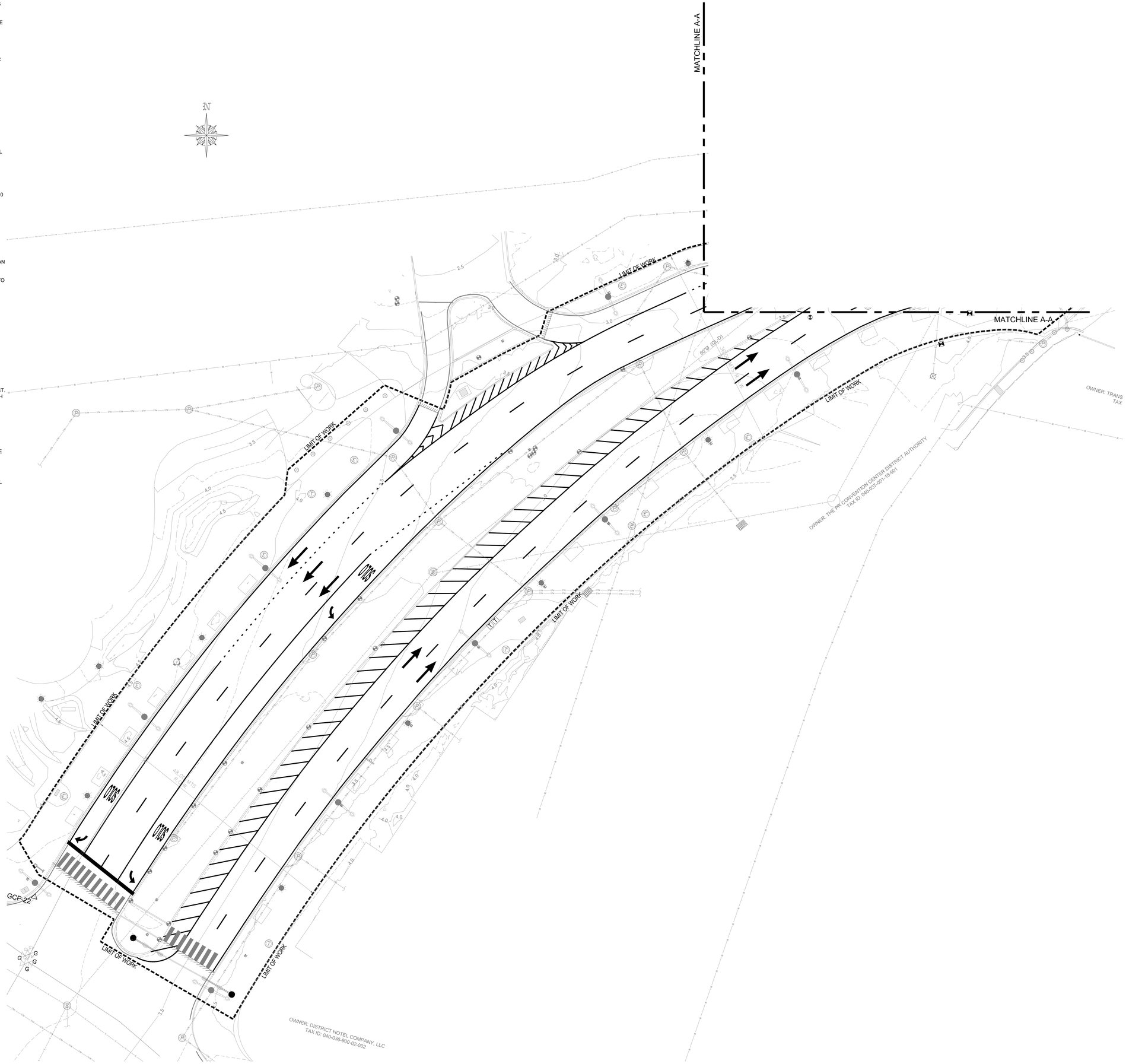
12. PARKING OF VEHICLES OR EQUIPMENT, AND STORAGE OF MATERIALS, SHALL NOT BE PERMITTED WITHIN THE EXISTING RIGHT-OF-WAY OF STATE ROADS. EQUIPMENT, MATERIALS, AND OTHER CONSTRUCTION DEVICES SHALL BE REMOVED FROM THE ROADWAY AT THE END OF EACH WORKDAY.

13. FOR FENCES AND RAILINGS LOCATIONS, DETAILS, TYPE OR MATERIAL, REFER TO ARCHITECTURAL DRAWINGS.

14. STORM SEWER LINES SHALL BE AS FOLLOWS:
a) FOR R.C.P., USE CLASS III.
b) FOR P.V.C. PIPE LESS THAN 18"Ø, USE P.V.C. SEWER PIPE A.S.T.M. D-3034.
c) FOR P.V.C SEWER PIPE RANGING FROM 18" AND 30"Ø, USE P.V.C. A.S.T.M. F-1803.

LEGEND:

- PROPERTY LINE
- SURVEY PROPERTY POINTS
- SLOPE PATTERN
- CONCRETE CROSS GUTTER
- CROSSWALK
- ACCESIBLE RAMP
- CONCRETE ISLAND
- PROPOSED TYPE 2 INLET, REFER TO PRHTA'S STANDARD DRAWINGS
- PROPOSED 2' X 3' INLET
- PROPOSED 2' X 2' INLET
- PROPOSED STORM SEWER PIPE



EXISTING TOPOGRAPHY, PROPOSED GRADING AND STORM SEWER PLAN

SCALE=1:250

0 10 20



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
08.31.2026		90% BID SET

CERTIFICATION: I, CARLOS G. TORRES RUE, WITH LICENSE NUMBER 22024, CERTIFY THAT I AM THE PROFESSIONAL THAT DESIGNED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS, IN ADDITION, I CERTIFY THAT, BASED ON THE BEST OF MY KNOWLEDGE, INFORMATION AND UNDERSTANDING, IN MY PROFESSIONAL OPINION, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM REQUIREMENTS AND STANDARDS ESTABLISHED BY THE LAWS AND ORDINANCES OF THE CURRENT REGULATIONS AND CONSTRUCTION CODES OF THE AGENCIES, REGULATORY BOARDS OR PUBLIC CORPORATIONS WITH JURISDICTION. I ALSO CERTIFY THAT, THROUGH THE PREPARATION OF SAID PLANS AND SPECIFICATIONS THAT THEY FULLY COMPLIED BY THAT DISPOSED IN THE LAW OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS OF PUERTO RICO AND THE INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH (LAW NO. 319 DATED MAY 15, 1938, AS AMENDED; LAW NO.76 DATED JULY 6, 1978, AS AMENDED). AS APPLICATED. I RECOGNIZE THAT ANY FALSE DECLARATION OR FACT FALSIFICATIONS PRODUCE WITHOUT MY CONSENT OR BY NEGLIGENCE, EITHER BY ACTION OR OMISSION, AND WHICH, TO THE BEST OF MY KNOWLEDGE AND KNOWLEDGE, MAKE ME RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE "OGPe".

klein**engineering psc**

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

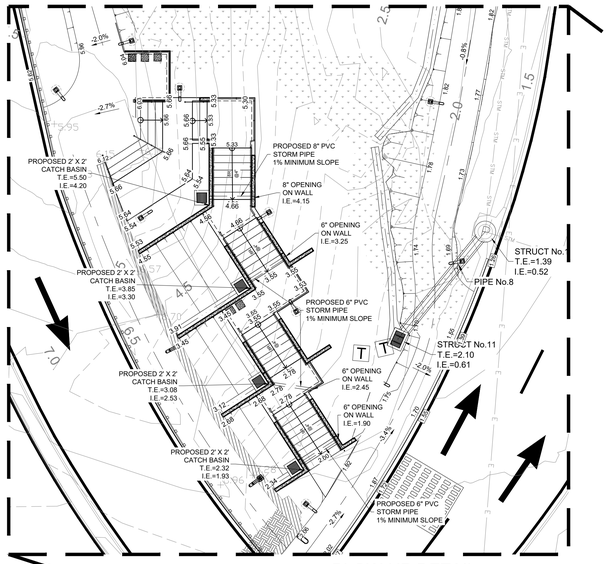
EXISTING TOPOGRAPHY, PROPOSED GRADING AND STORM SEWER PLAN

SCALE:

DRAWING #:
C-7

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

C:\USERS\TITO GANDIA\KEPSC DROPBOX\TITO A. GANDIA\KEPSC TECHNICAL\2025\PROJECTS\KP2025.034.MA\PROPOSED IMPROVEMENTS-KP2025.034.MA_SHT_12-14_C-7-9 GRADING PLAN.DWG



BLOW-UP DETAIL

SCALE=1:150

0 5 10

EXISTING TOPOGRAPHY, PROPOSED GRADING AND STORM SEWER PLAN

SCALE=1:250

0 10 20

MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
08.31.2026		90% BID SET

CERTIFICATION: I, CARLOS G. TORRES RUE, WITH LICENSE NUMBER 22024, CERTIFY THAT I AM THE PROFESSIONAL THAT DESIGNED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. IN ADDITION, I CERTIFY THAT, BASED ON THE BEST OF MY KNOWLEDGE, INFORMATION AND UNDERSTANDING, IN MY PROFESSIONAL OPINION, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM REQUIREMENTS OF THE LAW AND REGULATIONS IN FORCE AT THE TIME OF DISPOSING OF THE CURRENT REGULATIONS AND CONSTRUCTION CODES OF THE AGENCIES, REGULATORY BOARDS OR PUBLIC CORPORATIONS WITH JURISDICTION. I ALSO CERTIFY THAT, THROUGH THE PREPARATION OF SAID PLANS AND SPECIFICATIONS THAT THEY FULLY COMPLIED BY THAT DISPOSED IN THE LAW NO. 173 DATED JULY 12, 1988, AS AMENDED, KNOWN AS "LAW TO PROMOTE THE INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH (LAW NO. 319 DATED MAY 15, 1938, AS AMENDED; LAW NO.76 DATED JULY 6, 1978, AS AMENDED; AS APPLICATIVE). I REDOGNIZE THAT ANY FALSE DECLARATION OR FACT FALSIFICATIONS PRODUCE WITHOUT MY CONSENT OR BY NEGLIGENCE, EITHER BY ACTION OR OMISSION, OF WHICH I AM AWARE OF OR HAVE REASON TO KNOWLEDGE, MAKE ME RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE "DGPE".

klein**engineering psc**

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

EXISTING TOPOGRAPHY, PROPOSED GRADING AND STORM SEWER PLAN

UNDER JUAN PONCE DE LEON AVENUE BRIDGE

SCALE:

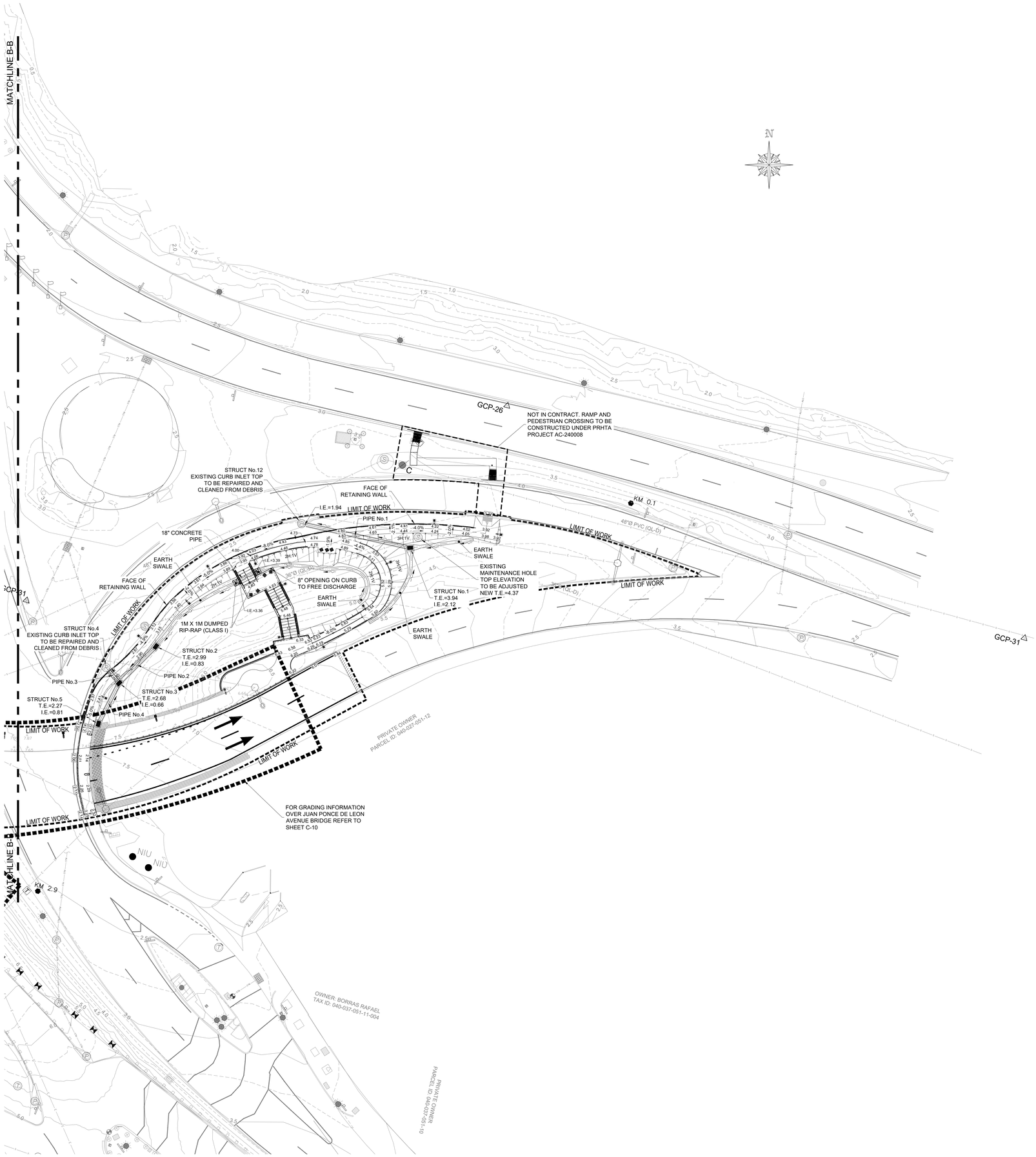
DRAWING #:

C-8

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

C:\USERS\TITO.GANDIA\DESC DROPBOX\TITO A. GANDIA\DESC TECHNICAL\2025\PROJECTS\PZ2025.034.MA\PROPOSED IMPROVEMENTS\PZ2025.034.MA_SHT_12-14_C-7-9 GRADING PLAN.DWG



EXISTING TOPOGRAPHY,
PROPOSED GRADING
AND STORM SEWER PLAN

SCALE=1:250

0 10 20

C:\USERS\TITO GANDIA\KEPSC DROPBOX\TITO A. GANDIA\KEPSC\ TECHNICAL\2025\PROJECTS\WP2025.034 MAI\PROPOSED IMPROVEMENTS\WP2025.034.MA_SHT_12-14_C-7-9 GRADING PLAN.DWG



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
08.31.2026		90% BID SET

CERTIFICATION: I, CARLOS G. TORRES RUZ, WITH LICENSE NUMBER 22524, CERTIFY THAT I AM THE PROFESSIONAL THAT DESIGNED THESE PLANS AND THE SPECIFICATIONS AND THAT THEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND UNDERSTANDING. IN MY PROFESSIONAL OPINION, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE DISPOSITIONS OF THE JOINT REGULATION AND THE APPLICABLE DISPOSITIONS OF THE CURRENT REGULATIONS AND CONSTRUCTION CODES OF THE GOVERNMENT OF PUERTO RICO AND THE MUNICIPALITY WITH JURISDICTION. I ALSO CERTIFY THAT, THROUGH THE PREPARATION OF SAID PLANS AND SPECIFICATIONS THAT THEY FULLY COMPLIED BY THAT DISPOSED IN THE LAW NO. 14 DATED JANUARY 8, 2004, AS AMENDED, KNOWN AS " LAW FOR INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH (LAW NO. 319 DATED SEPTEMBER 15, 1938, AS AMENDED, KNOWN AS "LAW OF FALSIFICATIONS" WHERE APPLICABLE). I RECOGNIZE THAT ANY FALSE DECLARATION OR FACT FALSIFICATIONS PRODUCE WITHOUT MY CONSENT OR BY NEGLIGENCE, EITHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHER PERSONS WITH MY KNOWLEDGE, MAKE ME RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE LOCAL"

klein**engineering psc**

No. 2522

PEDESTRIAN ACCESS
PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

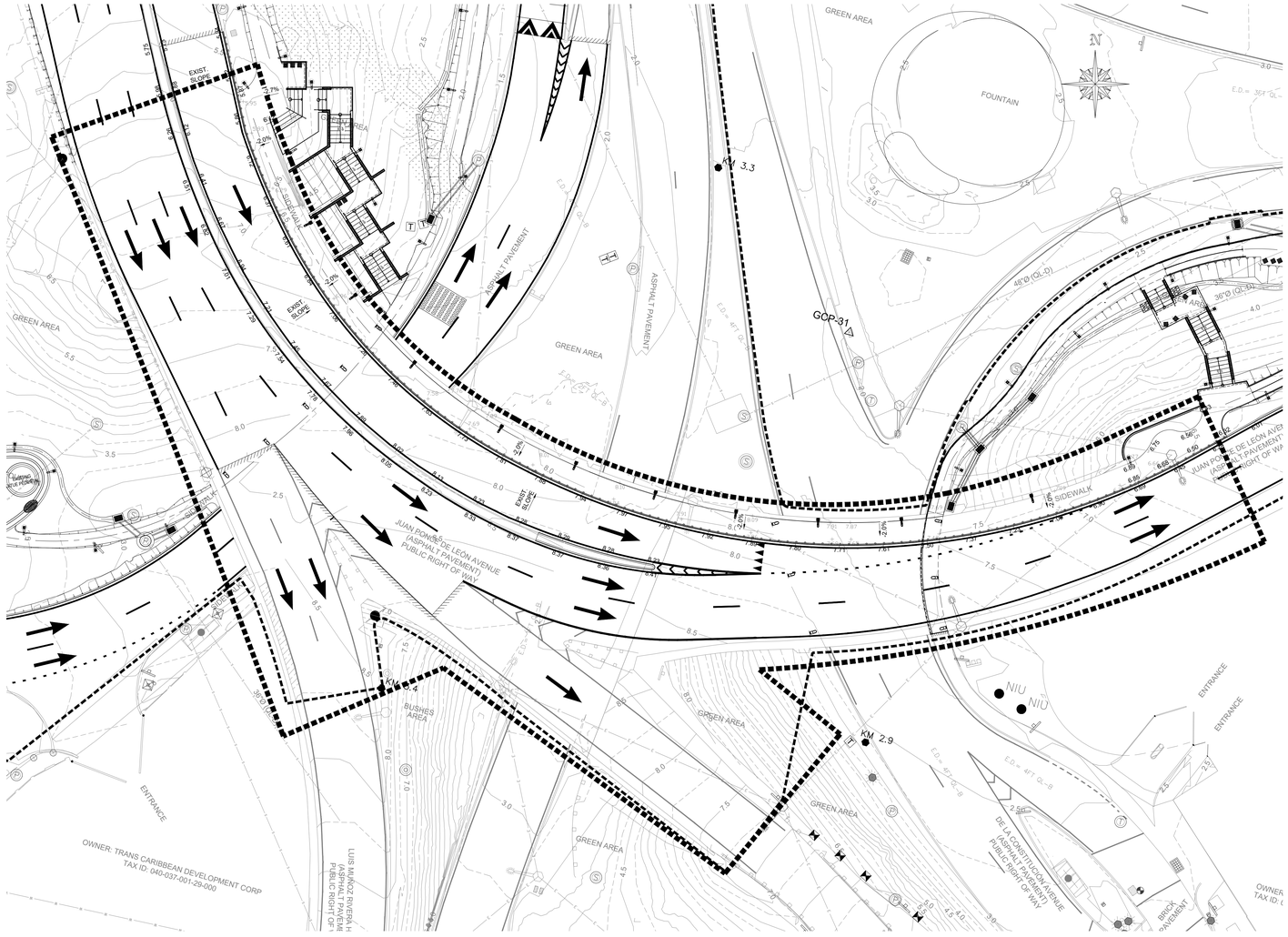
EXISTING TOPOGRAPHY,
PROPOSED GRADING AND
STORM SEWER PLAN

SCALE:

DRAWING #:

C-9

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM



EXISTING TOPOGRAPHY,
PROPOSED GRADING
AND STORM SEWER PLAN

SCALE=1:250

0 10 20

C:\USERS\ITTO GANDIA\KEPSC DROPBOX\ITTO A. GANDIA\KEPSC TECHNICAL\2025\PROJECTS\KP2025.034.MA\PROPOSED IMPROVEMENTS\KP2025.034.MA_SHT_15_C-10 GRADING PLAN_OVER BRIDGE.DWG



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
	08.31.2026	90% BID SET

CERTIFICATION: I, CARLOS G. TORRES RUIZ, WITH LICENSE NUMBER 22324, CERTIFY THAT I AM THE PROFESSIONAL THAT DESIGNED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. IN ADDITION, I CERTIFY THAT, BASED ON THE BEST OF MY KNOWLEDGE, INFORMATION AND UNDERSTANDING, IN MY PROFESSIONAL OPINION, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE DISPOSITIONS OF THE JOINT REGULATION AND THE APPLICABLE REGULATIONS OF THE PUERTO RICO PLANNING BOARD, THE REGULATIONS OF THE AGENCIES, REGULATORY BOARDS OF PUBLIC CORPORATIONS WITH JURISDICTION. I ALSO CERTIFY THAT, THROUGH THE PREPARATION OF SAID PLANS AND SPECIFICATIONS THAT THEY FULLY COMPLIED BY THAT DISPOSED IN THE LAW NO. 74 DATED JANUARY 8, 2004, AS AMENDED, KNOWN AS "LAW FOR ADMINISTRATIVE REFORM AND TRANSFORMATION OF THE PERMITS PROCESS", LAW MAY 13, 1908, AS AMENDED (LAW NO.76 DATED JULY 4, 1918, AS AMENDED) AS APPLICABLE. I RECOGNIZE THAT ANY FALSE DECLARATION OR FACT FALSIFICATIONS PRODUCE WITHOUT MY CONSENT OR BY NEGLIGENCE, EITHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHER PERSONS, WITH MY KNOWLEDGE, I WILL BE SOLELY RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE "OGPe".

klein engineering psc

No. 2522

PEDESTRIAN ACCESS
PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

EXISTING TOPOGRAPHY,
PROPOSED GRADING AND
STORM SEWER PLAN

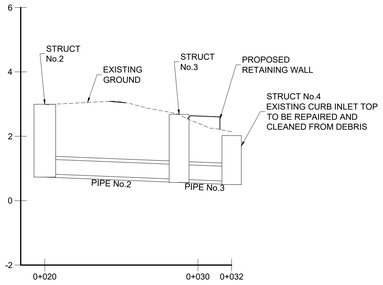
OVER JUAN PONCE DE LEON
AVENUE BRIDGE

SCALE:

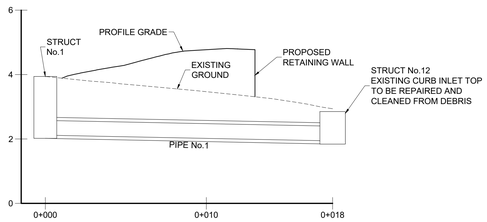
DRAWING #:

C-10

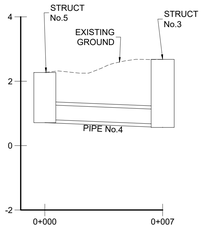
© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM



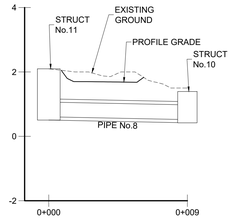
INLET No.2 TO INLET No.4 PROFILE
SCALE: H=1:150
V=1:75



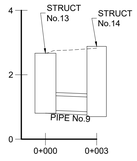
INLET No.1 TO INLET No.12 PROFILE
SCALE: H=1:150
V=1:75



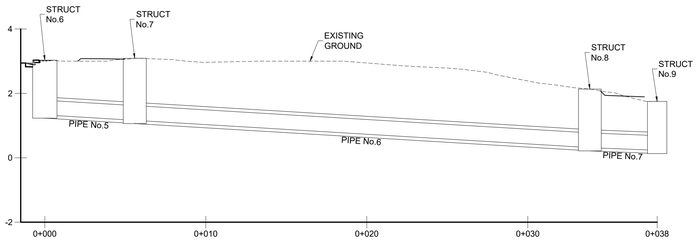
INLET No.5 TO INLET No.3 PROFILE
SCALE: H=1:150
V=1:75



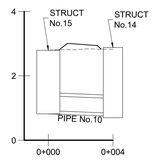
INLET No.11 TO INLET No.10 PROFILE
SCALE: H=1:150
V=1:75



INLET No.13 TO MANHOLE No.14 PROFILE
SCALE: H=1:150
V=1:75



INLET No.6 TO INLET No.9 PROFILE
SCALE: H=1:150
V=1:75



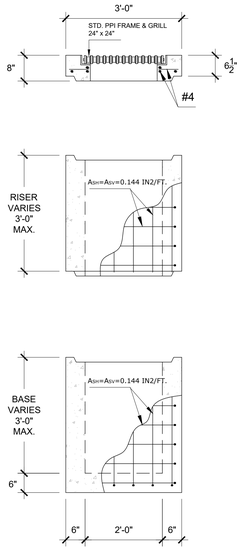
INLET No.15 TO MANHOLE No.14 PROFILE
SCALE: H=1:150
V=1:75

DRAINAGE STRUCTURES

STRUCT NO.	STATION	OFFSET	T.E.	I.E.	IN FLOW PIPE I.E.	OUT FLOW PIPE I.E.	DESCRIPTION
1	0+00.00 (INLET No.1 TO INLET No.12)	0.00m, t.	3.94	2.12		PIPE No.1, I.E.:2.12	2' X 3' INLET
2	0+20.49 (INLET No.2 TO INLET No.4)	0.00m, t.	2.99	0.83		PIPE No.2, I.E.:0.83	2' X 3' INLET
3	0+28.83 (INLET No.2 TO INLET No.4)	0.00m, t.	2.68	0.66	PIPE No.2, I.E.:0.66 PIPE No.4, I.E.:0.66	PIPE No.3, I.E.:0.67	2' X 3' INLET
4	0+32.09 (INLET No.2 TO INLET No.4)	0.00m, t.	2.02	0.60	PIPE No.3, I.E.:0.60		EXIST. INLET
5	0+00.00 (INLET No.5 TO INLET No.3)	0.00m, t.	2.27	0.81		PIPE No.4, I.E.:0.81	2' X 3' INLET
6	0+00.00 (INLET No.6 TO INLET No.9)	0.00m, t.	3.03	1.33		PIPE No.5, I.E.:1.33	TYPE 2 INLET (NEW CURB INLE
7	0+05.59 (INLET No.6 TO INLET No.9)	0.00m, t.	3.09	1.16	PIPE No.5, I.E.:1.16	PIPE No.6, I.E.:1.16	2' X 3' INLET
8	0+33.86 (INLET No.6 TO INLET No.9)	0.00m, t.	2.13	0.31	PIPE No.6, I.E.:0.31	PIPE No.7, I.E.:0.31	2' X 3' INLET
9	0+38.04 (INLET No.6 TO INLET No.9)	0.00m, t.	1.75	0.23	PIPE No.7, I.E.:0.23		EXIST. INLET
10	0+34.48 (INLET No.6 TO INLET No.9)	22.13m, Rt.	1.39	0.52	PIPE No.8, I.E.:0.52		EXIST. INLET
11	0+00.00 (INLET No.11 TO INLET No.10)	0.00m, t.	2.10	0.61		PIPE No.8, I.E.:0.61	2' X 3' INLET
12	0+17.85 (INLET No.1 TO INLET No.12)	0.00m, t.	2.85	1.94	PIPE No.1, I.E.:1.94		EXIST. INLET
13	0+00.00 (INLET No.13 TO MANHOLE No.14)	0.00m, t.	2.67	0.90		PIPE No.9, I.E.:0.90	2' X 3' INLET
14	0+03.18 (INLET No.13 TO MANHOLE No.14)	0.00m, t.	2.88	0.80	PIPE No.9, I.E.:0.84 PIPE No.10, I.E.:0.84		EXIST. MANHOLE
15	0+00.00 (INLET No.15 TO MANHOLE No.14)	0.00m, t.	2.79	0.92		PIPE No.10, I.E.:0.92	2' X 3' INLET

DRAINAGE PIPES

PIPE No.	DIAM. (INCHES)	MATERIAL	LENGTH (m)	SLOPE (%)	DESCRIPTION
1	18"Ø	REINFORCED CONCRETE	17.85m	1.00%	NEW 18"Ø RCP PIPE
2	18"Ø	REINFORCED CONCRETE	8.34m	2.00%	NEW 18"Ø RCP PIPE
3	18"Ø	REINFORCED CONCRETE	3.26m	2.00%	NEW 18"Ø RCP PIPE
4	18"Ø	REINFORCED CONCRETE	7.32m	2.00%	NEW 18"Ø RCP PIPE
5	18"Ø	REINFORCED CONCRETE	5.59m	3.00%	NEW 18"Ø RCP PIPE
6	18"Ø	REINFORCED CONCRETE	28.27m	3.00%	NEW 18"Ø RCP PIPE
7	18"Ø	REINFORCED CONCRETE	4.18m	2.00%	NEW 18"Ø RCP PIPE
8	18"Ø	REINFORCED CONCRETE	8.61m	1.00%	NEW 18"Ø RCP PIPE
9	18"Ø	REINFORCED CONCRETE	3.18m	2.00%	NEW 18"Ø RCP PIPE
10	18"Ø	REINFORCED CONCRETE	4.01m	2.00%	NEW 18"Ø RCP PIPE



SIDE VIEW

TOP VIEW

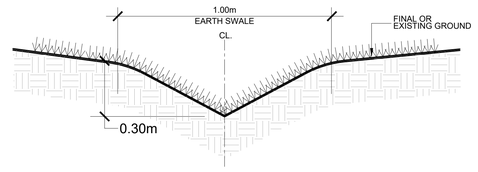
NOTES:

1. GRATING SIZE & MODEL AS SPECIFIED.
2. VERIFY GRATING ORIENTATION.
3. HEIGHT ABOVE 3' TO BE COMPLETED WITH RISER SECTIONS.
4. DESIGNED FOR HS-20 ROADWAY LOADING.
5. STEEL fy=70,000 FOR WIRE MESH
   fy=60,000 FOR REBARS
6. CONCRETE fc=4,500 PSI

TYPICAL 2' X 2' INLET DETAIL

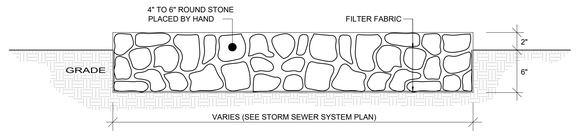
NOT TO SCALE

FOR ELEVATIONS AND DEPTH, REFER TO DWG C-8



TYPICAL EARTH SWALE DETAIL

NOT TO SCALE



DUMPED RIP-RAP CLASS 1 PROTECTION DETAIL

NOT TO SCALE

STORM SEWER TABLES AND PROFILES

SCALE=1:150

0 5 10

SCALE=1:75

0 1 2 3 4 5



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 SAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
08.31.2026		90% BID SET

CERTIFICATION: I, CARLOS G. TORRES RUZ, WITH LICENSE NUMBER 22024, CERTIFY THAT I AM THE PROFESSIONAL THAT DESIGNED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. IN ADDITION, I CERTIFY THAT, BASED ON THE BEST OF MY KNOWLEDGE, INFORMATION AND PROFESSIONAL OPINION, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE DISPOSITIONS OF THE JOINT REGULATION AND THE APPLICABLE DISPOSITIONS OF THE CURRENT REGULATIONS AND CONSTRUCTION CODES OF THE AGENCIES, REGULATORY BOARDS OR PUBLIC CORPORATIONS WITH JURISDICTION OVER THE PROJECT. I ALSO CERTIFY THAT THE PLANS, SPECIFICATIONS AND SPECIFICATIONS THAT THEY FULLY COMPLIED BY THAT DISPOSED IN THE LAW NO. 14 DATED JANUARY 8, 2004, AS AMENDED, KNOWN AS " LAW FOR INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH (LAW NO. 319 DATED MAY 13, 1938, AS AMENDED) LAW NO.76 DATED JULY 6, 1976, AS AMENDED) AS WELL AS THE RULES AND REGULATIONS OF THE PROJECT. THE PLANS AND SPECIFICATIONS PRODUCE WITHOUT MY CONSENT OR BY NEGLIGENCE, EITHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHER PERSONS WITH MY KNOWLEDGE, MAKE ME RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE "OGPe".

kleinengineering psc

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

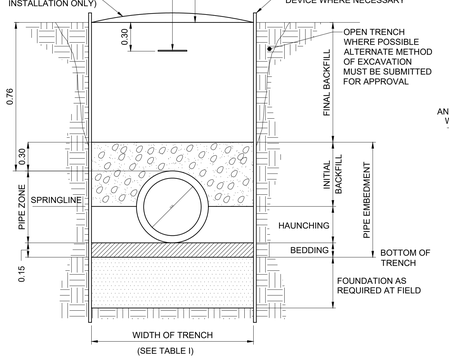
STORM SEWER TABLES AND PROFILES

SCALE:

DRAWING #:
C-11
91 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

C:\USERS\TITO GANDIA\KEPSC DROPBOX\TITO A. GANDIA\KEPSC TECHNICAL\2025\PROJECTS\KP2025.034.MA\PROPOSED IMPROVEMENTS\KP2025.034_MA_SHT_16-17_C-11-12 STORM SEWER PROFILES.DWG



TRENCH DETAIL FOR PIPE WITHIN PROPERTY LIMITS

NOT TO SCALE

TABLE I

WIDTH OF TRENCH

DIAMETER (INCHES)	*WIDTH OF TRENCH AT TOP OF PIPE (INCHES)
4" - 15"	O.D. + 12"
16" - 27"	O.D. + 18"

NOTE:

* WHENEVER MOVABLE SHEET PILING OR OTHER TRENCH PROTECTION IS USED BELOW THE TOP OF THE PIPE, THE CLEAR DISTANCE BETWEEN THE OUTSIDE FACE OF THE PIPE AND THE MOVABLE TRENCH SUPPORT SHALL BE NOT LESS THAN 2 1/2", OUTSIDE PIPE DIAMETER.

NOTES:

FOUNDATION AND BEDDING:

1. MATERIALS AS CLASSIFIED BY USCS AS PER ASTM D-2487 SOILS CLASS "B" (OR A.A.S.H.T.O. A-1-a OR A-1-b) WHERE CRUSHED GRAVEL OR CRUSHED STONE IS USED IT SHALL PER ASTM C-33 GRADATION NO. 67.
2. FILL MATERIAL SHALL BE PLACED IN 0.15 MT. LAYERS.
3. COMPACT TO 90% OF MAX. COMPACTION AS PER ASTM D-698 FOR COHESIVE SOILS OR DENSIFY TO 70% OF MAX. RELATIVE DENSITY AS PER ASTM D-2049 FOR GRANULAR SOILS. TESTS SHALL BE PERFORMED AT 50 MTS INTERVALS.

HAUNCHING:

1. SAME MATERIALS AS FOR FOUNDATION AND BEDDING.
2. FILL MATERIAL SHALL BE PLACED IN 0.15 MT. LAYERS.
3. COMPACT TO 90% OF MAX. RELATIVE DENSITY AS PER ASTM D-2049.

INITIAL BACKFILL-CROSS COUNTRY:

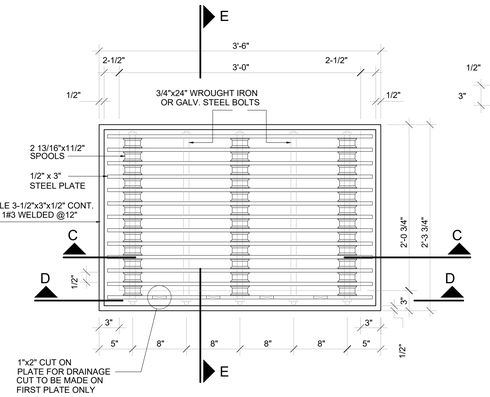
1. PREVIOUS EXCAVATED MATERIALS FREE FROM BOULDERS AND STONES LARGER THAN 2".
2. FILL MATERIAL SHALL BE PLACED IN 0.30 MT. LAYERS.
3. COMPACTION EFFORT NOT REQUIRED OTHER THAN OBTAINED BY SPREADING AND LEVELLING BACKFILL MATERIAL. ROLLING EQUIPMENT NOT ALLOWED FOR WORKING BACKFILL MATERIAL IN THIS SECTOR OF TRENCH.

FINAL BACKFILL-CROSS COUNTRY:

1. PREVIOUS EXCAVATED MATERIAL.
2. FILL MATERIAL SHALL BE LOOSELY PLACED IN 0.90 MT. LAYERS.
3. COMPACTION AS OBTAINED BY ROLLING WITH THE PLACEMENT EQUIPMENT.
4. MOUND THE SURFACE AND FILL AND MAINTAIN ALL SUNKEN TRENCHES UNTIL FINAL ACCEPTANCE OF THE PROJECT.

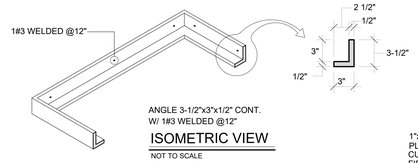
INITIAL AND FINAL BACKFILL-UNDER ROADS, STREETS, WALKS, APRONS AND OTHERS SURFACES:

1. ANY MATERIALS AS CLASSIFIED BY A.A.S.H.T.O. A-1-a THRU A-2-4. WHERE CRUSHED GRAVEL OR CRUSHED STONE IS USED, IT SHALL BE AS PER ASTM C-33 GRADATION NO. 67.
2. FILL MATERIAL SHALL BE PLACED IN 0.30 MT. LAYERS.
3. COMPACT TO 95% OF MAX. COMPACTION AS PER ASTM D-698 FOR COHESIVE SOILS OR 85% OF MAX. RELATIVE DENSITY AS PER ASTM D-2049 FOR GRANULAR SOILS. ROLLING EQUIPMENT NOT ALLOWED FOR WORKING BACKFILL MATERIAL IN THE INITIAL BACKFILL SECTOR.



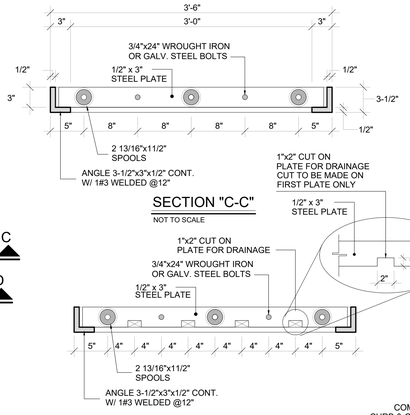
GRATING PLAN

NOT TO SCALE



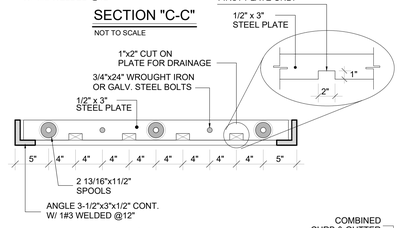
ISOMETRIC VIEW

NOT TO SCALE



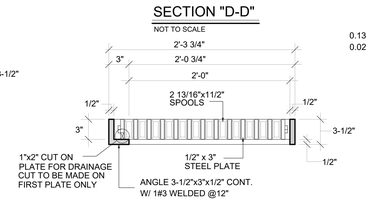
SECTION "C-C"

NOT TO SCALE



SECTION "D-D"

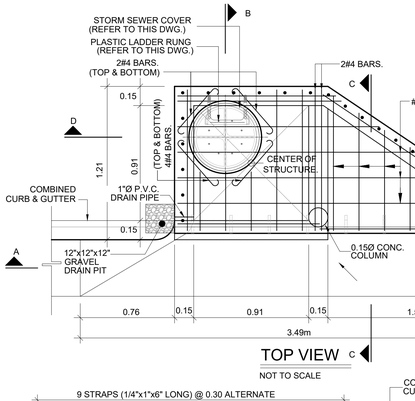
NOT TO SCALE



SECTION "E-E"

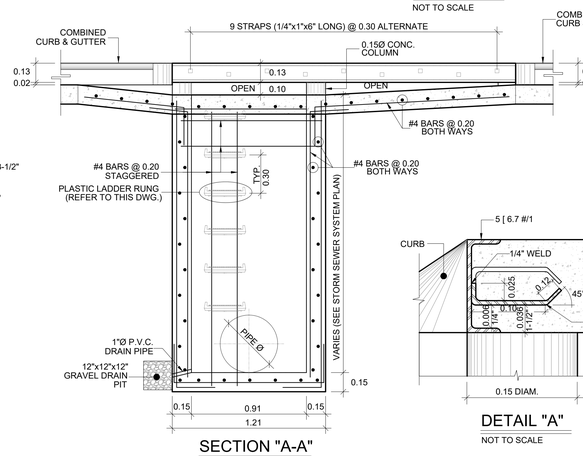
NOT TO SCALE

TYPICAL GRATING TYPE



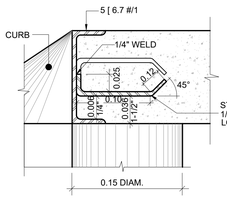
TOP VIEW

NOT TO SCALE



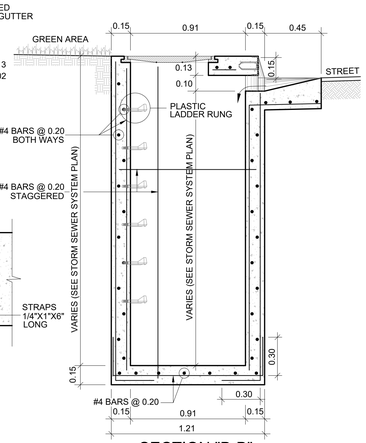
SECTION "A-A"

NOT TO SCALE



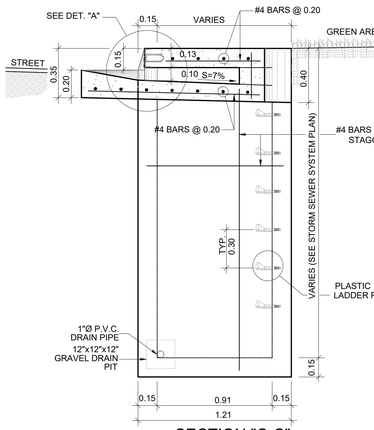
DETAIL "A"

NOT TO SCALE



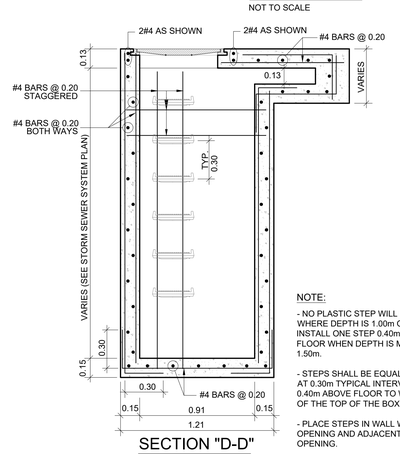
SECTION "B-B"

NOT TO SCALE



SECTION "C-C"

NOT TO SCALE

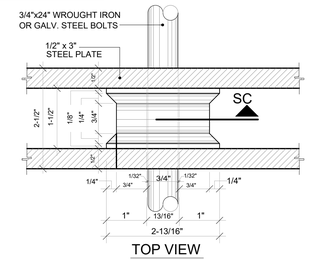


SECTION "D-D"

NOT TO SCALE

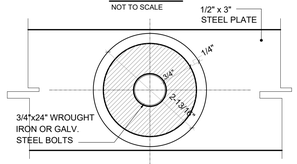
NOTE:

- NO PLASTIC STEP WILL BE REQUIRED WHERE DEPTH IS 1.00m OR LESS. INSTALL ONE STEP 0.40m ABOVE FLOOR WHEN DEPTH IS MORE THAN 1.50m.
- STEPS SHALL BE EQUALLY SPACED AT 0.30m TYPICAL INTERVALS FROM 0.40m ABOVE FLOOR TO WITHIN 0.60m OF THE TOP OF THE BOX.
- PLACE STEPS IN WALL WITHOUT PIPE OPENING AND ADJACENT TO FRAME OPENING.
- THE CONTRACTOR IS RESPONSIBLE TO TRANSITION ADJACENT CURBS, CURBS & GUTTERS AND CONCRETE BARRIERS TO CONFORM WITH THE SHAPE AT THE ENDS OF THE INLETS, AS A SUBSIDIARY OBLIGATION.



TOP VIEW

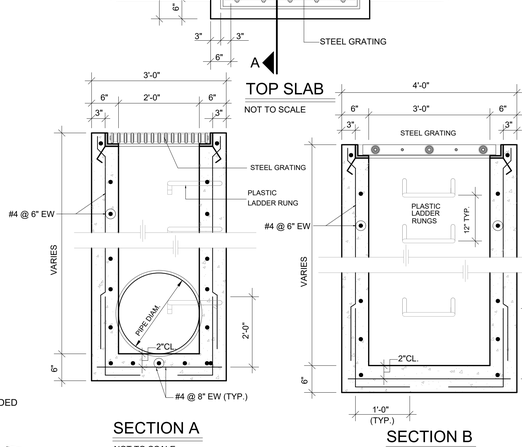
NOT TO SCALE



SPOOL SECTION "SC"

NOT TO SCALE

SPOOL DETAIL



SECTION A

NOT TO SCALE

SECTION B

NOT TO SCALE

TYPICAL 3'-0" X 2'-0" INLET DETAIL

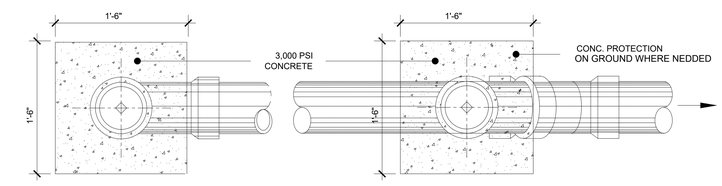
NOT TO SCALE

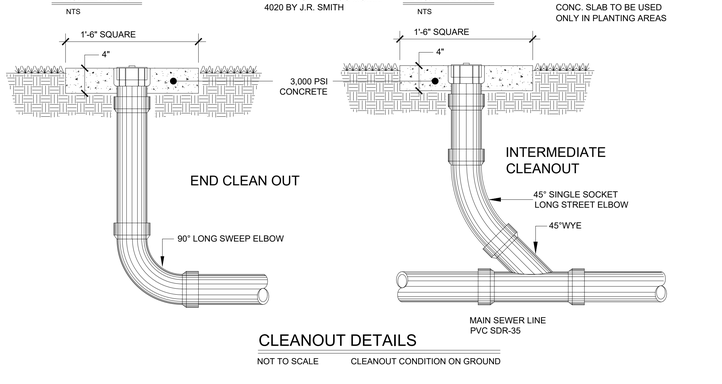
NOTES:
FOR PLASTIC LADDER RUNG DETAILS, REFER TO THIS DWG.

TYPICAL CURB INLET DETAILS

NOT TO SCALE

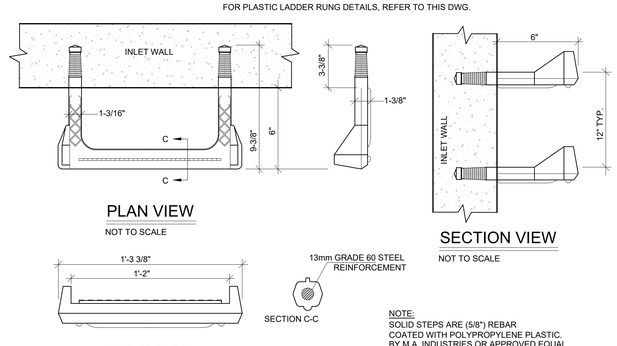
TYPICAL DETAIL FOR 18"Ø TO 30"Ø STORM SEWER PIPE





CLEANOUT DETAILS

NOT TO SCALE CLEANOUT CONDITION ON GROUND



NOTE:
SOLID STEPS ARE (5/8") REBAR COATED WITH POLYPROPYLENE PLASTIC. BY M.A. INDUSTRIES OR APPROVED EQUAL

PLAN VIEW

NOT TO SCALE

SECTION VIEW

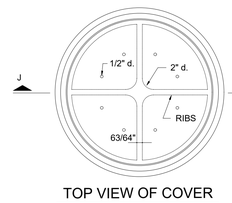
NOT TO SCALE

ELEVATION

NOT TO SCALE

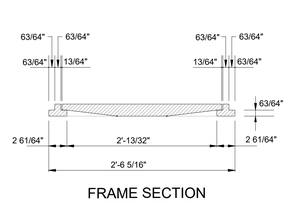
PLASTIC LADDER RUNG DETAIL

NOT TO SCALE



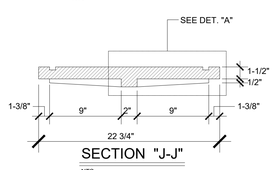
TOP VIEW OF COVER

NTS



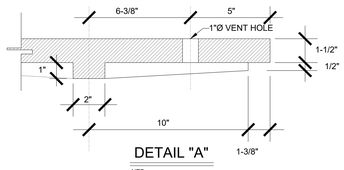
FRAME SECTION

NTS



SECTION "J-J"

NTS



DETAIL "A"

NTS

STORM SEWER COVER DETAILS

STORM SEWER DETAILS

MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. CONSULTING ENGINEERS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
	08.31.2026	90% BID SET

CERTIFICATION: I, CARLOS G. TORRES RUZ, WITH LICENSE NUMBER 22024, CERTIFY THAT I AM THE PROFESSIONAL THAT DESIGNED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS, IN ADDITION, I CERTIFY THAT, BASED ON THE BEST OF MY KNOWLEDGE, INFORMATION AND PROFESSIONAL OPINION, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE DISPOSITIONS OF THE JOINT REGULATION AND THE APPLICABLE DISPOSITIONS OF THE CURRENT REGULATIONS AND CONSTRUCTION CODES OF THE AGENCIES, REGULATORY BOARDS OR PUBLIC CORPORATIONS WITH JURISDICTION OVER THE PROJECT. I ALSO CERTIFY THAT THE PLANS AND SPECIFICATIONS THAT THEY FULLY COMPLIED BY THAT DISPOSED IN THE LAW NO. 14 DATED JANUARY 8, 2004, AS AMENDED, KNOWN AS " LAW FOR INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH LAW NO. 319 DATED MAY 15, 1938, AS AMENDED, LAW NO.76 DATED JULY 6, 1976, AS AMENDED, AS WELL AS WITH THE REGULATIONS OF THE OFFICE OF PERMIT MANAGEMENT. ANY FALSIFICATION, PRODUCE WITHOUT MY CONSENT OR BY NEGLIGENCE, EITHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHER PERSONS WITH MY KNOWLEDGE, MAKE ME RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE "OGPe."

klein engineering psc

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

STORM SEWER DETAILS

SCALE:

DRAWING #:

C-12

92 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

© DISTRITO GANDUL/MAPSPC UNOFFICIAL DOCUMENT

GENERAL NOTES APPLICABLE TO ALL SMALL TRAFFIC SIGNS

1. NO SPLICES IN SIGN PLATES SHALL BE PERMITTED WHEN SIGN DIMENSIONS ARE 1200 (4') X 1200 (4') MILLIMETERS OR LESS.
2. NO SPLICES IN THE REFLECTIVE SHEETING WILL BE PERMITTED WHEN THE SIGN HEIGHT IS 1200 MILLIMETERS (4') OR LESS.
3. NO REFLECTIVE SHEETING SPLICES WILL BE PERMITTED IN DIAMOND SIGNS WITH DIMENSIONS OF 1200 MILLIMETERS (4') OR LESS
4. A SINGLE HORIZONTAL SPLICE WILL BE PERMITTED ON SIGNS WITH HEIGHTS IN EXCESS OF 1200 MILLIMETERS (4'). THE SPLICE'S UPPER PANEL SHALL OVERLAP A MAXIMUM OF 3/8" OF THE LOWER PANEL.
5. SIGN PLATES SHALL CONFORM TO ASTM B-209, ALLOYS 5052 H-32, 5052 H-36, 5052 H-38, 5086 H-34, 5154 H-36 OR 6061 T-6.
6. THE CONTRACTOR MAY STANDARDIZE ALL SIGN PLATES CORNERS TO 1-1/2".
7. SIGN LEGEND AND BORDER SHALL BE APPLIED BY SILK SCREEN PROCESS, BY DIRECT APPLICATION OF CUT-OUT CHARACTERS, OR BY THE APPLICATION OF ELECTRONIC CUTTABLE FILM, SERIES 1170, AS MANUFACTURED BY 3M OR ELECTRONIC CUTTABLE TRANSPARENT OVERLAY FILM, SERIES 4800, AS MANUFACTURED BY STIMSONITE. REFLECTIVE SIGN LEGEND AND BORDER SHALL MEET THE REFLECTIVITY STANDARDS OF ASTM D4956, TYPE III.
8. SIGN PLATES THICKNESS SHALL BE AS FOLLOWS:

MINIMUM PLATE THICKNESS IN (MM)	PLATE AREA SQF. (SQM)
1/16" (1.5)	UP O 10.8 (UP TO 1.00)
1/8" (3.175)	10.85 TO 53.8 (1.01 TO 5.00)

SPECIAL NOTES APPLICABLE TO ALL SMALL TRAFFIC SIGNS

1. ALL PROPOSED SIGNS TO REPLACE EXISTING SIGN.
2. CONTRACTOR TO REMOVE ALL EXISTING SIGNS BEING REPLACED.
3. CONTRACTOR TO DELIVER ALL REMOVED SIGNS TO THE REGIONAL OFFICE OF THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS.
4. CONTRACTOR SHALL INSTALL YELLOW RETROREFLECTIVE SHEETING PANELS ON TOP OF EXISTING MEDIAN CONCRETE BARRIERS TO REMAIN. CONTRACTOR SHALL INSTALL WHITE RETROREFLECTIVE SHEETING PANELS ON TOP OF EXISTING ROADSIDE CONCRETE BARRIERS AND GUARDRAILS TO REMAIN. RETROREFLECTIVE PANELS SHALL BE SPACED AT 12MTS.
5. A STRIP OF RETROREFLECTIVE MATERIAL SHALL BE INSTALLED ON ALL REGULATORY AND WARNING SIGNS SUPPORTS. THE RETROREFLECTIVE STRIP SHALL BE 2 INCHES WIDE AND SHALL BE PLACED ALONG THE FULL LENGTH OF THE SUPPORT. THE COLOR OF THE RETROREFLECTIVE STRIP SHALL MATCH THE BACKGROUND COLOR OF THE SIGN, EXCEPT THAT THE COLOR OF THE STRIP FOR THE YIELD AND DO NOT ENTER SIGNS SHALL BE RED.
6. A SOLAR POWERED CHANGEABLE MESSAGE SIGN THAT DISPLAYS THE SPEED AT WHICH APPROACHING DRIVERS ARE TRAVELING SHALL BE INSTALLED IN CONJUNCTION WITH ALL R2-1 WITHIN THE PROJECT'S LIMITS.

GENERAL NOTES APPLICABLE TO ALL ROUTE MARKERS SIGN ASSEMBLIES

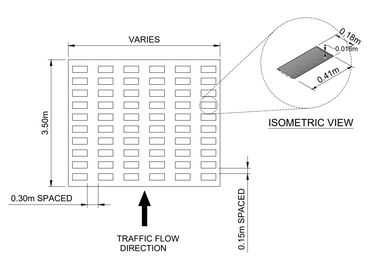
1. FOUNDATIONS SHALL BE AS INDICATED FOR STEEL FLANGED CHANNEL AND SQUARE STEEL POST FOUNDATION DETAILS.
2. TOP POST TO BASE POST CONNECTION SHALL BE AS INDICATED FOR STEEL FLANGED CHANNEL AND SQUARE STEEL POST CONNECTION DETAILS.
3. VERTICAL CLEARANCE TO BOTTOM OF LOWEST SIGN PANEL SHALL BE 7'-0" TO 7'-6" FROM FINISHED GRADE OF PAVEMENT.
4. ALL VERTICAL POSTS SHALL BE CONTINUOS IN LENGTH.
5. CONTRACTOR SHALL INCREASE OR DECREASE THE LENGTH OF POST TO ACHIEVE THE MOUNTING HEIGHT ABOVE PAVEMENT EDGE.
6. MAXIMUM DEVIATION FROM VERTICAL DIMENSIONS, FOR ANY COMPONENT, IN ANY DIRECTION SHALL NOT EXCEED 1/8" IN A FOOT.
7. MAXIMUM DEVIATION FROM HORIZONTAL DIMENSIONS, FOR ANY COMPONENT, SHALL NOT EXCEED 1/8" IN A FOOT.
8. CONTRACTOR SHALL DRILL ADDITIONAL HOLES IN THE SIGN PLATE AS A SUBSIDIARY OBLIGATION.
9. BOLT TOP POST TO FLAT PLATE ("+" OR "T") WITH 5/16"Ø ALUMINUM FLAT HEAD MACHINE SCREWS WITH NUTS AND LOCK WASHER.
10. WHEN ROUTE MARKER ASSEMBLIES INCLUDE TOLL WAYS ROUTE MARKER, THE CONTRACTOR SHALL INCLUDE SIGN M1-6E AND REARRANGE MOUNTING DETAILS AS A SUBSIDIARY OBLIGATION.
11. SEE GROUND MOUNTED BREAKAWAY SIGNS STANDARD DRAWINGS FOR 36"X36" AND 48"X48" ROUTE MARKER ASSEMBLIES.
12. SIGN PLATES SHALL BE ATTACHED TO STIFFENER POSTS BY MEANS OF APPROVED FASTENERS INCLUDED IN THE STS SERIES OF PRHTA'S STANDARD DRAWINGS.
13. STIFFENERS SHALL BE SQUARE STEEL POSTS, STEEL FLANGED CHANNEL POSTS OF ALTERNATE STIFFENERS PER PRHTA's SMALL TRAFFIC SIGNS STANDARD DRAWINGS.

GENERAL NOTES APPLICABLE TO ALL PAVEMENT MARKINGS

1. BEGIN ALL LANE LINE MARKINGS AT STOP LINE, CROSSWALK, OR NOSE OF MEDIAN UNLESS OTHERWISE NOTED ON PLANS.
2. EDGE LINES REQUIRED WHERE THERE IS A SHOULDER OR A SEPARATION BETWEEN THE LANE AND CURB AND/OR GUTTER SHALL BE 0.15 MTS. WIDE CONTINUOUS REFLECTORIZED WHITE AND YELLOW LINES, AT RIGHT AND LEFT SIDE OF TRAVELED WAY, RESPECTIVELY.
3. DIMENSIONS SHOWN ARE STANDARD UNLESS OTHERWISE SHOWN ON PLANS.
4. STOP LINE SHALL BE PAINTED AS A COMPLEMENT OF STOP SIGN OR SIGNAL ONLY.
5. STOP LINE SHALL BE SOLID WHITE LINE 0.60 MTS. WIDE, UNLESS OTHERWISE SHOWN ON PLANS.
6. CURB SHALL BE PAINTED YELLOW AT INTERSECTIONS AS FOLLOWS: 6 METERS FROM THE TANGENT CURB IN CASE OF NON-SIGNALIZED INTERSECTIONS AND 10 METERS IN CASE OF SIGNALIZED INTERSECTIONS.
7. ALL PAVEMENTS MARKINGS SHALL BE REFLECTIVE THERMOPLASTIC PAINT COMPLYING WITH SPECIFICATION 618. ALL LETTERS AND SYMBOLS SHALL BE PRE-FORMED COMPLYING WITH SPECIAL PRHTA's PROVISION 618 REV. APRIL 9, 2018.
8. ALL PAVEMENTS MARKINGS SHALL COMPLY WITH THE MUTCD 11TH EDITION, INCLUDING REVISIONS 1.
9. ALL PAVEMENT MARKINGS AT INTERSECTIONS SHALL BE PROVIDED UP TO 50 METERS AWAY FROM THE STOP LINE AT EACH APPROACH.
10. EXISTING PAVEMENT MARKINGS WITHIN PROJECT LIMITS SHALL BE REMOVED FOLLOWING PRHTA's SPECIFICATION 638.
11. ALL TEMPORARY PAVEMENT MARKINGS SHALL BE REMOVED PRIOR TO OPENING OF PROJECT TO THE PUBLIC.
12. NEW OR RELOCATED OVERHEAD STRUCTURE LOCATIONS TO BE COORDINATED IN THE FIELD WITH PRHTA ENGINEER.
13. RAISED PAVEMENT MARKERS (RPM) SHALL COMPLY WITH PRHTA's SPECIFICATION 640.
14. FOR PAVEMENT MARKING "SOLO" LANE AND ARROW SYMBOLS REFER TO PRHTA's STANDARD DRAWINGS SHEET TRSN 16 OF 18.

GENERAL NOTE

1. THE CONTRACTOR SHALL COORDINATE WITH PRHTA REGARDING THE FINAL DESTINATION OF ALL REMOVED TRANSPORTATION-RELATED MATERIALS, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, GUARDRAILS, AND POSTS. THE PRHTA WILL DETERMINE AND INSTRUCT THE CONTRACTOR WHETHER TO DISPOSE OF THE MATERIALS OR DELIVER THEM TO THE REGIONAL OFFICE OF THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS.
2. THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF THE OVERHEAD SIGN WITH THE DTOP PRIOR TO COMMENCEMENT OF THESE WORKS. CONTRACTOR WILL BE RESPONSIBLE TO COORDINATE AND IMPLEMENT THE MOT FOR THESE WORKS.

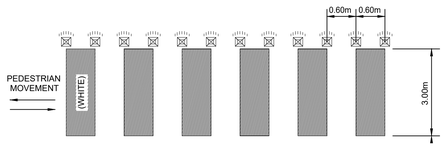


RUMBLE STRIP DETAIL

(NOT TO SCALE)

PAVEMENT MARKING AND SIGNING LEGEND

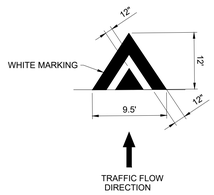
	TRAFFIC DIRECTION
	RAISED PAVEMENT MARKERS (RPM) SINGLE FACE
	RPM TWO FACES
	ILLUMINATED RPM SINGLE FACE
	YELLOW TUBULAR DELINEATORS 1.00m C TO C
SWEL	SINGLE WHITE EDGE LINE
SWSL	SINGLE WHITE SOLID LINE
SWSLL	SINGLE WHITE SKIP LANE LINE
SWTLL	SOLID WHITE TURNING LANE LINE
SYEL	SINGLE YELLOW EDGE LINE
SYSL	SINGLE YELLOW SOLID LINE
GWL	GORE WHITE LINE
GYL	GORE YELLOW LINE
DWL	DOTTED WHITE LINE
	SOLAR-POWERED RECTANGULAR RAPID FLASHING BEACON (RRFB)
	GROUND MOUNTED SIGN
X / Y	NEW SIGN TO BE INSTALLED SIGN IDENTIFICATION X = CODE NUMBER Y = LOCATION NUMBER
	SOLAR-POWERED FLASHING BEACON
	SOLAR-POWERED CHANGEABLE MESSAGE



PEDESTRIAN CROSSING DETAIL

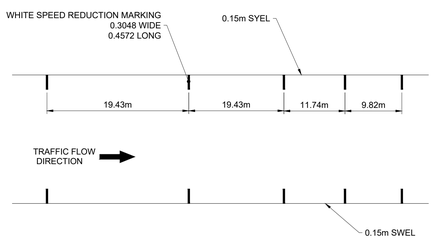
THERMOPLASTIC MATERIAL

(NOT TO SCALE)



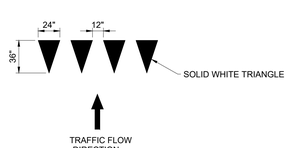
PAVEMENT MARKING FOR SPEED TABLES

(NOT TO SCALE)



WHITE SPEED REDUCTION MARKING

(NOT TO SCALE)



PAVEMENT MARKING FOR YIELD LINE DETAIL

(NOT TO SCALE)

CODE NUMBER	LOCATION NUMBER	DTPW NUMBER	LEGEND	SIZE OF SIGN PANELS	OVERHEAD STRUCTURE	REFERENCE MANUAL	TOTAL ITEMS
1	5, 3	W11-2 W16-7p(I)		36" x 36" 30" x 18"	N/A	SEE D.T.P.W. MANUAL 2020	2
2	4, 2	W11-2 W16-7p(D)		36" x 36" 30" x 18"	N/A	SEE D.T.P.W. MANUAL 2020	2
3	11, 6, 8	W11-2 W16-9p		36" x 36" 36" x 12"	N/A	SEE D.T.P.W. MANUAL 2020	3
7	7	W17-1 W16-7p(D)		36" x 36" 30" x 18"	N/A	SEE D.T.P.W. MANUAL 2020	1
8	1	W17-1 W16-9p		36" x 36" 36" x 12"	N/A	SEE D.T.P.W. MANUAL 2020	1
9	15, 14	M3-3 M1-6a		24" x 12" 24" x 24"	N/A	SEE D.T.P.W. MANUAL 2020	2
10	58	W1-6 (I) W13-1		36" x 18" 24" x 24"	N/A	SEE D.T.P.W. MANUAL 2020	1
11	17, 16	M3-2 M3-3 M3-3 M1-6a M1-6a M1-6b M6-2 (I) M6-3 M6-2 (D)		24" x 12" 24" x 24" 21" x 15"	N/A	SEE D.T.P.W. MANUAL 2020	2
12	45, 44, 41, 19, 18	R2-1		36" x 48"	N/A	SEE D.T.P.W. MANUAL 2020	5
13	34	E6-1		15"-6" x 7'	N/A	SEE DESIGN ON SHEET C-14	1
14	26	D1-2		6'-6" x 5'-6"	N/A	SEE DESIGN ON SHEET C-14	1
15	39	M3-3 M1-6b		24" x 12" 24" x 24"	N/A	SEE D.T.P.W. MANUAL 2020	1
16	35, 27	R1-5 (D)		30" x 30"	N/A	SEE D.T.P.W. MANUAL 2020	2
17	33	E6-1		13' x 7'	N/A	SEE DESIGN ON SHEET C-14	1
18	25, 24, 23, 22	W1-8 (I)		24" x 30"	N/A	SEE D.T.P.W. MANUAL 2020	4
19	49, 48	M3-2 M1-6a		24" x 12" 24" x 24"	N/A	SEE D.T.P.W. MANUAL 2020	2



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

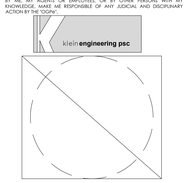
LANDSCAPE ARCHITECT
MARVEL
161 SAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
	08.31.2026	90% BID SET

CERTIFICATION: I, CARLOS G. TORRES RUIZ, WITH LICENSE NUMBER 22024, CERTIFY THAT I AM THE PROFESSIONAL THAT DESIGNED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. IN ADDITION, I CERTIFY THAT, BASED ON THE BEST OF MY KNOWLEDGE, INFORMATION AND UNDERSTANDING, IN MY PROFESSIONAL OPINION, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM REQUIREMENTS AND STANDARDS OF THE CURRENT REGULATIONS AND DISPOSITIONS OF THE CURRENT REGULATIONS AND CONSTRUCTION CODES OF THE AGENCIES, REGULATORY BOARDS OR PUBLIC CORPORATIONS WITH JURISDICTION. I ALSO CERTIFY THAT, THROUGH THE PREPARATION OF SAID PLANS AND SPECIFICATIONS THAT THEY FULLY COMPLIED BY THAT DISPOSED IN THE LAW OF ARCHITECTS AND LANDSCAPE ARCHITECTS OF PUERTO RICO AND THE REGULATIONS ESTABLISHED BY THE PUERTO RICAN INDUSTRY" AND WITH (LAW NO. 319 DATED MAY 15, 1938, AS AMENDED; LAW NO.RI DATED JULY 6, 1978, AS AMENDED; AS APPLICATIVE). I RECOGNIZE THAT ANY FALSE DECLARATION OR FACT FALSIFICATIONS PRODUCE WITHOUT MY CONSENT OR BY NEGLIGENCE, EITHER BY ACTION OR BY OMISSION, AND WHICH, TO THE BEST OF MY KNOWLEDGE, I KNOW AND KNOWLEDGE, MAKE ME RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE "CODIN;".



No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

TRAFFIC SIGNING TABLE, NOTES AND DETAILS

SCALE:

DRAWING #:

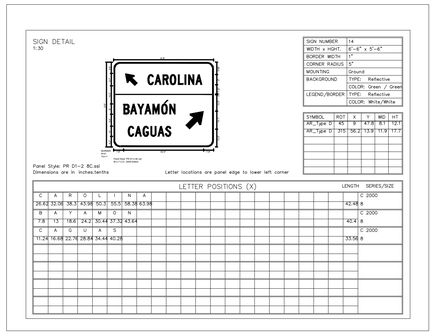
TS-1

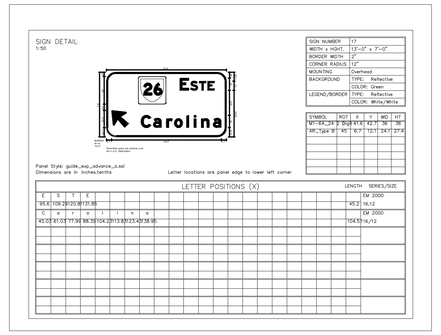
© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

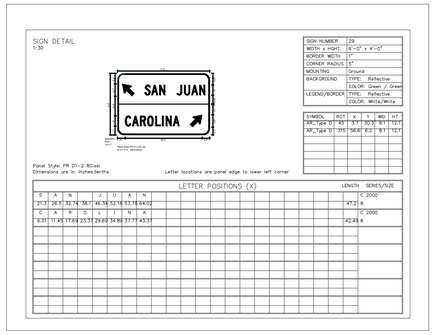
12/3/2025 2:49 PM

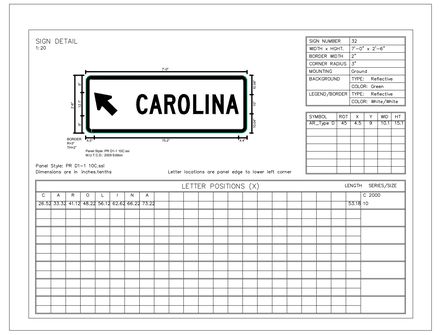
C:\USERS\TITO GANDIA\KEPSC DROPBOX\TITO A. GANDIA\KEPSC TECHNICAL\2025\PROJECTS\KP2025.034.MA\PROPOSED IMPROVEMENTS\KP2025.034.MA_SHT_ 18-19_ TS-1-2 TRAFFIC SIGNING TABLE AND DETAILS.DWG

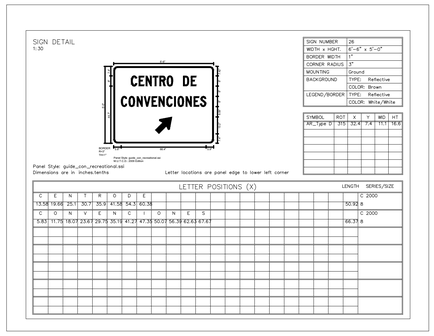
CODE NUMBER	LOCATION NUMBER	DTPW NUMBER	L E G E N D	SIZE OF SIGN PANELS	OVERHEAD STRUCTURE	REFERENCE MANUAL	TOTAL ITEMS
20	29	W13-2		36" x 48"	N/A	SEE D.T.P.W. MANUAL 2020	1
21	46	W4-2 (I)		30" x 30"	N/A	SEE D.T.P.W. MANUAL 2020	1
22	30	M3-2 M3-3 M1-6a M1-6a M6-2 (I) M6-3		24" x 12" 24" x 24" 21" x 15"	N/A	SEE D.T.P.W. MANUAL 2020	1
23	0	M3-2P M3-1 P M3-4 P M1-6 M1-6 M1-6 M6-1 PL M3-2 P M6-1 P		24" x 12" 24" x 24" 21" x 15"	N/A	SEE D.T.P.W. MANUAL 2020	1
24	60, 42	R3-5 (D)		30" x 30"	N/A	SEE D.T.P.W. MANUAL 2020	2
25	47, 43	R3-5 (I)		30" x 30"	N/A	SEE D.T.P.W. MANUAL 2020	2
26	59	D1-1		6'-6" x 5'	N/A	SEE DESIGN ON SHEET C-14	1
29	52	D1-2		6' x 4'	N/A	SEE DESIGN ON SHEET C-14	1
30	55, 54	R1-2		36" x 36"	N/A	SEE D.T.P.W. MANUAL 2020	2
31	0	W4-1 (D)		36" x 36"	N/A	SEE D.T.P.W. MANUAL 2020	1
32	32	D1-1		7' x 2'-6"	N/A	SEE DESIGN ON SHEET C-14	1
33	36, 28	R1-5 (I)		30" x 30"	N/A	SEE D.T.P.W. MANUAL 2020	2
34	57, 56, 53	W4-1 (I)		36" x 36"	N/A	SEE D.T.P.W. MANUAL 2020	3
35	51, 50, 40	R1-2		36" x 36"	N/A	SEE D.T.P.W. MANUAL 2020	3

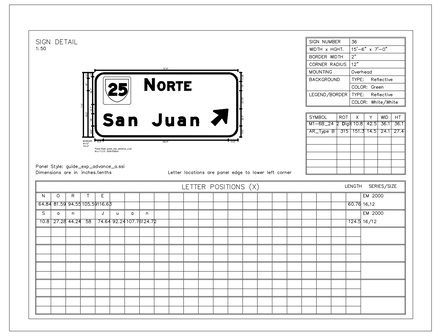












MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
08.31.2026		90% BID SET

CERTIFICATION: I, CARLOS G. TORRES RUIZ, WITH LICENSE NUMBER 22324, CERTIFY THAT I AM THE PROFESSIONAL THAT DESIGNED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. IN ADDITION, I CERTIFY THAT, BASED ON THE BEST OF MY KNOWLEDGE, INFORMATION AND UNDERSTANDING, IN MY PROFESSIONAL OPINION, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE DISPOSITIONS OF THE JOINT REGULATION AND THE APPLICABLE REGULATIONS OF THE PUERTO RICO PLANNING BOARD, THE REGULATIONS OF THE AGENCIES, REGULATORY BOARDS OR PUBLIC CORPORATIONS WITH JURISDICTION. I ALSO CERTIFY THAT, THROUGH THE PREPARATION OF SAID PLANS AND SPECIFICATIONS THAT THEY FULLY COMPLIED BY THAT DISPOSED IN THE LAW NO. 114 DATED JANUARY 8, 2004, AS AMENDED, KNOWN AS " LAW FOR ADMINISTRATION OF THE PROFESSIONAL ENGINEERING AND LAND SURVEYING" OF MAY 13, 1938, AS AMENDED (LAW NO.76 DATED JULY 6, 1978, AS AMENDED) AS APPLICABLE). I RECOGNIZE THAT ANY FALSE DECLARATION OR FACT FALSIFICATIONS PRODUCE WITHOUT MY CONSENT OR BY NEGLIGENCE, EITHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHER PERSONS, WITH MY KNOWLEDGE, I WILL BE THE ONLY RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE "OGPe".

klein engineering psc

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

TRAFFIC SIGNING TABLE, NOTES AND DETAILS

SCALE:

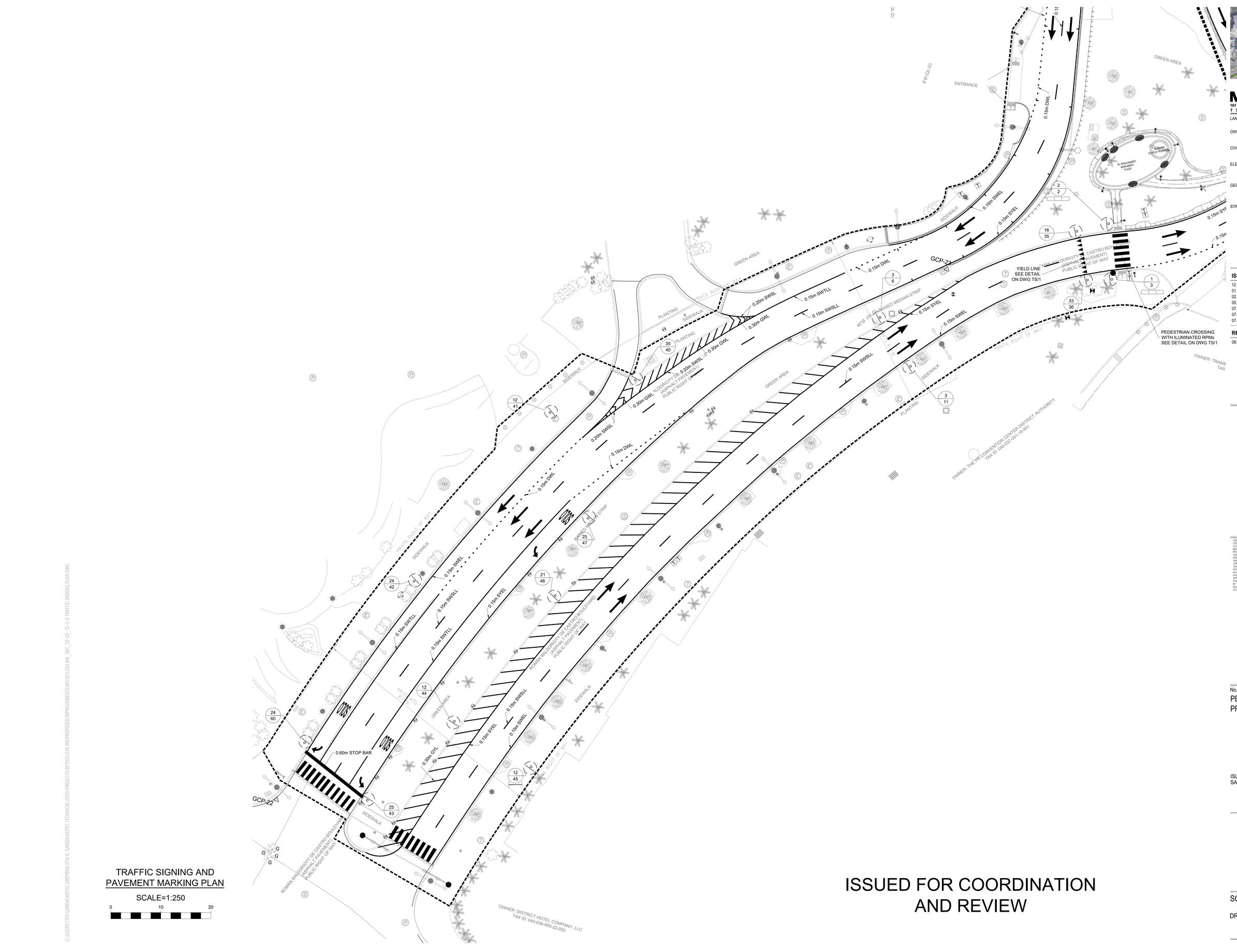
DRAWING #:

TS-2

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

C:\USERS\ITTO GANDIA\KEPSC DROPBOX\ITTO A. GANDIA\KEPSC TECHNICAL\2025\PROJECTS\KP2025.034.MA\PROPOSED IMPROVEMENTS\KP2025.034_MA_SHT_18-19_TS-1-2 TRAFFIC SIGNING TABLE AND DETAILS.DWG



TRAFFIC SIGNING AND
PAVEMENT MARKING PLAN

SCALE=1:250

0 10 20

ISSUED FOR COORDINATION
AND REVIEW

MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
08.31.2026		90% BID SET

CERTIFICATION: I, CARLOS G. TORRES RUIZ, WITH LICENSE NUMBER 20324, CERTIFY THAT I AM THE PROFESSIONAL THAT DESIGNED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. IN ADDITION, I CERTIFY THAT, BASED ON THE BEST OF MY KNOWLEDGE, INFORMATION AND UNDERSTANDING, IN MY PROFESSIONAL OPINION, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE REGULATIONS IN FORCE IN THE JURISDICTION WHERE THE WORKS ARE PROPOSED, OF THE CURRENT REGULATIONS AND CONSTRUCTION CODES OF THE AGENCIES, REGULATORY BOARDS OR PUBLIC CORPORATIONS WITH JURISDICTION. I ALSO CERTIFY THAT, THROUGH THE PREPARATION OF SAID PLANS AND SPECIFICATIONS THAT THEY FULLY COMPLIED BY THAT DISPOSED IN THE LAW NUMBER 173 DATED JULY 12, 2004, AS AMENDED, ENTITLED "LAW TO ESTABLISH A POLICY OF PUBLIC BIDDING, EQUALITY AND COMPETITION AS A RULE FOR MATTERS OF CONTRACTS OF THE GOVERNMENT OF PUERTO RICO", LAW NUMBER 164 DATED OCTOBER 16, 2009, AS AMENDED, LAW NUMBER 73 DATED JULY 19, 2019, AS AMENDED, AS APPLICABLE. I RECOGNIZE THAT ANY FALSE DECLARATION OR FACT FALSIFICATIONS PRODUCE WITHOUT MY CONSENT OR BY NEGLIGENCE, EITHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHER PERSONS WITH MY KNOWLEDGE, MAKE ME RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE LAW.

klein**engineering psc**

No. 2522

PEDESTRIAN ACCESS
PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

TRAFFIC SIGNING AND
PAVEMENT MARKING PLAN

SCALE:

DRAWING #:
TS-3

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

C:\USERS\TITO GANDIA\KEPSC DROPBOX\TITO A. GANDIA\KEPSC-TECHNICAL\2025\PROJECTS\WP2025.034-MA\PROPOSED IMPROVEMENTS\WP2025.034-MA_SHT_20-23_TS-3-6 TRAFFIC SIGNING PLAN.DWG

ISSUED FOR COORDINATION AND REVIEW



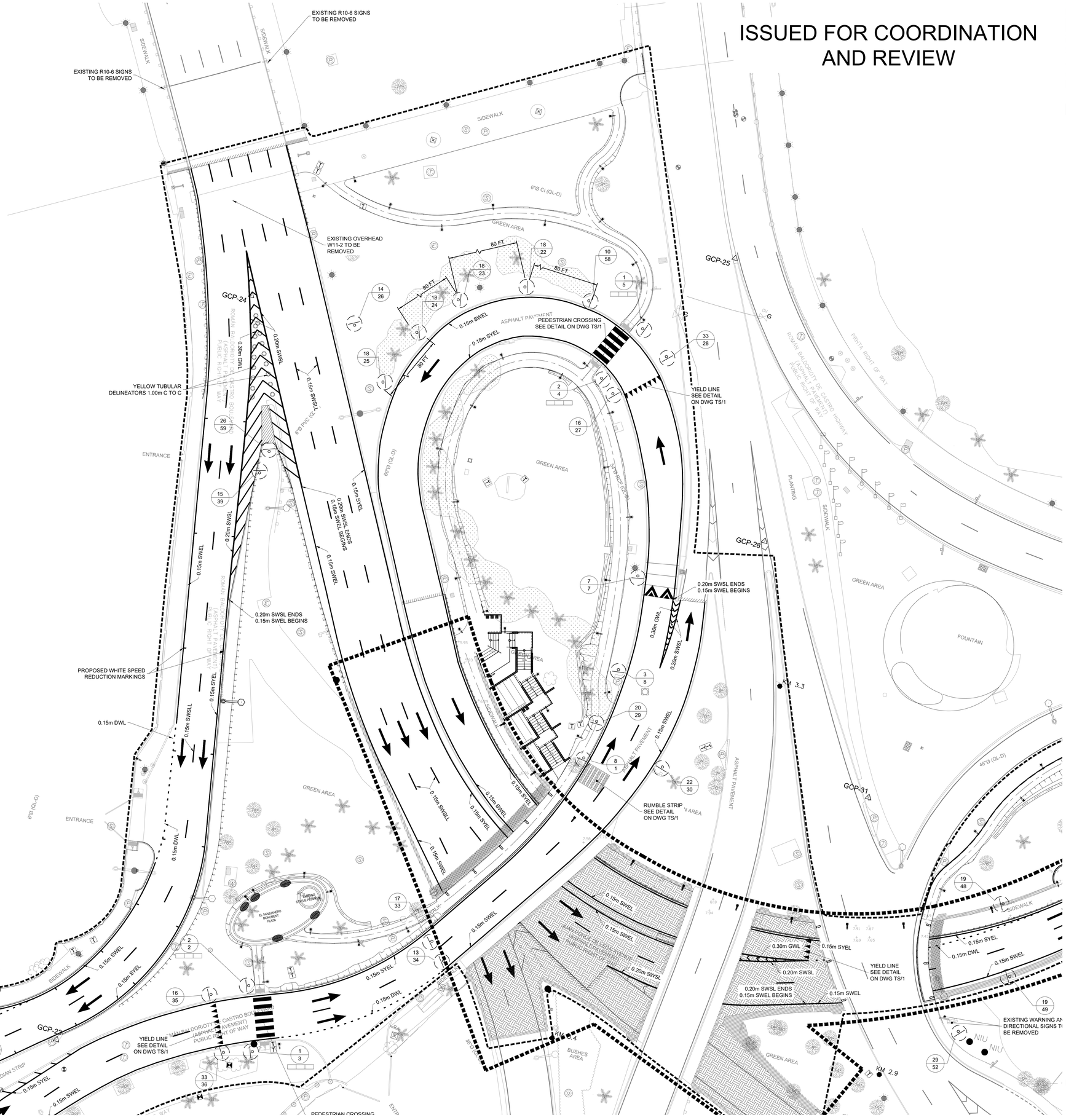
MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
08.31.2026		90% BID SET



TRAFFIC SIGNING AND PAVEMENT MARKING PLAN
SCALE=1:250
0 10 20

CERTIFICATION: I, CARLOS G. TORRES RUIZ, WITH LICENSE NUMBER 22324, CERTIFY THAT I AM THE PROFESSIONAL THAT DESIGNED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. IN ADDITION, I CERTIFY THAT, BASED ON THE BEST OF MY KNOWLEDGE, INFORMATION AND UNDERSTANDING, IN MY PROFESSIONAL OPINION, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE DISPOSITIONS OF THE JOINT REGULATION AND THE APPLICABLE DISPOSITIONS OF THE CURRENT REGULATIONS AND CONSTRUCTION CODES OF THE AGENCIES, REGULATORY BOARDS OF PUBLIC CORPORATIONS WITH JURISDICTION; I ALSO CERTIFY THAT, THROUGH THE PREPARATION OF SAID PLANS AND SPECIFICATIONS, I DO NOT INCUR IN CONFLICT OF INTEREST UNDER LAW NO. 14 DATED JANUARY 8, 2004, AS AMENDED, KNOWN AS " LAW FOR INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH (LAW NO. 319 DATED MAY 13, 1938, AS AMENDED (LAW NO.96 DATED JULY 4, 1975, AS AMENDED) AS APPLICABLE. I RECOGNIZE THAT ANY FALSE DECLARATION OR FACT OMISSION IN THE PREPARATION OF THESE PLANS AND SPECIFICATIONS, EITHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHER PERSONS WITH MY KNOWLEDGE, MAKE ME RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE "OGPe."

klein engineering psc

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

TRAFFIC SIGNING AND PAVEMENT MARKING PLAN

UNDER JUAN PONCE DE LEON AVENUE BRIDGE

SCALE:

DRAWING #:

TS-4

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

C:\USERS\TITO GANDIA\DESKTOP\TITO A. GANDIA\KEPSC TECHNICAL\2025\PROJECTS\KP2025.034.MA_PROPOSED IMPROVEMENTS\KP2025.034.MA_SHT_20-23_TS-3-6 TRAFFIC SIGNING PLAN.DWG

TRAFFIC SIGNING AND PAVEMENT MARKING PLAN

SCALE=1:250

0 10 20

MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
08.31.2026		90% BID SET

CERTIFICATION: I, CARLOS G. TORRES RUIZ, WITH LICENSE NUMBER 22524, AS REQUIRED BY LAW, HEREBY CERTIFY THAT THE PLANS, AND THE COMPLEMENTARY SPECIFICATIONS, IN ADDITION, I CERTIFY THAT, BASED ON THE BEST OF MY KNOWLEDGE, INFORMATION AND UNDERSTANDING, IN MY PROFESSIONAL OPINION, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE DISPOSITIONS OF THE JOINT REGULATION AND THE APPLICABLE REGULATIONS OF THE AGENCIES, REGULATORY BOARDS, OR PUBLIC CORPORATIONS WITH JURISDICTION. I ALSO CERTIFY THAT, THROUGH THE PREPARATION OF SAID PLANS AND SPECIFICATIONS THAT THEY FULLY COMPLIED BY THAT DISPOSED IN THE LAW NO. 14 DATED JANUARY 8, 2004, AS AMENDED, KNOWN AS " LAW FOR THE ADMINISTRATION AND TRANSFORMATION OF HUMAN RESOURCES IN CONSTRUCTION" MAY 13, 1938, AS AMENDED (LAW HOYN DATED JULY 6, 1976, AS AMENDED). AS APPLICABLE. I RECOGNIZE THAT ANY FALSE DECLARATION OR FACT FALSIFICATIONS PRODUCE WITHOUT MY CONSENT OR BY NEGLIGENCE, EITHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHER PERSONS, WITH MY KNOWLEDGE, MAY BE RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE STATE.

kleinengineering psc

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

TRAFFIC SIGNING AND PAVEMENT MARKING PLAN

UNDER JUAN PONCE DE LEON AVENUE BRIDGE

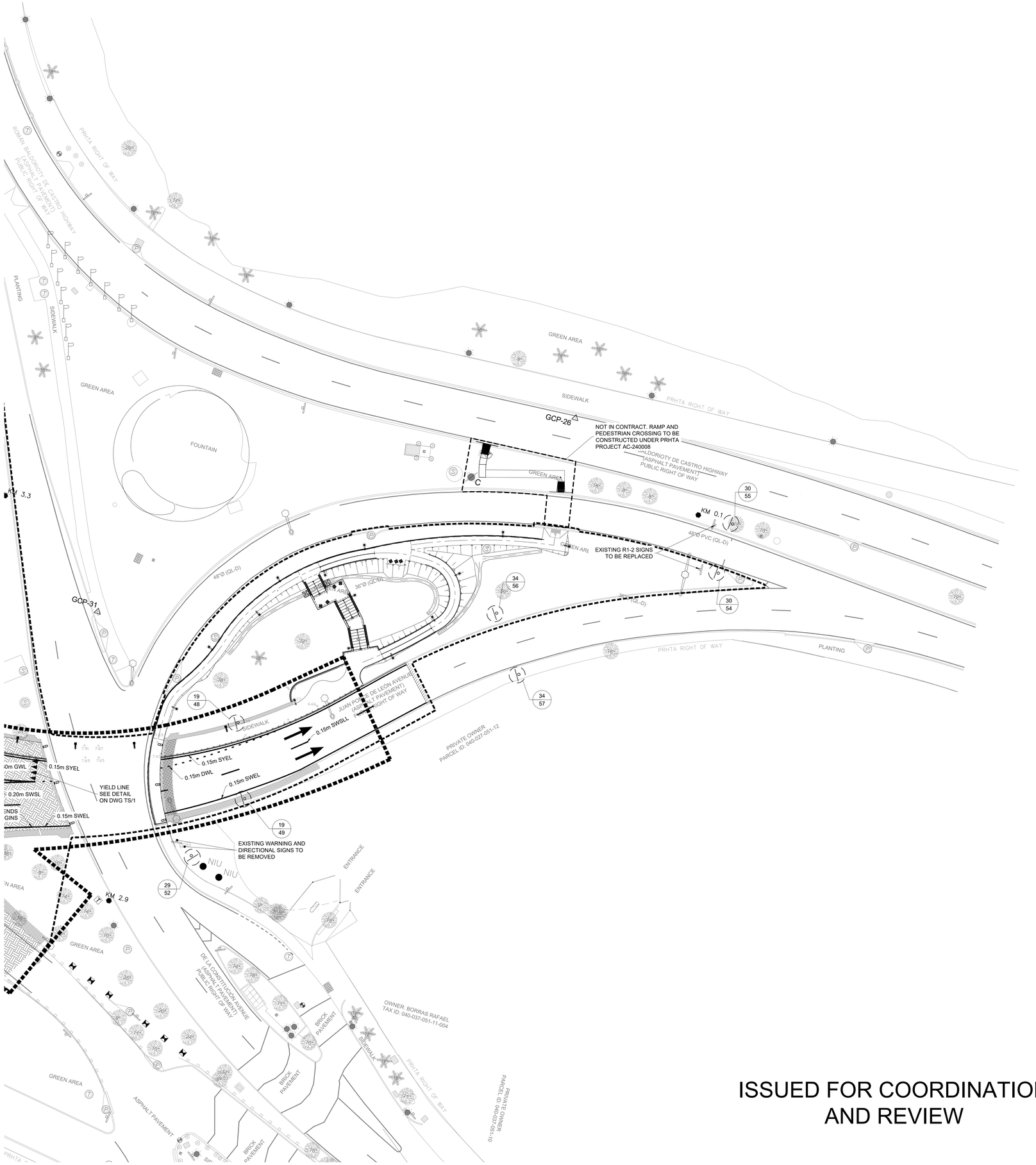
SCALE:

DRAWING #:

TS-5

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

C:\USERS\ITTO GANDIA\KEPSC-DROPBOX\ITTO A. GANDIA\KEPSC TECHNICAL\2025\PROJECTS\KP2025.034.MAY\PROPOSED IMPROVEMENTS\KP2025.034_MA_SHT_20-23_TS-3-5 TRAFFIC SIGNING PLAN.DWG



TRAFFIC SIGNING AND
PAVEMENT MARKING PLAN
SCALE=1:250

0 10 20

ISSUED FOR COORDINATION
AND REVIEW

MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
08.31.2026		90% BID SET

CERTIFICATION: I, CARLOS G. TORRES RUZ, WITH LICENSE NUMBER 22024, CERTIFY THAT I AM THE PROFESSIONAL THAT DESIGNED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. IN ADDITION, I CERTIFY THAT, BASED ON THE BEST OF MY KNOWLEDGE, INFORMATION AND UNDERSTANDING, IN MY PROFESSIONAL OPINION, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE REGULATIONS, CODES AND STANDARDS OF THE COMMONWEALTH OF PUERTO RICO OR ITS DIVISIONS, INCLUDING AND CONSTRUCTION STANDARDS OF THE AGENCIES, REGULATORY BOARDS, OR PUBLIC CORPORATIONS WITH JURISDICTION. I ALSO CERTIFY THAT, THROUGH THE PREPARATION OF SAID PLANS AND SPECIFICATIONS THAT THEY FULLY COMPLIED BY THAT DISPOSED IN THE LAW NUM 173 DATED JANUARY 8, 2004, AS AMENDED, ESTABLISHED THE LAW FOR INVESTIGATION OF REAL ESTATE IN PUERTO RICO, AS WELL AS LAW NUM. 5 DEL 8 MAYO DE 1975, AS AMENDED, LLAW NUM 76 DATED JULY 6, 1976 AS AMENDED, AS APPLICABLE. I RECOGNIZE THAT ANY FALSE DECLARATION OR FACT FALSIFICATIONS PRODUCE WITHOUT MY CONSENT OR BY NEGLIGENCE, EITHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHER PERSONS WITH MY KNOWLEDGE, MAKE ME RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE COLEGIO

klein**engineering psc**

No. 2522

PEDESTRIAN ACCESS
PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

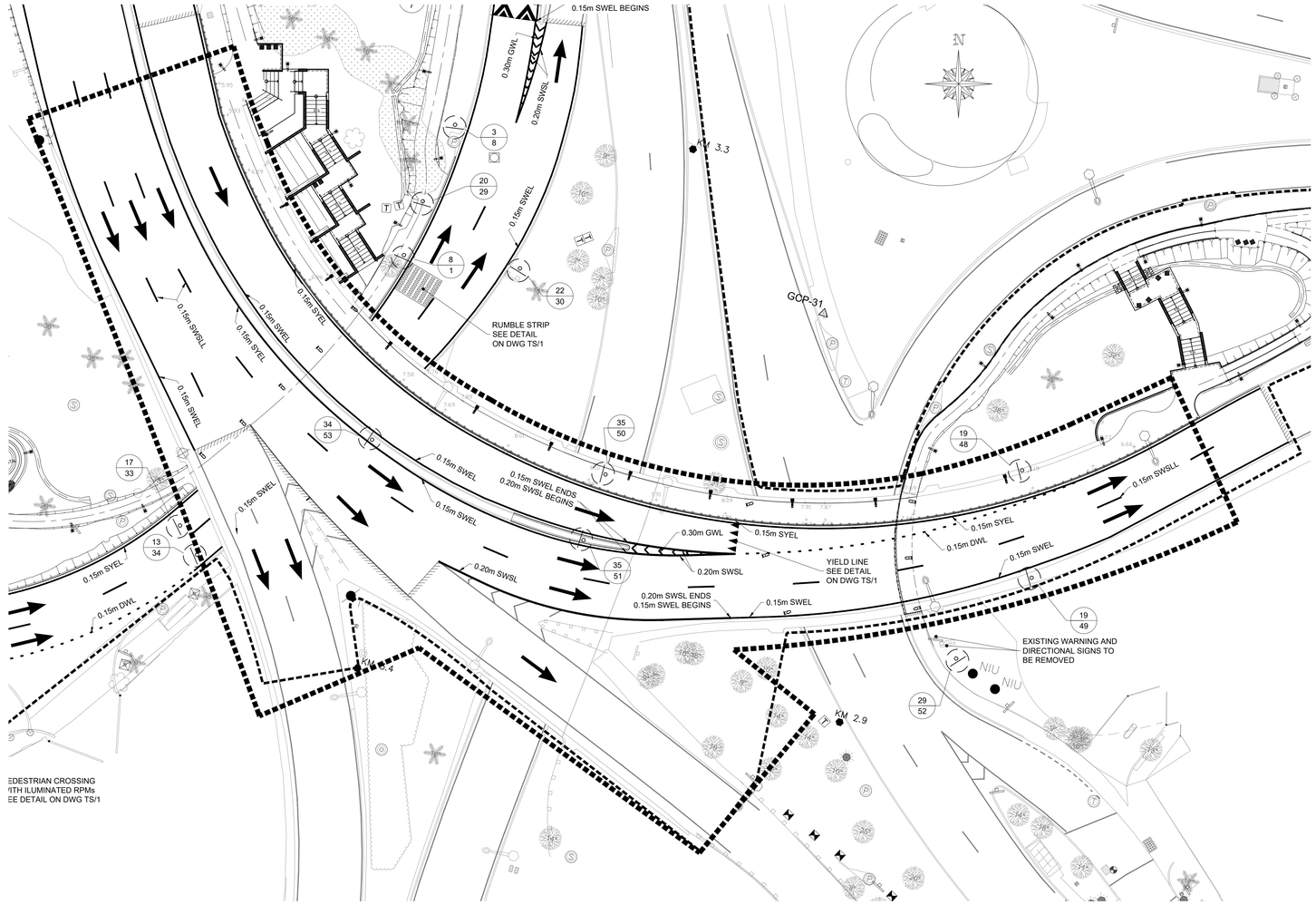
TRAFFIC SIGNING AND
PAVEMENT MARKING PLAN

SCALE:

DRAWING #:
TS-6

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

C:\USERS\TITO.GANDIA\KEPSC DROPBOX\TITO A. GANDIA\KEPSC TECHNICAL\2025\PROJECTS\#P2025.034 MAY\PROPOSED IMPROVEMENTS\#P2025.034_MAY_SHT_20-23_ TS-3-6 TRAFFIC SIGNING PLAN.DWG



TRAFFIC SIGNING AND
PAVEMENT MARKING PLAN

SCALE=1:250

0 10 20

ISSUED FOR COORDINATION
AND REVIEW



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
	08.31.2026	90% BID SET

CERTIFICATION: I, CARLOS G. TORRES RUIZ, WITH LICENSE NUMBER 22024, CERTIFY THAT I AM THE PROFESSIONAL THAT DESIGNED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS, IN ADDITION, I CERTIFY THAT, BASED ON THE BEST OF MY KNOWLEDGE, INFORMATION AND UNDERSTANDING, IN MY PROFESSIONAL OPINION, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE PROVISIONS OF THE CURRENT LAWS, REGULATIONS AND CONSTRUCTION CODES OF THE AGENCIES, REGULATORY BOARDS OR PUBLIC CORPORATIONS WITH JURISDICTION. I ALSO CERTIFY THAT, THROUGH THE PREPARATION OF SAID PLANS AND SPECIFICATIONS THAT THEY FULLY COMPLIED BY THAT DISPOSED IN THE LAW OF THE CONSTRUCTION INDUSTRY OF PUERTO RICO AND THE LAW FOR THE PROTECTION AND INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH LAW NO. 319 DATED MAY 15, 1938, AS AMENDED; LAW NO.76 DATED JULY 4, 1978, AS AMENDED; AS APPLICABLE. I RECOGNIZE THAT ANY FALSE DECLARATION OF FACT FALSIFICATIONS PRODUCE WITHOUT MY CONSENT OR BY NEGLIGENCE, EITHER BY ME OR BY MY EMPLOYEES, OR BY OTHER PERSONS WITH MY KNOWLEDGE, MAKE ME RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE "OGPe".

klein engineering psc

No. 2522

PEDESTRIAN ACCESS
PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

TRAFFIC SIGNING AND
PAVEMENT MARKING PLAN

OVER JUAN PONCE DE LEON
AVENUE BRIDGE

SCALE:

DRAWING #:

TS-7

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

C:\USERS\TITO GANDIA\KEPSC DROPBOX\TITO A. GANDIA\KEPSC TECHNICAL\2025\PROJECTS\KP2025.034.MAI\PROPOSED IMPROVEMENTS\KP2025.034.MAI_SHT_24_TS-7 TRAFFIC SIGNING PLAN_LIP.DWG

CONSTRUCTION SCHEDULE

FOR THE CONSTRUCTION OPERATION OF THE MIRAMAR-ISLETA PEDESTRIAN ACCESS IMPROVEMENTS ON STATE ROAD PR-1, PR-16 AND INTERCHANGE RAMPS, IN THE MUNICIPALITY OF SAN JUAN, THE FOLLOWING CONSTRUCTION SCHEDULE AND SPECIAL INSTRUCTIONS SHALL BE FOLLOWED IN ORDER TO MAINTAIN TRAFFIC FLOW WITH THE LEAST POSSIBLE INTERFERENCE FROM CONSTRUCTION OPERATIONS. ANY ALTERATIONS TO THIS SCHEDULE SHALL BE SUBMITTED IN WRITING TO PRHTA FOR APPROVAL, PRIOR TO ITS APPLICATION.

ALL PRECAUTIONS SHALL BE TAKEN SO THAT CONSTRUCTION WORK IS PERFORMED IN SUCH WAY AS TO AVOID UNNECESSARY INCONVENIENCES TO TRAFFIC AND PROVIDE THE SAFEST POSSIBLE ENVIRONMENT TO ROAD USERS AND WORKERS.

SPECIFIC SITUATIONS NOT COVERED BY THESE PLANS SHALL BE PRESENTED TO THE ENGINEER IN WRITING TEN (10) CALENDAR DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION WORK IN THE AREA, IN ORDER TO PROVIDE CLARIFICATIONS AND / OR RECOMMENDATIONS.

GENERAL NOTES

1. NO WORK OTHER THAN MOBILIZATION AND PROJECT FIELD OFFICE, SHALL BE PERFORMED UNTIL THE PROGRESS SCHEDULE IS APPROVED BY THE ENGINEER.
2. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE DESIGN, DIMENSIONS, MATERIALS, COLORS, FABRICATION, AND INSTALLATION REQUIREMENTS SPECIFIED ON THE PLANS, THE "MANUAL DE SEÑALES DE TRÁNSITO (MST) OF THE DTPW, THE STANDARD DRAWINGS OF THE PUERTO RICO HIGHWAY AND TRANSPORTATION AUTHORITY, THE STANDARD SPECIFICATIONS AS MAY BE MODIFIED BY SPECIFICATION 638 AND SUBSEQUENT SPECIAL PROVISIONS AND SUPPLEMENTAL SPECIFICATIONS, AND THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FROM THE FEDERAL HIGHWAY ADMINISTRATION (MUTCD-FHWA).
3. EQUIPMENT, MATERIALS, AND OTHER DEVICES USED FOR CONSTRUCTION SHALL BE REMOVED FROM THE ROADWAY AFTER WORK HOURS AND SHALL BE STAGED A MINIMUM OF 10 METERS FROM THE TRAVEL WAY.
4. DRUM SPACING SHALL BE 5 METERS.
5. ANY ALTERATION TO THE SCHEDULE THAT MAY IMPROVE TRAFFIC OPERATIONS WITHIN THE CONSTRUCTION AREA, IN ACCORDANCE WITH THE CURRENT MUTCD AND WITH NO ADDITIONAL COST TO THE AUTHORITY, SHALL BE SUBMITTED TO THE ENGINEER AT LEAST TWENTY ONE (21) CALENDAR DAYS IN ADVANCE TO THE PROPOSED DATE OF IMPLEMENTATION FOR REVIEW. IF THE PROPOSED ALTERATION IS APPROVED IT SHALL BE IMPLEMENTED AS DIRECTED BY THE ENGINEER.
6. THE CONTRACTOR CAN PERFORM, WITH THE APPROVAL OF THE ENGINEER, SEVERAL SIMULTANEOUS ACTIVITIES WITHIN A STAGE, AND AS PERMITTED BY THE CONTRACT PROPOSAL QUANTITIES ON THE TRAFFIC CONTROL ITEMS.
7. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER THE INSTALLATION OF TEMPORARY TRAFFIC CONTROL DEVICES FOR EACH PHASE AT LEAST FOURTEEN (14) CALENDAR DAYS IN ADVANCE FOR THE RELEASE OF PUBLIC NOTICE. THE CONTRACTOR SHALL NOT COMMENCE ANY OF THE CONSTRUCTION PHASES UNTIL A PUBLIC NOTICE IS ISSUED OR WITHOUT DIRECT CONSENT FROM THE ENGINEER.
8. THE CONSTRUCTION SIGNS INSTALLATION SHOULD BE IN ACCORDANCE TO THE TEMPORARY TRAFFIC SIGNS MOUNTING DETAILS IN THE PRHTA'S STANDARD DRAWINGS JUNE 2012.
9. THE USE, LOCATION AND MESSAGES OF THE PORTABLE CHANGEABLE MESSAGE SIGN (PCMS) SHALL FOLLOW THESE PLANS OR AS DIRECTED BY THE ENGINEER.
10. ALL TEMPORARY TRAFFIC CONTROL DEVICES FURNISHED BY THE CONTRACTOR SHALL HAVE BEEN SUCCESSFULLY CRASH TESTED TO MEET THE REQUIREMENTS OF MASH AND/OR BEEN APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION. THE CONTRACTOR SHALL SUBMIT THE ENGINEER A CERTIFICATE OF COMPLIANCE FOR THIS IN A FORM MEETING THE REQUIREMENT OF SECTION 106.06 OF THE PRHTA'S GENERAL PROVISIONS.
11. ALL TRAFFIC CONTROL SIGNS DETERMINED BY THE ENGINEER TO BE UNNECESSARY FOR THE APPLICABLE CONSTRUCTION OPERATION SHALL BE IMMEDIATELY COVERED IN ITS ENTIRETY WITH NON ABRASIVE MATERIAL AND SHALL BE INSPECTED DURING DAY AND NIGHT TIME TO ENSURE THAT THE SIGN IS NOT READABLE. THIS WORK IS A SUBSIDIARY OBLIGATION OF THE CONTRACT UNDER EXISTING PAY ITEMS.
12. DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL TAKE ALL THE NECESSARY PRECAUTIONS AND MEASURES TO AVOID FALLING DEBRIS, TOOLS, EQUIPMENT OR ANY OTHER MATERIALS INTERFERE OR IMPACT THE MOTORING PUBLIC AND OTHER USERS ON THE ROADWAY. ALL THE MATERIALS, LABOR EQUIPMENT, AND WORK NECESSARY FOR IMPLEMENTING THIS REQUIREMENT IS SUBSIDIARY OBLIGATION OF THE CONTRACT UNDER EXISTING PAY ITEMS.
13. THE CONTRACTOR SHALL MAINTAIN ACCESS AT ALL TIMES TO ADJACENT PROPERTIES DURING CONSTRUCTION. THIS WORK WILL REQUIRE COORDINATION WITH BUSINESSES AND PRIVATE OWNERS. ALL THE MATERIALS, LABOR, EQUIPMENT, AND WORK NECESSARY FOR IMPLEMENTING THIS REQUIREMENT IS SUBSIDIARY OBLIGATION OF THE CONTRACT UNDER EXISTING PAY ITEMS.
14. TEMPORARY CONCRETE BARRIER SHOULD HAVE AN OFFSET END SECTION AS APPROVED BY THE ENGINEER AND ACCORDING TO PRHTA'S SPECIFICATION 638.
15. NO EXCAVATION AND/OR PAVEMENT DROP-OFF SHALL REMAIN OPEN WITHIN THE TRAVELED WAY WHEN THE CONTRACTOR OR ITS PERSONNEL IS NOT WORKING AND PHYSICALLY PRESENT AT THE WORK SITE.
16. IF WORK AFFECTS THE EXISTING LUMINARY OR IF ADDITIONAL LIGHTING IS NEEDED, CONTRACTOR SHALL PROVIDE BALLON LIGHTING SO GLARE DOES NOT AFFECT THE VISIBILITY OF DRIVERS.
17. TEMPORARY CONCRETE BARRIER SHALL BE USED TO PROTECT VEHICULAR TRAFFIC FROM EXCAVATION OR PAVEMENT DROP-OFF AREAS EQUAL TO OR GREATER THAN 0.30 METERS DEEP THAT WILL REMAIN OPEN FOR A DURATION OF MORE THAN ONE DAY, AS APPROVED BY THE ENGINEER.
18. IF CONTRACTOR DOES NOT COMPLY WITH THE MAINTENANCE OF TRAFFIC "MOT" PLANS AND SAFETY REGULATIONS, PRHTA RESERVES THE RIGHT AT ANY MOMENT TO ORDER CONSTRUCTION WORK TO STOP UNTIL CONTRACTOR IS IN COMPLIANCE WITH MOT AND SAFETY REGULATIONS AT NO COST TO OWNER.
19. IF CONSTRUCTION WORK INTERFERES WITH A MUNICIPAL ROAD , A TEMPORARY STOP SIGN SHALL BE INSTALLED ON THE MUNICIPAL ROAD IF ONE DOESN'T EXIST.
20. THE CONTRACTOR SHALL PROGRAM THE WORK BASED ON THE CREWS CAPACITY FOR A DAY AND SHALL NOT LEAVE UNFINISHED WORK OBSTRUCTING THE ROADWAY WHEN NOT ONSITE.
21. CONTRACTOR SHALL COORDINATE WITH PRHTA A PUBLIC INFORMATION PLAN TO MAINTAIN NEIGHBORS AND BUSINESSES INFORMED OF PROJECT AT ALL TIMES AS NOT TO IMPACT OPERATIONS OF BUSINESSES OR THE PROJECT.
22. THE CONTRACTOR SHALL OPEN THE ROAD TO THE PUBLIC EVERY DAY AFTER FINISHING WORK AND THE DIFFERENCE IN ELEVATION BETWEEN PAVEMENT SECTIONS SHALL BE 1 1/2 INCHES OR LESS AS INDICATED ON PRHTA'S SPECIFICATION 403.
23. CONTRACTOR SHALL REMOVE ALL TEMPORARY CHANNELIZING DEVICES AND COVER ALL TEMPORARY SIGNAGE AFTER COMPLETING WORK EVERY DAY, EXCEPT FOR SIGNAGE THAT APPLIES TO TEMPORARY TRAFFIC OPERATIONS AFTER WORK HOURS.
24. CONTRACTOR SHALL COORDINATE ALL FULL DEPTH, COLD MILLING, AND PAVEMENT WORK THAT EXCEED 2" IN HEIGHT WITH THE PROJECT ADMINISTRATOR AND THAT THE LENGTH OF THE WORK SHALL BE DETERMINED ACCORDING TO THE CONTRACTOR'S DAILY CAPACITY.
25. THE CONTRACTOR SHALL PROVIDE LANES WITH A MINIMUM WIDTH OF 3.05 METERS AND SIDEWALKS WITH A MINIMUM OF 1.52 METERS AT ALL TIMES DURING THE IMPLEMENTATION OF THE MAINTENANCE OF TRAFFIC, UNLESS OTHERWISE INDICATED.
26. THE CONTRACTOR SHALL PERFORM NIGHTTIME INSPECTIONS TO CONFIRM THAT THE TEMPORARY TRAFFIC CONTROL ZONE IS WELL ILLUMINATED AT ALL TIMES. IF THE ZONE IS NOT WELL ILLUMINATED, THE CONTRACTOR SHALL CORRECT THE PROBLEM IMMEDIATELY.
27. THE CONTRACTOR SHALL PERFORM DAYTIME AND NIGHTTIME INSPECTIONS TO CONFIRM THAT THE MAINTENANCE OF TRAFFIC IS IMPLEMENTED CORRECTLY, AND ALL TRAFFIC SIGNS, TRAFFIC CONTROL DEVICES, AND TEMPORARY PAVEMENT MARKINGS ARE INSTALLED ACCORDINGLY. IF ANY VISIBILITY OBSTRUCTIONS OR PROBLEMS ARE DETECTED, THE CONTRACTOR SHALL CORRECT THEM IMMEDIATELY. THE CONTRACTOR SHALL INFORM THE ENGINEER OF ANY SITUATION THAT CANNOT BE CORRECTED IMMEDIATELY, IN ORDER THAN AN ALTERNATE SOLUTION CAN BE IMPLEMENTED.
28. EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH TEMPORARY WORK ZONE DELINEATION SHALL BE REMOVED BY ANY METHOD APPROVED BY THE ENGINEER, WHERE OPERATIONS EXCEED ONE DAYLIGHT PERIOD.
29. THE CONTRACTOR SHALL COORDINATE WITH THE DTOP TRAFFIC REGULATION OFFICE TO ADJUST THE TRAFFIC LIGHT TIMINGS FOR THE DIFERENT PHASES.
30. THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF THE OVERHEAD SIGN WITH THE DTOP PRIOR TO COMMENCEMENT OF THESE WORKS. CONTRACTOR WILL BE RESPONSIBLE TO COORDINATE AND IMPLEMENT THE MOT FOR THESE WORKS.

PHASE I

STAGE 1
A. INSTALL TEMPORARY TRAFFIC CONTROL DEVICES AS SHOWN IN PLANS.
B. PROCEED WITH THE CLOSURE OF THE LEFTMOST NORTHBOUND LANES ON PR-16 AND THE EASTBOUND ON-RAMP FROM PR-16 TO PR-26.
C. COMPLETE PROPOSED IMPROVEMENTS SHOWN ON PLANS.
D. WORK FOR THIS STAGE OF THE PROJECT WILL BE 24 HOURS A DAY, 7 DAYS A WEEK.

STAGE 2
A. INSTALL TEMPORARY TRAFFIC CONTROL DEVICES AS SHOWN IN PLANS.
B. PROCEED WITH THE CLOSURE OF THE RIGHTMOST NORTHBOUND LANE ON PR-16.
C. COMPLETE PROPOSED IMPROVEMENTS SHOWN ON PLANS.
D. WORK FOR THIS STAGE OF THE PROJECT WILL BE 24 HOURS A DAY, 7 DAYS A WEEK.

PHASE II

STAGE 1
A. INSTALL TEMPORARY TRAFFIC CONTROL DEVICES AS SHOWN IN PLANS.
B. COMPLETE PROPOSED IMPROVEMENTS TO WEST SIDEWALK ON PR-1 AND PR-16.
C. WORK FOR THIS STAGE OF THE PROJECT WILL BE 24 HOURS A DAY, 7 DAYS A WEEK.

CONSTRUCTION STAGES SIGN TABLE

CODE NUMBER	LOCATION NUMBER	SIGN CODE	LEGEND	SIZE OF SIGN PANELS	OVERHEAD STRUCTURE TYPE	REFERENCE MANUAL	TOTAL ITEM
1	3, 7, 8, 17, 20, 21, 23, 29	W20-1	CARRETERA EN CONSTRUCCION ADELANTE	36" X 36"	N/A	SEE D.T.P.W. MANUAL 2020	8
2	2	W20-1	CARRETERA EN CONSTRUCCION 200 M	36" X 36"	N/A	SEE D.T.P.W. MANUAL 2020	1
3	1	W20-1	CARRETERA EN CONSTRUCCION 100 M	36" X 36"	N/A	SEE D.T.P.W. MANUAL 2020	1
4	4, 5, 6, 9, 10, 16, 18, 19, 22, 24	G20-2	TERMINA CONSTRUCCION	50" X 20"	N/A	SEE D.T.P.W. MANUAL 2020	10
5	37	W12-1		36" X 36"	N/A	SEE D.T.P.W. MANUAL 2020	1
6	11	W20-2	DESVIO ADELANTE	36" X 36"	N/A	SEE D.T.P.W. MANUAL 2020	1
7	13	R4-7		36" X 48"	N/A	SEE D.T.P.W. MANUAL 2020	1
8	14, 15, 42	SIGN DETAIL R9-3BP	ACERA CERRADA / USE CRUCE	SIGN DETAIL 18" X 12"	N/A	SIGN DETAIL SEE D.T.P.W. MANUAL 2020	2
9	12	SIGN DETAIL	26 ESTE DESVIO	SIGN DETAIL	N/A	SIGN DETAIL	1
10	28	W9-3 (I)	CARRIL IZQUIERDO CERRADO ADELANTE	36" X 36"	N/A	SEE D.T.P.W. MANUAL 2020	1
11	27	W4-2 (I)		36" X 36"	N/A	SEE D.T.P.W. MANUAL 2020	1

CONSTRUCTION STAGES SIGN TABLE

CODE NUMBER	LOCATION NUMBER	SIGN CODE	LEGEND	SIZE OF SIGN PANELS	OVERHEAD STRUCTURE TYPE	REFERENCE MANUAL	TOTAL ITEM
12	25, 26	R3-7 (I)	CARRIL IZQUIERDO TIENE QUE VIRAR A LA IZQUIERDA	36" X 48"	N/A	SEE D.T.P.W. MANUAL 2020	2
13	30	W4-1 (D)		36" X 36"	N/A	SEE D.T.P.W. MANUAL 2020	1
14	31	R4-8		36" X 48"	N/A	SEE D.T.P.W. MANUAL 2020	1
15	35	W9-3 (D)	CARRIL DERECHO CERRADO ADELANTE	36" X 36"	N/A	SEE D.T.P.W. MANUAL 2020	1
16	36	SIGN DETAIL	1 NORTE DESVIO	SIGN DETAIL	N/A	SIGN DETAIL	1
17	32, 33	R3-7 (D)	CARRIL DERECHO TIENE QUE VIRAR A LA DERECHA	36" X 48"	N/A	SEE D.T.P.W. MANUAL 2020	2
18	34, 40	W4-2 (D)		36" X 36"	N/A	SEE D.T.P.W. MANUAL 2020	2
20	39, 43, 41, 40, 39	SIGN DETAIL	ACERA CERRADA	SIGN DETAIL	N/A	SIGN DETAIL	5
21	41, 42	W20-5 (D)	CARRIL DERECHO CERRADO 200 MTS	36" X 36"	N/A	SEE D.T.P.W. MANUAL 2020	2
22	39	M4-9a	DESVIO	24" X 18"	N/A	SEE D.T.P.W. MANUAL 2020	1

LEGEND:

- ACTIVITY AREA
- SIGN CODE NUMBER
- SIGN LOCATION NUMBER
- TRAFFIC SIGN
- TYPE 3 BARRICADE
- FLASHING ARROW BOARD (OR)
- WARNING LIGHT
- PLASTIC DRUMS EVERY 5.00 MTS.
- TEMPORARY CONCRETE BARRIER



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 SAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
08.31.2026		90% BID SET

CERTIFICATION: I, CARLOS G. TORRES RUIZ, WITH LICENSE NUMBER 22024, CERTIFY THAT I AM THE PROFESSIONAL THAT DESIGNED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. IN ADDITION, I CERTIFY THAT, BASED ON THE BEST OF MY KNOWLEDGE, INFORMATION AND PROFESSIONAL OPINION, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE DISPOSITIONS OF THE JOINT REGULATION AND THE APPLICABLE DISPOSIONS OF THE CURRENT REGULATIONS AND CONSTRUCTION CODES OF THE AGENCIES. REGULATORY BOARDS OR PUBLIC CORPORATIONS WITH JURISDICTION OVER THE PROJECT. I ALSO CERTIFY THAT THE PLANS AND SPECIFICATIONS AND SPECIFICATIONS THAT THEY FULLY COMPLIED BY THAT DEPOSED IN THE LAW NO. 14 DATED JANUARY 8, 2004, AS AMENDED, KNOWN AS " LAW FOR INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH LAW NO. 319 DATED MAY 13, 1938, AS AMENDED, LAW NO.76 DATED JULY 6, 1976, AS AMENDED, AS WELL AS WITH LAW NO. 416 DATED SEPTEMBER 22, 2004, AS AMENDED. THESE PLANS/SPECIFICATIONS, PRODUCE WITHOUT MY CONSENT OR BY NEGLIGENCE, EITHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHER PERSONS WITH MY KNOWLEDGE, MAKE ME RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE "DGPe".

klein engineering psc

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

MAINTENANCE OF TRAFFIC TABLE AND NOTES

SCALE:

DRAWING #:

MOT-1 100 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

C:\USERS\TITO GANDIA\KEPSC DROPBOX\TITO A. GANDIA\KEPSC TECHNICAL\2025\PROJECTS\KP2025.034.MIA\PROPOSED IMPROVEMENTS\KP2025.034.MIA_SHT_25-26_ MOT-1-2 TABLE AND NOTES.DWG

SIGN DETAIL
1:30



SIGN NUMBER	8, 20
WIDTH x HGHT.	3'-0" x 2'-0"
BORDER WIDTH	0.63"
CORNER RADIUS	2.25"
MOUNTING	Ground
BACKGROUND	TYPE: Reflective
	COLOR: White
LEGEND/BORDER	TYPE: Non-reflective
	COLOR: Black/Black

SYMBOL	ROT	X	Y	WID	HT

Panel Style: R9-9.ssi
Dimensions are in inches.tenths

Letter locations are panel edge to lower left corner

LETTER POSITIONS (X)

A	C	E	R	A																		LENGTH	SERIES/SIZE
7.58	12.14	16.7	20.78	24.68																		21.02	C 2000 6
C	E	R	R	A	D	A																LENGTH	SERIES/SIZE
3.26	7.82	11.9	16.28	20.18	24.86	28.94																29.54	C 2000 6

SIGN DETAIL
1:30



SIGN NUMBER	9
WIDTH x HGHT.	3'-0" x 3'-6"
BORDER WIDTH	0.63"
CORNER RADIUS	1.5"
MOUNTING	Ground
BACKGROUND	TYPE: Non-reflective
	COLOR: Orange
LEGEND/BORDER	TYPE: Reflective
	COLOR: Black/Black

SYMBOL	ROT	X	Y	WID	HT
M1-6A_24	2 Digit	5.1	26.6	12.1	12.1
AR_Type A	0	13.3	5	6.1	9.5

Panel Style: construction_guide.ssi
Dimensions are in inches.tenths

Letter locations are panel edge to lower left corner

LETTER POSITIONS (X)

E	S	T	E																			LENGTH	SERIES/SIZE
21.25	23.77	26.37	28.97																			9.85	C 2000 4
D	E	S	V	I	O																	LENGTH	SERIES/SIZE
5.08	9.64	13.42	17.32	21.88	23.92																	22.42	C 2000 6

SIGN DETAIL
1:30



SIGN NUMBER	16
WIDTH x HGHT.	3'-0" x 3'-0"
BORDER WIDTH	0.63"
CORNER RADIUS	1.5"
MOUNTING	Ground
BACKGROUND	TYPE: Reflective
	COLOR: Orange
LEGEND/BORDER	TYPE: Non-reflective
	COLOR: Black/Black

SYMBOL	ROT	X	Y	WID	HT
M1-6B_24	1 Digit	5.6	19.9	12.1	12.1
AR_Type A	270	12.6	3.1	6.1	9.5

Panel Style: construction_guide.ssi
Dimensions are in inches.tenths

Letter locations are panel edge to lower left corner

LETTER POSITIONS (X)

N	O	R	T	E																		LENGTH	SERIES/SIZE
18.61	22.21	25.93	28.97	32.05																		15.99	D 2000 4
D	E	S	V	I	O																	LENGTH	SERIES/SIZE
4.16	9.56	13.88	18.44	23.9	26.18																	26.34	D 2000 6

C:\USERS\TITO GANDIA\KEPSC DROPBOX\TITO A. GANDIA\KEPSC TECHNICAL\2025\PROJECTS\KP2025.034.MA\PROPOSED IMPROVEMENTS\KP2025.034.MA_SHT_25-26_ MOT-1-2 TABLE AND NOTES.DWG



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
	08.31.2026	90% BID SET

CERTIFICATION: I, CARLOS G. TORRES RUIZ, WITH LICENSE NUMBER 23324, CERTIFY THAT I AM THE PROFESSIONAL THAT DESIGNED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. IN ADDITION, I CERTIFY THAT, BASED ON THE BEST OF MY KNOWLEDGE, INFORMATION AND UNDERSTANDING, IN MY PROFESSIONAL OPINION, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE DISPOSITIONS OF THE JOINT REGULATION AND THE APPLICABLE DISPOSITIONS OF THE CURRENT REGULATIONS AND CONSTRUCTION CODES OF THE AGENCIES, REGULATORY BOARDS OF PUBLIC CORPORATIONS WITH JURISDICTION; I ALSO CERTIFY THAT, THROUGH THE PREPARATION OF SAID PLANS AND SPECIFICATIONS, I HAVE COMPLIED WITH THE PROVISIONS OF LAW NO. 173 OF NO. 14 DATED JANUARY 8, 2004, AS AMENDED, KNOWN AS " LAW FOR INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH (LAW NO. 319 DATED MAY 15, 1938, AS AMENDED (LAW NO.96 DATED JULY 4, 1978, AS AMENDED) AS APPLICABLE. I RECOGNIZE THAT ANY FALSE DECLARATION OR FACT OMITTED IN THIS CERTIFICATION, WHETHER DONE BY ME, BY MY AGENTS OR BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHER PERSONS WITH MY KNOWLEDGE, MAKE ME RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE "OGPe".

klein engineering psc

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

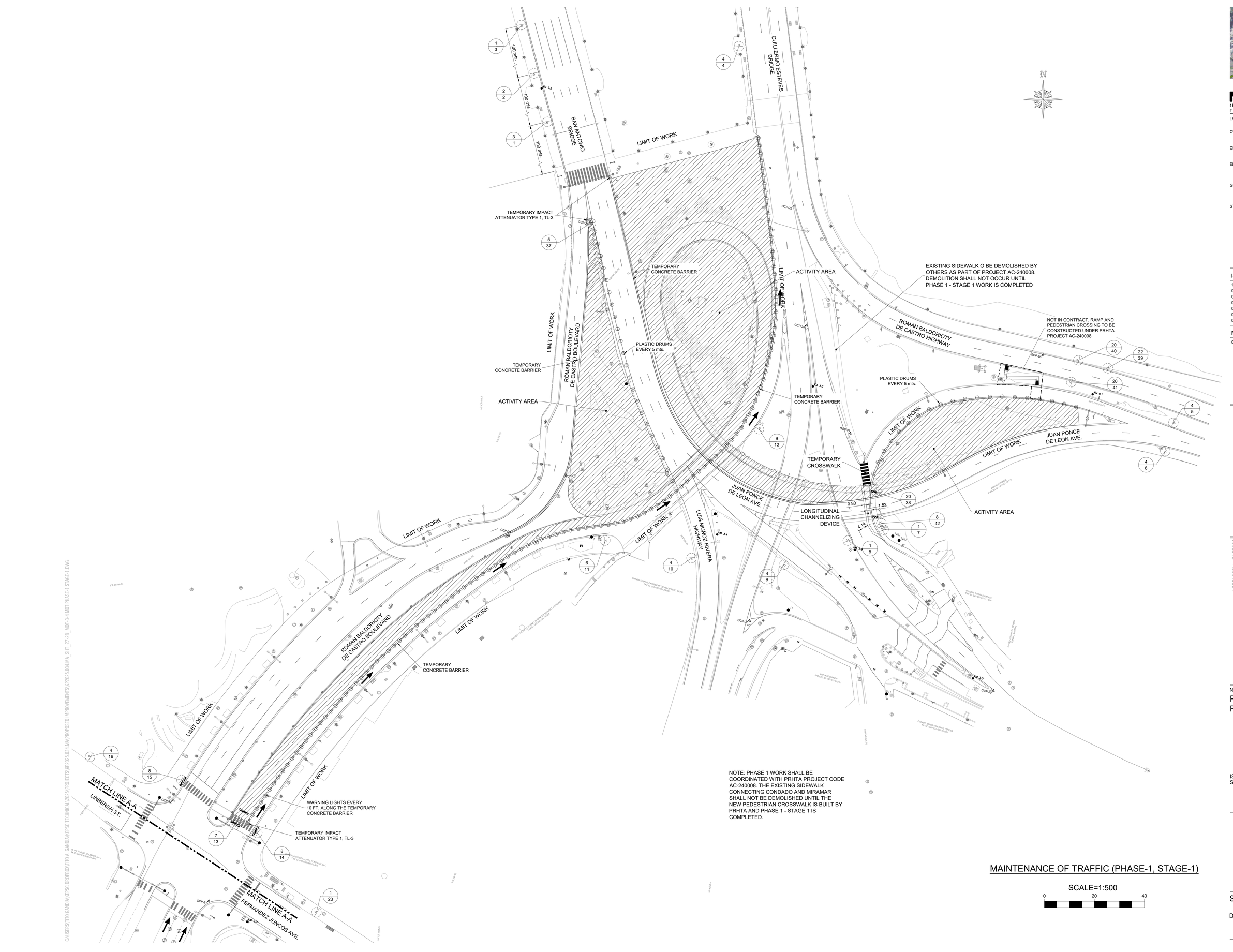
MAINTENANCE OF TRAFFIC DETAILS

SCALE:

DRAWING #:

MOT-2 101 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM



NOTE: PHASE 1 WORK SHALL BE COORDINATED WITH PRHTA PROJECT CODE AC-240008. THE EXISTING SIDEWALK CONNECTING CONDADO AND MIRAMAR SHALL NOT BE DEMOLISHED UNTIL THE NEW PEDESTRIAN CROSSWALK IS BUILT BY PRHTA AND PHASE 1 - STAGE 1 IS COMPLETED.

MAINTENANCE OF TRAFFIC (PHASE-1, STAGE-1)

SCALE=1:500

0 20 40

MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
08.31.2026		90% BID SET

CERTIFICATION: I, CARLOS G. TORRES RUIZ, WITH LICENSE NUMBER 22324, CERTIFY THAT I AM THE PROFESSIONAL THAT DESIGNED THESE PLANS AND THE SPECIFICATIONS ACCOMPANYING THEM, AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND UNDERSTANDING, IN MY PROFESSIONAL OPINION, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE DISPOSITIONS OF THE JOINT REGULATION AND THE APPLICABLE DISPOSITIONS OF THE CURRENT REGULATIONS AND CONSTRUCTION CODES OF THE GOVERNMENT OF PUERTO RICO AND THE MUNICIPALITY OF SAN JUAN JURISDICTION. I ALSO CERIFY THAT, THROUGH THE PREPARATION OF SAID PLANS AND SPECIFICATIONS THAT THEY FULLY COMPLIED BY THAT DISPOSED IN THE LAW NO. 14 DATED JANUARY 8, 2004, AS AMENDED, KNOWN AS " LAW FOR INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH [LAW NO. 319 DATED SEPTEMBER 15, 1938, AS AMENDED, KNOWN AS " LAW FOR THE PRACTICE OF APPLICATED. I RECOGNIZE THAT ANY FALSE DECLARATION OR FACT FALSIFICATIONS PRODUCE WITHOUT MY CONSENT OR BY NEGLIGENCE, EITHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHER PERSONS WITH MY KNOWLEDGE, MAKE ME RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE "OGPE".

klein**engineering psc**

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

MAINTENANCE OF TRAFFIC (PHASE-1, STAGE-1)

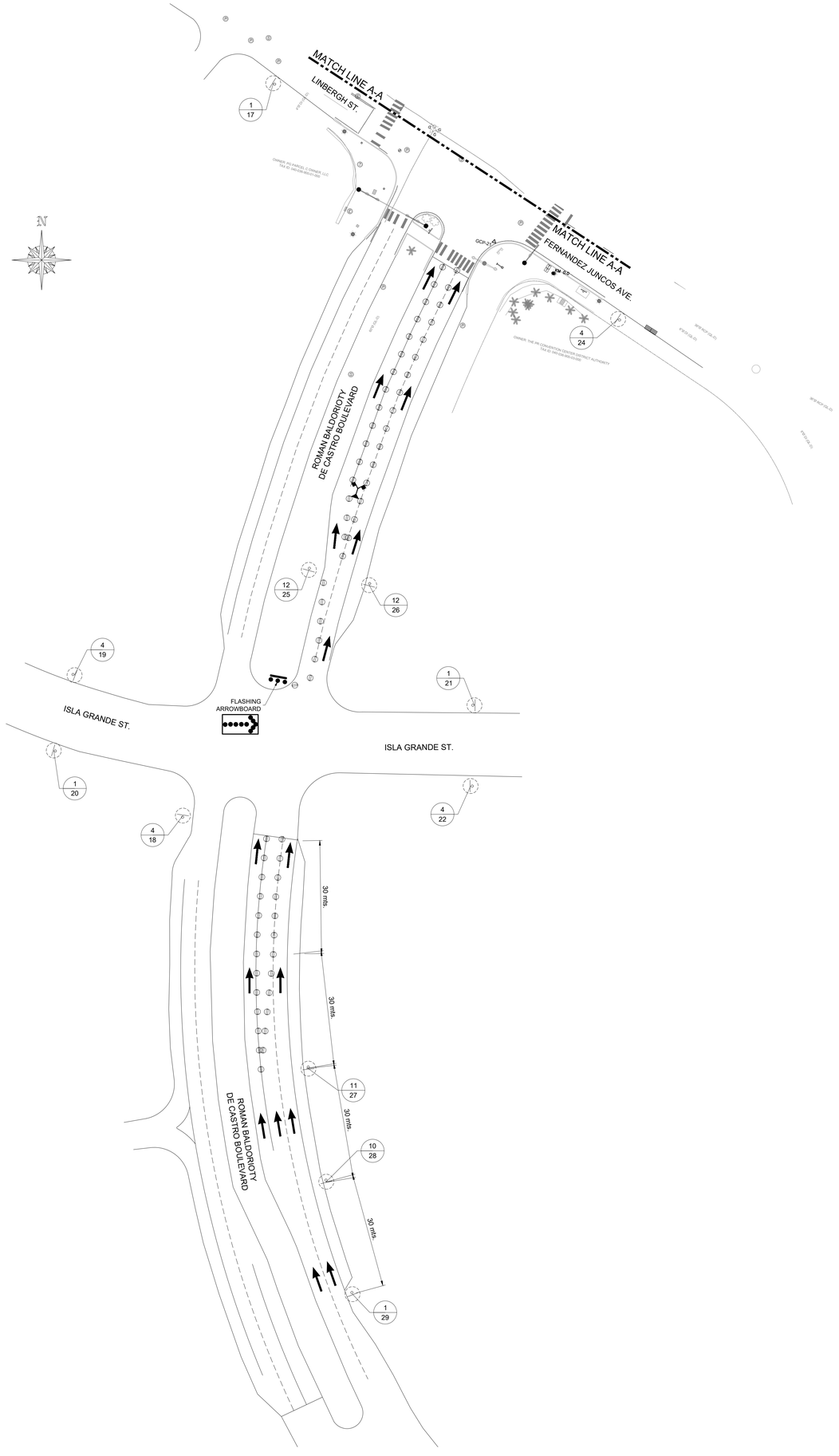
SCALE:

DRAWING #:

MOT-3 102 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

C:\USERS\TITO GANDIA\KEPSC GROUP\00 TITO A. GANDIA\KEPSC-TECHNICAL\2025\PROJECTS\WP2025.034 MA\PROPOSED IMPROVEMENTS\WP2025.034.MA_SHT_27-28_MOT-3-4 MOT PHASE-1 STAGE-1.DWG





MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
	08.31.2026	90% BID SET

CERTIFICATION: I, CARLOS G. TORRES RUZ, WITH LICENSE NUMBER 22924, CERTIFY THAT I AM THE PROFESSIONAL THAT DESIGNED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS, IN ADDITION, I CERTIFY THAT, BASED ON THE BEST OF MY KNOWLEDGE, INFORMATION AND PROFESSIONAL OPINION, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE DISPOSITIONS OF THE JOINT REGULATION AND THE APPLICABLE DISPOSITIONS OF THE CURRENT REGULATIONS AND CONSTRUCTION CODES OF THE AGENCIES, REGULATORY BOARDS OR PUBLIC CORPORATIONS WITH JURISDICTION OVER THE PROJECT. I ALSO CERTIFY THAT THESE PLANS AND SPECIFICATIONS ARE THEY FULLY COMPLIED BY THAT DISPOSED IN THE LAW NO. 14 DATED JANUARY 8, 2004, AS AMENDED, KNOWN AS " LAW FOR INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH LAW NO. 319 DATED MAY 15, 1938, AS AMENDED; LAW NO.76 DATED JULY 6, 1976, AS AMENDED; AS WELL AS WITH ANY OTHER LAW OR REGULATION. I ALSO CERTIFY THAT ANY FALSIFICATIONS PRODUCE WITHOUT MY CONSENT OR BY NEGLIGENCE, EITHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHER PERSONS, WITH MY KNOWLEDGE, MAKE ME RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE "OGPe".

kleinengineering psc

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

MAINTENANCE OF TRAFFIC (PHASE-1, STAGE-1)

MAINTENANCE OF TRAFFIC (PHASE-1, STAGE-1)

SCALE=1:500

0 20 40

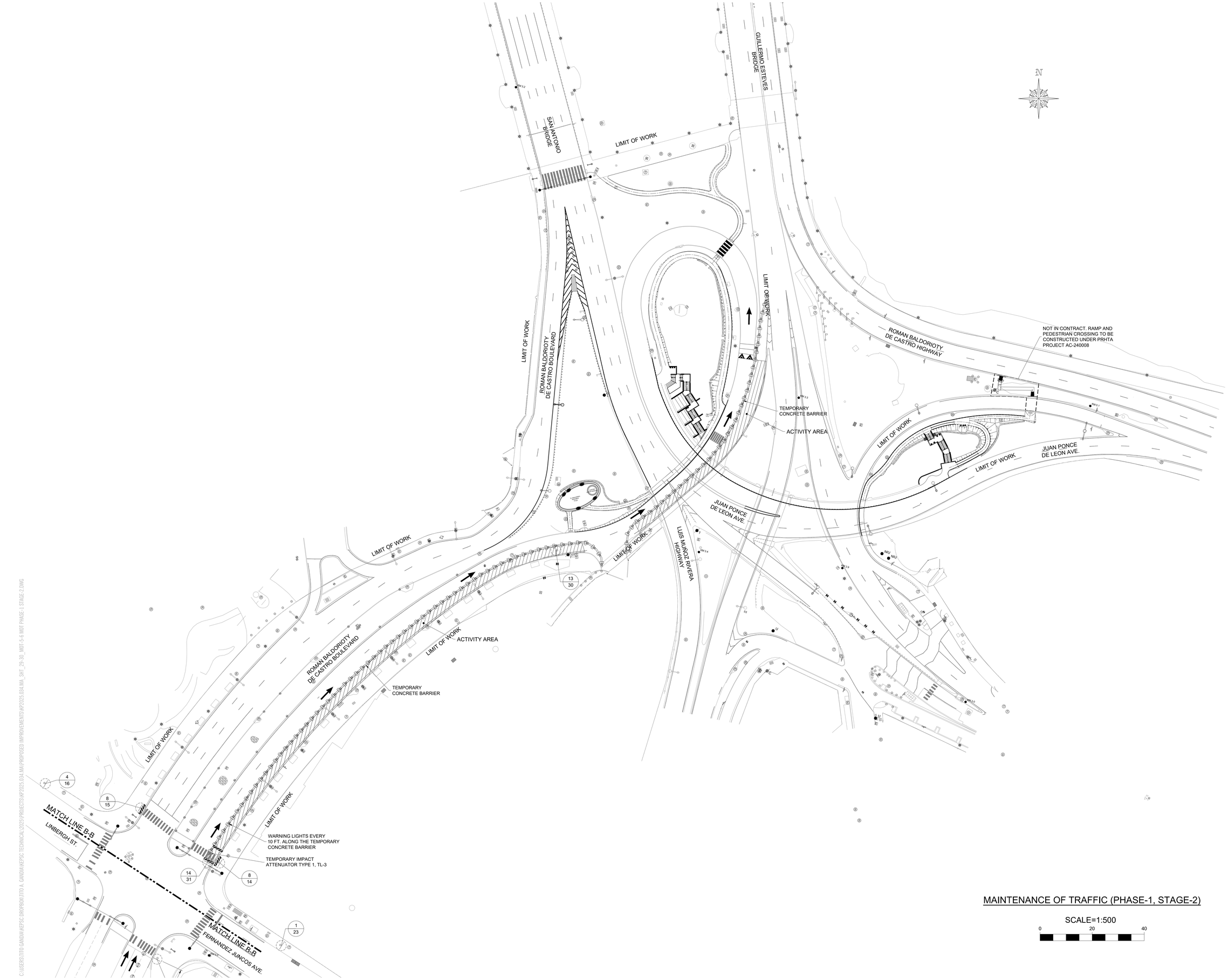
SCALE:

DRAWING #:

MOT-4 103 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

C:\USERS\ITTO GANDIA\KEPSC DROPBOX\ITTO A. GANDIA\KEPSC TECHNICAL\2025\PROJECTS\KP2025.034 MA\PROPOSED IMPROVEMENTS\KP2025.034 MA_SHT_27-28_MOT-3-4 MOT PHASE-1 STAGE-1.DWG



MAINTENANCE OF TRAFFIC (PHASE-1, STAGE-2)

SCALE=1:500

0 20 40

MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911

OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907

CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009

ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587

GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013

STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
08.31.2026		90% BID SET

CERTIFICATION: I, CARLOS O. TORRES RUIZ, WITH LICENSE NUMBER 22324, CERTIFY THAT I AM THE PROFESSIONAL THAT DESIGNED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. IN ADDITION, I CERTIFY THAT, BASED ON THE BEST OF MY KNOWLEDGE, INFORMATION AND UNDERSTANDING, IN MY PROFESSIONAL OPINION, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE DISPOSITIONS OF THE JOINT REGULATION AND THE APPLICABLE DISPOSITIONS OF THE CURRENT REGULATIONS AND CONSTRUCTION CODES OF THE AGENCIES. REGULATORY BASIS OF THE INCORPORATIONS WITH RESPECTIVE DISPOSITIONS, ACCORDING TO THE PLANS AND SPECIFICATIONS AND SPECIFICATIONS THAT THEY FULLY COMPLIED BY THAT DISPOSED IN THE LAW NO. 14 DATED JANUARY 8, 2004, AS AMENDED, KNOWN AS " LAW FOR INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH [LAW NO. 319 DATED MAY 15, 1938, AS AMENDED [LAW NO.76 DATED JULY 4, 1978, AS AMENDED]. AS APPLICABLE. I RECOGNIZE THAT ANY VIOLATION OF THESE PLANS AND SPECIFICATIONS PERFORMED WITHOUT THE APPROVAL OF ITS AUTHOR, EITHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHER PERSONS WITH MY KNOWLEDGE, MAKE ME RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE "OGPe".

klein **engineering psc**

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

MAINTENANCE OF TRAFFIC (PHASE-1, STAGE-2)

SCALE:

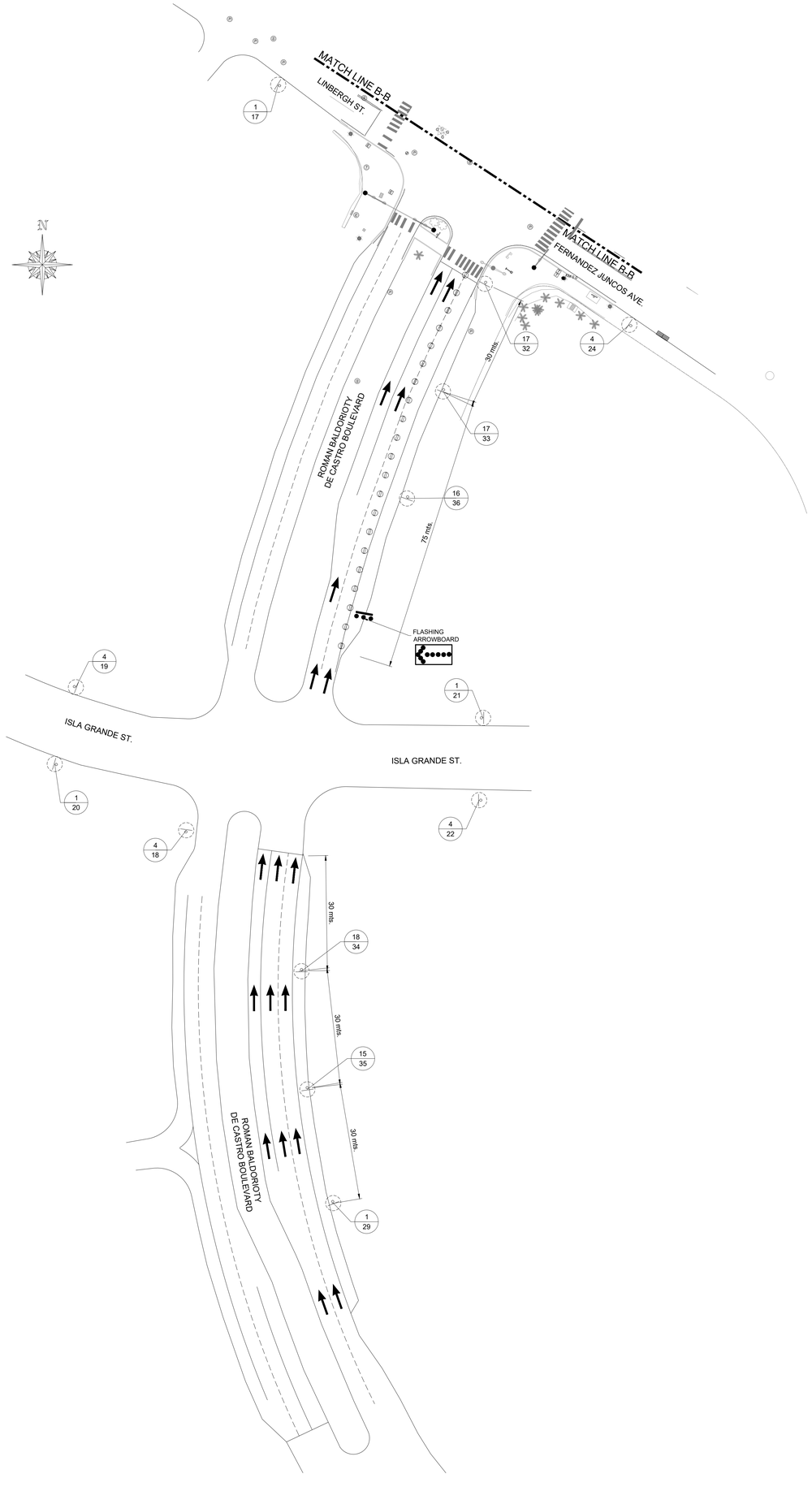
DRAWING #:

MOT-5 104 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

C:\USERS\TITO GANDIA\KEPSC DROPBOX\TITO A. GANDIA\KEPSC TECHNICAL\2025\PROJECTS\KP2025.034.MA PROPOSED IMPROVEMENTS\KP2025.034.MA_SHT_29-30_MOT-5-6 MOT PHASE-1 STAGE-2.DWG



MAINTENANCE OF TRAFFIC (PHASE-1, STAGE-2)

SCALE=1:500

0 20 40

C:\USERS\TITO GANDIA\KEPSC DROPBOX\TITO A. GANDIA\KEPSC TECHNICAL\2025\PROJECTS\KP2025.034.MA\PROPOSED IMPROVEMENTS\KP2025.034.MA_SHT_29-30_MOT-5-6 MOT PHASE-1 STAGE-2.DWG



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911

OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907

CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009

ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587

GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013

STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
08.31.2026		90% BID SET

CERTIFICATION: I, CARLOS G. TORRES RUIZ, WITH LICENSE NUMBER 23324, CERTIFY THAT I AM THE PROFESSIONAL THAT DESIGNED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS, IN ADDITION, I CERTIFY THAT, BASED ON THE BEST OF MY KNOWLEDGE, INFORMATION AND UNDERSTANDING, IN MY PROFESSIONAL OPINION, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE DISPOSITIONS OF THE JOINT REGULATION AND THE APPLICABLE DISPOSITIONS OF THE CURRENT REGULATIONS AND CONSTRUCTION CODES OF THE AGENCIES, REGULATORY BOARDS OF PUBLIC CORPORATIONS WITH JURISDICTION. I ALSO CERTIFY THAT, THROUGH THE PREPARATION OF SAID PLANS AND SPECIFICATIONS, I HAVE COMPLIED WITH THE PROVISIONS OF CIRCULAR LETTER NO. 14 DATED JANUARY 8, 2004, AS AMENDED, KNOWN AS " LAW FOR INVESTMENT BY THE PUERTO RICAN INDUSTRY" AND WITH [LAW NO. 319 DATED MAY 13, 1938, AS AMENDED] LAW NO.76 DATED JULY 4, 1978, AS AMENDED, AS APPLICABLE. I RECOGNIZE THAT ANY FALSE DECLARATION OR FACT OMITTED IN THIS CERTIFICATION, WHETHER MY OWN OR THAT OF NEGLIGENCE BY ME, MY AGENTS OR EMPLOYEES OR BY ANY OTHER PERSON FROM MY KNOWLEDGE, MAKE ME RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE "OGPe".

klein **engineering psc**

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

MAINTENANCE OF TRAFFIC (PHASE-1, STAGE-2)

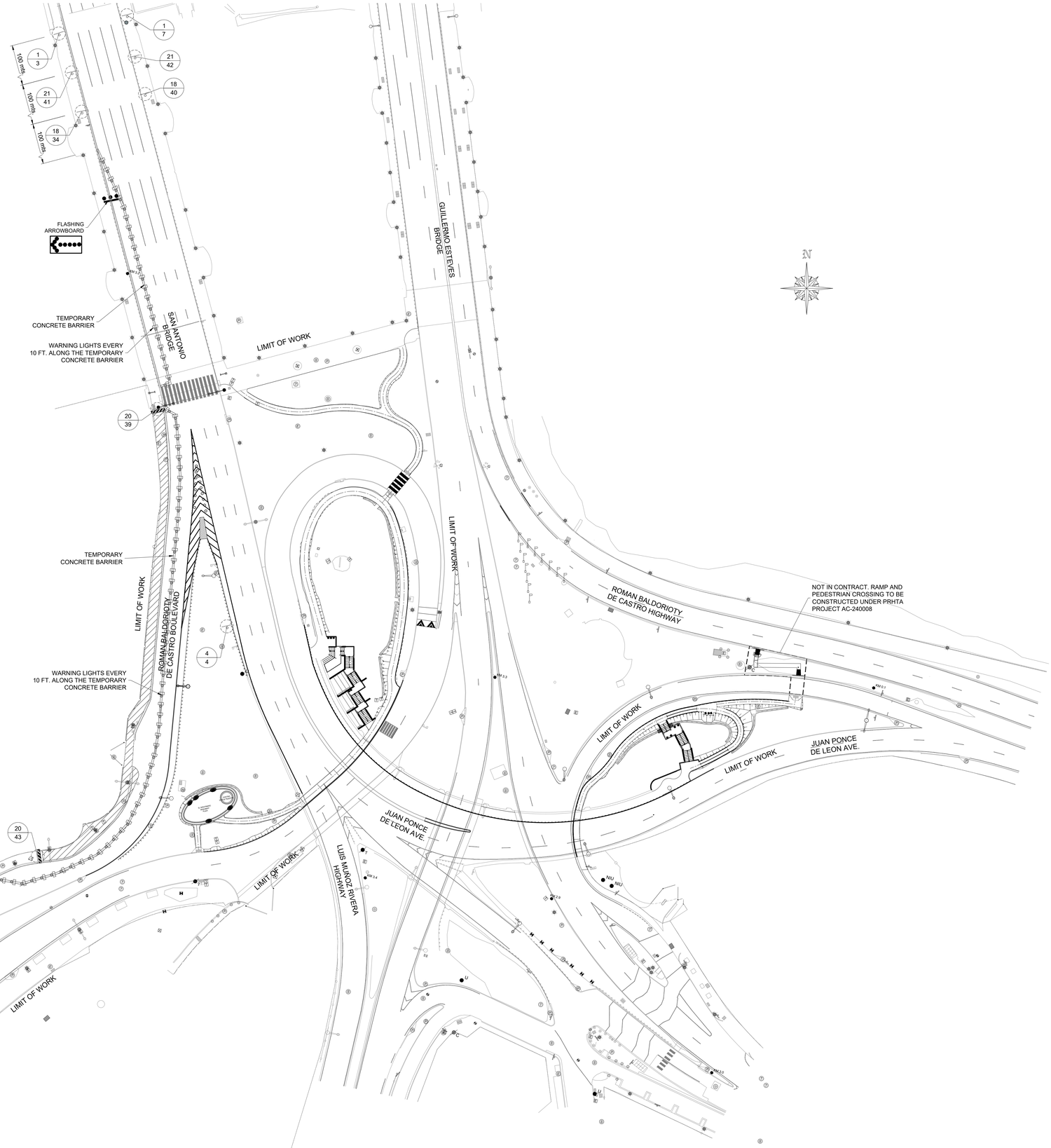
SCALE:

DRAWING #:

MOT-6 105 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM



MAINTENANCE OF TRAFFIC (PHASE-2)

SCALE=1:500

0 20 40

MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911

OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907

CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009

ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587

GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013

STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
	08.31.2026	90% BID SET

CERTIFICATION: I, CARLOS G. TORRES RUZ, WITH LICENSE NUMBER 22524, AM AUTHORIZED TO PRACTICE ENGINEERING IN PUERTO RICO. THESE PLANS AND COMPLEMENTARY SPECIFICATIONS, IN ADDITION, I CERTIFY THAT, BASED ON THE BEST OF MY KNOWLEDGE, INFORMATION AND UNDERSTANDING, IN MY PROFESSIONAL OPINION, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE DISPOSITIONS OF THE JOINT REGULATION AND THE APPLICABLE REGULATIONS OF THE AUTHORITY HAVING JURISDICTION OVER THE PROJECT OF THE AGENCIES, REGULATORY BOARDS OR PUBLIC CORPORATIONS WITH JURISDICTION. I ALSO CERTIFY THAT, THROUGH THE PREPARATION OF SAID PLANS AND SPECIFICATIONS THAT THEY FULLY COMPLIED BY THAT DISPOSED IN THE LAW NO. 14 DATED JANUARY 8, 2004, AS AMENDED, KNOWN AS " LAW FOR ENTERPRISE OF THE ENGINEERING AND LAND SURVEYING PROFESSIONS" AND LAW MAY 13, 1938, AS AMENDED (LAW HOYN DATED JULY 4, 1976, AS AMENDED). AS APPLICABLE. I RECOGNIZE THAT ANY FALSE DECLARATION OR FACT FALSIFICATIONS PRODUCE WITHOUT MY CONSENT OR BY NEGLIGENCE, EITHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHER PERSONS, WITH MY KNOWLEDGE, WILL MAKE ME RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE LAW.

kleinengineering psc

No. 2522

PEDESTRIAN ACCESS
PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

MAINTENANCE OF
TRAFFIC (PHASE-2)

SCALE:

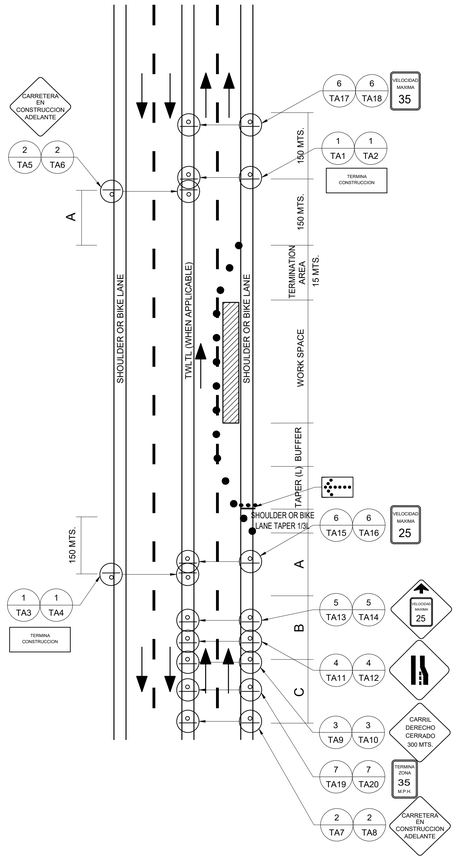
DRAWING #:
MOT-7 106 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

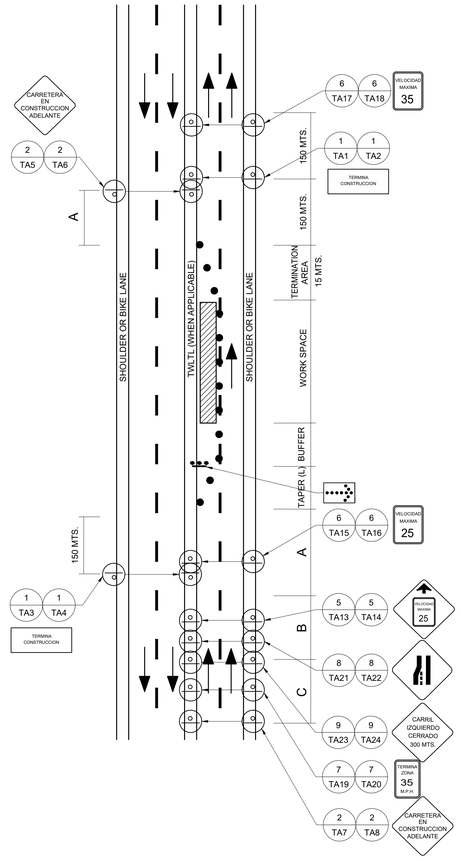
12/3/2025 2:49 PM

C:\USERS\TITO GANDIA\DESKTOP\C-DROPBOX\TITO A. GANDIA\KEPSC TECHNICAL\2025\PROJECTS\KP2025.034.MAY\PROPOSED IMPROVEMENTS\KP2025.034.MA_SHT_33_MOT-9 MOT PHASE-3 STAGE-1.DWG

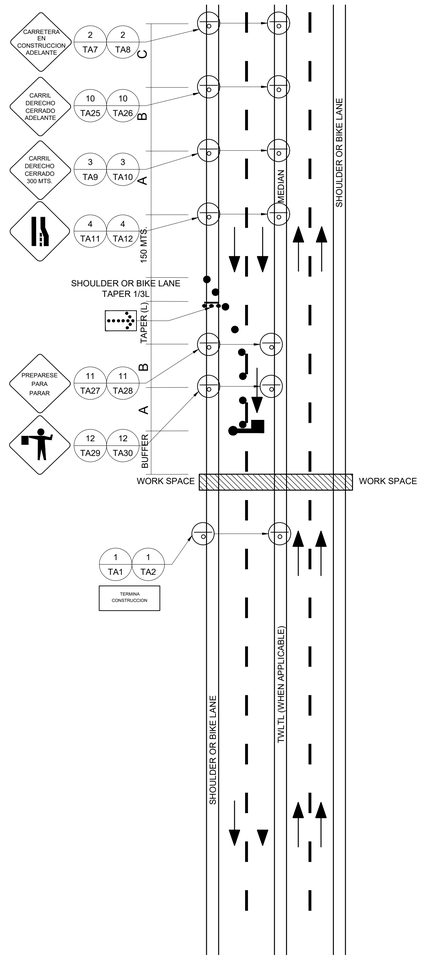
TYPICAL APPLICATION I
RIGHT LANE CLOSURE



TYPICAL APPLICATION II
LEFT LANE CLOSURE



TYPICAL APPLICATION III
MULTI-LANE CLOSURE
(FOR TRAFFIC SIGNAL SYSTEM REMOVAL AND CROSSWALK ERADICATION ON PR-1)



CONSTRUCTION SCHEDULE TABLE

CONSTRUCTION PHASE	DESCRIPTION	ACTIVITIES INCLUDED	MOT APPLICATION	RECOMMENDED WORKING HOURS
PHASE 1-2	PAVEMENT PRESERVATION PROPOSED WORKS	A. PAVEMENT SCARIFICATION. B. PAVEMENT RESURFACING.	A. TYPICAL APPLICATIONS I - III	ON WEEKDAYS 9:00 am - 3:00 pm AND 6:00 pm - 6:00 am ON WEEKENDS 6:00 pm FRIDAY - 6:00 am MONDAY
PHASE 1-2	TRAFFIC SIGNING AND PAVEMENT MARKING	A. IMPLEMENTATION OF PROPOSED PAVEMENT MARKINGS AND RRPM.	A. TYPICAL APPLICATIONS I - III	ON WEEKDAYS 9:00 am - 3:00 pm AND 6:00 pm - 6:00 am ON WEEKENDS 6:00 pm FRIDAY - 6:00 am MONDAY

BUFFER AREA

MPH	BUFFER	
	FEET	MTS.
< 25	155	47
30	200	61
35	250	76
40	305	93
45	360	110
50	425	130
55	495	151
60	570	174
65	645	197
70	730	223
75	820	250

TAPER LENGTH

MPH	10'=3.05MTS.		11'=3.35MTS.		12'=3.65MTS.	
	FEET	MTS.	FEET	MTS.	FEET	MTS.
< 25	105	32	115	35	125	38
30	150	46	165	50	180	55
35	205	63	225	69	245	75
40	270	82	295	90	320	98
45	450	137	495	151	540	165
50	500	152	550	168	600	183
55	550	168	605	184	660	201
60	600	183	660	201	720	220
65	650	198	715	218	780	238
70	700	213	770	235	840	256
75	750	229	825	252	900	274
80	800	244	880	268	960	293

ROAD TYPE	A		B		C	
	FEET	MTS.	FEET	MTS.	FEET	MTS.
URBAN ≤ 35 MPH (LOW VELOCITY)	100	30	100	30	100	30
URBAN (HIGH VELOCITY)	350	100	350	100	350	100
RURAL	500	150	500	150	500	150
HIGHWAY	1,100	300	1,500	450	2,640	800

TYPICAL APPLICATIONS SIGN TABLE

CODE NUMBER	LOCATION NUMBER	SIGN CODE	LEGEND	SIZE OF SIGN PANELS	OVERHEAD STRUCTURE TYPE	REFERENCE MANUAL	TOTAL ITEM
1	TA1, TA2, TA3, TA4	G20-2	TERMINA CONSTRUCCION	50" X 20"	N/A	SEE D.T.P.W. MANUAL 2020	6
2	TA5, TA6, TA7, TA8	W20-1	CARRETERA EN CONSTRUCCION ADELANTE	36" X 36"	N/A	SEE D.T.P.W. MANUAL 2020	6
3	TA9, TA10	W20-5(D)	CARRIL DERECHO CERRADO 300 MTS.	36" X 36"	N/A	SEE D.T.P.W. MANUAL 2020	4
4	TA11, TA12	W4-2(D)		36" X 36"	N/A	SEE D.T.P.W. MANUAL 2020	4
5	TA13, TA14	W3-5	VELOCIDAD MAXIMA 25	36" X 36"	N/A	SEE D.T.P.W. MANUAL 2020	2
6	TA15, TA16, TA17, TA18	R2-1	VELOCIDAD MAXIMA 25	36" X 48"	N/A	SEE D.T.P.W. MANUAL 2020	4
7	TA19, TA20	R2-6a	TERMINA ZONA 35 M.P.H.	36" X 48"	N/A	SEE D.T.P.W. MANUAL 2020	2
8	TA21, TA22	W4-2(I)		36" X 36"	N/A	SEE D.T.P.W. MANUAL 2020	2
9	TA23, TA24	W20-5(D)	CARRIL IZQUIERDO CERRADO 300 MTS.	36" X 36"	N/A	SEE D.T.P.W. MANUAL 2020	2
10	TA25, TA26	W9-3(D)	CARRIL DERECHO CERRADO ADELANTE	36" X 36"	N/A	SEE D.T.P.W. MANUAL 2020	4
11	TA27, TA28	W3-4	PREPARESE PARA PARAR	36" X 36"	N/A	SEE D.T.P.W. MANUAL 2020	4
12	TA29, TA30	W20-7a		36" X 36"	N/A	SEE D.T.P.W. MANUAL 2020	4



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

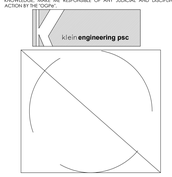
LANDSCAPE ARCHITECT
MARVEL
161 SAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	45% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
05.22.2026	90% DD BID SET
07.06.2026	90% BID SET REV
07.15.2026	90% BID SET REV
07.31.2026	90% BID SET

REV	DATE	DESCRIPTION
	08.31.2026	90% BID SET

CERTIFICATION: I, CARLOS G. TORRES RUZ, WITH LICENSE NUMBER 22624, CERTIFY THAT I AM THE PROFESSIONAL THAT DESIGNED THESE PLANS AND THE COMPLEMENTARY SPECIFICATIONS. IN ADDITION, I CERTIFY THAT, BASED ON THE BEST OF MY KNOWLEDGE, INFORMATION AND UNDERSTANDING, IN MY PROFESSIONAL OPINION, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE LAWS, REGULATIONS, AND ORDINANCES, AND WITH THE RULES AND REGULATIONS OF THE GOVERNMENT INSTRUMENTALITIES, CORPORATIONS, AGENCIES, REGULATORY BOARDS, OR PUBLIC CORPORATIONS WITH JURISDICTION. I ALSO CERTIFY THAT, THROUGH THE PREPARATION OF SAID PLANS AND SPECIFICATIONS THAT THEY FULLY COMPLIED BY THAT DISPOSED IN THE LAW 173 DATED JULY 12, 2004, AS AMENDED, ENTITLED "LEY PARA ASEGURAR LA INVERSIÓN DE LA CALIDAD EN LA CONSTRUCCIÓN EN PUERTO RICO" AND LAW NO. 135 DATED MAY 15, 1968, AS AMENDED, LLAMADA LEY No. 1 PFM AS AMENDED, AS APPLICABLE. I RECOGNIZE THAT ANY FALSE DECLARATION OR FACT FALSIFICATIONS PRODUCE WITHOUT MY CONSENT OR BY NEGLIGENCE, EITHER BY ME, MY AGENTS OR EMPLOYEES, OR BY OTHER PERSONS WITH MY KNOWLEDGE, MAKE ME RESPONSIBLE OF ANY JUDICIAL AND DISCIPLINARY ACTION BY THE LAW.



No. 2522
PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

MAINTENANCE OF TRAFFIC TYPICAL APPLICATIONS NOTES AND TABLES

SCALE:

DRAWING #:
MOT-8 107 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

C:\USERS\TITO GANDIA\KEPSC DRIVE\BATITO A. GANDIA\KEPSC\ TECHNICAL\2025\PROJECTS\#2025.034 MAV\PROPOSED IMPROVEMENTS\#2025.034_MOT-10_ TYPICAL APPLICATIONS.DWG

GENERAL STRUCTURAL NOTES :

1. THE REQUIREMENTS AND RECOMMENDATIONS OF THE FOLLOWING CODES AND STANDARDS SHALL APPLY TO DESIGN AND CONSTRUCTION OF THIS PROJECT:
   A) PUERTO RICO BUILDING CODE (PRBC) 2018
   B) INTERNATIONAL BUILDING CODE (IBC) 2018
   C) BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318-14
   D) AWS-D1.1 STRUCTURAL WELDING CODE
   E) SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS ACI 301
   F) BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES ACI530-13
   G) AMERICAN SOCIETY OF TESTING AND MATERIALS (ASTM)
   H) ANSI / ASCE 7-16 MINIMUM DESIGN LOADING FOR BUILDING AND OTHER STRUCTURES
   J) ACI 304 CONCRETE PLACEMENT STANDARD
   K) CONCRETE REINFORCING STEEL INSTITUTE (CRSI), LATEST EDITION
2. UNLESS OTHERWISE INDICATED, THESE NOTES APPLY TO ALL STRUCTURAL DRAWINGS OF THIS SET OF PLANS.
3. IN CASE OF DISCREPANCY BETWEEN THESE NOTES AND THE CONSTRUCTION DRAWINGS, SPECIFICATIONS OR ANY REFERRED STANDARD, THE MORE RESTRICTIVE PROVISION SHALL APPLY.
4. STRUCTURAL DRAWINGS SHALL BE COORDINATED AND SUPPLEMENTED BY ARCHITECTURAL, ELECTRICAL, MECHANICAL AND ANY OTHER BUILDING DRAWINGS.
5. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING FIELD CONDITIONS PRIOR TO STARTING CONSTRUCTION. IF ANY DISCREPANCY ARISES IN THE STRUCTURAL AND ARCHITECTURAL PLANS THE ARCHITECTS AND ENGINEERS SHALL BE NOTIFIED IMMEDIATELY.
6. CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ENGINEER ANY DETAIL OR DIMENSION THAT IS OMITTED OR NOT SPECIFICALLY SHOWN ON PLANS WITHOUT TAKING ANY FURTHER ACTION.
7. CONTRACTOR SHALL PROTECT ALL PROPERTY FROM DAMAGE. ANY DAMAGED PROPERTY SHALL BE PROMPTLY REPLACED, AT CONTRACTORS EXPENSE.
8. ALL CONSTRUCTION, DEMOLITION AND / OR EXCAVATION WORK SHALL BE PERFORMED IN SUCH A WAY AS NOT TO IMPAIR THE SAFETY OF ADJOINING EXISTING STRUCTURES.
9. NO OPENINGS, OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS, SHALL BE MADE IN ANY STRUCTURAL MEMBER WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
10. NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL MEMBER SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.
11. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.
12. HORIZONTAL MOVEMENT OF ANY HEAVY EQUIPMENT OVER STRUCTURAL FLOORS OR ROOFS AND ITS TEMPORARY AND/OR DEFINITE LOCATIONS MUST BE PREVIOUSLY APPROVED BY THE ENGINEER SO AS NOT TO OVERLOAD THE STRUCTURE OR IN ANY OTHER WAY IMPAIR THE STRUCTURE. SAME PRECAUTION SHALL BE TAKEN FOR THE PILING OF CONSTRUCTIONS MATERIALS.
13. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
14. ALL STRUCTURES HAVE BEEN DESIGNED ACCORDING TO FINAL BEHAVIOR AND CONDITIONS. HOWEVER, DURING ERECTION OF SAME, CERTAIN CONDITIONS CAN ARISE FOR WHICH THE BEHAVIOR OR THE STRUCTURE HAS NOT BEEN CONTEMPLATED. THEREFORE, THE CONTRACTOR SHOULD PROVIDE AT ALL TIMES ADEQUATE SHORING AND RESTORING UNTIL THE DESIGN CONDITIONS HAVE BEEN MET. IF THERE IS ANY DOUBT DURING ANY PHASE OF THE CONSTRUCTION, THE STRUCTURAL ENGINEER SHALL BE CONSULTED AND/OR NOTIFIED.
15. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
16. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
17. THE USE OF PRODUCTS, EQUIPMENT OR MATERIALS OF A BRAND NAME IS REGARDED AS TO ESTABLISHING A STANDARD OF QUALITY AND SHALL NOT BE CONSTRUED AS LIMITING COMPETITION. THE CONTRACTOR MAY, AT HIS OPTION, USE ANY EQUIPMENT, MATERIAL, ARTICLE OR PROCESS THAT IN THE JUDGMENT OF THE ARCHITECT/ENGINEER IS EQUAL TO THAT NAMED IN THE CONTRACT DOCUMENTS OR PLANS, UNLESS SPECIFICALLY PROVIDED OTHERWISE IN THE CONTRACT.
18. THE CONTRACTOR SHALL INFORM THE ARCHITECT/ENGINEER IN WRITING OF ANY OF THE RESPONSIBILITY OF SUCH DEVIATION BY THE PROFESSIONAL OF RECORD IN THE REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE PROFESSIONAL OF RECORD OF SUCH DEVIATION AT THE TIME OF SUBMISSION, AND THE PROFESSIONAL OF RECORD HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.
19. CONTRACTOR SHALL SUBMIT FOR OWNER'S APPROVAL THE LOCATION AND DETAILS OF CONSTRUCTION JOINTS IN SLABS AND BEAMS, AND IN ANY OTHER STRUCTURAL MEMBERS.
20. CONTRACTOR SHALL AVOID DAMAGE THE EXISTING STRUCTURE RESULTING FROM ITS CONSTRUCTION METHODS. THE CONTRACTOR SHALL BE DEEMED RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO THE EXISTING STRUCTURE AT HIS OWN EXPENSE.

DESIGN LOADS :

WIND ..... PRBC 2018 (155 MPH), EXPOSURE D
RISK CATEGORY: II
IMPORTANCE FACTOR: 1.00

EARTHQUAKE ..... PRBC 2018 & ASCE 7-16
SEISMIC IMPORTANCE FACTOR: 1.00

LIVE LOADS :

ROOF ..... 100 PSF

FOUNDATIONS :

1. 2000 PSF SOIL BEARING CAPACITY WAS USED AS PER SOIL RECOMMENDATIONS PREPARED BY GEOTECHNICAL ENGINEERING SERVICES, PSC ON DECEMBER 3, 2025
2. IF UNSOUND SOIL CONDITIONS ARE ENCOUNTERED, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE SOILS ENGINEER AND STRUCTURAL ENGINEER BEFORE PROCEEDING.

REINFORCED CONCRETE :

1. ALL AGGREGATES SHALL COMPLY WITH ASTM SPECIFICATION C-33 CEMENT SHALL COMPLY WITH ASTM SPECIFICATION C-150. MAXIMUM SIZE OF COARSE AGGREGATES SHALL BE 3/4" INCH. MANUFACTURED AGGREGATES FROM WATER SOLUBLE MATERIALS WILL NOT BE PERMITTED.
2. MINIMUM CONCRETE COMPRESSIVE STRENGTH SHALL BE AS FOLLOWS: (U.N.O.)
   FOOTING & FOUNDATION; WALLS..... 4,000 PSI
   STRUCTURAL SLAB ..... 4,000 PSI
   BEAMS AND COLUMNS ..... 4,000 PSI
   FORM WORKS SHALL BE CONSTRUCTED SO THAT THE CONCRETE SURFACES WILL CONFORM TO THE TOLERANCE LIMITS SET FORTH IN CHAPTER 4 OF THE "SPECIFICATIONS FOR STRUCTURAL MEMBERS FOR BUILDINGS" (ACI 301).
3. ALL DIMENSIONS SHOWN ARE STRUCTURAL AND DO NOT INCLUDE THICKNESS OF PLASTER OR ANY OTHER CONCRETE FINISH.
4. MINIMUM CONCRETE COVER FOR REBARS SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED: EXPOSED TO WEATHER:
   SLABS ..... 1 1/2 INCH
   BEAMS AND COLUMNS ..... 1 1/2 INCH
   WALLS ..... 1 1/2 INCH
   FOOTINGS..... 3 INCHES (AT BOTTOM) 2 INCHES (AT SIDES)
   NOT EXPOSED TO WEATHER:
   SLABS..... 3/4 INCHES
   SUSPENDED SLABS..... 1 1/2 INCHES
   BEAMS AND COLUMNS..... 1 1/2 INCHES
   WALLS..... 3/4 INCHES
   FOOTINGS..... 3 INCHES (AT BOTTOM) 2 INCHES (AT SIDES)
5. CONSTRUCTION LOADS SHALL NOT BE SUPPORTED ON, OR ANY SHORING REMOVED FROM, ANY PART OF THE STRUCTURE UNDER CONSTRUCTION EXCEPT THAT PORTION OF THE STRUCTURE IN COMBINATION WITH THE REMAINING FORMING AND SHORING SYSTEM HAS SUFFICIENT STRENGTH TO SUPPORT SAFELY ITS WEIGHT AND LOADS PLACED THEREON. TIME FOR REMOVING CONCRETE FORMS AND SHORING IN BEAMS, SLABS AND STAIRWAYS SHALL BE ONE WEEK.
6. ALL SLEEVES, CONDUITS, INSERTS AND BOLTS SHALL BE HELD ACCURATELY IN PLACE BEFORE CONCRETE IS POURED. FOR ANCHOR BOLTS TO BE FIXED TO EXISTING STRUCTURES, AN EPOXY SYSTEM SUCH AS SIKADUR 32 HI-MOD OR APPROVED EQUAL SHALL BE USED.
7. CONTRACTOR SHALL NOT PROCEED TO POUR ANY CONCRETE UNTIL THE REINFORCEMENT PLACEMENT HAS BEEN APPROVED BY ENGINEER.
8. ALL FOUNDATION CONCRETE IN EACH AREA SHALL BE POURED MONOLITHICALLY, UNLESS OTHERWISE INDICATED ON PLANS.
9. PROVIDE A POLYETHYLENE VAPOR RETARDER MEMBRANE UNDER ALL CONCRETE POURED AGAINST THE SOIL, UNLESS OTHERWISE INDICATED ON PLANS. VAPOR RETARDER SHALL BE EQUAL OR SIMILAR TO GRIFFOLYN TYPE-65.
10. REINFORCING BARS SHALL BE GRADE 60 HIGH STRENGTH DEFORMED NEW BILLET STEEL MEETING ASTM SPECIFICATION A-615.
11. REINFORCING BARS INTENDED FOR WELDING SHALL CONFORM TO ASTM A706.
12. ALL BENDING LAPPING AND PLACING OF REINFORCEMENT SHALL BE DONE IN STRICT ACCORDANCE WITH CHAPTER 12 OF ACI BUILDING CODE.
13. REINFORCEMENT SHALL BE PLACED TO THE TOLERANCE LIMITS SET FORTH IN CHAPTER 5 OF THE "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301).
14. WIRE MESH SHALL CONFORM WITH "SPECIFICATIONS FOR WELDED DEFORMED STEEL WIRE FABRIC FOR CONCRETE". WIRE MESH SHALL ALSO COMPLY WITH ASTM SPECIFICATION A-497 AND SHALL HAVE A YIELD STRENGTH RANGING FROM 60,000 PSI TO 75,000 PSI.
15. NO REBAR SPLICE SHALL BE MADE AT OR NEAR REGIONS OF MAXIMUM STRESS AND NO MORE THAN 50% OF REBARS SHALL BE SPLICED AT ANY LOCATION.
16. ALL REINFORCING SHALL BE SUPPORTED IN FORMS USING STEEL CHAIRS, SPACED WITH NECESSARY ACCESSORIES AND SHALL BE SECURELY WIRED TOGETHER, IN ACCORDANCE WITH CRSI "MANUAL OF STANDARD PRACTICE".
17. ALL SLABS AND CORRESPONDING BEAMS, CURBS, OR APRONS SHALL BE POURED MONOLITHICALLY.
18. PROVIDE 2#5 LONGITUDINAL BARS ALONG SLAB PERIMETER.
19. CONTRACTION JOINTS SHALL BE PROVIDED AT ALL SLAB-ON-GRADE AT A MAXIMUM SPACING OF 16 FEET IN EACH DIRECTION. SHOP DRAWING WITH THE PROPOSED CONFIGURATION SHALL BE SUBMITTED FOR APPROVAL.
20. FOR WATER-CEMENT RATIO AND PERMEABILITY LIMITS REFER TO SPECIFICATIONS.
21. CONCRETE WORK SHALL BE SUBJECT TO QUALITY ASSURANCE TESTING AND INSPECTIONS. SEE QUALITY ASSURANCE GENERAL NOTES AND PROJECT SPECIFICATIONS.
22. FOR CONSTRUCTION JOINTS IN STRUCTURAL MEMBERS A KEY JOINT MUST BE PROVIDED.
23. ALL OPENINGS IN CONCRETE WALLS SHALL BE REINFORCED AROUND WITH 2 #5 BARS PLACED AT 2 INCHES FROM THE FACE AND EXTENDING 24 INCHES BEYOND CORNERS, UNLESS OTHERWISE SPECIFIED IN PLANS.
24. MINIMUM LAP OF WELDED WIRE FABRIC SHALL BE 6 INCHES OR ONE FULL MESH, WHICHEVER IS GREATER.
25. FOR CONCRETE FORMWORK, SURFACE FINISHING, BEVELED CORNERS AND DRIPS, SEE ARCHITECTURAL PLANS.
26. PLACEMENT OF CONCRETE SHALL CONFORM TO ACI STANDARD 304 AND PROJECT SPECIFICATIONS.
27. PROVIDE DOWELS IN PEDESTAL AND/OR WALL FOOTINGS EQUAL IN GRADE, SPACING, SIZE AND NUMBER TO VERTICAL REINFORCEMENT, EXTENDING A TENSION SPLICE LENGTH INTO THE PEDESTAL AND/OR WALL AND 40 BAR DIAMETER INTO FOOTING. THE LATERAL EMBEDMENT SHALL BE EXTENDED AS NECESSARY TO PROVIDE A MINIMUM HORIZONTAL LEG RESTING ON FOOTING REINFORCEMENT EQUAL TO THE CORRESPONDING "G" LENGTH FOR THE BAR SIZE.
28. CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL SO AS TO CAUSE SEGREGATION OF AGGREGATES. IN SUCH CASES, HOOPERS OR VERTICAL CHUTES OR TRUNKS SHALL BE USED. THE FREE UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED THE ABOVE REQUIREMENTS.
29. THE SIZE OF NAILS AND SIMILAR FASTENERS DRIVEN INTO CONCRETE SHALL BE SUCH AS NOT TO CRACK OR IMPAIR IT. NEVERTHELESS, IF THE CONCRETE IS DAMAGED, IT SHALL BE PROPERLY REPAIRED AFTER REMOVING THE DAMAGED PORTION AND SUITABLE JOINT SURFACE ARE PROVIDED.
30. ALL CAST IN PLACE REINFORCED CONCRETE STRUCTURAL MEMBERS SHALL BE PROPERLY CURED IN ACCORDANCE WITH THE ACI CODE, CHAPTER V AND ACI 308.
31. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
32. NO JOINT, OPENING, SLOT OR GROOVE OTHER THAN THAT SHOWN ON DRAWINGS SHALL BE PERMITTED WITHOUT PREVIOUS APPROVAL BY THE ENGINEER. ALL CONSTRUCTION JOINT SURFACES SHALL BE CLEANED AND ROUGHENED IMMEDIATELY BEFORE CONCRETING AND TREATED AS INSTRUCTED IN THE "ACI MANUAL OF CONCRETE PRACTICE".
33. CONDUIT OF PIPE SIZE (O.D.) SHALL NOT EXCEED 30 PERCENT OF TOTAL SLAB THICKNESS AND SHALL BE PLACED BETWEEN THE TOP & BOTTOM REINFORCEMENT, UNLESS SPECIFICALLY DETAILED OTHERWISE. CONCENTRATIONS OF CONDUITS OR PIPES SHALL BE AVOIDED EXCEPT WHERE DETAILED OPENINGS ARE PROVIDED.
34. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCEMENT BAR WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED U.N.O.
35. ALL WALL ENDS AND CORNERS SHALL BE REINFORCED WITH 2 #5 VERTICAL BARS U.N.O.

SPECIAL INSPECTIONS :

1. PERFORM SPECIAL INSPECTIONS AS REQUIRED IN IBC 2018 FOR:
   STEEL CONSTRUCTION PER SECTION 1704.3
2. CONCRETE CONSTRUCTION PER SECTION 1704.4

STANDARD DRAWING ABBREVIATIONS

ADD'L. ..... ADDITIONAL
ALT ..... ALTERNATE
APP ..... APPROXIMATE
ARCH ..... ARCHITECT, ARCHITECTURAL
BF ..... BOTH FACES
BOTT ..... BOTTOM
CANT ..... CANTILEVER
CIP ..... CAST-IN-PLACE CONCRETE
CJ ..... CONTROL OR CONSTRUCTION JOINT
CL ..... CENTERLINE
CLR ..... CLEAR; CLEARANCE
CMU ..... CONCRETE MASONRY UNIT
COL. ..... COLUMN
CONC ..... CONCRETE
CONN ..... CONNECTION
CONST ..... CONSTRUCTION
CONT ..... CONTINUOUS
CORR ..... CORRUGATED
C.C. ..... CENTER TO CENTER
DBL ..... DOUBLE
DIM ..... DIMENSION
DKG ..... DECKING
DN ..... DOWN
DO ..... DITTO
DTL ..... DETAIL
DWG ..... DRAWING
DWL ..... DOWEL
DL ..... DEAD LOAD
EA ..... EACH
EMB ..... EMBEDMENT
EF ..... EACH FACE
EL ..... ELEVATION
EQ ..... EQUAL
EXT ..... EXTERIOR
EW ..... EACH WAY
ETC ..... ETCETERA
FND. ..... FOUNDATION
FRMG ..... FRAMING
FT ..... FOOT; FEET
FTG ..... FOOTING
GA ..... GAGE OR GAUGE
GR ..... GRADE
HDPE ..... HIGH DENSITY POLYETHYLENE
HORIZ ..... HORIZONTAL
HT ..... HEIGHT
INT ..... INTERIOR
JT ..... JOINT
K ..... KIPS
KSF ..... KIPS PER SQUARE FOOT
KSI ..... KIPS PER SQUARE INCH
L ..... LEFT, LENGTH
LBS ..... POUNDS
LEV. ..... LEVEL
LL ..... LIVE LOAD
MAX ..... MAXIMUM
MIN ..... MINIMUM
MISC ..... MISCELLANEOUS
NIC ..... NOT IN CONTRACT
No OR # ..... NUMBER
NTS ..... NOT TO SCALE
OC ..... ON CENTER
OPNG ..... OPENING
PERP ..... PERPENDICULAR
PROJ ..... PROJECTION
PSF ..... POUNDS PER SQUARE FOOT
PSI ..... POUNDS PER SQUARE INCH
QTY ..... QUANTITY
REF ..... REFER (ENCE)
REINF ..... REINFORCEMENT/ REINFORCED
REV ..... REVISION
REQ'D ..... REQUIRED
SCHD ..... SCHEDULE
SECT ..... SECTION
SHT ..... SHEET
SPCS ..... SPACES
SPCG ..... SPACING
SPEC ..... SPECIFICATION
SQ ..... SQUARE
STD ..... STANDARD
STIRR ..... STIRRUP
STL ..... STEEL
STR ..... STRUCTURE
THK ..... THICKNESS
TYP ..... TYPICAL
T.O.F. ..... TOP OF FOOTING
T & B ..... TOP AND BOTTOM
U.N.O. ..... UNLESS NOTED OTHERWISE
VERT ..... VERTICAL
WT ..... WEIGHT
W.W.R. ..... WELDED WIRE REINFORCEMENT
W/ ..... WITH
W/S ..... WATERSTOP

DRAWING LIST

DRAWING NO.	SHEET DESCRIPTION
S0.0	STRUCTURAL NOTES
S1.0	EAST AND WEST STAIR STRUCTURAL PLAN
S1.1	MONUMENT PLAZA STRUCTURAL PLAN
S1.2	EAST STAIR STRUCTURAL SECTIONS
S1.3	WEST STAIR STRUCTURAL SECTIONS
S1.4	PLAZA SECTIONS AND DETAILS



END HOOKS FOR ALL GRADES

BAR SIZE	FINISHED BEND DIAMETER "D", IN.	180° HOOKS A OR G	180° HOOKS J	90° HOOKS A OR G
#3	2 1/2"	5"	3"	6"
#4	3"	6"	4"	8"
#5	3 3/4"	7"	5"	10"
#6	4 1/2"	8"	6"	1'-0"
#7	5 1/4"	10"	7"	1'-2"
#8	6"	11"	8"	1'-4"
#9	9 1/2"	1'-3"	11 3/4"	1'-7"

ACI 318-14 TENSILE CLASS B LAP SPLICE

f'c (psi)	No. 6 AND SMALLER	No. 7 AND LARGER
3,000	58 db	72 db
3,500	54 db	67 db
4,000	50 db	63 db
5,000	45 db	56 db

DEVELOPMENT OF STANDARD HOOKS IN TENSION (ldh)

f'c (psi)	FOR DOWELS INTO FOUNDATION	ALL OTHER CASES
3,000	15.5 db	22 db
4,000	13.5 db	19 db

ACI 318-14 TENSILE DEVELOPMENT LENGTH (ld)

f'c (psi)	No. 6 AND SMALLER	No. 7 AND LARGER
3,000	44 db	55 db
3,500	41 db	51 db
4,000	38 db	48 db
5,000	34 db	42 db

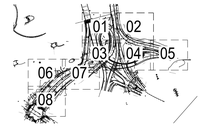


MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T. 787.289.9494 | F. 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 C/SAN JORGE, SAN JUAN, PR 00911
OWNER (PRCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. CONSULTING ENGINEERS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
03.27.2026	90% DD PROGRESS SET
06.11.2026	90% DD Bid Set
07.09.2026	90% DD Bid Set Rev
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN: SCALE: 1"- 600'

YO, **JOSE R. GAYA GIL** ..... NUMERO DE LICENCIA **19679**
CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE CUMPLIÓ CON LA LEY NÚM. 173 DE 12 DE AGOSTO DE 1988, SEGÚN ENMENDADA, Y DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA." Y CON LA LEY NÚM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

STRUCTURAL
CONSULTING SERVICES

MA PROJECT NO. 2542

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

STRUCTURAL NOTES

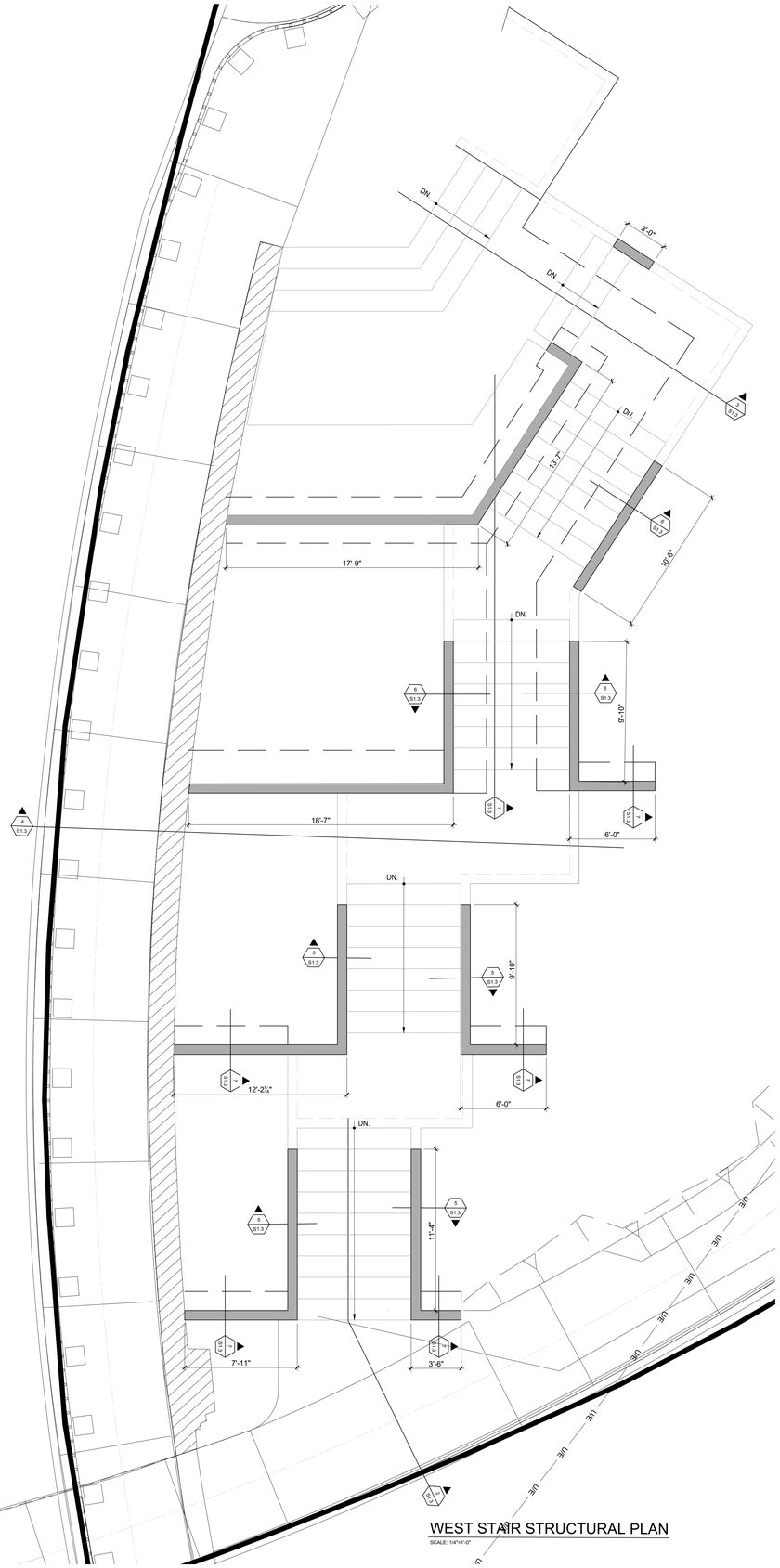
SCALE: **As Noted**

DRAWING #:
S0.0
108 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

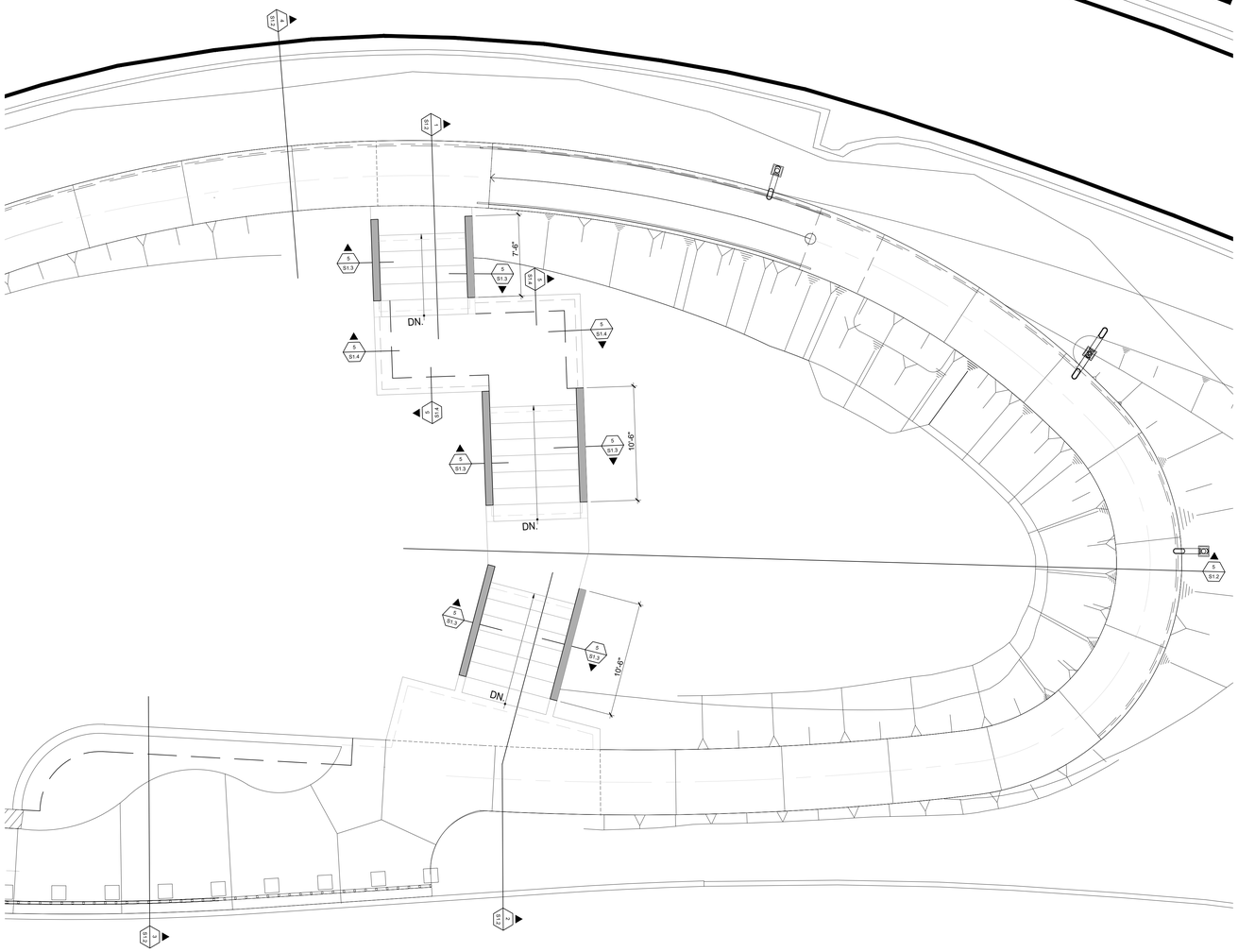
12/3/2025 2:46 PM

C:\USERS\LCADIZ\ARTECH6PM1\PROJECT - BPMT-MASTER\PROYECTOS\2025\2025CCS030 - MIRAMAR PEDESTRIAN ACCESS\DWG\PLAN SET\2 PROGRESS PLAN SET\90% BID SET - REV 3\MIRAMAR PEDESTRIAN ACCESS.DWG



WEST STAIR STRUCTURAL PLAN

SCALE: 1/4"=1'-0"



EAST STAIR STRUCTURAL PLAN

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



MARVEL

161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T. 787.289.9494 | F. 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 C/SAN JORGE, SAN JUAN, PR 00911

OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907

CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009

ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587

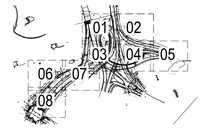
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013

STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
03.27.2026	90% DD PROGRESS SET
06.11.2026	90% DD Bid Set
07.09.2026	90% DD Bid Set Rev
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN: SCALE: 1"- 600'

YO **JOSE R. GAYA GIL** NUMERO DE LICENCIA **19679** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE CONSTRUCCION VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS Y MUNICIPIOS QUE APLICAN A ESTE PROYECTO. ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA ." Y CON LA LEY NÚM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

STRUCTURAL
CONSULTING SERVICES

MA PROJECT NO. 2542

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

EAST AND WEST STAIR STRUCT. PLAN

SCALE: **As Noted**

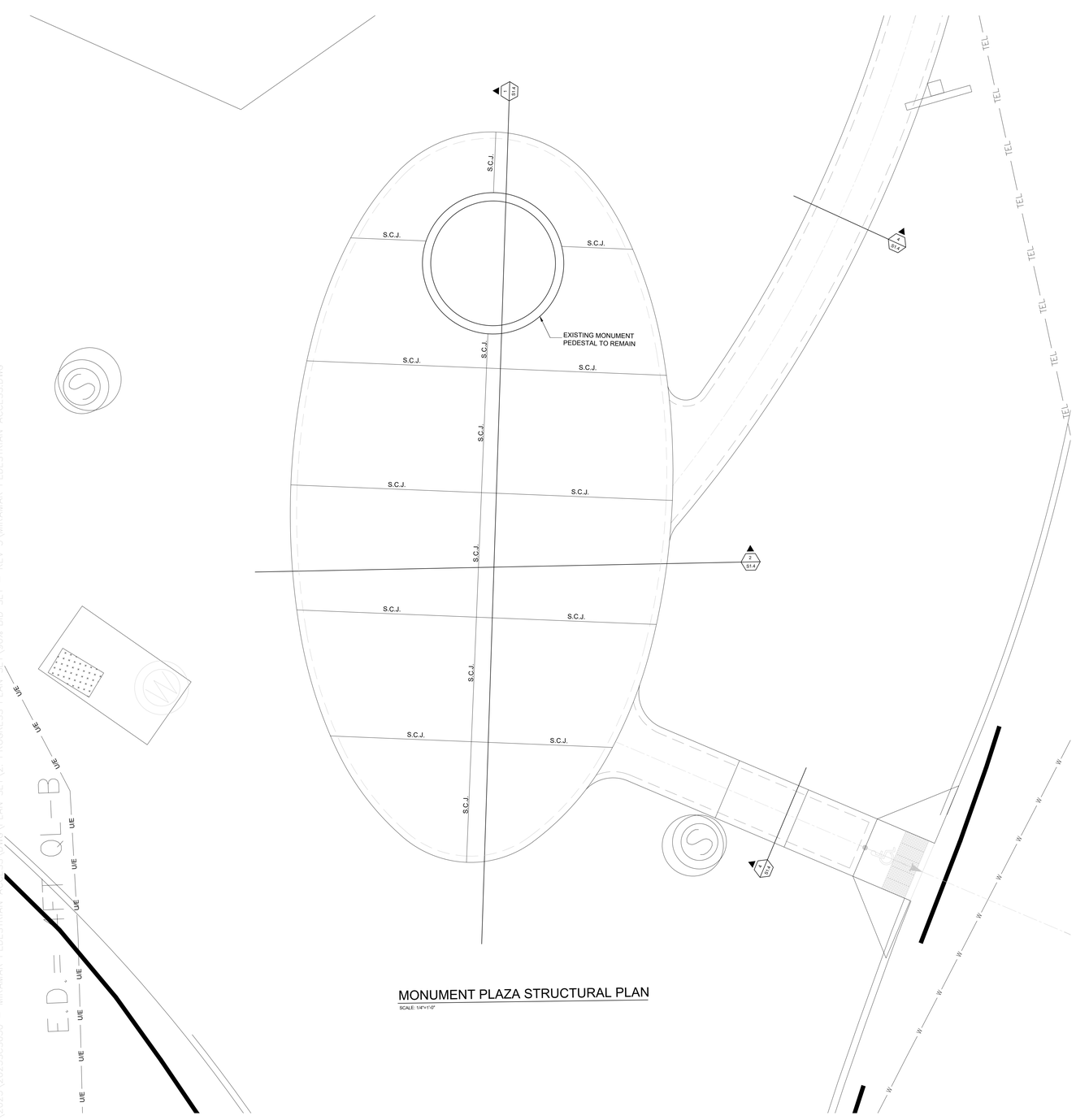
DRAWING #:

S1.0

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

C:\USERS\LCADIZ\JRTECH6PMT\PROJECT - BPMT-MASTER\PROYECTOS\2025\2025CSC030 - MIRAMAR PEDESTRIAN ACCESS\DWG\PLAN SET\2- PROGRESS PLAN SET\90% BID SET - REV 3\MIRAMAR PEDESTRIAN ACCESS.DWG



MONUMENT PLAZA STRUCTURAL PLAN

SCALE: 1/4"=1'-0"

0 20' 50' 100' 150' 200'



MARVEL

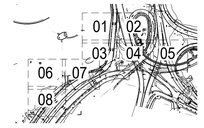
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T. 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 C/SAN JORGE, SAN JUAN, PR 00911
OWNER (PROCUA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
03.27.2026	90% DD PROGRESS SET
06.11.2026	90% DD Bid Set
07.09.2026	90% DD Bid Set Rev
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN: SCALE: 1"- 600'

YO, **JOSE R. GAYA GIL**, NUMERO DE LICENCIA **19679** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES.
ASIMISMO, CERTIFICO QUE, A MI LEAL SABER Y ENTENDER QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE CONSTRUCCION VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PUBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA" Y CON LA LEY NUM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LO ANTES EXPUESTO, YA SEA POR MI PERSONA O POR MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

STRUCTURAL
CONSULTING SERVICES

MA PROJECT NO. 2542

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

MONUMENT PLAZA STRUCTURAL PLAN

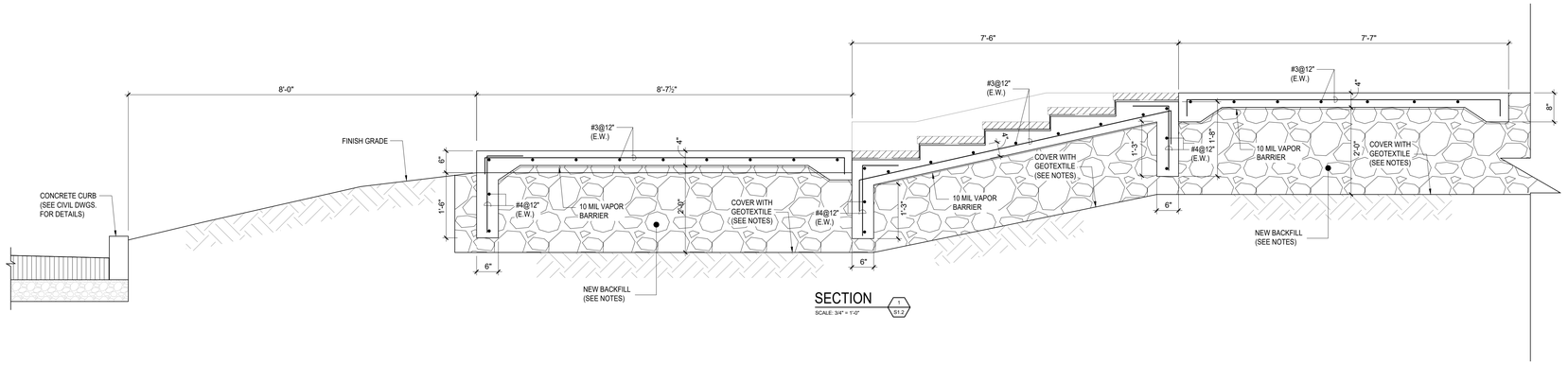
SCALE: **As Noted**

DRAWING #:

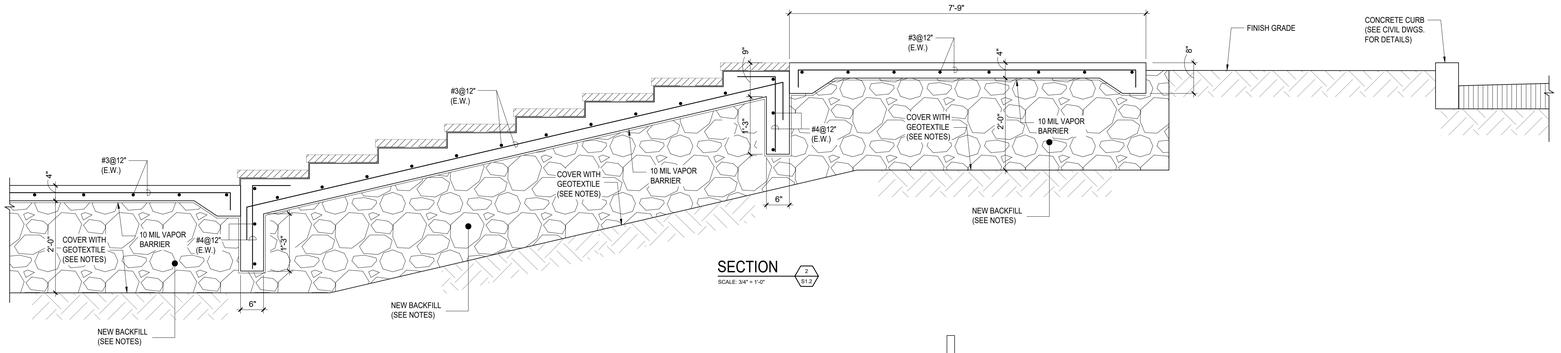
S1.1

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:45 PM

C:\USERS\LCADIZ\ARTECHBPMT\PROJECT - BPMT-MASTER\PROYECTOS\2025\202505030 - MIRAMAR PEDESTRIAN ACCESS.DWG
C:\USERS\LCADIZ\ARTECHBPMT\PROJECT - BPMT-MASTER\PROYECTOS\2025\202505030 - MIRAMAR PEDESTRIAN ACCESS\PLAN SET\90% BID SET - REV 3\MIRAMAR PEDESTRIAN ACCESS PLAN SET\2_PROGRESS PLAN SET\90% BID SET - REV 3\MIRAMAR PEDESTRIAN ACCESS.DWG



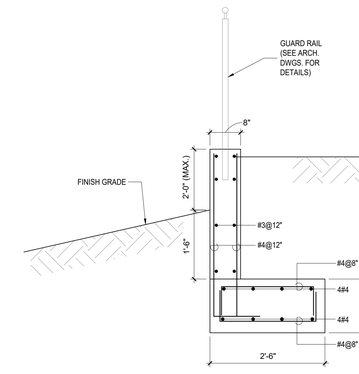
SECTION
SCALE: 3/4" = 1'-0" (3 / S1.2)

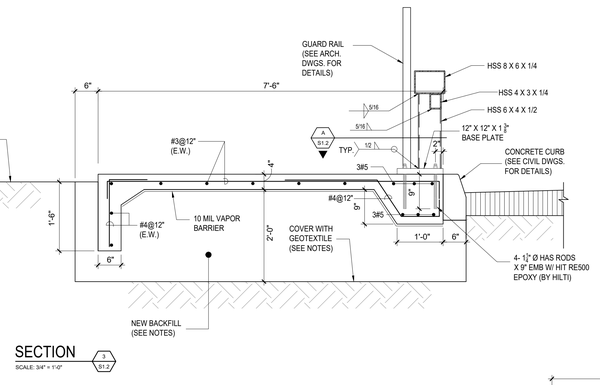


SECTION
SCALE: 3/4" = 1'-0" (2 / S1.2)

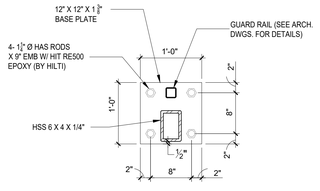
NOTES:

1. 2'-0" OVER EXCAVATION SUBSURFACE TREATMENT IS REQUIRED BELOW ALL NEW WALKWAYS. EXTEND OVER EXCAVATION AREA 6" ON EACH SIDE OF THE WALKWAY WIDTH.
2. EXPOSED SURFACES SHALL BE COVERED WITH A GEOTEXTILE, SUCH AS; MIRAFI HP370, MIRAFI RS380 OR STRONGER, SUBMIT TO GEOTECHNICAL ENGINEER FOR APPROVAL.
3. BACKFILLED NEW WALKWAY AREA WITH SELECTED FILLS SUCH AS; A-2-6, A-2-4, A-1-b, OR A-1-a, BASED ON AASHTO SOIL CLASSIFICATION SYSTEM.
4. CONTRACTOR SHALL FOLLOW NEW BACKFILLED COMPACTATION RECOMMENDATIONS USING GEOTECHNICAL ENGINEERING REPORT PREPARED BY GEOTECHNICAL ENGINEERING SERVICES, PSC, DATED DECEMBER 3, 2025.



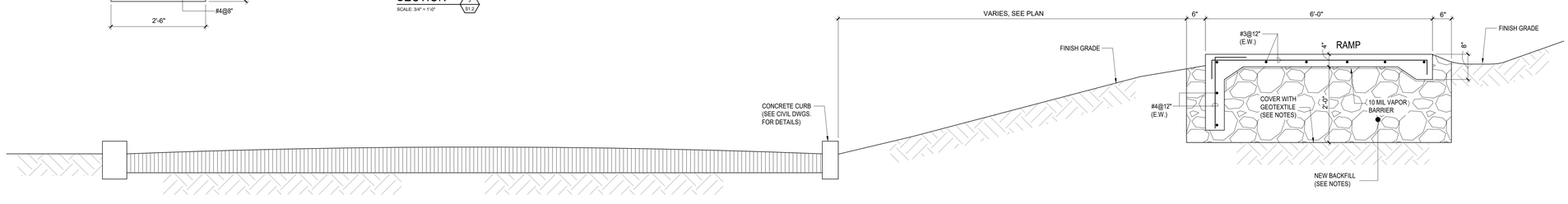


SECTION
SCALE: 3/4" = 1'-0" (3 / S1.2)

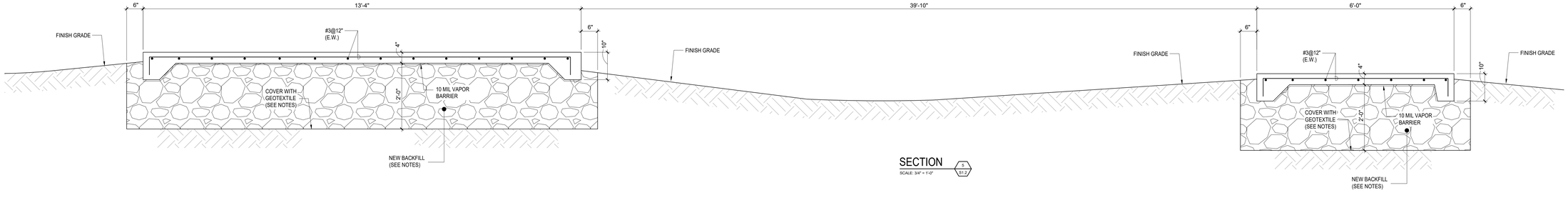


SECTION
SCALE: 1" = 1'-0" (A / S1.2)

NOTE:
1. ALL STRUCTURAL STEEL MUST BE GALVANIZED



SECTION
SCALE: 3/4" = 1'-0" (4 / S1.2)



SECTION
SCALE: 3/4" = 1'-0" (5 / S1.2)



MARVEL

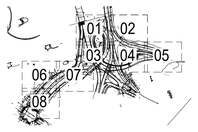
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T. 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 C/SAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. CONSULTING ENGINEERS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BIDDING

ISSUE RECORD	DESCRIPTION
03.27.2026	90% DD PROGRESS SET
06.11.2026	90% DD Bid Set
07.09.2026	90% DD Bid Set Rev
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN: SCALE: 1"- 600'

YO, **JOSE R. GAYA GIL**, NUMERO DE LICENCIA **19679**, CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIEN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PUBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 114 DE 11 DE JUNIO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NUM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

STRUCTURAL
CONSULTING SERVICES

MA PROJECT NO. 2542

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

EAST STAIR STRUCT. SECTIONS

SCALE: **As Noted**

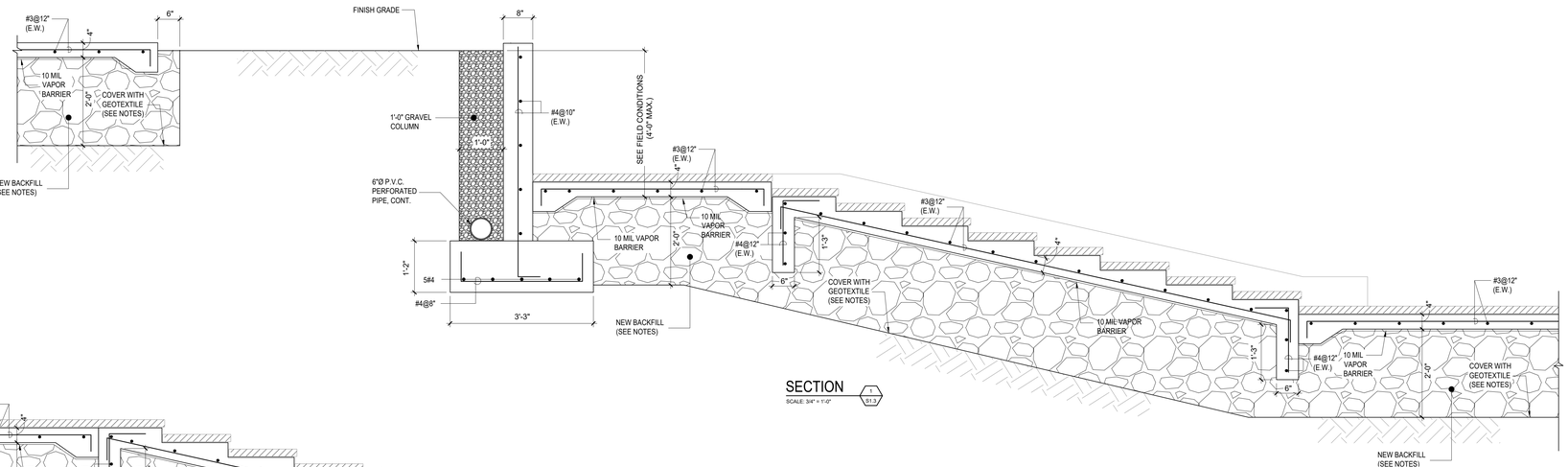
DRAWING #:
S1.2
111 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

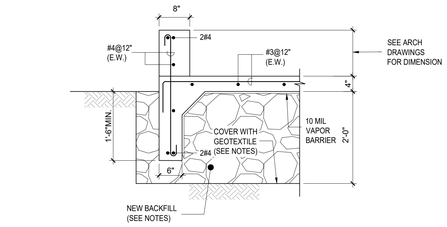
C:\USERS\JCADIZ\ARTICHBPMT\PROJECT - BPMT-MASTER\PROYECTOS\2025\2025SS030 - MIRAMAR PEDESTRIAN ACCESS\DWG\PLAN SET\90% BID SET - REV 3\MIRAMAR PEDESTRIAN ACCESS.DWG

NOTES:

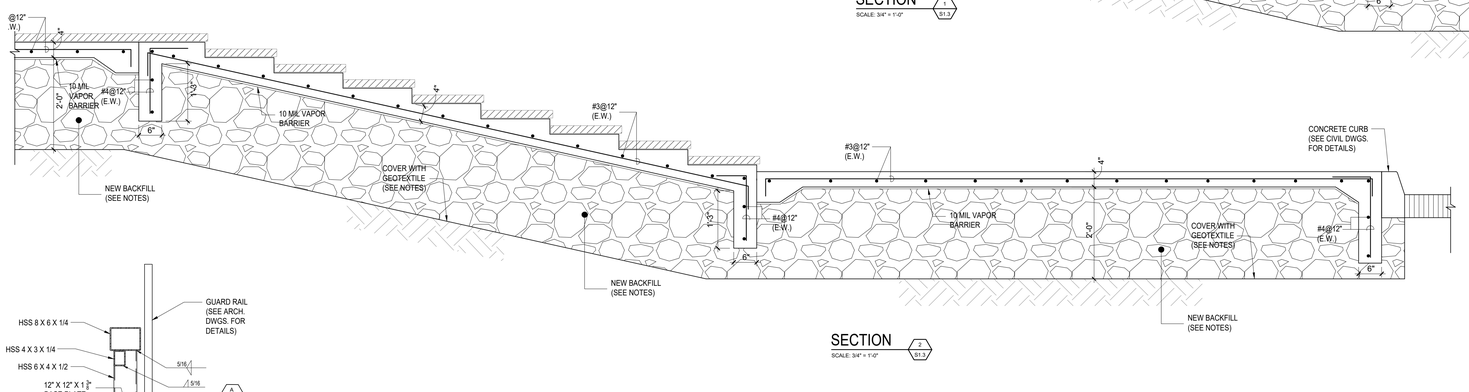
1. 2'-0" OVER EXCAVATION SUBSURFACE TREATMENT IS REQUIRED BELOW ALL NEW WALKWAYS. EXTEND OVER EXCAVATION AREA 6" ON EACH SIDE OF THE WALKWAY WIDTH.
2. EXPOSED SURFACES SHALL BE COVERED WITH A GEOTEXTILE, SUCH AS; MIRAFI HP370, MIRAFI RS380 OR STRONGER, SUBMIT TO GEOTECHNICAL ENGINEER FOR APPROVAL.
3. BACKFILLED NEW WALKWAY AREA WITH SELECTED FILLS SUCH AS; A-2-6, A-2-4, A-1-b, OR A-1-a, BASED ON AASHTO SOIL CLASSIFICATION SYSTEM.
4. CONTRACTOR SHALL FOLLOW NEW BACKFILLED COMPACTATION RECOMMENDATIONS USING GEOTECHNICAL ENGINEERING REPORT PREPARED BY GEOTECHNICAL ENGINEERING SERVICES, PSC, DATED DECEMBER 3, 2025.



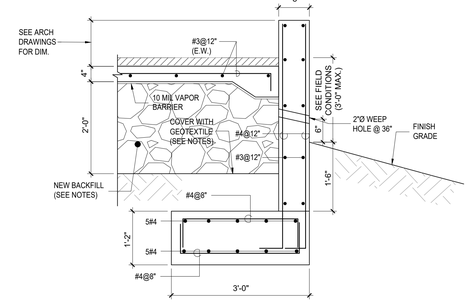
SECTION
SCALE: 3/4" = 1'-0"
1 S1.3



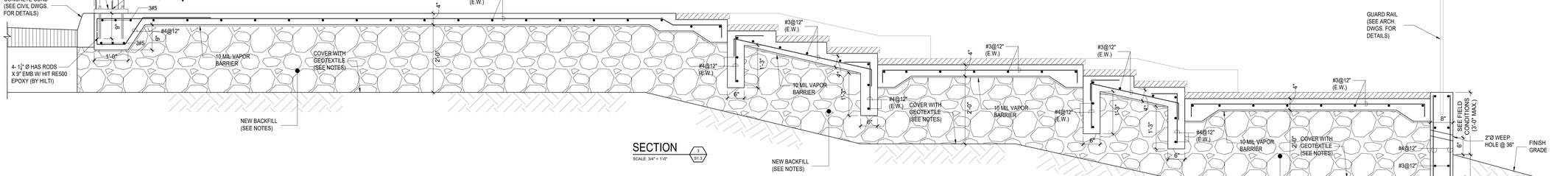
SECTION
SCALE: 3/4" = 1'-0"
5 S1.3



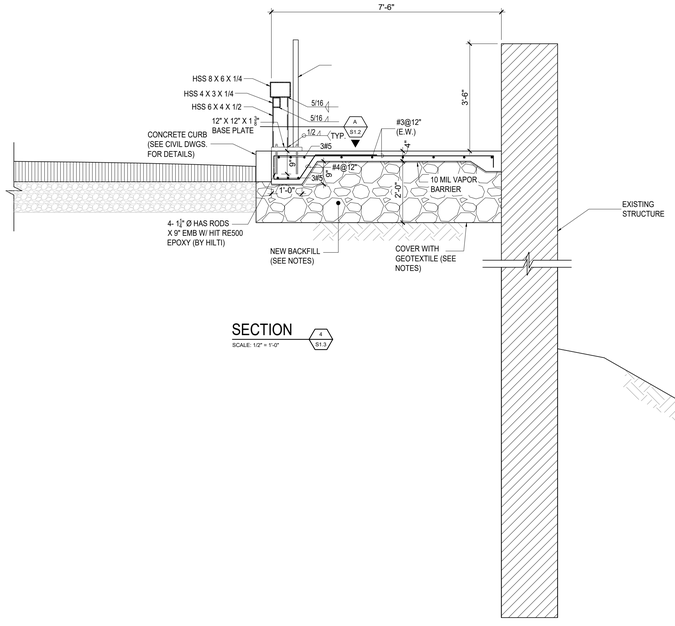
SECTION
SCALE: 3/4" = 1'-0"
2 S1.3



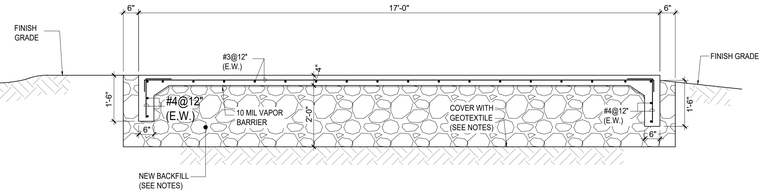
SECTION
SCALE: 3/4" = 1'-0"
6 S1.3

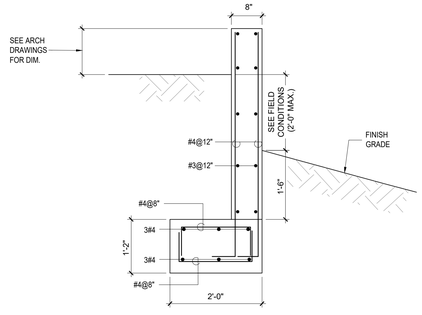


SECTION
SCALE: 3/4" = 1'-0"
3 S1.3



SECTION
SCALE: 1/2" = 1'-0"
4 S1.3





SECTION
SCALE: 3/4" = 1'-0"
7 S1.3



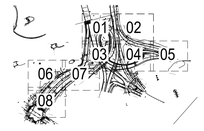
MARVEL

161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T. 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 C/SAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. CONSENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
03.27.2026	90% DD PROGRESS SET
06.11.2026	90% DD Bid Set
07.09.2026	90% DD Bid Set Rev
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN: SCALE: 1"- 600'

YO **JOSE R. GAYA GIL** , NUMERO DE LICENCIA ....**19673** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIEN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DE LA LEY PARA REGLAMENTAR LA PRACTICA DE LA PROFESION APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE CONSTRUCCION VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PUBLICAS CON JURISDICCION. CERTIFICO, ADEMAS, QUE EN LA PREPARACION DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGUN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSION POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NUM. 96 DE 6 DE JULIO DE 1978, SEGUN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

STRUCTURAL
CONSULTING SERVICES

MA PROJECT NO. 2542

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

WEST STAIR STRUCT. SECTIONS

SCALE: **As Noted**

DRAWING #:

S1.3 112 of 121

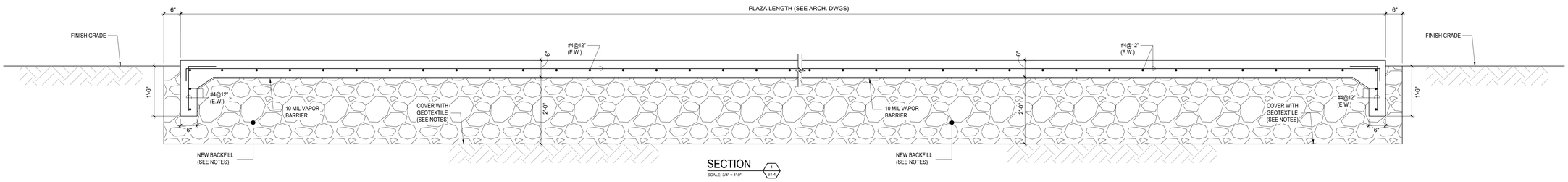
© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

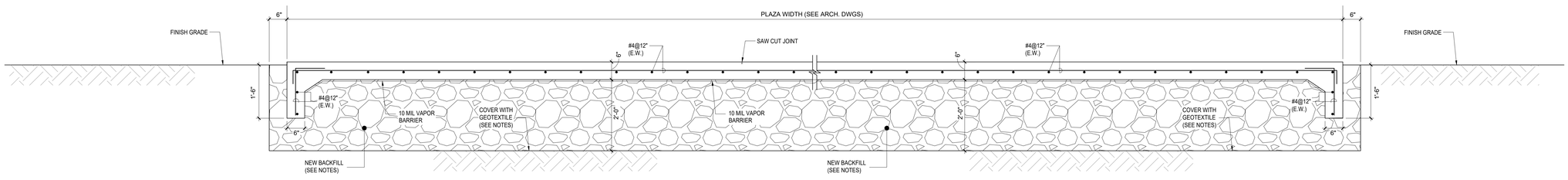
C:\USERS\LCADIZ\ARTECHBPMT\PROJECT - BPMT-MASTER\PROYECTOS\2025\2025CS030 - MIRAMAR PEDESTRIAN ACCESS\DWG\PLAN SET\90% BID SET - REV 3\MIRAMAR PEDESTRIAN ACCESS.DWG

NOTES:

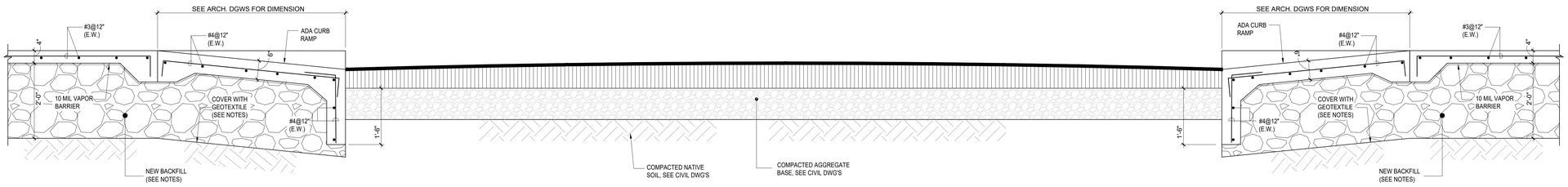
1. 2'-0" OVER EXCAVATION SUBSURFACE TREATMENT IS REQUIRED BELOW ALL NEW WALKWAYS. EXTEND OVER EXCAVATION AREA 6" ON EACH SIDE OF THE WALKWAY WIDTH.
2. EXPOSED SURFACES SHALL BE COVERED WITH A GEOTEXTILE, SUCH AS; MIRAFI HP370, MIRAFI RS380 OR STRONGER, SUBMIT TO GEOTECHNICAL ENGINEER FOR APPROVAL.
3. BACKFILLED NEW WALKWAY AREA WITH SELECTED FILLS SUCH AS; A-2-6, A-2-4, A-1-b, OR A-1-a, BASED ON AASHTO SOIL CLASSIFICATION SYSTEM.
4. CONTRACTOR SHALL FOLLOW NEW BACKFILLED COMPACTATION RECOMMENDATIONS USING GEOTECHNICAL ENGINEERING REPORT PREPARED BY GEOTECHNICAL ENGINEERING SERVICES, PSC, DATED DECEMBER 3, 2025.



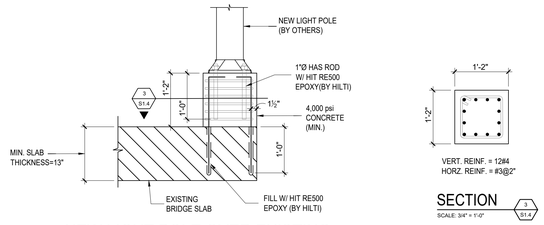
SECTION
SCALE: 3/4" = 1'-0"



SECTION
SCALE: 3/4" = 1'-0"

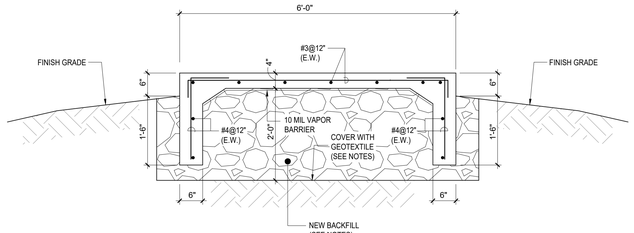


TYPICAL CROSS WALK STRUCTURAL SECTION
SCALE: 3/4"=1'-0"

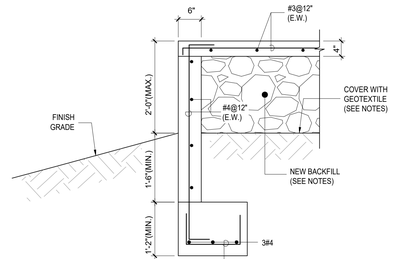


NEW LIGHT POLE OVER EXISTING BRIDGE SLAB TYPICAL DETAIL
SCALE: 3/4"=1'-0"

SECTION
SCALE: 3/4" = 1'-0"

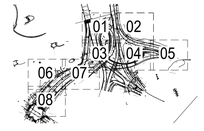


SECTION
SCALE: 3/4" = 1'-0"



SECTION
SCALE: 3/4" = 1'-0"





KEY PLAN: SCALE: 1"- 600'

MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T. 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 C/SAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
03.27.2026	90% DD PROGRESS SET
06.11.2026	90% DD Bid Set
07.09.2026	90% DD Bid Set Rev
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

YO, **JOSE R. GAYA GIL** , NUMERO DE LICENCIA **19679** CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIEN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE CONSTRUCCION VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PUBLICAS CON JURISDICCION. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE CUMPLIO CON LA LEY NUM. 173 DEL 12 DE AGOSTO DE 1988, SEGÚN ENMENDADA, Y DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA ." Y CON LA LEY NUM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

STRUCTURAL
CONSULTING SERVICES

MA PROJECT NO. 2542
PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

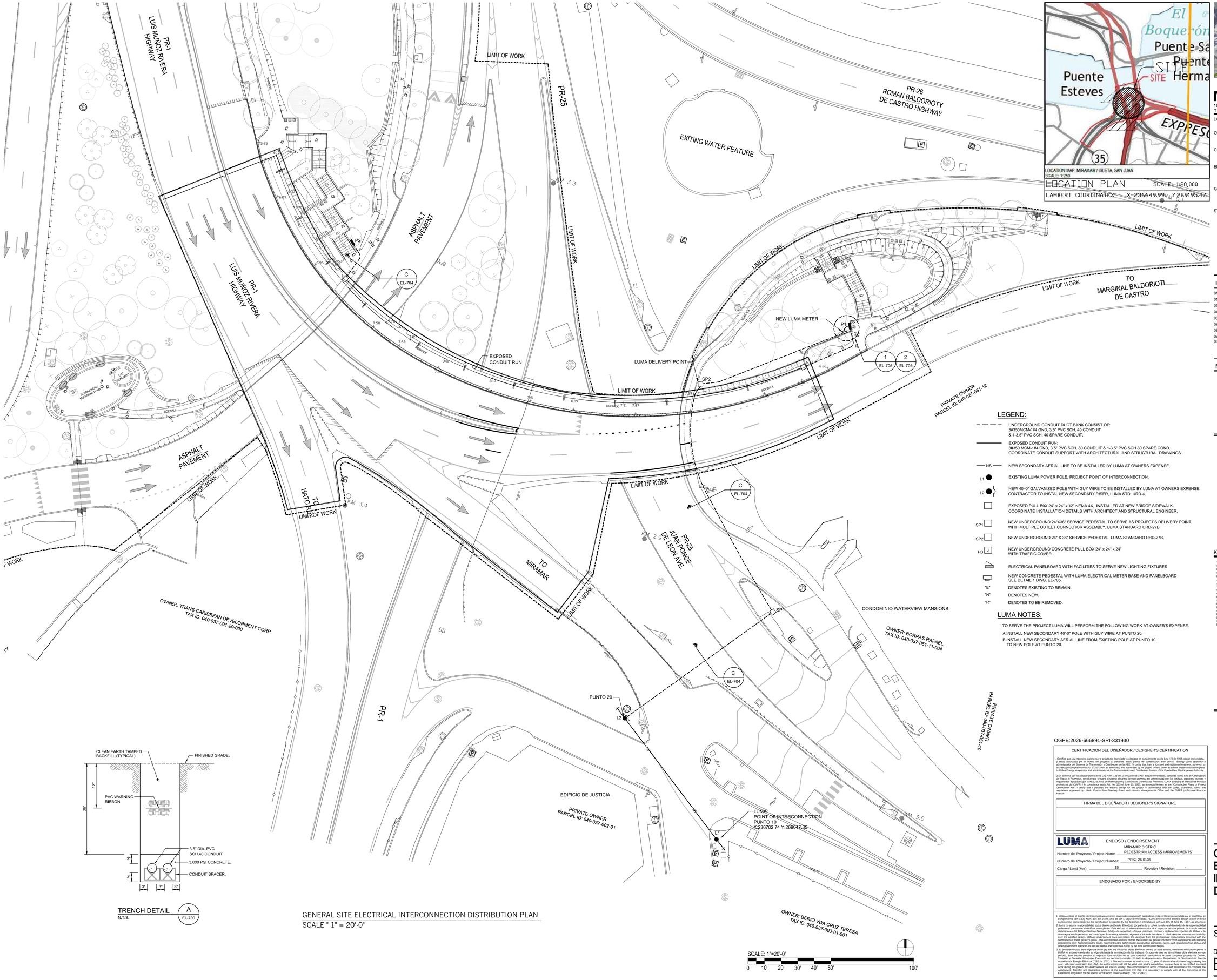
PLAZA SECTIONS & DETAILS

SCALE: **As Noted**

DRAWING #:
S1.4

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:46 PM

C:\USERS\CADI2\ARTECH6PM1\PROJECT - BPMT-MASTER\PROYECTOS\2025\2025CSC030 - MIRAMAR PEDESTRIAN ACCESS\DWG\PLAN SET\2. PROGRESS PLAN SET\90% BID SET - REV 3\MIRAMAR PEDESTRIAN ACCESS.DWG





MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUE RECORD	DESCRIPTION
01.27.2026	60% DD PROGRESS SET
01.29.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

LEGEND:

- UNDERGROUND CONDUIT DUCT BANK CONSIST OF: 3#350MCM-1#4 GND, 3.5" PVC SCH. 40 CONDUIT & 1-3.5" PVC SCH. 40 SPARE CONDUIT.
- EXPOSED CONDUIT RUN: 3#350 MCM-1#4 GND, 3.5" PVC SCH. 80 CONDUIT & 1-3.5" PVC SCH 80 SPARE COND, COORDINATE CONDUIT SUPPORT WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS
- NS — NEW SECONDARY AERIAL LINE TO BE INSTALLED BY LUMA AT OWNERS EXPENSE.
- L1 — EXISTING LUMA POWER POLE, PROJECT POINT OF INTERCONNECTION.
- L2 — NEW 40'-0" GALVANIZED POLE WITH GUY WIRE TO BE INSTALLED BY LUMA AT OWNERS EXPENSE. CONTRACTOR TO INSTAL NEW SECONDARY RISER, LUMA STD. URD-4.
- EXPOSED PULL BOX 24" x 24" x 12" NEMA 4X, INSTALLED AT NEW BRIDGE SIDEWALK. COORDINATE INSTALLATION DETAILS WITH ARCHITECT AND STRUCTURAL ENGINEER.
- SP1 — NEW UNDERGROUND 24"X36" SERVICE PEDESTAL TO SERVE AS PROJECT'S DELIVERY POINT, WITH MULTIPLE OUTLET CONNECTOR ASSEMBLY, LUMA STANDARD URD-27B
- SP2 — NEW UNDERGROUND 24" X 36" SERVICE PEDESTAL, LUMA STANDARD URD-27B.
- PB J — NEW UNDERGROUND CONCRETE PULL BOX 24" x 24" x 24" WITH TRAFFIC COVER.
- ELECTRICAL PANELBOARD WITH FACILITIES TO SERVE NEW LIGHTING FIXTURES
- NEW CONCRETE PEDESTAL WITH LUMA ELECTRICAL METER BASE AND PANELBOARD SEE DETAIL 1 DWG. EL-705.
- "E" DENOTES EXISTING TO REMAIN.
- "N" DENOTES NEW.
- "R" DENOTES TO BE REMOVED.

LUMA NOTES:

1-TO SERVE THE PROJECT LUMA WILL PERFORM THE FOLLOWING WORK AT OWNER'S EXPENSE.

A.INSTALL NEW SECONDARY 40'-0" POLE WITH GUY WIRE AT PUNTO 20.

B.INSTALL NEW SECONDARY AERIAL LINE FROM EXISTING POLE AT PUNTO 10 TO NEW POLE AT PUNTO 20.

TRENCH DETAIL A
N.T.S. EL-700

GENERAL SITE ELECTRICAL INTERCONNECTION DISTRIBUTION PLAN
SCALE " 1" = 20'-0"

OGPE:2026-666891-SRI-331930

CERTIFICACION DEL DISEÑADOR / DESIGNER'S CERTIFICATION

1. Certifico que soy ingeniero, agrimensor o arquitecto, licenciado y colegiado en cumplimiento con la Ley 173 de 1988, segun enmendada, y estoy autorizado por el dueño del proyecto a presentar estos planos de construcción ante LUMA Energy como operador y administrador del Sistema de Transmisión y Distribución de la AEE. / I certify that I am a licensed and registered engineer, surveyor, or architect (in compliance with Act 173 of 1988, as amended) and authorized by the project or land owner to submit these construction plans to LUMA Energy as operator and administrator of the Transmmission and Distribution System of the Puerto Rico Electric power Authority.

2.En armonia con las disposiciones de la Ley Num. 135 de 15 de junio de 1967, segun enmendada, conocida como Ley de Certificación de Planos o Proyectos, certifico que preparé el diseno electrico de este proyecto en conformidad con los codigos, patrones, normas y reglamentos vigentes de LUMA y de otras agencias de gobierno, asi como mayo federales y estatales, vigentes al inicio de las obras. / In compliance with the professional did CAPR, I in compliance which Act. No. 135 of June 15, 1967, as amended known as the "Construction Plans or Project Certification Act", I certify that I prepared the electric design for this project in accordance with the codes, Standards, rules, and regulations approved by LUMA. Puerto Rico Planning Board and permits Managements Office and the CAPR professial Practice Manual.

FIRMA DEL DISEÑADOR / DESIGNER'S SIGNATURE

LUMA — ENDOSO / ENDORSEMENT
MIRAMAR DISTRIC
Nombre del Proyecto / Project Name: PEDESTRIAN ACCESS IMPROVEMENTS
Número del Proyecto / Project Number: PRSJ-26-0136
Carga / Load (kva): 15 Revisión / Revision: -

ENDOSADO POR / ENDORSED BY

1. LUMA endosa el diseño electrico mostrado en estos planos de construcción basándose en la certificación sometida por el diseñador en cumplimiento con la Ley Núm. 135 del 15 de junio de 1967, segun enmendada. / Luma endorses the electric design shown in these construction plans based on the certification presented by the designer in compliance with Act 135 of June 15, 1967, as amended.
2. El endoso no relevará al diseñador profesional de su responsabilidad asumida en el diseño electrico sometido por el diseñador profesional que asume el certifica estos planos. Este endoso no relieva al constructor ni al inspector de obra privada de cumplir con las disposiciones del Código Electrico Nacional, Código de seguridad, códigos, patrones, normas y reglamentos vigentes de LUMA y de otras agencias de gobierno, asi como leyes federales y estatales, vigentes al inicio de las obras. / LUMA does not assume responsibility over the certified design. LUMA's endorsement does not relieve the designer from the professional responsibility assumed with the electrical design submitted by the professional designer who certifies these plans. This endorsement does not relieve the contractor or private inspector from compliance with the provisions of the National Electric Code, National Electric Safety Code, construction standards, norms, and regulations from LUMA and other government agencies as well as federal and state laws ruling by the time construction begins.
3. El presente endoso tiene vigencia de un (1) año. De iniciar las obras electricas dentro de este termino, mediando notificación previa a LUMA, el endoso mencionado su vigencia hasta la terminación de los trabajos. En caso de que no se certifique obra electrica en ese periodo, el endoso tendrá una vigencia adicional de seis (6) meses para certificar la obra electrica. / This endorsement is issued to Trespasos y Garantía del espacio. Para esto es necesario cumplir con todo lo dispuesto en el Reglamento de Servidumbres Para la Autoridad de Energía Eléctrica [7292 de 2007]. / This endorsement is valid for one (1) year, if electrical works have begun during this year, with prior notification to LUMA, the endorsement will still be valid until work's completion. In case there is no certified electrical work during this period, this endorsement will lose its validity. This endorsement is not to constitute and easement or to complete the Easements Regulation for the Puerto Rico Electric Power Authority [7292 of 2007]. It is necessary to comply with all the provisions of the Easements Regulation for the Puerto Rico Electric Power Authority (7292 of 2007).

KEY PLAN:

YO, ALFONSO J. LÁZARO, NÚMERO DE LICENCIA11483, CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA ". Y CON LA LEY NÚM. 173 DE 1988, SEGÚN ENMENDADA. ASIMISMO, RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PROCUDIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCION JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522
PEDESTRIAN ACCESS PROJECT

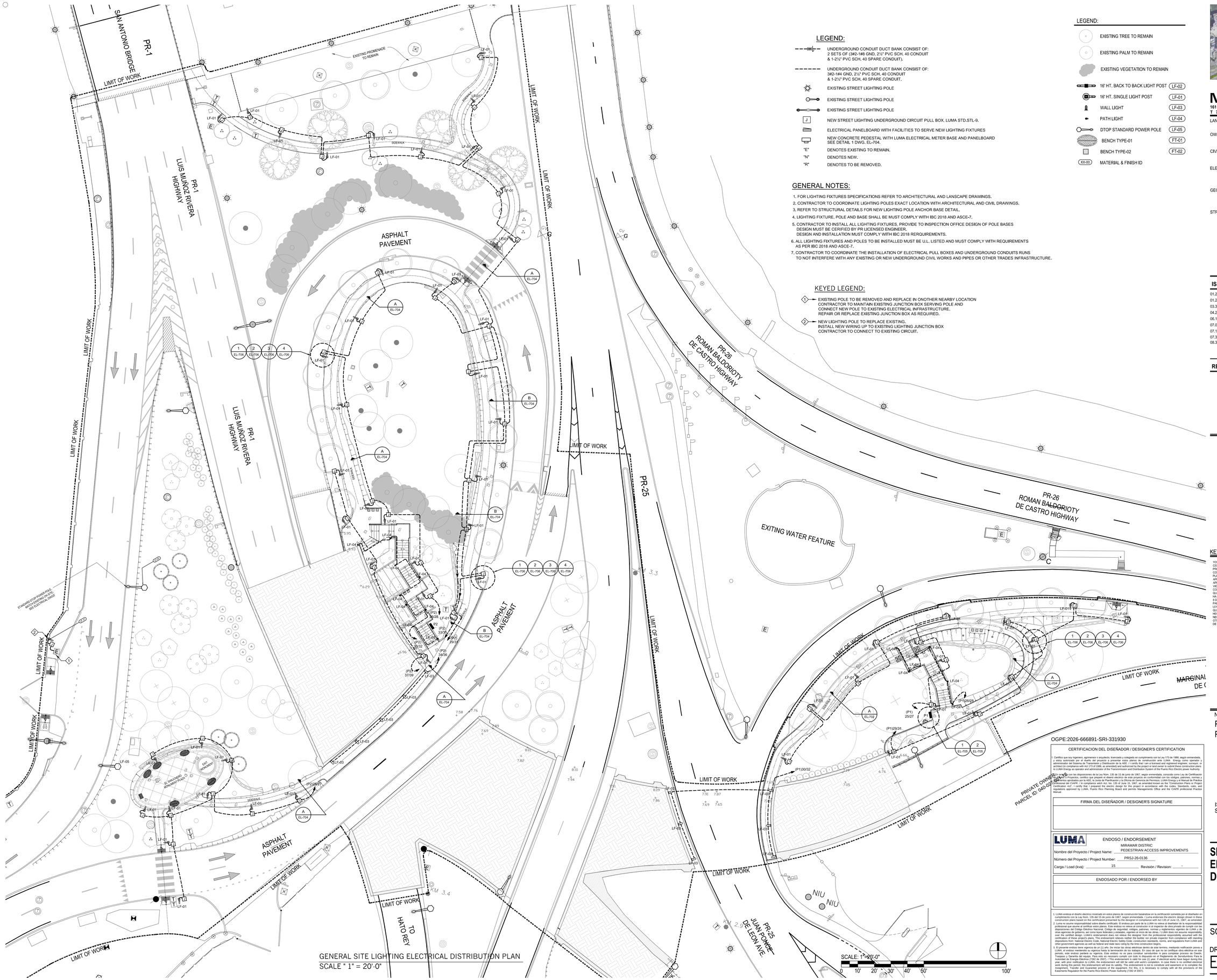
ISLETA-MIRAMAR
SAN JUAN, PR

GENERAL SITE ELECTRICAL INTERCONNECTION DISTRIBUTION PLAN

SCALE: As Noted

DRAWING #:
EL-700
114 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM



GENERAL SITE LIGHTING ELECTRICAL DISTRIBUTION PLAN
SCALE " 1" = 20'-0"

LEGEND:

- UNDERGROUND CONDUIT DUCT BANK CONSIST OF: 2 SETS OF (3#2-1#8 GND, 2½" PVC SCH, 40 CONDUIT & 1-2½" PVC SCH, 40 SPARE CONDUIT).
- UNDERGROUND CONDUIT DUCT BANK CONSIST OF: 3#2-1#4 GND, 2½" PVC SCH, 40 CONDUIT & 1-2½" PVC SCH, 40 SPARE CONDUIT.
- EXISTING STREET LIGHTING POLE
- EXISTING STREET LIGHTING POLE
- EXISTING STREET LIGHTING POLE
- NEW STREET LIGHTING UNDERGROUND CIRCUIT PULL BOX, LUMA STD.STL-9.
- ELECTRICAL PANELBOARD WITH FACILITIES TO SERVE NEW LIGHTING FIXTURES
- NEW CONCRETE PEDESTAL WITH LUMA ELECTRICAL METER BASE AND PANELBOARD SEE DETAIL 1 DWG. EL-704.
- "E" DENOTES EXISTING TO REMAIN.
- "N" DENOTES NEW.
- "R" DENOTES TO BE REMOVED.

GENERAL NOTES:

1. FOR LIGHTING FIXTURES SPECIFICATIONS REFER TO ARCHITECTURAL AND LANSCAPE DRAWINGS.
2. CONTRACTOR TO COORDINATE LIGHTING POLES EXACT LOCATION WITH ARCHITECTURAL AND CIVIL DRAWINGS.
3. REFER TO STRUCTURAL DETAILS FOR NEW LIGHTING POLE ANCHOR BASE DETAIL.
4. LIGHTING FIXTURE, POLE AND BASE SHALL BE MUST COMPLY WITH IBC 2018 AND ASCE-7.
5. CONTRACTOR TO INSTALL ALL LIGHTING FIXTURES, PROVIDE TO INSPECTION OFFICE DESIGN OF POLE BASES DESIGN MUST BE CERIFIED BY PR LICENSED ENGINEER. DESIGN AND INSTALLATION MUST COMPLY WITH IBC 2018 RERQUIREMENTS.
6. ALL LIGHTING FIXTURES AND POLES TO BE INSTALLED MUST BE U.L. LISTED AND MUST COMPLY WITH REQUIREMENTS AS PER IBC 2018 AND ASCE-7.
7. CONTRACTOR TO COORDINATE THE INSTALLATION OF ELECTRICAL PULL BOXES AND UNDERGROUND CONDUITS RUNS TO NOT INTERFERE WITH ANY EXISTING OR NEW UNDERGROUND CIVIL WORKS AND PIPES OR OTHER TRADES INFRASTRUCTURE.

KEYED LEGEND:

1. EXISTING POLE TO BE REMOVED AND REPLACE IN ONOTHER NEARBY LOCATION CONTRACTOR TO MAINTAIN EXISTING JUNCTION BOX SERVING POLE AND CONNECT NEW POLE TO EXISTING ELECTRICAL INFRASTRUCTURE. REPAIR OR REPLACE EXISTING JUNCTION BOX AS REQUIRED.
2. NEW LIGHTING POLE TO REPLACE EXISTING. INSTALL NEW WIRING UP TO EXISTING LIGHTING JUNCTION BOX CONTRACTOR TO CONNECT TO EXISTING CIRCUIT.

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST (LF-02)
- 16' HT. SINGLE LIGHT POST (LF-01)
- WALL LIGHT (LF-03)
- PATH LIGHT (LF-04)
- DTOP STANDARD POWER POLE (LF-05)
- BENCH TYPE-01 (FT-01)
- BENCH TYPE-02 (FT-02)
- XX-00 MATERIAL & FINISH ID



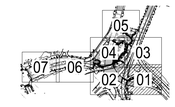
MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOCIADOS INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R.00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
01.27.2026	60% DD PROGRESS SET
01.29.2026	60% DD PROGRESS SET REV.
03.31.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

YO, ALFONSO J. LÁZARO, NÚMERO DE LICENCIA#11483, CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE, EN TANTO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE AGOSTO DE 2001, SEGÚN ENMENDADA, CONOCIDA COMO "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA", Y/O LA LEY NÚM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522
PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

SITE LIGHTING ELECTRICAL DISTRIBUTION PLAN

SCALE: As Noted

DRAWING #:
EL-701

OGPE:2026-666891-SRI-331930

CERTIFICACION DEL DISEÑADOR / DESIGNER'S CERTIFICATION

Yo, Certifico que soy ingeniero, agrimensor o arquitecto, licenciado y colegiado en cumplimiento con la Ley 173 de 1988, según enmendada, y estoy autorizado por el dueño del proyecto a presentar estos planos de construcción ante LUMA Energy como operador y administrador del Sistema de Transmisión y Distribución de la AEE. // I certify that I am a licensed and registered engineer, surveyor, or architect (in compliance with Act 173 of 1988, as amended) and authorized by the project or land owner to submit these construction plans to LUMA Energy as operator and administrator of the Transmission and Distribution System of the Puerto Rico Electric power Authority.

Yo, Certifico que cumplo con las disposiciones de la Ley Núm. 135 de 15 de junio de 1967, según enmendada, conocida como Ley de Certificación de Planos y Proyectos, certifico que preparé el diseño eléctrico de este proyecto en conformidad con los códigos, patrones, normas y reglamentos vigentes de LUMA y de otras agencias de gobierno, así como leyes federales y estatales, vigentes al inicio de las obras. // As Professional del CAAPR, I hereby certify that I prepared the electric design for this project in accordance with the codes, Standards, rules, and regulations approved by LUMA, Puerto Rico Planning Board and permits Managements Office and the CAAPR profecional Practice Manual.

FIRMA DEL DISEÑADOR / DESIGNER'S SIGNATURE

LUMA

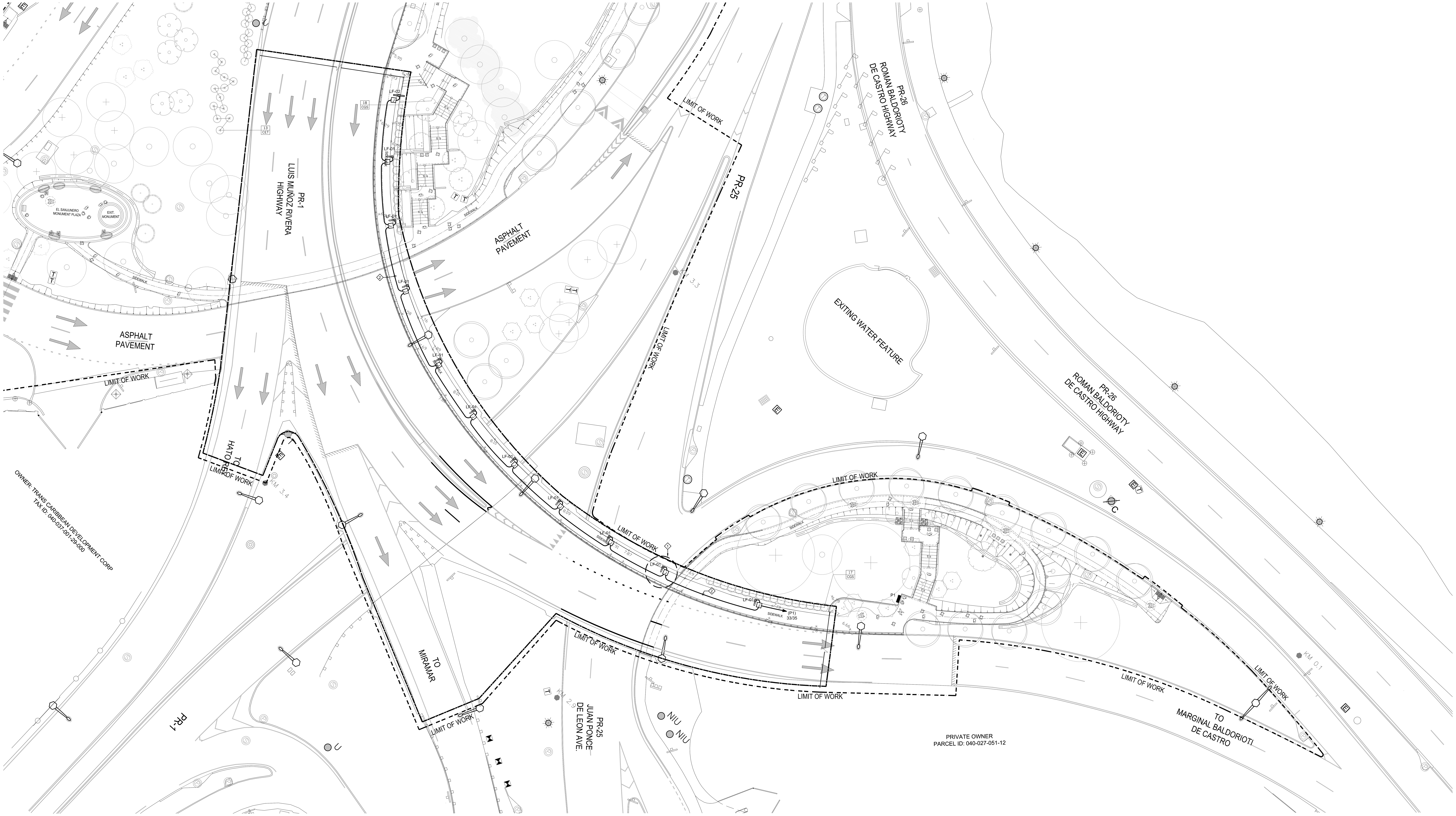
ENDOSO / ENDORSEMENT
MIRAMAR DISTRIC
PEDESTRIAN ACCESS IMPROVEMENTS

Nombre del Proyecto / Project Name: _____
Número del Proyecto / Project Number: PRSJ-26-0136
Carga / Load (kva): 15 Revisión / Revision: *

ENDOSADO POR / ENDORSED BY

1. LUMA endosa el diseño electrico mostrado en estos planos de construcción basándose en la certificación sometida por el diseñador en cumplimiento con la Ley Núm. 135 del 15 de junio de 1967, según enmendada. // Luma endorses the electric design shown in these construction plans based on the certificacion presented by the designer in compliance with Act 135 of June 15, 1967, as amended.
2. El endoso de estos planos por LUMA no exime al diseñador de la responsabilidad de cumplir con las disposiciones de la profesión que asume al certificar estos planos. Este endoso no relieva al constructor ni al inspector de otras pruvas de cumplir con las disposiciones del Código Electrico Nacional, Código de seguridad, codigos, patrones, normas y reglamentos vigentes de LUMA y de otras agencias de gobierno, así como leyes federales y estatales, vigentes al inicio de las obras. // LUMA does not assume responsibility over the certified design. LUMA's endorsement does not relieve the designer from the professional responsibility assumed with the certification of these plans. This endorsement does not relieve the contractor or the inspector of other provisions from the applicable provisions from National Electric Code, National Electric Safety Code, construction standards, norms, and regulations from LUMA and other government agencies as well as federal and state laws ruling by the time construction begins.
3. El presente endoso tiene vigencia de un (1) año. De iniciar las obras electricas dentro de este termino, mediando notificación previa a LUMA, el endoso mantendrá su vigencia hasta la terminación de los trabajos. En caso de que no se certifique obra electrica en ese término, el endoso tendrá vigencia de un (1) año adicional. // This endorsement is valid for one (1) year. If electrical works have begun during this year, with prior notification to LUMA, the endorsement will be valid until work's completion. In case there is no certified electrical work during this period, this endorsement will lose its validity. This endorsement is not to constitute and easement or to compliere the Easements Regulation for the Puerto Rico Electric Power Authority (7282 of 2007). // This endorsement is not to constitute and easement or to compliere the Easements Regulation for the Puerto Rico Electric Power Authority (7282 of 2007).

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM





MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 C/SAN JORGE, SAN JUAN, PR 00911

OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907

CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009

ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587

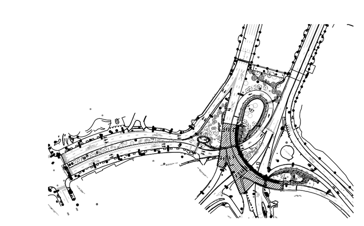
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013

STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	40% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
03.30.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

YO, ALFONSO J. LÁZARO, NÚMERO DE LICENCIA11483, CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NÚM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522
PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

ABOVE RAMP LIGHTING ELECTRICAL DISTRIBUTION PLAN

SCALE: As Noted

DRAWING #:
EL-702

116 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

GENERAL SITE UPPER BRIDGE LIGHTING ELECTRICAL DISTRIBUTION PLAN

SCALE " 1" = 20'-0"

KEYED NOTES:

1. COORDINATE POLE BASE & SUPPORT WITH STRUCTURAL DRAWINGS
2. EXPOSED CONDUIT RUN CONSISTING OF 3#2-1#4 GND, 2½" PVC SCH. 40 CONDUIT. COORDINATE CONDUIT SUPPORT EITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

OGPE:2026-666891-SRI-331930

CERTIFICACION DEL DISEÑADOR / DESIGNER'S CERTIFICATION

1. Certifico que soy ingeniero, agrimensor o arquitecto, licenciado y colegiado en cumplimiento con la Ley 173 de 1988, según enmendada, y estoy autorizado por el dueño del proyecto a presentar estos planos de construcción ante LUMA Energy como operador y administrador del Sistema de Transmisión y Distribución de la AEE. / I certify that I am a licensed and registered engineer, surveyor, or architect (in compliance with Act 173 of 1988, as amended) and authorized by the project or land owner to submit these construction plans to LUMA Energy as operator and administrator of the Transmmission and Distribution System of the Puerto Rico Electric power Authority.

2. En armonia con las disposiciones de la Ley Núm. 135 de 15 de junio de 1967, según enmendada, conocida como Ley de Certificación de Planos o Proyectos, certifico que preparé el diseño electrico de este proyecto en conformidad con los códigos, patrones, normas y reglamentos aprobados por la AEE, la Junta de Planificación y la Oficina de Gerencia de Permisos, LUMA Energy y el Manual de Práctica profesional del CIAPR. / In compliance witch Act. No. 135 of June 15, 1967, as amended known as the "Construction Plans or Project Certification Act", I certify that I prepared the electric design for this project in accordance with the codes, Standards, rules, and regulations approved by LUMA, Puerto Rico Planning Board and permits Managements Office and the CIAPR profecional Practice Manual.

FIRMA DEL DISEÑADOR / DESIGNER'S SIGNATURE

LUMA

ENDOSO / ENDORSEMENT

Nombre del Proyecto / Project Name: MIRAMAR DISTRIC PEDESTRIAN ACCESS IMPROVEMENTS
Número del Proyecto / Project Number: PRSJ-26-0136
Carga / Load (kva): 15 Revisión / Revision: -

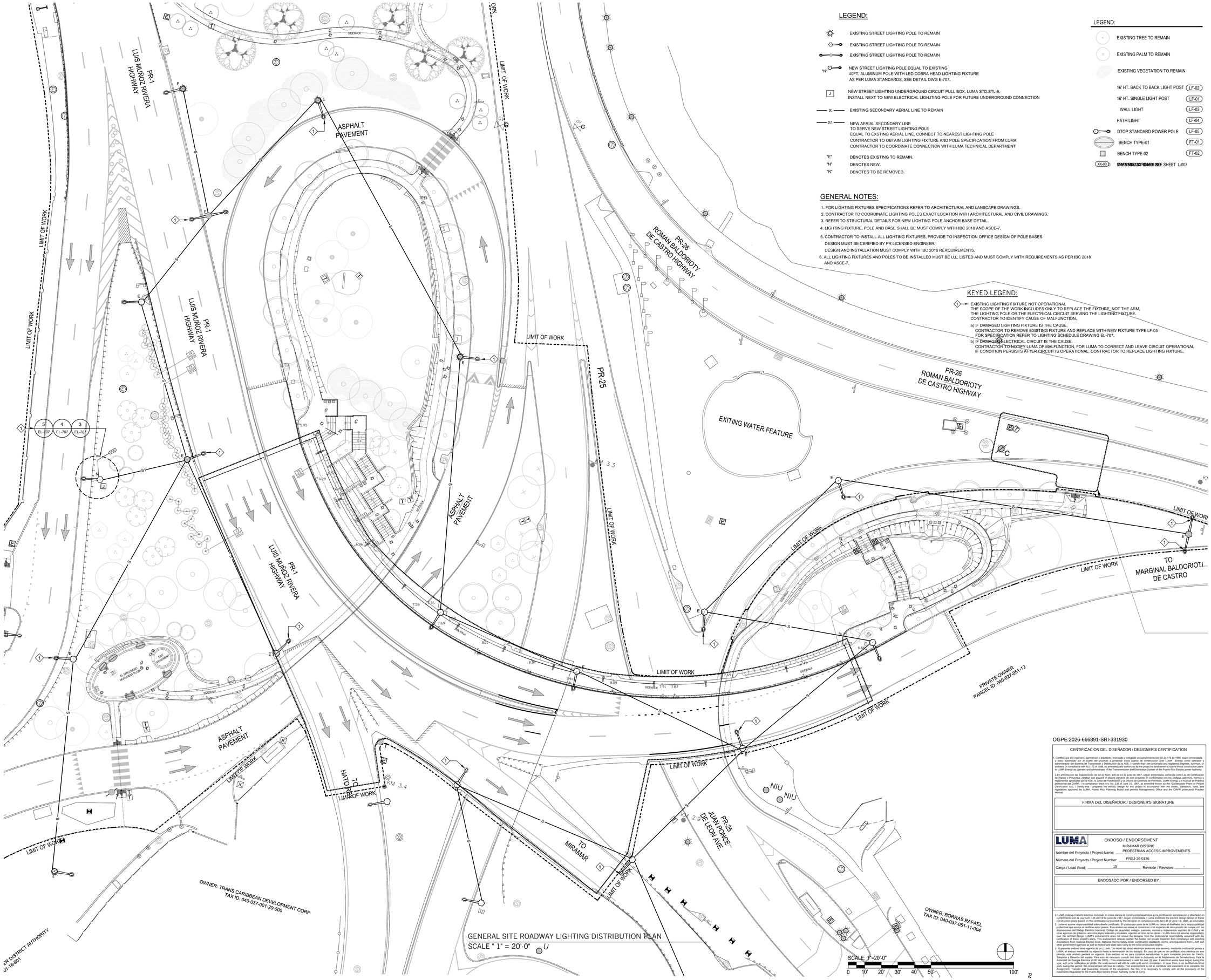
ENDOSADO POR / ENDORSED BY

1. LUMA endosa el diseño electrico mostrado en estos planos de construcción basándose en la certificación sometida por el diseñador en cumplimiento con la Lay Núm. 135 del 15 de junio de 1967, según enmendada. / Luma endorses the electric design shown in these construction plans based on the certification presented by the designer in compliance with Act 135 of June 15, 1967, as amended.
2. Luma no asume responsabilidad sobre diseño certificado. El endoso por parte de la LUMA no releva al diseñador de la responsabilidad profesional que asume al certificar estos planos. Este endoso no releva al constructor ni al inspector de obra privado de cumplir con las disposiciones del Código Eléctrico Nacional, Código de seguridad, códigos, patrones, normas y reglamentos vigentes de LUMA y de otras agencias de gobierno, así como leyes federales y estatales, vigentes al inicio de las obras. / LUMA does not assume responsibility over the certified design. LUMA's endorsement does not relieve the designer from the professional responsibility assumed with the certification of these project's plans. This endosement relieves neither the builder nor private inspector from compliance with standing dispositions from: National Electric Code, National Electric Safety Code; construction standards, norms, and regulations from LUMA and other government agencies as well as federal and state laws ruling by the time construction begins.
3. El presente endoso tiene vigencia de un (1) año. De iniciar las obras eléctricas dentro de este termino, mediando notificación previa a LUMA, el endoso mentendrá su vigencia hasta la terminación de los trabajos. En caso de que no se certifique obra eléctrica en ese periodo, este endoso perderá su vigencia. Este endoso no es para constituir servidumbre ni para completar proceso de Cesión, Traspaso y Garantía del equipo. Para esto es necesario cumplir con todo lo dispuesto en el Reglamento de Servidumbres Para la Autoridad de Energía Eléctrica (7282 de 2007). / This endorsement is valid for one (1) year, If electrical works have begun during this year, with prior notification to LUMA, the endorsement will still be valid until work's completion. In case there is no certified electrical work during this period, this endorsement will lose its validity. This endorsement is not to constitute and easement or to complete the Assignment, Transfer and Guarantee process of the equipment. For this, it is necessary to comply with all the provisions of the Easements Regulation for the Puerto Rico Electric Power Authority (7282 of 2007).

SCALE: 1"=20'-0"
0 10' 20' 30' 40' 50' 100'

LEGEND:

Symbol	Description	Tag
	EXISTING TREE TO REMAIN	
	EXISTING PALM TO REMAIN	
	EXISTING VEGETATION TO REMAIN	
	16' HT. BACK TO BACK LIGHT POST	LF-02
	16' HT. SINGLE LIGHT POST	LF-01
	WALL LIGHT	LF-03
	PATH LIGHT	LF-04
	DTOP STANDARD POWER POLE	LF-05
	BENCH TYPE-01	FT-01
	BENCH TYPE-02	FT-02
XX-00	MATERIAL TAG SEE SHEET L-003	



GENERAL SITE ROADWAY LIGHTING DISTRIBUTION PLAN
SCALE " 1" = 20'-0"

LEGEND:

- EXISTING STREET LIGHTING POLE TO REMAIN
- EXISTING STREET LIGHTING POLE TO REMAIN
- EXISTING STREET LIGHTING POLE TO REMAIN
- "N" — NEW STREET LIGHTING POLE EQUAL TO EXISTING 40FT. ALUMINUM POLE WITH LED COBRA HEAD LIGHTING FIXTURE AS PER LUMA STANDARDS, SEE DETAIL DWG E-707.
- J — NEW STREET LIGHTING UNDERGROUND CIRCUIT PULL BOX, LUMA STD.STL-9. INSTALL NEXT TO NEW ELECTRICAL LIGHTING POLE FOR FUTURE UNDERGROUND CONNECTION
- S — EXISTING SECONDARY AERIAL LINE TO REMAIN
- S1 — NEW AERIAL SECONDARY LINE TO SERVE NEW STREET LIGHTING POLE EQUAL TO EXISTING AERIAL LINE, CONNECT TO NEAREST LIGHTING POLE CONTRACTOR TO OBTAIN LIGHTING FIXTURE AND POLE SPECIFICATION FROM LUMA CONTRACTOR TO COORDINATE CONNECTION WITH LUMA TECHNICAL DEPARTMENT
- "E" DENOTES EXISTING TO REMAIN.
- "N" DENOTES NEW.
- "R" DENOTES TO BE REMOVED.

GENERAL NOTES:

1. FOR LIGHTING FIXTURES SPECIFICATIONS REFER TO ARCHITECTURAL AND LANSCAPE DRAWINGS.
2. CONTRACTOR TO COORDINATE LIGHTING POLES EXACT LOCATION WITH ARCHITECTURAL AND CIVIL DRAWINGS.
3. REFER TO STRUCTURAL DETAILS FOR NEW LIGHTING POLE ANCHOR BASE DETAIL.
4. LIGHTING FIXTURE, POLE AND BASE SHALL BE MUST COMPLY WITH IBC 2018 AND ASCE-7.
5. CONTRACTOR TO INSTALL ALL LIGHTING FIXTURES, PROVIDE TO INSPECTION OFFICE DESIGN OF POLE BASES DESIGN MUST BE CERIFIED BY PR LICENSED ENGINEER.
   DESIGN AND INSTALLATION MUST COMPLY WITH IBC 2018 RERQUIREMENTS.
6. ALL LIGHTING FIXTURES AND POLES TO BE INSTALLED MUST BE U.L. LISTED AND MUST COMPLY WITH REQUIREMENTS AS PER IBC 2018 AND ASCE-7.

KEYED LEGEND:

1 — EXISTING LIGHTING FIXTURE NOT OPERATIONAL
THE SCOPE OF THE WORK INCLUDES ONLY TO REPLACE THE FIXTURE, NOT THE ARM, THE LIGHTING POLE OR THE ELECTRICAL CIRCUIT SERVING THE LIGHTING FIXTURE. CONTRACTOR TO IDENTIFY CAUSE OF MALFUNCTION.
a) IF DAMAGED LIGHTING FIXTURE IS THE CAUSE, CONTRACTOR TO REMOVE EXISTING FIXTURE AND REPLACE WITH NEW FIXTURE TYPE LF-05 FOR SPECIFICATION REFER TO LIGHTING SCHEDULE DRAWING EL-707.
b) IF DAMAGED ELECTRICAL CIRCUIT IS THE CAUSE, CONTRACTOR TO NOTIFY LUMA OF MALFUNCTION, FOR LUMA TO CORRECT AND LEAVE CIRCUIT OPERATIONAL IF CONDITION PERSISTS AFTER CIRCUIT IS OPERATIONAL, CONTRACTOR TO REPLACE LIGHTING FIXTURE.

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- EXISTING VEGETATION TO REMAIN
- 16' HT. BACK TO BACK LIGHT POST — LF-02
- 16' HT. SINGLE LIGHT POST — LF-01
- WALL LIGHT — LF-03
- PATH LIGHT — LF-04
- DTOP STANDARD POWER POLE — LF-05
- BENCH TYPE-01 — FT-01
- BENCH TYPE-02 — FT-02
- XX-00 — MATERIALS AND SEE SHEET L-003

OGPE:2026-666891-SRI-331930

CERTIFICACION DEL DISEÑADOR / DESIGNER'S CERTIFICATION

1. Certifico que soy ingeniero; agrimensor o arquitecto, licenciado y colegiado en cumplimiento con la Ley 173 de 1988, según enmendada, y que he preparado el diseño electrico de este proyecto en conformidad con los códigos, patrones, normas y reglamentos aprobados por el administador del Sistema de Transmisión y Distribución de la AEE, / I certify that I am a licensed and registered engineer, surveyor, or architect (in compliance with Act 173 of 1988, as amended) and authorized by the project or land owner to submit these construction plans to LUMA Energy as operator and administrator of the Transmmission and Distribution System of the Puerto Rico Electric power Authority.

2.Es armona con las disposiciones de la Ley Num. 135 de 15 de junio de 1967, segun enmendada, conocida como Ley de Certificación de Planos o Proyectos, certifico que preparé el diseno electrico de este proyecto en conformidad con los códigos, patrones, normas y reglamentos aprobados por la AEE, la Junta de Planificación y la Oficina de Gerencia de Permisos, LUMA Energy y el Manual de Practica Profesional del CAPR. / In compliance wich Act. No. 135 of June 15, 1967, as amended known as the "Construction Plans or Project Certification Act", I certify that I prepared the electric design for this project in accordance with the codes, Standards, rules, and regulations approved by LUMA, Puerto Rico Planning Board and permits Management Office and the CAPR professional Practice Manual.

FIRMA DEL DISEÑADOR / DESIGNER'S SIGNATURE

LUMA — ENDOSO / ENDORSEMENT

Nombre del Proyecto / Project Name: MIRAMAR DISTRIC PEDESTRIAN ACCESS IMPROVEMENTS

Número del Proyecto / Project Number: PRSJ-26-0136

Carga / Load (kva): 15 Revisión / Revision: -

ENDOSADO POR / ENDORSED BY

1. LUMA endosa el diseño electrico mostrado en estos planos de construcción basándose en la certificación someitda por el diseñador en cumplimiento con la Ley Núm. 135 del 15 de junio de 1967, segun enmendada. / Luma endorses the electric design shown in these construction plans based on the certification presented by the designer in compliance with Act 135 of June 15, 1967, as amended.
2. Luma no asume responsabilidad sobre diseño certificado. El endoso por parte de la LUMA no releva al diseñador de la responsabilidad de cumplir con todas las disposiciones aplicables del Código Eléctrico Nacional, Código de seguridad, códigos, patrones, normas y reglamentos vigentes de LUMA y las disposiciones del Código Eléctrico Nacional, Código de seguridad, códigos, patrones, normas y reglamentos vigentes de LUMA y de otras agencias de gobierno, así como leyes federales y estatales, vigentes al inicio de las obras. / LUMA does not assume responsibility over the certified design. LUMA's endorsement does not relieve the designer from the professional responsibility assumed with the certification of these project's plans. This endorsement relieves neither the builder nor private inspector from compliance with standing requirements of the National Electrical Code, Safety Code, codes, patterns, norms and regulations from LUMA and other government agencies as well as federal and state laws ruling by the time construction begins.
3. El presente endoso tiene vigencia de un (1) año. De iniciar las obras electricas dentro de este termino, mediando notificación previa a LUMA, el endoso mantendrá su vigencia hasta la terminación de los trabajos. En caso de que no se certifique obra eléctrica en ese periodo, este endoso perderá su vigencia. Este endoso no es para constituir servidumbre ni para completar proceso de Cesión, Asignación y Garantía de Cesión de la Autoridad de Energía Eléctrica (CEG de la AEE) según requerido por el Reglamento de Servidumbres de la Autoridad de Energía Eléctrica (7282 de 2007). / This endorsement is valid for one (1) year. If electrical works have begun during this year, with prior notification to LUMA, the endorsement will still be valid until work's completion. In case there is no certified electrical work during this period, this endorsement will lose its validity. This endorsement is not to constitute and easement or to complete the Assignment, Transfer and Guarantee process of the equipment. For this, it is necessary to comply with all the provisions of the Easements Regulation for the Puerto Rico Electric Power Authority (7282 of 2007).



MARVEL

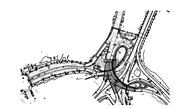
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R. 00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR PERMIT

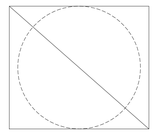
ISSUE RECORD	DESCRIPTION
12.30.2025	40% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
03.30.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV.
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION



KEY PLAN:

YO, ALFONSO J. LÁZARO, NÚMERO DE LICENCIA11483, CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIEN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES DE LA LEY NÚM. 173 DE 1988, SEGÚN ENMENDADA, Y CON TODAS LAS REGLAS APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PUBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMAS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORIQUEÑA " Y CON LA LEY NÚM. 96 DE 6 DE JULIO DE 1970, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AUDITES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCION JUDICIAL Y DISCIPLINARIA POR LA OGPE.



No. 2522
PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

SITE ROADWAY LIGHTING ELECTRICAL DISTRIBUTION PLAN

SCALE: As Noted

DRAWING #:
EL-703

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

NOTES:

1-PVC SCHED. 40 CONDUIT SHALL BE USED EXCEPT WHERE NOT ALLOWED BY N.E.C. OR UNLESS OTHERWISE INDICATED, 3/4" IPS MINIMUM SIZE, ENT CONDUIT IS NOT PERMITTED.
2-PVC FITTINGS SHALL BE CONCRETE TIGHT.
3-ALL CONDUIT IN DIRECT CONTACT WITH EARTH SHALL BE PVC SCH.40 PROVIDE WITH A GROUNDING CONDUCTORS AS PER N.E.C.
4-RACEWAY SHALL BE PROVIDED WITH APPROVED EXPANSION FITTINGS WHERE CROSSINGS BUILDING EXPANSION JOINT.
5-WHEN TWO OR MORE LIGHT SWITCHES ARE INSTALLED NEXT TO EACH OTHER CONTRACTOR MUST INSTALL THEM IN A MULTIPLE GANG BOX, SIZE AS REQUIRED.
6-THHN WIRE SHALL BE USED UNLESS OTHERWISE INDICATED, #12 A.W.G. MINIMUM SIZE.
7-PROVIDE 1#12 THHN GROUNDING CONDUCTOR OR ALL CIRCUITS. AND GROUND CONDUCTOR TO ALL CONDUITS RUNS AS PER NEC.
8-ALL CONVENIENCE RECEPTACLES SHALL HAVE A #12 GREEN JUMPER BETWEEN RECEPTACLE GROUNDING SCREW AND THE OUTLET BOX GROUNDING SCREW.
9-EACH BRANCH CIRCUIT PROTECTED WITH AN AFCI (ARC FAULT) CIRCUIT BREAKER SHALL BE FURNISHED WITH AN INDEPENDENT SEPARATE NEUTRAL CONDUCTOR. SHARING OF NEUTRAL CONDUCTORS IS NOT PERMITTED FOR AFCI PROTECTED BRANCH CIRCUITS.
10-CONTRACTOR SHALL PROVIDE A #14 GALVANIZED STEEL FISH WIRE INSIDE ALL EMPTY CONDUITS.
11-WIRING DEVICES AND PLATES SHALL BE DECORA TYPE, RESIDENTIAL GRADE, COLOR TO BE SELECTED BY ARCHITECT.
13-ALL 15A OR 20A-125VOLTS RECEPTACLES SHALL BE LISTED "TAMPER RESISTANCE RECEPTACLES".
14-ALL CIRCUIT BREAKERS 1P-20A-125V SHALL BE ARC FAULT BREAKER.
15-LIGHTING FIXTURES TO BE SUPPLY & INSTALL BY CONTRACTOR.
16-ALL BOXES SHALL BE 4" X 4" X 2½" MINIMUM, GALVANIZED STEEL, PROVIDE 1 GANG R.C. WHEN ONLY ONE WIRING DEVICE IS SHOWN.
17-ALL INDICATED HEIGHTS ARE FROM CENTER OF BOX TO FINISHED FLOOR.
18-CONTRACTOR SHALL COORDINATE WITH OTHER TRADES FOR ALL UNDERGROUND PIPES, CONDUITS AND PULL BOXES.
19-ELECTRICAL INSTALLATION SHALL BE DONE IN STRICT ACCORDANCE WITH N.E.C. AND P.R.E.P.A. REGULATIONS, LATEST EDITION.
20-INSTALLATION DETAILS ARE ILLUSTRATIVE AND SHOULD NOT BE USED WITHOUT VERIFYING JOB SITE CONDITIONS, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING ANY DEVIATION THEREFROM.
21-ROUTE OF CONDUITS SHOWN IN LAY-OUT IS SCHEMATIC AND INTENDED ONLY TO INDICATE INTERCONNECTIONS BETWEEN OUTLETS. EXACT ROUTING SHALL BE DETERMINED WITH STRUCTURAL CONDITIONS.
22-CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND/OR EQUIPMENT REQUIRED FOR A COMPLETE WORKING SYSTEM.
23-EQUIPMENT AND MATERIAL INSTALLATION SHALL BE DONE IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
24-DIMENSIONS, QUANTITY AND LOCATION OF JUNCTION OR PULL BOXES SHALL BE REVISED BY ELECTRICAL CONTRACTOR ACCORDING TO ACTUAL FIELD CONDITIONS TO SECURE AT LEAST PERMISSIBLE MINIMUM CABLE BENDING RADIUS AND THE MAXIMUM PERMISIBLE PULLING TENSION. THERE SHALL NOT BE MORE THE EQUIVALENT OF FOUR (4) QUARTER BENDS (360° TOTAL) BETWEEN CABLE PULL POINTS.
26-CONTRACTOR MUST VERIFY AND CONFIRM ALL DISTANCES AT THE FIELD.
27-FINAL LOCATION OF PANELBOARDS MAY VARY IN ACOORDANCE TO FIELD CONDITIONS CONTRATOR SHALL PREPARE SHOP DRAWING BEFORE PROCEDING WITH FINAL EQUIPMENT INSTALLATION.
28-CONTRACTOR SHALL BALANCE ALL LOADS.
29-ANY UNDERGROUND CONDUIT FOR SECONDARY FEEDER SHALL BE BURIED AT A MINIMUM DEPTH OF 36" BELOW FINISHED GRADE, UNLESS COVERED BY 4" CONCRETE ENVELOPE IN WICH CASE MINIMUM DEPTH SHALL BE 18" BELOW FINISHED GRADE.
30-ELECTRICAL CONTRACTOR SHALL PROVIDE POWER & CONNECT ALL EQUIPMENT FURNISHED UNDER OTHER SECTION OF THE SPECIFICATIONS. FINAL CONNECTION SHALL BE DONE UNDER THE SUPERVISION OF THE RESPECTIVE CONTRACTORS.
32-CONTRACTOR MUST MAKE FINAL CONNECTION TO ALL MECHANICAL EQUIPMENT UNDER THE DIRECT SUPERVISION OF THE MECHANICAL CONTRACTOR, FROM A DISCONNECT SWITCH OR MAGNETIC STARTER FURNISHED AND INSTALL BY ELECTRICAL CONTRACTOR LOCATED AT 5'-0" FROM EACH MOTOR.
35-THIS DRAWINGS ARE A SCHEMATIC REPRESENTATION OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL NOT RUN CONDUITS THRU ANY FIRE RATED CHASE, IF A CONDUIT OR J-BOX IS INSTALLED IN OR THRU A FIRE RATED CHASE OR WALL IT SHALL BE SEALED ACCORDINGLY IN ODER TO MAINTAIN THE RATING OF THE WALL. RACEWAY PENETRATIONS THROUGH FIRE RATED PARTITIONS, CEILINGS, SLAB, AND SIMILAR COMPONENTS SHALL BE SEALED WITH UL LISTED FIRE RATED SEALING COMPOUND AND SLEEVES SIMILAR TO 3M 443 OR APPROVED EQUAL. FIELD COORDINATE WITH ARCHITECTURAL, STRUCTURAL PLANS AND UTILITY FOR EXACT RATING AND LOCATION OF FIRE RATED PARTITIONS.
36-MINIMUM CLEARANCES SHOWN FOR ELECTRICAL EQUIPMENT SHALL BE COORDINATED WITH ELECTRICAL EQUIPMENT MANUFACTURER AS PART OF SHOP DRAWING SUBMITTAL: IT SHALL COMPLY WITH NEC-110 AND BE VERIFIED BEFORE SHOP DRAWING SUBMITTAL & ORDERING OF EQUIPMENT.
37-IF ANY DISCREPANCIES ARE DISCOVERED ON THESE PLANS, THE ELECTRICAL CONTRACTOR SHALL FOLLOW AND ADHERE TO THE MORE STRINGENT REQUIREMENT OR CONDITION. OTHERWISE, A WRITEN CLARIFICATION SHALL BE OBTAINED FROM THE ELECTRICAL DESIGN ENGINEER.
38-ELECTRICAL INSTALLATION OF PONDS AND FOUNTAINS SHALL BE DONE IN STRICT ACCORDANCE WITH N.E.C. AND P.R.E.P.A. REGULATIONS, IN PARTICULAR REFER TO ARTICLE NO. 680 OF N.E.C.
39-ALL EXTERIOR, EXPOSED JUNCTION BOXES SHALL BE WEATHERPROOF TYPE UNLESS OTHERWISE NOTED.
40-MULTI-WIRE BRANCH CIRCUITS, AS DEFINED BY ARTICLE 100 OF THE N.E.C. SHALL HAVE MULTI-POLE CIRCUIT BREAKERS WITH INTERGRAL COMMON TRIP. SINGLE POLE BREAKERS WITH IDENTIFIED HANDLE TIES MAY BE USED PER N.E.C. ART. 240.15(B).
41-ALL POOL RELATED ELECTRICAL INSTALLATION SHALL BE DONE IN STRICT ACCORDANCE WITH N.E.C. AND P.R.E.P.A. REGULATIONS, IN PARTICULAR REFER TO ARTICLE NO. 680 OF N.E.C.

GENERAL NOTES & SCOPE OF WORK FOR ELECTRICAL WORK:

1. CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS DURING BID PROCESS PRIOR TO CONSTRUCTION. NOTIFY OWNER REPRESENTATIVE OF ANY DISCREPANCY IMMEDIATELY.
2. THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THE PLANS ARE THE BEST KNOWLEDGE OF THE MUNICIPALITY AND OWNER'S. PRIOR TO PROCEEDING WITH ANY EXCAVATIONS, THE CONTRACTOR SHALL CONTACT THE CORRESPONDING AUTHORITY.
3. REFER TO CIVIL AND ARCHITECTURAL DRAWINGS FOR SIGNAGE, RAMP IMPROVEMENTS OR NAY FIXTURES INSTALLATION CURRENTLY AFFIXED TO THE SIDEWALK.
4. CONTRACTOR SHALL REMOVE EXISTING LIGHTING POLE AND ANY TEMPORARY AERIAL POWER LINE INTERCONNECTING THE EXISTING LIGHTING POLES. EVALUATED THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM SERVING THE LIGHTING FIXTURES, IDENTIFY ANY DEFICIENCIES AND CORRECT AS NECESSARY TO PROVIDE A WORKING SYSTEM WITHOUT ANY DEFECTS. COORDINATE WITH OWNER (MUNICIPIO DE SAN JUAN).
5. CONTRACTOR SHALL BE RESPONSIBLE OF COORDINATING WITH LUMA ALL REQUIRED SERVICE SHUT-DOWNS TO PERFORM THE DESCRIBED WORK.
6. CONTRACTOR SHALL VERIFY EXISTING BRANCH CIRCUIT TO BE OPERATIONAL AND VERIFY GROUNDING SYSTEM INTEGRITY BY MEANS OF APPROVED TESTING PROCEDURES. TEST RESULTS SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER OR LICENSED ELECTRICIAN. ALL TESTS SHALL BE SUBMITTED TO PROJECT'S INSPECTION PRIOR TO POLE INSTALLATION. CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND.
7. CONTRACTOR SHALL PROVIDE QUICK DISCONNECT FUSE HOLDERS FOR CIRCUIT PROTECTION AT ALL LIGHTING POLES AND RE-WIRE BRANCH CIRCUIT TO NEAREST STREET LIGHTING PULL BOX.
8. ALL SPLICES SHALL BE MADE IN EXISTING PULL BOXES WITH COMPRESSION SLEEVES OR SPLIT BOLT CONNECTORS PROPERLY TAPED AND WEATHER PROOFED.
9. REFER TO STRUCTURAL DETAILS FOR NEW LIGHTING POLE ANCHOR BASE DETAIL.
10. CONTRACTOR SHALL VERIFY OPERATIONAL STATE OF ALL ELECTRICAL SERVICES AND CONTROLS CURRENTLY FEEDING STREET LIGHTING AND CORRECT ANY DEFICIENCIES.
11. PRIOR TO SUBMITTING BID CONTRACTOR MUST PERFORM A SITE VISIT AND CONFIRM THE LOCATION OF ALL PULL BOXES, LIGHTING POLES.
12. CONTRACTOR TO COORDINATE LIGHTING POLES EXACT LOCATION WITH ARCHITECTURAL AND CIVIL DRAWINGS.
13. PRIOR TO THE INSTALLATION OF ANY OF THE LIGHTING POLES CONTRACTOR MUST PERFORM A SURVEY TO DETERMINE THE UTILITY OVERHEAD LINES PROFILE AND CERTIFY THAT THEY HAVE THE REQUIRED CLEARANCES FROM THE NEW LIGHTING POLES. NOTIFY ARCHITECT OF ANY DEVIATIONS FROM LUMA OR NETPR THE REQUIREMENTS.
14. CONTRACTOR MUST PROVIDE AS-BUILT DRAWINGS OF EXISTING AND NEW ELECTRICAL INFRASTRUCTURE SERVING THE LIGHTING POLES.

ELECTRICAL CONSTRUCTION PLAN NOTES

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 PERMITS & RIGHT OF WAYS CONCERNING THIS TYPE OF PROJECT.
3-OWNER MUST CONTRACT THE SERVICES OF A PUERTO RICO LICENSED ENGINEER WHO WILL BE RESPONSIBLE OF INSPECTING THE WORK IN ACCORDANCE WITH NUMBER 7 CERTIFICATION LAW JULY 19, 1985, AS AMMENDED, AND WILL ENFORCE LUMA'S ELECTRICAL CONSTRUCTION PROJECT PLANS CERTIFICATION REGULATION. OWNER MUST NOTIFY LUMA, THE PRIVATE INSPECTOR DESIGNATION BEFORE PROJECT BEGINS.
4-ELECTRICAL CONTRACTOR SHALL PERFORM THIS WORK, AS DESIGNED ON THESE DRAWINGS. CONTRACTOR MUST OBSERVE THE BEST ELECTRICAL CONSTRUCTION INDUSTRY PRACTICES. INSTALLATION SHALL BE IN ACCORDANCE WITH LUMA'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 FOR CONSULTING THE DESIGNER OR PROJECT DESIGNATED INSPECTOR REGARDING ANY DOUBT IN PLANS, INTERPRETATION, WORK EXECUTION, TECHNICAL SPECIFICATION, EXISTING FIELD CONDITION, DESIGN CRITERIA OR DISCREPANCES THAT MAY APPEAR.
6-ELECTRICAL CONTRACTOR SHALL NOTIFY LUMA OF THE START OF CONSTRUCTION AT LEAST 15 DAYS BEFORE PROJECT START, CONTRACTOR SHALL DO SO BY FILING PREPA'S CONSTRUCTIONS START DOCUMENT.
7-ELECTRICAL CONTRACTOR AND PRIVATE INSPECTOR ARE RESPONSIBLE TO SCHEDULE, ASSIST. & COORDINATE WITH LUMA'S CORRESPONDING REGION DISTRIBUTION ENGINEERING DEPARTMENT A PRE-CONSTRUCTION MEETING.
8-ALL WORK ON ENERGIZED LINES, INCLUDING THE PROJECT FINAL CONNECTION, MUST BE DONE BY LUMA AND THE OWNER MUST ASSUME ALL THE EQUIPMENT, MATERIAL & LABOR COST. OWNER (VIA PROJECT'S CONTRACTOR) MUST REQUEST TO LUMA A JOB QUOTE. THE QUOTE IS VALID FOR 3 MONTHS.
9-PERFORMING ANY KIND OF WORK ON ELECTRICAL RIGHT OF WAY WITHOUT LUMA'S WRITTEN AUTHORIZATION IS STRICTLY PROHIBITED.
10-LUMA WILL NOT APPROVE ANY CONNECTION OF PROJECTS THAT ARE INVADING RIGHT OF WAYS OR THAT DO NOT COMPLY WITH THE REQUIRED SECURITY SET BACKS.

SYSTEMS:

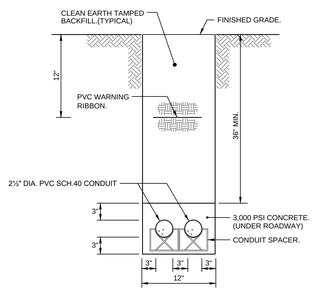
1-IT IS OWNER'S/CONTRACTOR RESPONSIBILITY TO PERFORM CABLE TESTS TO ALL PRIMARY AND SECONDARY FEEDERS AND STRESS CONES. TESTS RESULTS MUST BE IN ACCORDANCE WITH LUMA'S ESTABLISHED PARAMETERS FOR EACH TEST. TEST MUST BE PERFORMED IN COORDINATION WITH LUMA'S ENGINEERING DEPARTMENT'S INSPECTIONS OFFICE REPRESENTATIVE.
2-DURING CABLE INSTALLATION, CABLE MUST BE PROTECTED FROM HUMIDITY AND DAMAGES. CONTRACTOR IS RESPONSIBLE FOR INSTALLING CABLES USING RECOMMENDED PULLING TECHNIQUES IN ORDER NOT TO EXCEED SPECIFIED CABLE MAXIMUM PULLING TENSION.
3-MANHOLE COVERS TO BE INSTALLED AT GREEN PLANTING AREAS MUST BE PROTECTED USING A REINFORCED CONCRETE SLAB AS PER LUMA'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 LUMA
5-UNDERGROUND CONDUIT DUCT BANK MUST BE INSPECTED BY LUMA BEFORE IT IS COVERED AND COMPACTED WITH EARTH.
6-ALL DUCT BANK EXPOSED TO VEHICULAR TRAFFIC MUST BE PROTECTED WITH A CONCRETE ENVELOPE. THOSE THAT ARE NEAR OTHER UTILITIES INSTALLATIONS MUST BE 18" MINIMUM SPACING FROM THEM.
7-THE QUANTITY OF SPARE FUSES THAT CONTRACTOR MUST SUPPLY IS THE SAME QUANTITY AS FUSES INSTALLED AT EACH SUBSTATION.
8-GROUNDING CONNECTORS TO BE USED FOR SUBSTATIONS MUST BE THERMO-WELD OR COMPRESSION TYPE.
9-CONTRACTOR MUST PROVIDE PULLING WIRE (FISHWIRE) AT EACH SPARE CONDUIT.
10-MAXIMUM GROUND RESISTANCE AT ALL DISTRIBUTION SYSTEMS MUST BE 10 OHMS. A GROUNDING ROD FOR NEUTRAL CONNECTION MUST BE INSTALLED FOR EVERY FOUR POLES OR EVERY 1,000 FEET AND IN ALL TRANSFORMERS.
11-TWO SPARE CONDUITS FOR FUTURE USE MUST BE INSTALLED AT EACH CONCRETE POLE BASE AS REQUIRED BY LUMA
12-CONCRETE POLE BASES MUST BE INSPECTED BY LUMA AT THE CONSTRUCTION PHASE.

MATERIALS:

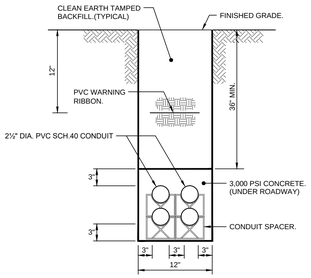
1-ALL EQUIPMENT TO BE USED IN THE CONSTRUCTION HAS TO COMPLY WITH IEEE, ANSI, NEMA & ASTM STANDARDS.
2-CONTRACTOR IS RESPONSIBLE TO VERIFY WITH LUMA, PRIOR TO INSTALLATION, THAT ALL MATERIAL OR EQUIPMENT TO BE USED IS LUMA APPROVED. LUMA RESERVES THE RIGHT OF ACCEPTING ANY EQUIPMENT TO BE TRANSFERRED TO THEM.
3-ALL MATERIAL & EQUIPMENT (INCLUDING TRANSFORMERS & SUBSTATION ENCLOSURES) TO BE INSTALLED WITHIN ONE (1) MILE OR LESS OF SALTWATER BODIES MUST BE CONSTRUCTED IN STAINLESS STEEL.
4-FOR UNDERGROUND SYSTEMS, USE PRIMARY CABLES WITH 15KV STRESS CONE FOR DISTRIBUTION VOLTAGES AND 46KV STRESS CONE FOR 38KV VOLTAGE.
5-FOR OVERHEAD SYSTEMS, USE 15KV POLYMER INSULATORS FOR DISTRIBUTION VOLTAGES AND 46KV POLYMER INSULATORS FOR 38KV VOLTAGE.
6-CONTRACTOR IS RESPONSIBLE FOR PROPERLY MARKING ALL TRANSFORMERS TO BE TRANSFERRED TO LUMA WITH A PROPERTY NUMBER PROVIDED BY THE CORRESPONDING DISTRIBUTION ENGINEERING DEPARTMENT.

SPECIAL NOTES:

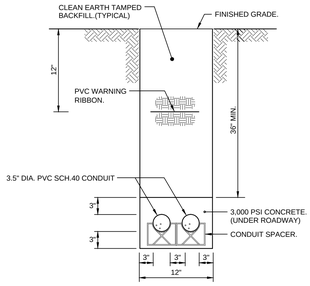
1-PROJECT OWNER SHALL PAY LUMA THE AMOUNT OF $0.00 FOR THE EXISTING ELECTRICAL SYSTEM IMPROVEMENTS.
2-LUMA WILL NOT ENERGIZE THE PROJECT UNTIL THE OWNER HAS ESTABLISHED THE REQUIRED RIGHT OF WAYS IN ACCORDANCE WITH "REGLAMENTO DE SERVIDUMBRES PARA LA AUTORIDAD DE ENERGIA ELECTRICA". THIS NOTE APPLIES TO ALL REQUIRED RIGHT OF WAY, INSIDE & OUTSIDE THE PROPERTY LIMITS.
3-THE INSTALLATION OF THE METERING SYSTEMS HAS TO BE COORDINATED WITH THE REGIONAL METERING OFFICE. DESIGNER OR ELECTRICAL CONTRACTOR HAS TO CONSULT WITH THIS OFFICE ABOUT MATERIALS & EQUIPMENTS TO BE USED AND EQUIPMENT LOCATION.
4-THE INSTALLATION OF ELECTRICAL SUBSTATIONS, TRANSFORMERS OR ANY OTHER ELECTRICAL EQUIPMENT OVER SEWER SYSTEM, WATER LINES OR ANY OTHER UTILITIES IS PROHIBITED.
5-PRIOR TO PURCHASING ANY METERING EQUIPMENT, ELECTRICAL CONTRACTOR SHALL COORDINATE WITH LUMA METERING SECTION THE AVAILABILITY OF EQUIPMENTS TO BE SUPPLIED BY LUMA.
6-IF THIS PROJECT REQUIRES LUMA BULK POWER RATE CONTRACT, WHICH IS REQUIRED TO BE SIGNED PRIOR TO ENERGIZING THE PROJECT. THE LOCATION, EQUIPMENT AND METER TYPE TO BE USED SHALL BE COORDINATED WITH "OFICINA IRREGULARIDADES EN EL CONSUMO DE ENERGIA ELECTRICA-MEDICION". SUPERVISOR AT SAN JUAN REGIONAL OFFICE.



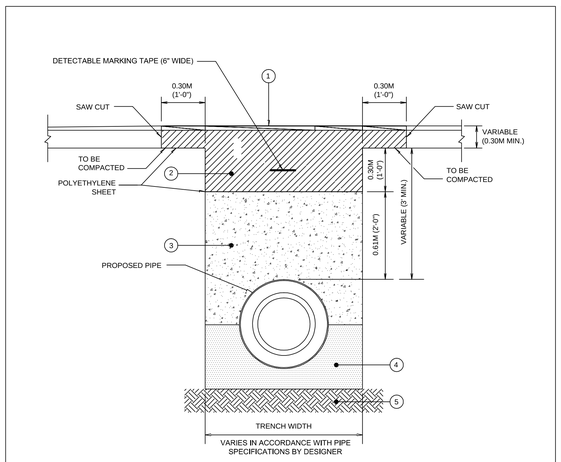
TYPICAL TRENCH DETAIL A EL-704
N.T.S.



TYPICAL TRENCH DETAIL B EL-704
N.T.S.



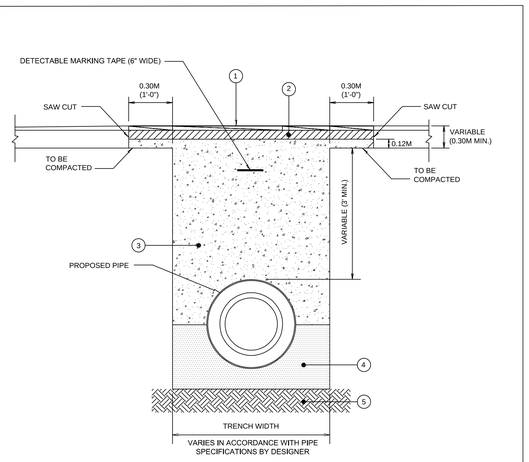
TYPICAL TRENCH DETAIL C EL-704
N.T.S.



LEGEND:

1. 0.075M HOT PLANT BITUMINOUS CONCRETE PAVEMENT S(75)(12) AS PER SPEC. 401 OF THE PUERTO RICO HIGHWAY AND TRANSPORTATION AUTHORITY (PRHTA) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.
2. FLOWABLE FILL BASE AS PER SPECIFICATION 905 (PRHTA) WITH THE EXCEPTION THAT COMPRESSIVE STRENGTH AT 28 DAYS SHALL NOT BE GREATER THAN 100 PSI AND NO LESS THAN 50 PSI AS DETERMINED IN ACCORDANCE WITH ASTM D 4832
3. FILLING WILL BE 3/4" COMMERCIAL GRAVEL, THE GRAVEL MUST BE PLACED AND TAMPERED IN LAYERS NO EXCEEDING 0.45 (1'-6") IN LOOSE THICKNESS. NO BACKFILLING WILL BE ALLOWED.
4. WELL COMPACTED 1/2" DIAMETER DOWN OF CLEAN CRUSHED STONE OR BEDDING SPECIFIED BY DESIGNER.
5. EXISTING SOIL.

TRENCH DETAIL "A" IN EXISTING ROAD



LEGEND

1. 0.075M HOT PLANT BITUMINOUS CONCRETE PAVEMENT S(75)(12) AS PER SPEC. 401 OF THE PUERTO RICO HIGHWAY AND TRANSPORTATION AUTHORITY (PRHTA) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.
2. 0.10 ASPHALT BASE COURSE HOT PLANT MIX BITUMINOUS CONCRETE PAVEMENT, B(75) AS PER SPEC 401 (PRHTA)
3. FILLING WILL BE 3/4" COMMERCIAL GRAVEL, THE GRAVEL MUST BE PLACED AND TAMPERED IN LAYERS NO EXCEEDING 0.45 (1'-6") IN LOOSE THICKNESS. NO BACKFILLING WILL BE ALLOWED.
4. WELL COMPACTED 1/2" DIAMETER DOWN OF CLEAN CRUSHED STONE OR BEDDING SPECIFIED BY DESIGNER.
5. EXISTING SOIL.

TRENCH DETAIL "B" IN EXISTING ROAD

OGPE:2026-666891-SRI-331930

CERTIFICACION DEL DISEÑADOR / DESIGNER'S CERTIFICATION

I, Certifico que soy ingeniero, agrimensor o arquitecto, licenciado y colegiado en cumplimiento con la Ley 173 de 1988, segun enmendada, y estoy autorizado por el dueño del proyecto a presentar estos planos de construcción ante LUMA. Energy como operador y administrador del Sistema de Transmisión y Distribución de la AEE. / I certify that I am a licensed and registered engineer, surveyor, or architect (in compliance with Act 173 of 1988, as amended) and authorized by the project or land owner to submit these construction plans to LUMA Energy as operator and administrator of the Transmmission and Distribution System of the Puerto Rico Electric power Authority..

Z.En armonia con las disposiciones de la Ley Num. 135 de 15 de junio de 1967, segun enmendada, conocida como Ley de Certificación de Planos o Proyectos, certifico que preparé el diseno electrico de este proyecto en conformidad con los codigos, patrones, normas y reglamentos aplicables. Además, certifico que soy un profesional debidamente autorizado para ejercer la profesión de ingeniería en el CAPR. / In compliance with Act. No. 135 of June 15, 1967, as amended known as the "Construction Plans or Project Certification Act", I certify that I prepared the electric design for this project in accordance with the codes, Standards, rules, and regulations approved by LUMA, Puerto Rico Planning Board and permits Managements Office and the CAPR professional Practice Manual.

FIRMA DEL DISEÑADOR / DESIGNER'S SIGNATURE

LUMA

ENDOSO / ENDORSEMENT

MIRAMAR DISTRIC

Nombre del Proyecto / Project Name: PEDESTRIAN ACCESS IMPROVEMENTS

Número del Proyecto / Project Number: PRSJ-26-0136

Carga / Load (kva): 15 Revisión / Revision: -

ENDOSADO POR / ENDORSED BY

1. LUMA endosa el diseño electrico mostrado en estos planos de construcción basándose en la certificación sometida por el diseñador en cumplimiento con la Ley Núm. 135 del 15 de junio de 1967, segun enmendada. / Luma endorses the electric design shown in these construction plans based on the certification presented by the designer in compliance with Act 135 of June 15, 1967, as amended.
2. El endoso mencionado en la parte anterior no relevará al diseñador de la responsabilidad asumida con el sello de su profesión profesional que asume al certificar estos planos. Este endoso no relieva al constructor o al inspector de obra privada de cumplir con las disposiciones del Código Eléctrico Nacional, Código de seguridad, códigos, patrones, normas y reglamentos vigentes de LUMA y de otras agencias de gobierno, así como leyes federales y estatales, vigentes al inicio de las obras. / LUMA does not assume responsibility over the certified design. LUMA's endorsement does not relieve the designer from the professional responsibility assumed with the stamping of his profession. This endorsement does not relieve the builder or the inspector of private work from complying with the provisions from: National Electric Code, National Electric Safety Code, construction standards, norms, and regulations from LUMA and other government agencies as well as federal and state laws ruling by the time construction begins.
3. El presente endoso tiene vigencia de un (1) año. De iniciar las obras electricas dentro de este termino, mediando notificación previa a LUMA, el endoso mencionado su vigencia hasta la terminación de los trabajos. En caso de que no se certifique obra electrica en ese periodo, este endoso será nulo y sin efecto. Este endoso no incluye el diseño de sistemas de protección contra descargas atmosféricas, Tiraplaso y Garantía del equipo. Para esto es necesario cumplir con todo lo dispuesto en el Reglamento de Servidumbres Para la Autoridad de Energía Eléctrica (7282 de 2007). / This endorsement is valid for one (1) year, if electrical works have begun during this year, with prior notification to LUMA, the endorsement will be valid until work's completion. In case there is no certified electrical work during this period, this endorsement will lose its validity. This endorsement is not to constitute and easement or to complete the Easements Regulation for the Puerto Rico Electric Power Authority (7282 of 2007). It is necessary to comply with all the provisions of the Easements Regulation for the Puerto Rico Electric Power Authority (7282 of 2007).

MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR,00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOCIADOS INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R.00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	40% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
03.30.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV,
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV,
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

YO, ALFONSO J. LÁZARO, NÚMERO DE LICENCIA11483, CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONÓ, DISEÑÓ Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS, TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA PAVIMENTACIÓN DE LA INDUSTRIA PUERTORIQUEÑA", Y CON LA LEY NÚM. 76 DE 5 DE AGOSTO DE 2000, SEGÚN ENMENDADA. ASIMISMO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PROCUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

SITE LIGHTING ELECTRICAL NOTES AND DETAILS

SCALE: As Noted

DRAWING #:
EL-704 118 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM

PANELBOARD SCHEDULE

PANEL DESCRIPTION: P1 — LOCATION: METER PEDESTAL
VOLTS: 120/240V-2PH-3W — AMPS: 200
MOUNTING: FLUSH — I.C.: 10,000
PANEL TYPE: CUTLER HAMMER — REMARKS: NEMA 4X - STAINLESS STEEL, W/ LIGHTING CONTACTOR

LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
SPARE		20	1	2	20		TIME SWITCH
SPARE		20	3	4	20		SPARE
SPARE		20	5	6	20		SPARE
SPARE		20	7	8	20		SPARE
SPACE		-	9	10	20		SPARE
SPACE		-	11	12	20		SPARE
SPACE		-	13	14	20		SPARE
SPACE		-	15	16	-		SPACE
SPACE		-	17	18	-		SPACE
SPACE		-	19	20	-		SPACE
PANEL P1	GFI	100	21	22	-		SPACE
			23	24	-		SPACE
MECHANICALLY HELD LIGHTING CONTACTOR 250V-2P-100AMP							
LF-01, LIGHT POLES, 30W (10), 300W	GFI	20	25	26	20	GFI	PATH LIGHTS, LF-04, TW, (7), 49W
			27	28			
LF-01, LIGHT POLES, 30W (7), 210W	GFI	20	29	30	20	GFI	WALL LIGHTS, LF-03, 30W, (6), 180W
			31	32			
LF-01, LIGHT POLES, 30W (11), 330W	GFI	20	33	34	20	GFI	SPARE
			35	36			
SPARE	GFI	20	37	38	20	GFI	SPARE
			39	40			
SPARE	GFI	20	41	42	20	GFI	SPARE
			43	44			
SPACE		-	45	46	-		SPACE
SPACE		-	47	48	-		SPACE

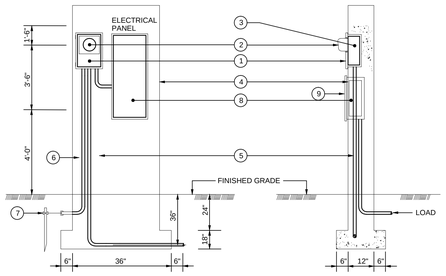
TOTAL WATTS: 1,069W + 1,383W = 2,452 WATTS

PANELBOARD SCHEDULE

PANEL DESCRIPTION: P2 — LOCATION: METER PEDESTAL
VOLTS: 120/240V-2PH-3W — AMPS: 200
MOUNTING: FLUSH — I.C.: 10,000
PANEL TYPE: CUTLER HAMMER — REMARKS: NEMA 4X - STAINLESS STEEL, W/ LIGHTING CONTACTOR

LOAD DESCRIPTION	FRAME	TRIP	CKT. NO.	CKT. NO.	TRIP	FRAME	LOAD DESCRIPTION
SPARE		20	1	2	20		TIME SWITCH
SPARE		20	3	4	20		SPARE
SPARE		20	5	6	20		SPARE
SPARE		20	7	8	20		SPARE
SPACE		-	9	10	20		SPARE
SPACE		-	11	12	20		SPARE
SPACE		-	13	14	20		SPACE
SPACE		-	15	16	-		SPACE
SPACE		-	17	18	-		SPACE
SPACE		-	19	20	-		SPACE
SPACE		-	21	22	-		SPACE
SPACE		-	23	24	-		SPACE
MECHANICALLY HELD LIGHTING CONTACTOR 250V-2P-100AMP							
LF-01, LIGHT POLES, 30W (10), 300W	GFI	20	25	26	20	GFI	LF-01, LIGHT POLES, 30W (9), 270W
			27	28			
LF-01, LIGHT POLES, 30W (9), 270W	GFI	20	29	30	20	GFI	PATH LIGHTS, LF-04, 7W, (9), 63W
			31	32			
LF-01, LIGHT POLES, 30W (10), 300W	GFI	20	33	34	20	GFI	WALL LIGHTS, LF-03, 30W, (5), 150W
			35	36			
LF-01, LIGHT POLES, 30W (4), 120W	GFI	20	37	38	20	GFI	SPARE
			39	40			
SPARE	GFI	20	41	42	20	GFI	SPARE
			43	44			
SPACE		-	45	46	-		SPACE
SPACE		-	47	48	-		SPACE

TOTAL WATTS: 1,383 WATTS



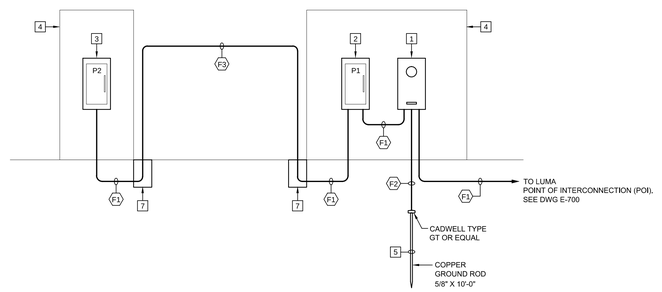
ELEVATION — SECTION

CONCRETE PEDESTAL FOR A VANDAL PROOF ELECTRICAL METER INSTALLATION — 1 / EL-704

N.T.S.

CONCRETE PEDESTAL - ITEMS DESCRIPTION:

1. VANDALPROOF ELECTRICAL METER BASE, 200A, 120/240, 1 PHASE, 3 WIRES; W/100A, 250V, 2P M.C.B., STAINLESS STEEL NEMA 3R.
2. LEXAN GLASS OR APPROVED EQUAL.
3. STAINLESS STEEL DOOR 16"W x 24"HC 1/8" THICK WITH 2-HINGES AND PADLOCKING FACILITIES. DOOR SHALL BE PAINTED WITH AN ANTIRUST PAINT. METER SHALL BE PROVIDED WITH VANDAL PROOF ENCLOSURE.
4. STEEL REINFORCED CONCRETE PEDESTAL.
5. INCOMING FEEDER, CONSISTING OF 3#1/0 AWG RHH-2 & 1#4 CU.-GND IN 2½" PVC SCH.40 CONDUIT.
6. 1#6 THW WIRE (G.G.) IN 1" RIGID PVC SCHEDULE 40 CONDUIT.
7. 5/8" x 10'-0" COPPER GROUND ROD WITH A BRASS CLAMP AT 6" B.F.G.
8. LIGHTING PANEL AS PER PANEL SCHEDULE.
9. WEATHER AND VANDAL PROOF DOOR FOR PANEL ENCLOSURE PROVIDED WITH PADLOCKING FACILITIES.



ONE LINE DIAGRAM — 2 / EL-705

N.T.S.

FEEDER SCHEDULE:

- F1 — 3#350MCM AWG & 1#4 (GD) - 3.5" PVC CHED. 40 C. & 1-3.5" PVC SCH. 40 SPARE CONDUIT
- F2 — 1#6 GROUND GREEN CONDUCTOR - 1" PVC SCHED 40 C.
- F3 — EXPOSED CONDUIT RUN, INSTALLED IN NEW BRIDGE SIDEWALK 3#350MCM & 1#4 (GD) - IN 3.5" PVC SCHED. 80 C. & 1-3.5" PVC SCH. 80 SPARE CONDUIT

ONE LINE DIAGRAM LEGEND:

1. ELECTRICAL METER (SEE DETAIL)
2. ELECTRICAL PANELBOARD P1, IN SAME WALL COLUMN AS ELECTRICAL METER PANELBOARD TO BE INSTALLED BACK SIDE OF WALL FOR SPECIFICATIONS REFER TO PANELBOARD SCHEDULE.
3. ELECTRICAL PANELBOARD P2 IN CONCRETE WALL COLUMN FOR SPECIFICATIONS REFER TO PANELBOARD SCHEDULE.
4. CONCRETE WALL COLUMN FOR SIZE & SPECIFICATION REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS.
5. 5/8" x 10'-0" COPPER GROUND ROD WITH BRASS CLAMP AT 6" B.F.G.
6. ASTRONIMICAL DIGITAL TIME SWITCH, 120V-1P-20A WITH BATTERY BACK-UP
7. EXPOSED PULL BOX 24" X 24" X 12" NEMA 4X STAINLESS STEEL, INSTALLED IN NEW BRIDGE SIDEWALK COORDINATE INSTALLTION DETAILS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

OGPE:2026-666891-SRI-331930

CERTIFICACION DEL DISEÑADOR / DESIGNER'S CERTIFICATION

I, Certifico que soy ingeniero, agrimensor o arquitecto, licenciado y colegiado en cumplimiento con la Ley 173 de 1988, segun enmendada, y estoy autorizado por el dueño del proyecto a presentar estos planos de construcción ante LUMA Energy como operador y administrador del Sistema de Transmision y Distribución de la AEE. / I certify that I am a licensed and registered engineer, surveyor, or architect (in compliance with Act 173 of 1988, as amended) and authorized by the project or land owner to submit these construction plans to LUMA Energy as operator and administrator of the Transmission and Distribution System of the Puerto Rico Electric power Authority.

2.En armonia con las disposiciones de la Ley Núm. 135 de 15 de junio de 1967, segun enmendada, conocida como Ley de Certificación de Planos de Construcción y Hojas de Servicio de Contratistas, certifico que estos planos cumplen con las leyes, reglamentos aprobados por la AEE, la Junta de Planificación y la Oficina de Gerencia de Permisos, LUMA Energy y el Manual de Practica profesional del CIAPR. / In compliance witch Act. No. 135 of June 15, 1967, as amended known as the "Construction Plans or Project Certification Act", I certify that I prepared the electric design for this project in accordance with the codes, Standards, rules, and regulations approved by LUMA, Puerto Rico Planning Board and permits Managements Office and the CIAPR profecional Practice Manual.

FIRMA DEL DISEÑADOR / DESIGNER'S SIGNATURE

LUMA — ENDOSO / ENDORSEMENT

MIRAMAR DISTRIC

Nombre del Proyecto / Project Name: PEDESTRIAN ACCESS IMPROVEMENTS

Número del Proyecto / Project Number: PRSJ-26-0136

Carga / Load (kva): 15 — Revisión / Revision: -

ENDOSADO POR / ENDORSED BY

1. LUMA endosa el diseño electrico mostrado en estos planos de construcción basándose en la certificación sometida por el diseñador en cumplimiento con la Ley Núm. 135 del 15 de junio de 1967, segun enmendada. / Luma endorses the electric design shown in these construction plans based on the certification submitted by the designer in accordance with Act No. 135 of June 15, 1967, as amended.
2. Luma no asume responsabilidad sobre diseño certificado. El endoso por parte de la LUMA no releva al diseñador de la responsabilidad profesional que asume al certificar estos planos. Este endoso no releva al constructor ni al inspector de obra privado de cumplir con las disposiciones del Código Eléctrico Nacional, Código de seguridad, códigos, patrones, normas y reglamentos vigentes de LUMA y de otras agencias de gobierno, así como leyes federales y estatales, vigentes al inicio de las obras. / LUMA does not assume responsibility for certified designs. The endorsement by LUMA does not relieve the designer of the professional responsibility assumed by the certification of these project's plans. This endorsement relieves neither the builder nor private inspector from compliance with standing dispositions from: National Electric Code, National Electric Safety Code; construction standards, norms, and regulations from LUMA and other government agencies as well as federal and state laws ruling by the time construction begins.
3. El presente endoso tiene vigencia de un (1) año. De iniciar las obras electricas dentro de este termino, mediando notificación previa a LUMA, el endoso podrá ser renovado por un (1) año adicional. Si las obras no se han iniciado dentro del término de un año o el permiso, este endoso perderá su vigencia. Este endoso no es para constituir servidumbre ni para completar procesos de Cesión, Traspaso y Garantía del equipo. Para esto es necesario cumplir con todo lo dispuesto en el Reglamento de Servidumbres Para la Autoridad de Energía Eléctrica (7282 de 2007). / This endorsement is valid for one (1) year. If electrical works have begun during this year, with prior notification to LUMA, the endorsement will still be valid until work's completion. In case there is no certified electrical work within the year, or the permit expires, this endorsement will be void. This endorsement is not intended to constitute a servitude or to complete Assignment, Transfer and Guarantee process of the equipment. For this, it is necessary to comply with all the provisions of the Easements Regulation for the Puerto Rico Electric Power Authority (7282 of 2007).



MARVEL
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR.00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOCIADOS CONSULTORES CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R.00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

KEY PLAN:

YO, ALFONSO J. LAZARO, NÚMERO DE LICENCIA 11483, CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PUBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMAS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NÚM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA " LEY PARA REGLAMENTAR LA PRACTICA DE LA INGENIERÍA Y LA ARQUITECTURA EN PUERTO RICO Y LA LEY NÚM. 96 DE 8 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE..

No. 2522
PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

ISSUE RECORD	DESCRIPTION
12.30.2025	40% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
03.30.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV,
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

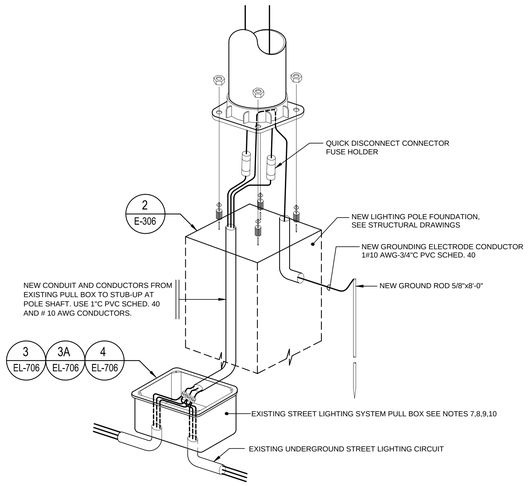
REV	DATE	DESCRIPTION

ELECTRICAL ONE LINE DIAGRAM PANELBOARDS AND DETAILS

SCALE: As Noted

DRAWING #:
EL-705

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023
12/3/2025 2:49 PM



LIGHTING POLE CONNECTION DETAIL — 1 / EL-706
N.T.S.

NOTES:

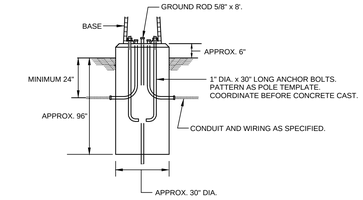
1-SPACER SPACING SHALL BE 1.5m MAXIMUM.

2-PAVED SURFACE CUTTING SHALL BE WITH DIAMOND BLADE OR ABRASION DISK SAWING WHEN INSTALLING CONDUITS IN EXISTING ROADS.

3-CONTRACTOR SHALL REPLACE PAVEMENT OR SIDEWALK WITH IDENTICAL MATERIAL AND THICKNESS WHERE CONDUIT ARE INSTALLED ON EXISTING PAVED SURFACE.

4-ALL TRENCH EXCAVATION SHALL COMPLY WITH SPECIFICATION 205 - TRENCH EXCAVATION.

5-ALL BACKFILL UNDERNEATH PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF BORROW CLASS B AND COMPACTED IN ACCORDANCE WITH T-180D. AS A SUBSIDIARY OBLIGATION.

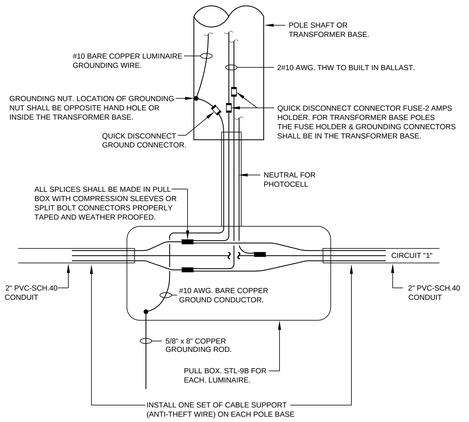


POLE ANCHOR BASE DETAIL — 2 / EL-706
N.T.S.

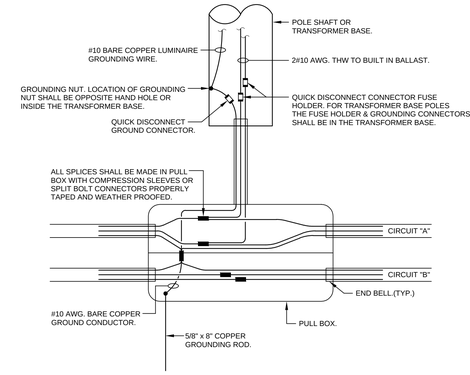
1-REFER TO STRUCTURAL DRAWING FOR POLE BASE FINAL DIMENSIONS AND STRUCTURAL DESIGN.

2-COORDINATE POLE ANCHOR BOLT CIRCLES WITH CONCRETE BASE

3-CONCRETE BASE MUST BE DESIGNED TO SUPPORT POLES RATED FOR 170MPH WINDS.



LIGHTING POLE CONNECTION DETAIL — 3 / EL-706
FOR PREPA STD. STL-3, A-STL-5, STL5
N.T.S.



LIGHTING POLE CONNECTION DETAIL-2 CIRCUIT PULL BOX — 3A / EL-706
N.T.S.



MARVEL

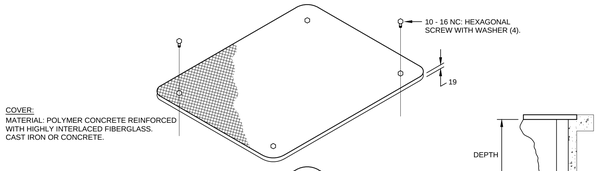
161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

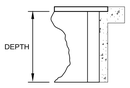
LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911
OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR.00907
CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009
ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOCIADOS INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587
GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R.00926-6013
STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

ISSUED FOR BID

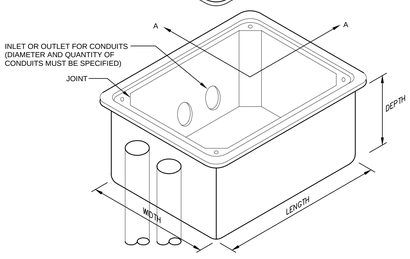
ISSUE RECORD	DESCRIPTION
12.30.2025	40% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
03.30.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV,
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION





SECTION A-A



OPEN BASE BOX (INSIDE DIMENSION)			
DESIGNATION	LENGTH	WIDTH	DEPTH
A	457	203	457
B	432	254	305
C	254	254	305
D	483	229	305
E	660	330	457
F	762	457	610

NOTE:
DIMENSIONS ARE MINIMUM, INSIDE BOX.

PULL BOX FOR LIGHTING CIRCUITS — 4 / EL-706
N.T.S.

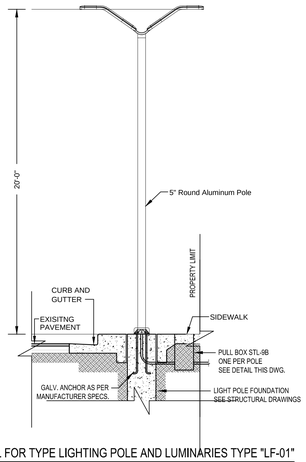
NOTES:

1-UNLESS OTHERWISE INDICATED, PULL BOX SIZE "A" SHALL BE INCLUDED AS A SUBSIDIARY OBLIGATION UNDER ALL LIGHTING STANDARDS PAY ITEMS THIS INCLUDES BUT IS NOT LIMITED TO THE COMPLETE CONNECTION AS INDICATED ON DRAWING NO. 4.

2-THIS PULL BOX MUST BE TOTALLY BURIED AND WITHSTAND A DESIGN LOAD 15,000 POUNDS TOTAL.

PULL BOX MATERIAL

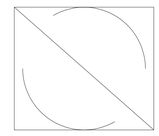
MATERIAL: POLYMER CONCRETE REINFORCED WITH HIGHLY INTERLACED FIBERGLASS OR HEAVY-WAVE FIBERGLASS, CAST IRON, ALUMINUM OR CONCRETE.



DETAIL FOR TYPE LIGHTING POLE AND LUMINARIES TYPE "LF-01"
N.T.S.

NOTE:
1-FOR LIGHTING POLE BASES SPECIFICATIONS REFER TO ARCHITECTURAL PLANS.

KEY PLAN:



OGPE:2026-666891-SRI-331930

CERTIFICACION DEL DISEÑADOR / DESIGNER'S CERTIFICATION

Y, Certifico que soy ingeniero, agrimensor o arquitecto, licenciado y colegiado en cumplimiento con la Ley 173 de 1968, según enmendada, y estoy autorizado por el diseño del proyecto a presentar estos planos de construcción ante LUMA Energy como operador y administrador del Sistema de Transmisión y Distribución de la AEE. // I certify that I am a licensed and registered engineer, surveyor, or architect (in compliance with Act 173 of 1968, as amended) and authorized by the project or land owner to submit these construction plans to LUMA Energy as operator and administrator of the Transmission and Distribution System of the Puerto Rico Electric power Authority.

2.En armona con las disposiciones de la Ley Núm. 135 de 15 de junio de 1967, según enmendada, conocida como Ley de Certificación de Planos o Proyectos, certifico que preparé el diseño eléctrico de este proyecto en conformidad con los códigos, patrones, normas y reglamentos aplicables de la Junta de Planificación de Puerto Rico y el Colegio de Profesionales de Puerto Rico (CAPR) y soy un profesional del CAPR. / In compliance witch Act. No. 135 of June 21, 1967, as amended known as the "Construction Plans or Project Certification Act", I certify that I prepared the electric design for this project in accordance with the codes, Standards, rules, and regulations approved by LUMA, Puerto Rico Planning Board and permits Managements Office and the CAPR professinal Practice Manual.

FIRMA DEL DISEÑADOR / DESIGNER'S SIGNATURE

LUMA

ENDOSO / ENDORSEMENT

MIRAMAR DISTRIC
PEDESTRIAN ACCESS IMPROVEMENTS

Nombre del Proyecto / Project Name:

Número del Proyecto / Project Number: PRSJ-26-0136

Carga / Load (kva): 15 Revisión / Revision: -

ENDOSADO POR / ENDORSED BY

1. LUMA endosa el diseño eléctrico mostrado en estos planos de construcción basándose en la certificación someitda por el diseñador en cumplimiento con la Ley Núm. 135 del 15 de junio de 1967, según enmendada. / Luma endorses the electric design shown in these construction plans based on the certification presented by the designer in compliance with Act 135 of June 15, 1967, as amended.

2. La aprobación de estos planos no exime al diseñador de su responsabilidad profesional. Tampoco exime a ningún contratista o profesional que asuma el certificar estos planos. Este endoso no releva al contratista o al inspector de obra privada de cumplir con las disposiciones del Código Eléctrico Nacional, Código de seguridad, códigos, patrones, normas y reglamentos vigentes de LUMA y de otras agencias de gobierno, así como leyes federales y estatales, vigentes al inicio de las obras. / LUMA does not assume responsibility over the certified design. LUMA's endorsement does not relieve the designer from the professional responsibility assumed with the certification of these plans. This endorsement does not relieve the contractor or the inspector of private work from complying with the provisions from National Electric Code, National Electric Safety Code, construction standards, norms, and regulations from LUMA and other government agencies as well as federal and state laws ruling by the time construction begins.

3. El presente endoso tiene vigencia de un (1) año. De iniciar las obras eléctricas dentro de este término, mediando notificación previa a LUMA, el endoso mantendrá su vigencia hasta la terminación de los trabajos. En caso de que no se certifique obra eléctrica en ese término, el diseñador tendrá que someter de nuevo los planos para endoso. / This endorsement is valid for one (1) year. If electrical works are begun Traspaso y Garantía del equipo. Para esto es necesario cumplir con todo lo dispuesto en el Reglamento de Servidumbres Para la Autoridad de Energía Eléctrica (7282 de 2007). / This endorsement is valid for one (1) year. If electrical works have begun during this year, with prior notification to LUMA, the endorsement will still be valid until work's completion. In case there is no certified electrical work during this period, this endorsement will lose its validity. This endorsement is not to constitute and easement or to complete the Easements Transfer and Guarantee process of the equipment. For this end, it is necessary to comply with all the provisions of the Easements Regulation for the Puerto Rico Electric Power Authority (7282 of 2007).

No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

SITE LIGHTING POLES DETAILS

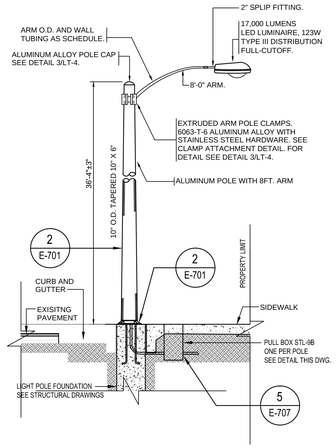
SCALE: As Noted

DRAWING #:

EL-706 120 of 121

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM



DETAIL FOR ELECTRICAL POWERED ROADWAY LIGHTING POLE AND LUMINARIES "LF-05"

1 EL-707

N.T.S.

NOTE:

1-FOR LIGHTING POLE BASES SPECIFICATIONS REFER TO ARCHITECTURAL PLANS.

LUMINAIRE SCHEDULE:

DESIG.	DESCRIPTION	LAMPS	MANUFACTURER
LF-05	123W TYPE 3 LED POLE MOUNTED ROADWAY LIGHT WITH INTEGRAL PHOTOCELL ON A 40'-0"POLE, 240V.	123W 17,000 LUMENS 3,000K LED	COOPER LIGHTING VERO-CA2-120-730-U-T2

SHAFT SPECIFICATIONS

POLE SHAFT SHALL HAVE STRUCTURAL CAPABILITIES EQUAL TO OR EXCEEDING THOSE REQUIRED BY AASHTO STANDARD SPECIFICATION FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LIGHTING AND TRAFFIC SIGNALS. THIS INCLUDES WIND LOAD OF 160 MILES PER HOUR WITH A GUST SPEED FACTOR OF 1.3 ICE LOAD NEED NOT BE INCLUDED. THE CONTRACTOR MUST BE SUBMITTED A SHOP DRAWING WITH THE REQUIRED DESIGN, SIGNED AND SEAL FOR A PROFESSIONAL ENGINNER LICENSE FOR WORK ON PUERTO RICO.

POLE SHAFT SHALL BE FABRICATED FROM ALUMINUM ALLOY 8063 HAVING T-8 TEMPER AFTER FABRICATION OR ALLOY 8005 HAVING T-5 TEMPER AFTER FABRICATION.

POLE SHAFT SHALL BE ANNULAR POLISHED WITH NO LESS THAN 36 GRITS.

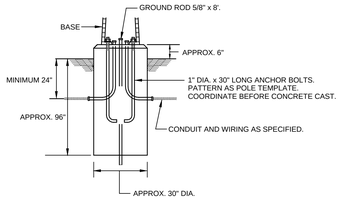
TOLERANCES ARE AS SHOWN ON THE DRAWING OR IN ACCORDANCE WITH ALUMINUM ASSOCIATION REQUIREMENTS AS APPROPRIATE.

WELDING OF ALUMINUM STRUCTURES SHALL BE IN ACCORDANCE WITH SECTION 1.5.3 OF AASHTO STANDARD SPECIFICATION FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS.

POLES FABRICATED FROM ALLOY 6005 WITH WELDS IN STRESSED AREAS, SHALL BE REINFORCED IN THE AREAS OF THE WELD TO GIVE EQUIVALENT STRENGTH OF UNWELDED SHAFT SECTION.

GROUND NUT SHALL BE LOCATED ON:
1-SHAFT, OPPOSITE TO HAND HOLE.
2-TRANSFORMER BASE OPPOSITE TO DOOR OPENING.

STANDARD LOCATION OF HAND HOLE SHALL BE 90° FROM LUMINAIRE SUPPORT ARM AXIS OR 0° WHEN INSTALLED IN CONCRETE BARRIERS.



POLE ANCHOR BASE DETAIL

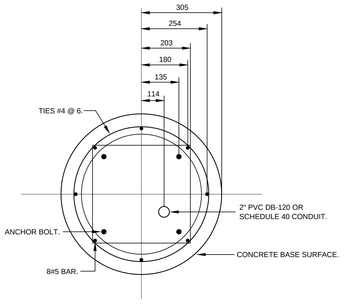
3 EL-707

N.T.S.

1-REFER TO STRUCTURAL DRAWING FOR POLE BASE FINAL DIMENSIONS AND STRUCTURAL DESIGN.

2-COORDINATE POLE ANCHOR BOLT CIRCLES WITH CONCRETE BASE

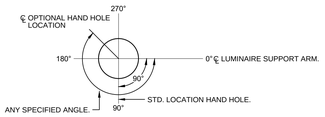
3-CONCRETE BASE MUST BE DESIGNED TO SUPPORT POLES RATED FOR 170MPH WINDS.



CONCRETE BASE TOP VIEW

N.T.S.

TO BE COORDINATE WITH POLE ANCHOR BASE DETAIL



ALUMINUM POLE DETAILS

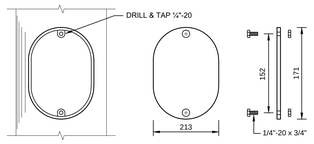
2 EL-707

N.T.S.

NOTES:

1-STANDARD HAND HOLE LOCATION SHALL BE 90° FROM LUMINAIRE SUPPORT ARM.

2-HAND HOLE ON POLES MOUNTED ON MEDIAN BARRIERS SHALL BE 0° FROM LUMINAIRE SUPPORT ARM.



HAND HOLE, COVER AND BOLTS DETAIL

N.T.S.

SPECIFICATIONS

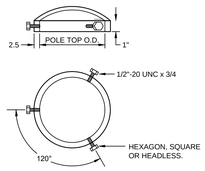
HAND HOLE REINFORCEMENT SHALL BE FABRICATED FROM 3/16" EXTRUDED ALUMINUM ALLOY 6063 OR CAST FROM ALUMINUM ALLOY 356.

REINFORCEMENT SHALL BE WELDED TO THE POLE SHAFT IN THE 90° LOCATION OR IN THE SPECIFIED LOCATION.

WELDING SHALL BE IN ACCORDANCE WITH SECTION 1.5.5 OF ASSHTO STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORT FOR HIGHWAY SIGNS, LUMINAIRES, AND TRAFFIC SIGNALS.

TWO(2) ANSI 302 STAINLESS STEEL 1/4"-20 x 3/4" HEX CAP SCREWS AND TWO(2) CAPTIVE WASHER.

HAND HOLE COVER SHALL BE OF HIGH DENSITY PLASTIC WITH U.V. INHIBITORS.



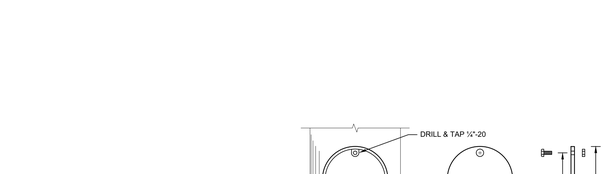
POLE TOP DETAIL

N.T.S.

SPECIFICATIONS

POLE TOP SHALL BE CAST FROM ALUMINUM ALLOY 356. DIMENSION SHOWN ON DRAWINGS ARE NORMAL.

POLE TOP SHALL BE FURNISHED WITH THREE(3) 1/4"-20 x 3/4" AISI 302 STAINLESS STEEL SET SCREWS.



OPEN BASE BOX (INSIDE DIMENSION)			
DESIGNATION	LENGTH	WIDTH	DEPTH
A	457	203	457
B	432	254	305
C	254	254	305
D	483	229	305
E	660	330	457
F	762	457	610

NOTE:

DIMENSIONS ARE MINIMUM, INSIDE BOX.

PULL BOX FOR LIGHTING CIRCUITS

5 EL-702

N.T.S.

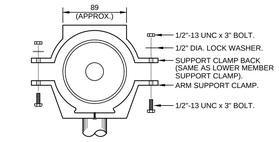
NOTES:

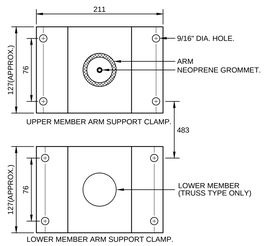
1-UNLESS OTHERWISE INDICATED, PULL BOX SIZE "A" SHALL BE INCLUDED AS A SUBSIDIARY OBLIGATION UNDER ALL LIGHTING STANDARDS PAY ITEMS THIS INCLUDES BUT IS NOT LIMITED TO THE COMPLETE CONNECTION AS INDICATED ON DRAWING NO. 4.

2-THIS PULL BOX MUST BE TOTALLY BURIED AND WITHSTAND A DESIGN LOAD 15,000 POUNDS TOTAL.

PULL BOX MATERIAL

MATERIAL: POLYMER CONCRETE REINFORCED WITH HIGHLY INTERLACED FIBERGLASS OR HEAVY-WAVE FIBERGLASS, CAST IRON, ALUMINUM OR CONCRETE.





CLAMP TYPE LUMINAIRE SUPPORT ARM ATTACHMENT DETAIL

N.T.S.

SPECIFICATIONS

CLAMP TYPE LUMINAIRE SUPPORT ARM ATTACHMENT SHALL BE FABRICATED FROM EXTRUDED ALUMINUM ALLOY 6063-T-6 AND WELDED TO LUMINAIRE SUPPORT ARMS.

WELDING SHALL BE IN ACCORDANCE WITH SECTION 1.5.5, OF AASHTO STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORT FOR HIGHWAY SIGNALS, LUMINAIRES AND TRAFFIC SIGNALS.

BOLTS AND NUTS SHALL BE FABRICATED FROM ANSI TYPE 302 STAINLESS STEEL ACCORDING TO ANSI B1.1.

WASHERS SHALL BE FABRICATED FROM AISI 300 SERIES STAINLESS STEEL ACCORDING TO THE REQUIREMENTS OF ANSI B18.21.1.

SUPPORT CLAMP BACK SHALL BE IDENTICAL TO LOWER MEMBER SUPPORT CLAMP. SINGLE MEMBER ARMS SHALL BE FURNISHED WITH ONE(1) CLAMP BACK, FOUR(4) BOLTS, FOUR(4) LOCK WASHERS, AND FOUR(4) NUTS.

TRUSS TYPE ARMS SHALL BE FURNISHED WITH TWO(2) CLAMP BACK, EIGHT(8) BOLTS EIGHT(8) LOCK WASHERS, AND EIGHT(8) NUTS.

CLAMP BACK SHALL BE NOT REQUIRED FOR TWIN ARM INSTALLATIONS.



MARVEL

161 SAN JORGE ST., FLR.2 SAN JUAN, PR 00911
T 787.289.9494 | F 787.722.4165

LANDSCAPE ARCHITECT
MARVEL
161 CSAN JORGE, SAN JUAN, PR 00911

OWNER (PRCCDA)
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
100 CONVENTION BLVD, SAN JUAN, PR.00907

CIVIL ENGINEER
KLEIN ENGINEERING, PSC
P.O. BOX 12009, SAN JUAN, PR 00922-2009

ELECTRICAL ENGINEER
JUAN R. REQUENA & ASOC. INGENIEROS CSP
P.O. BOX 191587, SAN JUAN, PR 00919-1587

GEOTECH ENGINEER
GEOTECHNICAL ENGINEERING SERVICES, PSC
138 WINSTON CHURCHILL AVE. PMB 343, SAN JUAN, P.R.00926-6013

STRUCTURAL ENGINEER
STRUCTURAL CONSULTING SERVICES, PSC
1454 AVE. FERNANDEZ JUNCOS , SAN JUAN PR 00909

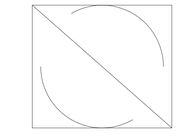
ISSUED FOR BID

ISSUE RECORD	DESCRIPTION
12.30.2025	40% DD PROGRESS SET
01.27.2026	60% DD PROGRESS SET
02.20.2026	60% DD PROGRESS SET
03.30.2026	90% PROGRESS SET
04.29.2026	90% PROGRESS SET REV,
06.11.2026	90% BID SET
07.06.2026	90% BID SET REV.
07.15.2026	90% BID SET REV. 01
07.31.2026	90% BID SET
08.31.2026	90% BID SET

REV	DATE	DESCRIPTION

KEY PLAN:

YO, ALFONSO J. LÁZARO, NUMERO DE LICENCIA(11482), CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO, DISEÑO Y/O PREPARÓ ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIEN, CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES EN PUERTO RICO, ASÍ COMO LAS REGULACIONES DE LAS CORPORACIONES PÚBLICAS CON JURISDICCIÓN. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA " Y CON LA LEY NÚM. 96 DE 6 DE JULIO DE 1978, SEGÚN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACIÓN FALSA O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR LA OGPE.



No. 2522

PEDESTRIAN ACCESS PROJECT

ISLETA-MIRAMAR
SAN JUAN, PR

SITE LIGHTING ROADWAY POLES DETAILS

SCALE: As Noted

DRAWING #:

EL-707

121 of 121

OGPE:2026-666891-SRI-331930

CERTIFICACION DEL DISEÑADOR / DESIGNER'S CERTIFICATION

1. Certifico que soy ingeniero, agrimensor o arquitecto, licenciado y colegiado en cumplimiento con la Ley 173 de 1968, segun enmendada, y estoy autorizado por el dueño del proyecto a presentar estos planos de construcción ante LUMA Energy como operador y administrador del Sistema de Transmisión y Distribución de la AEE. / I certify that I am a licensed and registered engineer, surveyor, or architect in compliance with Act 173 of 1968, as amended, and I am authorized by the owner of the project to present these plans to LUMA Energy as operator and administrator of the Transmission and Distribution System of the Puerto Rico Electric power Authority.

2.En armonia con las disposiciones de la Ley Núm. 135 de 15 de junio de 1967, segun enmendada, conocida como Ley de Certificación de Planos o Proyectos, certifico que preparé el diseño electrico de este proyecto en conformidad con los códigos, patrones, normas y reglamentos aprobados por la AEE, la Junta de Planificación y la Oficina de Gerencia de Permisos, LUMA Energy y el Manual de Práctica profesional del CAPR. / In compliance witch Act. No. 135 of June 15, 1967, as amended known as the "Construction Plans or Project Certification Act", I certify that I prepared the electric design for this project in accordance with the codes, Standards, rules, and regulations approved by LUMA, Puerto Rico Planning Board and permits Managements Office and the CAPR professional Practice Manual.

FIRMA DEL DISEÑADOR / DESIGNER'S SIGNATURE

LUMA

ENDOSO / ENDORSEMENT

MIRAMAR DISTRIC

Nombre del Proyecto / Project Name: PEDESTRIAN ACCESS IMPROVEMENTS

Número del Proyecto / Project Number: PRSJ-26-0136

Carga / Load (kva): 15 Revisión / Revision: -

ENDOSADO POR / ENDORSED BY

1. LUMA endosa el diseño electrico mostrado en estos planos de construcción basándose en la certificación sometida por el diseñador en cumplimiento con el Art 135 de 15 de junio de 1967, segun enmendada, que establece que el diseño electrico mostrado en estos planos de construccion plans based on the certification presented by the designer in compliance with Act 135 of June 15, 1967, as amended.
2. Luma no asume responsabilidad sobre diseño certificado. El endoso por parte de la LUMA no relieva al diseñador de la responsabilidad profesional que asume al certificar estos planos. Este endoso no relieva al constructor ni al inspector de obra privado de cumplir con las disposiciones del Código Eléctrico Nacional, Código de seguridad, códigos, patrones, normas y reglamentos vigentes de LUMA y de cualquier otra agencia gubernamental con jurisdicción sobre el mismo. El endoso de LUMA no relieva al constructor de cumplir con lo certificado diseño. LUMA's endorsement does not relieve the designer from the professional responsibility assumed with the certification of these project's plans. This endorsement relieves neither the builder nor private inspector from compliance with standing dispositions from: National Electric Code, National Electric Safety Code; construction standards, norms, and regulations from LUMA and other government agencies as well as federal and state laws ruling by the time construction begins.
3. Si el proyecto no comienza dentro de un año de la fecha de este endoso, este endoso, sin perjuicio, mediando notificación previa a LUMA, el endoso mencionado su vigencia hasta la terminación de los trabajos. En caso de que no se certifique obra electrica en ese periodo, este endoso perderá su vigencia. Este endoso no es para constituir servidumbre ni para completar proceso de Cesión, Traspaso y Garantía del equipo. Para esto es necesario cumplir con todo lo dispuesto en el Reglamento de Servidumbres Para la Autoridad de Energía Eléctrica (7352 de 2007). / This endorsement is valid for one (1) year, if electrical works have begun during this period. The endorsement will be automatically renewed for one (1) year upon notification to LUMA. If electrical work is not certified during this period, this endorsement will lose its validity. This endorsement is not to constitute and easement or to complete the Assignment, Transfer and Guarantee process of the equipment. For this, it is necessary to comply with all the provisions of the Easements Regulation for the Puerto Rico Electric Power Authority (7352 of 2007).

© MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP 2023

12/3/2025 2:49 PM

STATE HISTORIC
PRESERVATION
OFFICE

GOVERMENT OF PUERTO RICO

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

July 6, 2026

Kristin Sanders
269 Avenida Ponce de Leon
San Juan, PR 00917

Referencia: SHPO-CF-02-17-26-04 - IPGD-STR-001 (San Juan), Navy Pier Bahía Urbana, Fernández Juncos Infrastructure

Dear Ms. Sanders,

We have reviewed the archaeological monitoring plan, dated April 2026, prepared for the above referenced project. The plan is deemed acceptable.

If you have any questions or require further assistance, do not hesitate to contact our Office.

Sincerely,

Carlos A. Rubio Cancela
State Historic Preservation Officer
CARC/GMO/SG

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

Tel: 939-910-9300
www.bdo.com

269 Ponce de León Ave,
Hato Rey, PR 00918

June 17, 2026

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 Investment Portfolio for Growth (IPG) Program

SHPO-CF-02-17-26-04/IPGD-STR-001: Navy Pier Bahía Urbana, Fernández Juncos Infrastructure Project, San Juan, Puerto Rico – Archaeology Monitoring Work Plan Submission

Dear Architect Rubio Cancela,

On behalf of the Puerto Rico Department of Housing (PRDOH), we thank you for your letter dated May 18, 2026, in response to the submission of documentation for the Navy Pier Bahía Urbana, Fernández Juncos Infrastructure Project. The letter stated your office concurred with the finding that the proposed undertaking meets the criteria of adverse effect, deemed the proposed treatment measure adequate to resolve the adverse effect, and agreed with the recommendations proposed by PRDOH, including archaeological monitoring during all ground-disturbing activities and any use of heavy machinery.

On behalf of PRDOH, we are submitting the requested Archaeological Monitoring Plan prepared by Victor Oppenheimer Rodriguez. We are requesting your review of the prepared plan and concurrence that the implementation of the plan is appropriate for the undertaking.

Please contact me with any questions or concerns by email at kristin.sanders@bdogov.com or phone at 225-276-2109.

Kindest regards,

Kristin P. Sanders

Kristin P. Sanders
Historic Preservation Manager

Attachments

BDO Government Services, LLC is a separate legal entity affiliated with BDO USA, P.C., a Virginia professional corporation.

BDO USA, P.C. is the U.S. member of BDO International Limited, a UK company limited by guarantee, and forms part of the international BDO network of independent member firms.

BDO is the brand name for the BDO network and for each of the BDO Member Firms

PUERTO RICO DISASTER RECOVERY - CDBG-DR PROGRAM **Investment Portfolio For Growth Program (IPG)** **ARCHEOLOGICAL MONITORING PLAN**	
SUBRECIPIENT: THE PR CONVENTION CENTER DISTRICT AUTHORITY	**PROJECT ID:IPGD-STR-001**
PROJECT NAME: Navy Pier Bahia Urbana, Fernandez Juncos Infrastructure Project (NP-BU & FJI)	**SHPO ID: SHPO-CF-02-17-26-04** **ICP-PAE: Not available at this time.** **OGPe: Not available at this time.**
LOCATION: PR-1 Km 2.7 Bo. San Juan Antiguo, San Juan PR 00909	
COORDINATES: 18.461462, -66.092342 (APE 1), 18.460159, -66.087449 TO 18.465251 (APE 2), 18.458716,-66.086635 (APE 3).	**TPID (CADASTER): 040-015-170-33-000, 040-016-170-29-000, 040-016-170-28-000, 040-016-027-000, 040-016-026-000, 040-016-025-000, 040-016-024-000, 040-016-170-32-000, 040-016-031-000, 040-016-030-000, 040-016-023-000, 040-016-022-000, 040-016-021-000**

TYPE OF ACTIVITY: ☒ **SUBSTANTIAL REPAIR (RECONSTRUCTION)** ☒ **NEW CONSTRUCTION** ☒ **Demolition**	**CONSTRUCTION DATE: CA. 1930** **PROPERTY AREA (SIZE): 2.26 acres of land, 29.6 acres**
QUALIFIED ARCHEOLOGIST (NAME): Victor Oppenheimer Rodriguez, M.A.	**MONTH/YEAR PREPARED**: APRIL 2026



Project Site on Aerial Imagery, 2025. Source: Google Earth.

This document complies with applicable federal and state laws, regulations, and guidelines, and is consistent with the Secretary of the Interior's (SOI) Guidelines for Archeological Documentation, the Advisory Council on Historic Preservation's (ACHP) recommendations on the recovery of significant information from archaeological sites as updated in 2009, and Regulation #8932 of the Institute of Puerto Rican Culture (ICP). The plan was prepared by Archaeologist Victor Oppenheimer Rodriguez, M.A who meets the Professional Qualifications Standards set forth in 36 CFR Part 61.

I. OVERVIEW/PREAMBLE

The PR Convention Center District Authority (PRCCDA) was approved Community Development Block Grant disaster recovery (CDBG-DR) and Economic Development Investment Portfolio for Growth Program (IPG) funds financed by the Federal Department of Housing and Urban Development in the aftermath of damages received by the 2017 Hurricanes Irma and Maria. An Agreement was established with the Puerto Rico Department of Housing (PRDOH) for the City Revitalization Program funds as part of the Community Development Block Grant for Disaster Recovery (CDBG-DR) Program and the Economic Development Investment Portfolio for Growth Program (IPG). The PR Convention Center District Authority (PRCCDA) was approved to serve as a catalyst for economic growth and recreational development of the *Navy Pier Bahia Urbana, Fernandez Juncos Infrastructure Project (NP-BU &-FJI)* and strategically restore it as a resilience area for the community, while preserving the historic development of the space.

In a letter dated March 17, 2026, the Puerto Rico State Historic Preservation Office (PRSHPO) concurred with a finding of Adverse Effect for the undertaking and determined that the adverse effect may be resolved through the Abbreviated Consultation Process established in the Third Amendment to the Programmatic Agreement. As part of this resolution, PRSHPO found Treatment Measure AIEST No.-M (Recordation – Digital Photography Package) adequate to document each of the buildings proposed for demolition.

PRSHPO also concurred with the archaeological measures recommended for the project's three APEs. For APE-1 (Navy Pier Front), PRSHPO required a subaquatic Phase IB survey prior to the initiation of construction activities, as well as archaeological monitoring during all ground-disturbing activities and any use of heavy machinery. For APE-2 (Fernández Juncos Avenue), PRSHPO required archaeological monitoring during all ground-disturbing activities and any operation involving heavy machinery. For APE-3 (Pedestrian Access at PR-1 Km. 3.2, San Juan), PRSHPO recognized that the area forms part of an NRHP-eligible historic property previously acknowledged by SHPO in 1995 (Vega 1995) under Criteria A, C, and D. Accordingly, it required a Phase IA study and an archaeological monitoring plan prepared specifically for that NRHP-eligible property, in addition to a subaquatic

Phase IB survey prior to construction and archaeological monitoring during all ground-disturbing activities and any use of heavy machinery.

These measures form the basis for the present Archaeological Monitoring Work Plan and establish the treatment and field protocols necessary to ensure that project implementation proceeds in compliance with Section 106 of the National Historic Preservation Act. Lastly, this Archaeological Monitoring Plan was drafted and is contingent to the SOW changes approved in February 6th, 2026. Any new Scope of Work or any changes to the current one will need to be reviewed and re-evaluated.

This proposed project seeks to alleviate the exacerbated economic effects of the past hurricanes Irma and María through large-scale development projects that are transformative in nature. It intends to foster both mixed-use, community-based development, as well as major infrastructure improvements supporting economic revitalization for Puerto Rico. This project is envisioned as a catalyst for economic growth, climate resilience, and recreational development, offering a safe and accessible environment for both residents and visitors. It will contribute to the revitalization of the area, enhance quality of life, and advance Department of Housing and Urban Development (HUD's) Community Development Block Grant - Disaster Recovery (CDBG) National Objective by addressing conditions of slum and blight, improving public safety, and establishing modern infrastructure for the benefit of the people of San Juan and Puerto Rico. There is no current start and end date for the project.

Objectives: This archaeological monitoring plan aims to: (1) institute measures to prevent indirect adverse effects to known historical resources; (2) implement the protocol to be followed in archaeological monitoring; (3) establish the procedure to be followed if previously unknown resources are identified; (4) set up the procedure to be followed if there are any unexpected or previously unanticipated adverse effects; (5) detect, assess and keep record of archaeological resources during project development; (6) retrieve as much archaeological information as possible during excavation and construction; (7) to preserve and enhance the value of the archaeological resources located and documented; and (8) if the archaeological resource cannot be preserved in situ, to conserve it through documentation (preservation by record).



Figure 1. Project location with direct APEs and Visual APE (yellow) on aerial imagery. APE-1 (Navy Frontier Pier) in red. APE-2 (Fernandez Juncos Avenue) in green. APE-3 (Pedestrian Access) in blue. Taken from Section 106 NHPA Effect Determination Form by Maria Lopez Schmid and Victor Oppenheimer Rodriguez, last revised on April 2nd, 2026.

This scope of work is divided into six (6) sections and two (2) appendix. The section following this preamble discusses the proposed construction works. The third section includes a brief description of the historic properties located within the APE and of the archaeological potential of the area. The fourth section provides a detailed description of the archaeological monitoring procedure to be carried out before, during and after the construction works. Section V includes the professional qualifications of the team that will implement this monitoring plan, and the last section includes the references cited. The plan closes with an appendix with a model of a monitoring daily activity sheet (Appendix A) and SHPO/PAE letter (Appendix B):

- Overview/Preamble: An introductory statement that outlines the purpose and guiding principles of this document.
- Project Description: The proposed construction activities and scope of work.
- Historic Properties within the APE: A summary of the historic properties and areas of archaeological potential effects (APEs).
- Conclusions and Final Remarks: A summary of the previous works required prior to the initiation of the Archaeological Monitoring Work Plan.
- Archaeological Monitoring Procedure: Details of the archaeological monitoring procedure to be executed before, during and after construction.
- Professional Qualifications: An archeologist monitor in compliance with the qualifications of the Secretary of the Interior Standard (SOI).
- Cited References: A list of cited references, including an Appendix (A) with a *Monitoring Daily Activity Shee*t template and Appendix (B) SHPO/PAE Letters.

II. PROJECT DESCRIPTION: [1]

The Bahía Urbana Navy Pier – Fernández Juncos Infrastructure Project consists of three principal components distributed across three direct Areas of Potential Effects (APEs): APE-1 at the Navy Frontier Pier/Bulkhead/Boardwalk area, APE-2 along Fernández Juncos Avenue and its connector streets, and APE-3 at the Pedestrian Access area south of the San Antonio Channel. According to the Section 106 Effect Determination Form (EDF), the project footprint was expanded from approximately 89,831 square meters (m^2) to approximately 129,359 m^2 to incorporate required electrical utility connections and the proposed bulkhead wall footprint. The expanded footprint includes 2.26 acres of land, 29.6 acres of public roadways, and 0.092 acres of land to be reclaimed from the San Antonio Channel within jurisdictional Waters of the United States.

For purposes of this archaeological monitoring work plan, the project description is organized by APE because each area presents a distinct construction context, different forms of demolition and subsurface disturbance, and specific monitoring considerations. According to the EDF, APE-1 consists of the Navy Frontier Pier lot bounded by Fernández Juncos Avenue to the north and the San Antonio Channel to the south, with a total area of 63,536 m^2 (15.70 acres). APE-2 extends the length of Fernández Juncos Avenue from the entrance to Condominio Capitolio Plaza to Avenida de la Constitución and includes Del Tren Street, Ramón Power Street, 3rd Street, and 5th Street, totaling 89,831 m^2 (22.2 acres). APE-3 includes the proposed Pedestrian Access south of the San Antonio Channel, connecting Miramar, the Puerto Rico Convention Center District, Condado, and Puerta de Tierra beneath the PR-16 overpass, and comprises 1,417 m^2 (0.35 acres).

APE-1: Navy Frontier Pier, Bulkhead, and Boardwalk

APE-1 encompasses the Navy Frontier Pier property, where the undertaking proposes the construction of a new bulkhead and public boardwalk, together with demolition, removal, site clearing, utility improvements, and public access improvements. This component includes a new 1,246-linear-foot bulkhead wall to be constructed approximately 1.5 feet seaward of the existing bulkhead, resulting in an estimated final seaward extension of approximately 3.2 feet. The new wall will support a boardwalk approximately 1,140 feet in length and 66 feet in width. The area will also include east and west public access points connecting Fernández Juncos Avenue with the waterfront and supporting pedestrian circulation as well as limited vehicular and service access.

Within APE-1, demolition and removal activities constitute a substantial portion of the scope of work and are among the principal archaeological concerns. The EDF states that mobile and permanent structures demolition, removal, site clearing, and disposal activities within the future development area are included within the APE.

[1] **The information below was adapted from Section 106 NHPA Effect Determination Form by Maria Lopez Schmid and Victor Oppenheimer Rodriguez, last revised on April 2nd, 2026. In addition, the Scope of Work revised on February 6th, 2026 was used for more detailed information on the proposed project activities.**

The Navy Frontier property contains a structures demolition area estimated at approximately 51,004 m^2 (12.60 acres), where clearance activities are anticipated. In addition, existing facilities proposed for demolition include four concrete structures, one steel-and-concrete structure, two concrete guard houses, and two mobile facilities. The project also includes two vehicular and pedestrian access connections from Fernández Juncos Avenue to the boardwalk, each of which will require associated utility and infrastructure work.

For design purposes, the existing waterfront within APE-1 has been divided into three sections. Section A occupies the western corner of the bulkhead and extends approximately 135 linear feet. This section is characterized by subsided terrain with exposed and corroded sheet piles. Section B occupies the central portion of the waterfront and extends approximately 893 linear feet. This section includes existing steel sheet piling, a concrete cap, slab, asphalt overlay, mooring fittings, fenders, and utilities. Section C occupies the eastern edge of the site and extends approximately 218 linear feet. It includes deteriorated concrete piles, a concrete deck, and small craft berths associated with Pilots operations. Section C is of particular importance because it will undergo direct demolition and removal.

The principal ground-disturbing work within APE-1 will be associated with ground improvement and bulkhead construction. To address liquefaction and bearing-capacity concerns, the project proposes installation of a Specially Compacted Aggregate Pier (SCAP) system consisting of stone columns approximately 3 feet in diameter, installed on an 8-foot by 8-foot grid, beginning approximately 4 feet from the existing sheet pile wall and extending about 65 feet inland. Column depths may vary but are expected to extend to a maximum depth of approximately 40 feet, penetrating liquefiable strata and extending into more competent soils. Because SCAP installation may extend below the groundwater table, temporary dewatering and water-handling measures may also be required during construction. These activities represent deep and extensive subsurface disturbance inland of the existing bulkhead and are therefore of relevance to archaeological monitoring.

Additional deep disturbance within APE-1 will result from installation of the new sheet pile and tieback system. The new steel sheet pile wall will extend along the full 1,246-foot alignment and will use sheet piles approximately 80 feet in length, with an approximate sectional width of 4.6 feet and a sectional depth of 20 inches. Based on bathymetric conditions, the sheet piles are expected to be embedded approximately 40 to 50 feet below the seabed. Tieback anchors are proposed at approximately a 45-degree angle, up to 50 feet in length, positioned about 15 feet below final grade and spaced at intervals of approximately 10 feet. Together, the SCAP system, sheet pile installation, and tieback installation comprise the most intensive below-grade construction activities within the overall project.

APE-1 also includes filling and stabilization activities. The EDF estimates approximately 83,000 cubic feet of fill for backfilling between the existing and proposed bulkhead walls and for stabilization within Section A. Of that total, approximately 67,500 cubic feet consist of clean crushed gravel to fill the space between the new and existing sheet pile walls, while Section A requires an additional approximately 15,500 cubic feet of fill for stabilization of the eroded inland area. Although no dredging is proposed as part of the undertaking, these fill and stabilization activities still involve significant preparation and reworking of the waterfront edge and adjacent inland strip.

Demolition within Section C is especially important from a monitoring standpoint because it includes both above-water and submerged structural removal. The work includes demolition of an existing concrete platform of approximately 1,190 square feet and three small craft berths supported by nine precast concrete piles measuring approximately 2 feet by 2 feet in cross-section and 60 feet in length. The total removal volume is estimated at approximately 4,345 cubic feet. Removal will include extraction of decking, beams, fenders, mooring systems, electrical installations, ladders, safety railings, and submerged foundations. Complete vertical extraction of piles from the seabed is the preferred method, with cutting reserved only as a last resort. These activities will involve both land-based and barge-mounted heavy equipment, including hydraulic excavators, cranes, loaders, dump trucks, hydraulic hammers or shears, and divers using hydraulic or pneumatic tools.

Construction of the boardwalk and associated public access improvements within APE-1 will result in additional localized disturbance. The boardwalk will include paved pedestrian circulation areas, terraces, landscaping, utilities, guardrails, lighting, and two pergolas, each with an estimated 5-foot by 5-foot foundation and a height of approximately 20 feet. Utility improvements will include the replacement and enhancement of existing electrical and potable water utilities serving the berthing area, as well as west and east access improvements that include potable water, sanitary sewer, stormwater management, electricity, telecommunications, landscaping, illumination, fire protection, and ADA-compliant features. Although these activities are more localized than the bulkhead work, they will still require excavation for utility placement, foundations, and associated site preparation.

APE-2: Fernández Juncos Avenue and Connector Streets

APE-2 includes Fernández Juncos Avenue and its associated connector corridors: Del Tren Street, Ramón Power Street, 3rd Street, and 5th Street. According to the EDF and project description, Fernández Juncos Avenue extends approximately 6,230 linear feet, Del Tren Street approximately 6,710 linear feet, Ramón Power Street approximately 612 linear feet, 3rd Street approximately 177.5 linear feet, and 5th Street approximately 745.8 linear feet. The purpose of this component is to improve vehicular and pedestrian circulation, utility infrastructure, and connectivity to Bahía

Urbana/Puerta de Tierra. Under the proposed circulation strategy, Del Tren Street is envisioned as an inbound route into the islet, while Fernández Juncos Avenue will function as the primary outbound corridor.

The proposed work in APE-2 includes roadway reconfiguration, sidewalk widening, utility installation and relocation, bike-lane construction, traffic-calming measures, signage, lighting, bus stop improvements, and related streetscape work. Fernández Juncos Avenue is proposed to undergo elimination of two existing lanes, widening of sidewalks and landscape planting areas, addition of two bicycle lanes, and reconfiguration of two vehicular lanes running west to east. The connector streets will also be improved to support shared roadway use, pedestrian movement, and traffic operations. Although much of this corridor has been previously disturbed, the scope of work will require repeated excavation and removal of existing infrastructure along a long linear corridor and therefore retains archaeological sensitivity.

The most substantial planned subsurface disturbance within APE-2 is the excavation of a utility street box beneath Fernández Juncos Avenue. The project description states that this work will involve excavation of a street box to an approximate depth of 5 feet below finished grade beneath the proposed vehicular lanes. This street box will accommodate both primary and secondary utility systems. Primary systems include potable water, sanitary sewer, electrical power, natural gas, and telecommunications trunk lines. Secondary systems include service connections for water, fire hydrants, gas, electricity, telecommunications, low-voltage systems, and traffic signal infrastructure. All utility lines are intended to be installed linearly along the corridor. This utility trenching constitutes one of the principal archaeological exposure mechanisms within APE-2.

Additional disturbance within APE-2 may result from removal or relocation of existing utilities and stormwater features. The project description indicates that the existing utility infrastructure within the project limits is not expected to be permanently abandoned, but instead will be removed or relocated in coordination with the relevant utility agencies. Targeted sanitary sewer replacements or improvements may also occur depending on the results of the flow study, and existing stormwater features such as manholes, catch basins, or inlets may require adjustment or relocation in order to align with the new roadway geometry. Although no system-wide replacement of the underground stormwater infrastructure is anticipated, these localized interventions still represent repeated ground disturbance along the corridor.

APE-2 also includes traffic and pedestrian improvements that may require localized excavation and construction. These include installation of left-turn lanes where feasible, construction of two-lane bikeways, widening of sidewalks, landscape buffers, urban furniture, lighting, bus stop improvements, signage, and pedestrian crossings. Along 5th Street, traffic-calming devices such as speed humps are

specifically proposed in order to improve pedestrian conditions and circulation. Although these improvements are generally shallower than the utility street box excavation, they may still require removal of existing pavement, curb and gutter work, grading, and limited excavation for bases, poles, signs, and other streetscape elements.

From an archaeological perspective, APE-2 is particularly sensitive because the EDF identifies direct impacts to Intersection #5, a key transportation connector that includes PR-1, PR-25, PR-26, PR-35, and associated connecting roads. The EDF states that the proposed activities within Fernández Juncos Avenue and the Pedestrian Access area will directly affect this NRHP-eligible area. Consequently, all demolition, excavation, utility trenching, lane reconfiguration, and other ground-disturbing work within the affected portions of APE-2 should be regarded as archaeologically sensitive.

APE-3: Pedestrian Access

APE-3 includes the proposed pedestrian access improvements south of the San Antonio Channel beneath the PR-16 overpass, linking Miramar, Condado, the Puerto Rico Convention Center District, and Puerta de Tierra. This component is intended to improve pedestrian safety and connectivity among adjacent districts and neighborhoods. According to the EDF, the estimated footprint of this component is 1,417 m^2 (0.35 acres).

The project description and EDF indicate that APE-3 will require a broad range of demolition, removal, and construction activities. The EDF specifically states that the pedestrian access component will require demolition of existing sidewalks, construction of new ground-level sidewalks, scarification, demolition, excavation, engineering fill, clearing, grading, trimming of tree branches and shrubs, and tree removal. The project description further explains that the work will include widening and enhancement of sidewalks, redesign of public spaces, installation of pedestrian crossings and traffic-calming devices, incorporation of landscaped buffers and lighting, and repair of existing fences and connector walkways.

A key element within APE-3 is reconstruction of the pedestrian circulation system and associated public spaces. Existing staircases connecting to the PR-16 overpass will be demolished and redesigned in order to meet current accessibility standards. The redesigned areas will include integrated seating within the landings and a new pergola at the southern end of the San Antonio Bridge. The pergola is expected to cover approximately 1,250 square feet and to be supported by freestanding columns founded on reinforced concrete footings with approximate dimensions of 2 feet by 2 feet. These improvements will require localized excavation for foundations and associated site preparation.

Additional localized ground disturbance within APE-3 will result from pedestrian-safety and roadway-interface improvements. New zebra crossings are proposed, including crossings supported by traffic-calming devices such as speed bumps. The project description also calls for scarification of approximately 2 inches of existing asphalt along the PR-16 ramp and PR-1 connection toward PR-26 in the area adjacent to widened sidewalks. Existing sidewalks used to cross Ramón Baldorioty de Castro west of the "Fuente de Bienvenida a San Juan" will be demolished as part of the new pedestrian access proposal, and walkway improvements toward the Puerto Rico Convention Center District will include widening and curb realignment. Collectively, these activities will require removal of pavement and sidewalk materials, grading, and reconstruction of pedestrian circulation surfaces.

APE-3 also includes utility-related excavation. In order to support both the existing and upgraded lighting systems, the project proposes installation of new underground electrical lines through two trenches, each approximately 3 feet deep, adjacent to pedestrian ramps within the green islets, in order to connect with the existing electrical infrastructure. The work will also include replacement of existing lighting posts, installation of LED fixtures, bollard lights, and improvements to areas beneath the PR-16 overpass. Although these trenches are more limited in extent than the utility street box proposed within APE-2, they still represent meaningful subsurface disturbance within a highly sensitive area.

As with APE-2, APE-3 directly affects Intersection #5. The EDF states that the proposed activities within the Pedestrian Access area and Fernández Juncos Avenue will directly affect this NRHP-eligible resource. Accordingly, demolition of existing sidewalks and stairs, excavation for footings and utility trenches, scarification, filling, grading, and all other ground-disturbing work within APE-3 are particularly relevant to archaeological monitoring and will require close field observation.

Summary of Ground Disturbance Relevant to Archaeological Monitoring

Across the three APEs, the most substantial ground disturbances include deep inland SCAP installation up to approximately 40 feet, sheet pile installation with embedment approximately 40 to 50 feet below the seabed, and tieback installation up to 50 feet in length within APE-1; demolition and extraction of the concrete platform, finger piers, and piles within Section C of APE-1; demolition and site clearance of multiple existing structures within APE-1; excavation of a utility street box to approximately 5 feet below finished grade and associated utility relocations within APE-2; and demolition of existing pedestrian infrastructure, trenching for electrical lines to approximately 3 feet in depth, scarification, grading, and reconstruction of sidewalks, stairs, crossings, and public-space elements within APE-3. These activities define the principal areas and methods of archaeological exposure within the undertaking and, therefore, provide the basis for the archaeological monitoring strategy developed in the following sections of this work

plan. Refer to the Construction Drawings for specific depths not available at this moment.

III. HISTORIC PROPERTIES WITHIN THE APE: [2]

Previously identified historic properties were reviewed to determine whether any such resources are located within the APE of the undertaking. This review, conducted by a Program-contracted Historic Preservation Specialist who meets the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61), indicates that the project area lies within three historic districts: the NRHP-listed Distrito Histórico de Puerta de Tierra, the Línea Avanzada Historic District, and the locally designated Miramar Historic District. In addition, the quarter-mile study area contains twenty (20) archaeological sites and twenty-eight (28) previous archaeological investigations, reflecting the high historical and archaeological sensitivity of the project setting.

Area of Potential Effects. (APE)

As defined in 36 CFR §800.16(d), the APE is the geographic area within which the undertaking may directly or indirectly alter the character or use of historic properties. For this project, the EDF establishes direct APEs corresponding to the project footprint and visual APEs extending to adjacent streetscapes, the San Antonio Channel, and the Condado Lagoon.

The undertaking is divided into three APEs. APE-1 encompasses the Navy Frontier Pier lot, bounded by Fernández Juncos Avenue to the north and the San Antonio Channel to the south, and includes the bulkhead, boardwalk, and associated access areas. This APE measures approximately 63,536 square meters (15.70 acres). APE-2 extends along Fernández Juncos Avenue and its connectors, including Del Tren Street, Ramón Power Street, 3rd Street, and 5th Street, and measures approximately 89,831 square meters (22.2 acres). APE-3 includes the proposed pedestrian access area south of the San Antonio Channel beneath the PR-16 overpass, connecting Miramar, the Convention Center District, Condado, and Puerta de Tierra, and measures approximately 1,417 square meters (0.35 acres).

Intersection #5 has high sensitivity for buried archaeological features and deposits because of documented historic fortifications and military features associated with the connection between the Islet of San Juan and the main island. It constitutes the principal transportation connector among Old San Juan, the Convention Center District, the Waterfront District, Miramar, and Condado. For purposes of the current

[2] **The information below was adapted from Section 106 NHPA Effect Determination Form by Maria Lopez Schmid and Victor Oppenheimer Rodriguez, last revised on April 2nd, 2026. Some additional information was added from other sources to expand on what was mentioned within the EDF.**

project, Intersection #5 is defined as the interconnected roadway system formed by PR-1, PR-26, PR-25, PR-35, and their associated connecting streets and ramps within the portions of APE-2 and APE-3 affected by the undertaking. As illustrated in **Figure 2,** this area currently consists of a complex and circuitous roadway network within a heavily modified urban corridor. In relation to the current project, Intersection #5 includes the segment of Fernández Juncos Avenue within APE-2 and the pedestrian access improvement area within APE-3 where the proposed work overlaps this transportation system. Due to its location within the project footprint and its documented archaeological sensitivity, a Phase IA archaeological study will be required prior to the implementation of the archaeological monitoring plan.



Figure 2. Map of Intercection #5. Source: Worcester Polytechnic Institute – Puerto Rico Project Center, 2008: 28). Adapted from Google Maps.

All three APEs are situated within a highly urbanized and historically significant area. The EDF further notes that the project area falls within the boundaries of the NRHP-listed Distrito Histórico de Puerta de Tierra, the Línea Avanzada Historic District, and part of the locally designated Miramar Historic District. Within the quarter-mile study area, the EDF identifies 21 NRHP-listed properties, 50 NRHP-eligible properties, 20 archaeological sites, and 28 previous archaeological investigations.

Eligible Historic Properties within the APE

The project area is located within a historically significant sector of the San Juan Islet that contains a dense concentration of archaeological resources, historic properties, and recognized historic districts. According to the EDF, the APE lies within the NRHP-listed Distrito Histórico de Puerta de Tierra, the NRHP-listed Línea Avanzada Historic District, and part of the locally designated Miramar Historic District. Collectively, these districts reflect the long-term military, civic, transportation, and urban

development of Puerta de Tierra and its surroundings. Within the project area's quarter-mile buffer, the EDF identifies twenty-one NRHP-listed properties, fifty NRHP-eligible properties, twenty archaeological sites, and twenty-eight previous archaeological investigations, confirming that the project area forms part of a highly sensitive historic landscape. For detailed descriptions of the Eligible Historic Properties within the APE, please refer to the Section 106 Effects Determination Form for this project.

APE-1: Navy Pier Bulkhead and Board Walk

APE-1 encompasses the Navy Frontier Pier property, including the bulkhead, boardwalk, and associated access areas. This portion of the project lies within the historic waterfront of Puerta de Tierra, an area shaped by extensive dredging, landfill, maritime construction, and military use. Although much of the present surface in APE-1 reflects twentieth-century industrial and port development, the EDF indicates that this area remains historically significant because it occupies a former coastal zone associated with the defensive perimeter of San Juan and later with the naval and maritime expansion of the San Antonio Channel waterfront.

Within and adjacent to APE-1, the EDF identifies several archaeological properties relevant to the current undertaking. These include Parcela B, Americas World Trade District (SJ0100022 / SJ-22), a Spanish colonial period resource located within the APE, and La Marina, Puerta de Tierra, Paseo Covadonga, Frente Portuario (SJ0100016 / SJ-13), an eligible resource adjacent to the APE. These resources show that the waterfront zone contains archaeological evidence related to the colonial and post-colonial use of the southern edge of the Islet of San Juan. The EDF also emphasizes that the Navy Frontier waterfront forms part of the broader historic context of the port and maritime landscape, where earlier shoreline modifications and later naval uses may have left buried or submerged structural remains.

APE-1 also falls within the context of the Distrito Histórico de Puerta de Tierra, whose significance derives in part from the relationship between the historic district and the southern waterfront corridor. The district includes resources associated with San Juan's transformation from a fortified colonial city to a modern urban and industrial center. The Navy Frontier area reflects this process, especially through its association with twentieth-century naval and port infrastructure. Although prior disturbance in APE-1 has been extensive, the presence of historic properties within and adjacent to the area indicates that ground disturbance may still encounter remnants of maritime features, fill-associated cultural materials, and possibly isolated structural elements related to the waterfront's earlier development.

APE-2: Fernandez Juncos Avenue and Connectors Infrastructure (FJI)

APE-2 includes Fernández Juncos Avenue, Del Tren Street, Ramón Power Street, 3rd Street, and 5th Street. This APE crosses one of the most historically layered corridors

within Puerta de Tierra and contains the strongest concentration of transportation- and defense-related historic properties directly relevant to archaeological monitoring. The EDF indicates that APE-2 lies within both the Distrito Histórico de Puerta de Tierra and the Línea Avanzada Historic District. As such, it is directly associated with the historic urban expansion of Puerta de Tierra, the former railroad and tram corridors, and the buried remains of San Juan's defensive lines.

Among the most significant properties within APE-2 are the Tercera Línea de Defensa (SJ-11), identified as a listed resource within the APE, and the Segunda Línea de Defensa (SJ0100013 / SJ-9), also listed and described in the EDF as including walls, moat, and the Batería de San Agustín. These properties are especially important because they confirm that APE-2 overlaps with portions of the historic military landscape that once protected the eastern approach to the Islet of San Juan. Their documented presence indicates that ground-disturbing activities within Fernández Juncos and its connectors may encounter buried fortification-related features, masonry remains or associated military deposits.

APE-2 also contains properties related to the transportation history of the area. The EDF identifies Puente #1, Puente San Antonio (SJ0200001 / SJ-7-B), as an eligible property within the central part of the APE; Puente #86, also known as Puente Estévez, Puente de Agua, Puente Aguilar, or Puente de los Soldados (SJ0200001 / SJ-7-A), as a listed property within the central part of the APE; Puente del Ferrocarril (SJ0200001 / SJ-7-C), also listed; and Puente del Tranvía o Trolley (SJ0200001 / SJ-7-D), a listed submerged railroad-related resource dating to the mid- to late nineteenth century. These bridge and rail-related properties demonstrate that APE-2 includes portions of the historic circulation system that linked Puerta de Tierra, Miramar, and the main island. They also reinforce the potential for subsurface remains associated with railroad infrastructure, bridge construction, transportation corridors, and associated utilities.

APE-2 is also directly relevant to Intersection #5, which the EDF identifies as a historically significant transportation node. Intersection #5 constitutes the principal connector among Old San Juan, the Convention Center District, the Waterfront District, Miramar, and Condado. For purposes of the current project, it is defined as the interconnected roadway system formed by PR-1, PR-26, PR-25, PR-35, and their associated connecting streets and ramps within the portions of APE-2 and APE-3 affected by the undertaking. Its eligibility to the NRHP was evaluated by Jesús Vega and recognized by SHPO under Criteria A, C, and D. Because this area lies within the footprint of the project and is associated with documented historic fortifications and circulation routes linking the Islet of San Juan to the main island, it represents one of the most archaeologically sensitive portions of the undertaking.

In summary, APE-2 contains the highest concentration of directly relevant eligible and listed archaeological properties within the project footprint. These resources

include segments of San Juan's defensive lines, bridge and railroad-related properties, and the historically significant corridor represented by Intersection #5. Together, they demonstrate that APE-2 is not only historically important as a transportation route, but also archaeologically sensitive for buried military, infrastructural, and urban development-related remains.

APE-3: Pedestrian Access (PA) Enhancements

APE-3 includes the proposed pedestrian access improvements south of the San Antonio Channel beneath the PR-16 overpass, connecting Miramar, the Convention Center District, Condado, and Puerta de Tierra. This APE lies within a complex transitional zone where the transportation and defensive history of the San Juan Islet intersects with the broader urban development of Miramar and the channel crossing area. The EDF indicates that APE-3 falls within the broader setting of the Distrito Histórico de Puerta de Tierra and part of the locally designated Miramar Historic District, and it is also directly associated with the historically sensitive area defined as Intersection #5.

The most relevant historic properties for APE-3 are those associated with the San Antonio crossing system and the military features that once controlled access between the Islet and the main island. The EDF identifies Antiguo Fortín de San Antonio (SJ0200004 / SJ-8-F) as an eligible property within the APE. This property is significant because it reflects the former defensive architecture associated with the eastern access to San Juan Bay and demonstrates that APE-3 occupies an area historically tied to the fortified navigation system of the city.

APE-3 is also tied directly to Intersection #5, which extends into the pedestrian access area where the proposed work overlaps the larger circulation network linking PR-1, PR-26, PR-25, PR-35, and their connecting streets and ramps. As discussed above, this area was recognized by SHPO as eligible under Criteria A, C, and D. Its significance derives not only from its transportation function, but also from its association with historic fortifications and military features that connected and defended the Islet of San Juan. Because APE-3 includes part of this historically sensitive connector zone, it retains potential for buried transportation-related and military-associated archaeological remains despite later roadway construction and urban modification.

The presence of the Miramar Historic District within the broader setting of APE-3 also contributes to the significance of this area. While Miramar is primarily known for its architectural and residential history, APE-3 functions as part of the pedestrian and visual connection between Miramar and Puerta de Tierra. As a result, this APE should be understood not as an isolated access improvement area, but as part of a broader historic urban corridor where multiple historic landscapes intersect.

Summary of Eligible Historic Properties within the APE

When considered by APE, the eligible historic properties within the project area demonstrate varying but substantial archaeological sensitivity. APE-1 is primarily associated with the historic waterfront, maritime infrastructure, and adjacent colonial-period resources. APE-2 contains the strongest concentration of directly affected eligible and listed archaeological properties, including segments of the defensive lines, historic bridge and railroad properties, and Intersection #5. APE-3 forms part of the historically sensitive access corridor linking the Islet of San Juan to the main island and includes areas associated with Antiguo Fortín de San Antonio and Intersection #5. Together, these resources confirm that the undertaking overlaps a historically significant cultural landscape in which buried archaeological materials may still be encountered during project activities despite extensive prior disturbance.

Historical Context and Archaeological Potential

The presence of multiple listed and eligible historic properties within and adjacent to the APE confirms that the undertaking is situated within a complex historic landscape shaped by successive episodes of defense, circulation, waterfront development, and urban expansion. These properties provide the interpretive framework for evaluating the archaeological sensitivity of the project area. The following subsection summarizes the historic context associated with each APE and reviews the previous investigations that inform the current assessment of archaeological potential, including the types of deposits, features, and materials that may be encountered during ground-disturbing activities.

This section is intended to assist the archaeological monitor in quickly locating and identifying potential evidence in the field. Although not exhaustive, it provides spatial references and expected feature types to facilitate documentation and support preservation efforts during construction monitoring. For a more detailed discussion, refer to the EDF and the archaeological survey reports cited throughout this document.

Historic Context Associated with the APE

APE-1: Navy Pier Bulkhead and Board Walk

APE-1 is located along the southern waterfront of Puerta de Tierra at the Navy Frontier Pier. This area forms part of the historic San Juan waterfront, a zone that was progressively transformed through dredging, land reclamation, maritime construction, and military use. Originally, this sector was part of the coastal and mangrove environment fringing the Islet of San Juan, but by the late nineteenth and early twentieth centuries it had been substantially modified to support port expansion and, later, naval and industrial activities. Under United States

administration, the waterfront was further developed as part of the larger maritime and military infrastructure of San Juan Bay, including the Navy Frontier area.

APE-2: Fernandez Juncos Avenue and Connectors Infrastructure (FJI)

APE-2 includes Fernández Juncos Avenue, Del Tren Street, and their connecting streets within Puerta de Tierra. This corridor developed within an area historically associated with the expansion of San Juan beyond its walled core. During the Spanish colonial period, Puerta de Tierra functioned as the eastern defensive and transitional zone of the city, containing the outer defensive lines that protected access to the Islet. During the nineteenth century, the area was heavily altered through dredging, fill episodes, roadway construction, and the establishment of rail infrastructure, particularly along Calle del Tren and the Fernández Juncos corridor. By the twentieth century, this area had become a major transportation and urban corridor connecting the waterfront, Old San Juan, and the main island.

APE-3: Pedestrian Access (PA) Enhancements

APE-3 occupies the pedestrian access corridor south of the San Antonio Channel, beneath the PR-16 overpass, linking Puerta de Tierra with Miramar, Condado, and the Convention Center District. Historically, this area formed part of the eastern access system to the Islet of San Juan and was associated with the bridge crossings, defensive features, and circulation routes that connected the Islet to the main island. Over time, the area was transformed by bridge construction, road expansions, and other transportation improvements, resulting in a heavily modified urban setting. Even so, its location within the historic crossing zone gives it continued archaeological relevance.

Previous Investigations and Archaeological Potential

APE-1: Navy Pier Bulkhead and Board Walk

APE-1 lies within a waterfront zone historically shaped by dredging, landfill, naval use, and maritime construction. Previous investigations cited in the EDF indicate that the present terrain in this area is largely artificial and composed of fills deposited during port expansion and shoreline modification. The San Juan Waterfront Phase IA study concluded that the Fernández Juncos and adjacent waterfront sectors were underlain by artificial fill deposits extending several meters deep above compact lagoonal clays. These fills contained redeposited historic materials such as ceramics, bottle glass, metal fragments, and construction debris, while the lower interface between fill and natural sediments was identified as the context most likely to preserve waterlogged or stratified materials.

The Bahía Urbana Muelles 7 y 8 study similarly documented that the reclaimed waterfront terrain consisted of alternating layers of dredged marine sediment, limestone, and refuse fill over lagoonal substrate. Although no intact terrestrial

deposits were identified in primary context, the study emphasized that the fill matrix may contain redeposited historic materials brought from other portions of the bay during dredging and reclamation.

For the submerged setting adjacent to APE-1, the subaquatic Phase IA–IB study found that the seabed near the Navy Pier consisted of disturbed dredged deposits over natural silts, with anomalies related mainly to maritime infrastructure, piles, and debris rather than intact sites. Even so, later underwater work near Isla Grande documented a buried nineteenth-century wooden vessel preserved beneath dredged sediments, demonstrating that isolated submerged resources can survive in protected contexts despite intensive disturbance. The EDF therefore recommends a subaquatic Phase IB investigation for APE-1 before activities begin in the Navy Pier bulkhead and boardwalk area.

Expected finds in APE-1 include redeposited historic artifacts within fill, maritime and port-related structural debris, utility-related remains, concrete and metal structural fragments associated with twentieth-century waterfront uses, and, at greater depth or in saturated contexts, isolated preserved wood or submerged cultural materials. Most finds are expected to occur in mixed or secondary context, but discrete features may survive where disturbance has been less severe or where waterlogged conditions aided preservation.

Areas of Known High Archaeological Potential within APE-1

1. Location: Navy Frontier waterfront / bulkhead
   a. Types of archaeological evidence / features: redeposited historic artifacts within fill, maritime structural debris, timber, submerged cultural material, waterfront construction remnants, utility features
   b. Resources: San Juan Waterfront Phase IA; Bahía Urbana Muelles 7 y 8; Subaquatic Phase IA–IB; Underwater Archaeological Assessment – Isla Grande Terminal

APE-2: Fernandez Juncos Avenue and Connectors Infrastructure (FJI)

APE-2 contains the most archaeologically sensitive terrestrial corridor within the project because it overlaps the former defensive landscape of Puerta de Tierra and the transportation corridor formed by Fernández Juncos Avenue and Calle del Tren. The EDF's historical discussion notes that this area was originally part of the mangrove and swampy southern edge of the Islet and was transformed through nineteenth-century dredging, landfill, and the development of the railroad and associated urban infrastructure. Historic plans and prior excavations show that Calle del Tren corresponds to the former railroad corridor and that Fernández Juncos developed over reclaimed land tied to waterfront expansion.

Previous investigations strongly support the high archaeological sensitivity of APE-2. The *Calle del Tren monitoring* (SJ-A-16-34-02) documented 27 archaeological elements, including rail fragments, storm drains, culverts, building foundations, and associated artifacts such as railroad spikes, bottle glass, ceramic sherds, and late nineteenth-century metal fragments. The stratigraphy generally consisted of pavement over compact fill, followed by darker nineteenth-century fill overlying natural mangrove clay. This study confirms that buried transportation and utility features survive beneath the modern street corridor.

The *Torre de Bretanos* project (SJ-A-08-24-03; Schlafer, 2008), adjacent to this corridor, exposed the stone foundations of former San Juan Railway workshops and a deep midden in waterlogged sediments containing mid-nineteenth-century artifacts. These findings are significant because they show that, despite extensive urban disturbance, the corridor may still preserve structural remnants and artifact-bearing deposits linked to the earliest industrial occupation of Puerta de Tierra. The waterlogged context also demonstrates that preservation can be enhanced near former shoreline or saturated deposits.

The Paseo de Puerta de Tierra Phases III–IV (SJ-A-14-30-04; Meléndez Ortiz, 2014) investigations and related studies north of Fernández Juncos documented multiple fill layers and mixed modern, colonial, and even precontact materials, showing that the broader corridor has been extensively altered but still retains archaeological significance, particularly where deeper deposits survive beneath fills. The EDF further notes that APE-2 directly intersects the Second and Third Lines of Defense and includes the historically sensitive Intersection #5. For this reason, the project will require archaeological monitoring throughout ground disturbance, and a Phase IA archaeological study is required for Intersection #5.

Expected finds in APE-2 include railroad alignments, track fragments, culverts, storm drains, foundations, historic utilities, defensive-line remnants, masonry fragments, redeposited historic artifacts in fill, and possibly deeper sealed deposits in localized areas. Most remains are likely to occur within disturbed urban stratigraphy, but important features may survive in discrete contexts.

<u>Areas of Known High Archaeological Potential within APE-2</u>

1. Location: Calle del Tren corridor
   a. Types of archaeological evidence / features: rail segments, railroad spikes, culverts, storm drains, foundations, bottle glass, ceramic sherds, late nineteenth-century metal artifacts
   b. Resources: Calle del Tren Monitoring (SJ-A-16-34-02)
2. Location: Fernández Juncos corridor near former shoreline
   a. Types of archaeological evidence / features: historic fill deposits, drainage features, utilities, structural remnants, redeposited waterfront materials
   b. Resources: San Juan Waterfront Phase IA; Bahía Urbana Muelles 7 y 8

3. Location: Intersection #5
   a. Types of archaeological evidence / features: buried military-related remains, circulation-related infrastructure, utilities, roadway-associated features, possible remnants associated with the connection between the Islet and the main island
   b. Resources: EDF historical context and determination; SHPO recognition of NRHP eligibility under Criteria A, C, and D (Vega 1995).
4. Location: Areas associated with the Second and Third Lines of Defense
   a. Types of archaeological evidence / features: masonry fragments, wall remnants, moat-related deposits, military construction debris, buried fortification-related features
   b. Resources: EDF archaeological sites table; Puerta de Tierra historic context; Paseo de Puerta de Tierra investigations
5. Location: Corridor adjacent to Torre de Bretanos / former railway workshop area
   a. Types of archaeological evidence / features: workshop foundations, midden deposits, waterlogged cultural layers, nineteenth-century domestic and industrial artifacts
   b. Resources: Torre de Bretanos Project (SJ-A-08-24-03)

APE-3: Pedestrian Access (PA) Enhancements

APE-3 is part of the historic crossing zone between the Islet of San Juan and the main island. Its historical importance derives from its location near the San Antonio Bridge system and the transportation infrastructure that linked Puerta de Tierra, Miramar, and Condado. Although the present setting is heavily modified by bridge construction, ramps, roadways, and modern public works, the EDF emphasizes that this area remains sensitive because it forms part of Intersection #5 and lies near features associated with the eastern defensive access to San Juan.

The EDF specifically notes that the proposed pedestrian access connects through the area beneath the overpass near the Guillermo Esteves Volkers Bridge, the San Antonio Bridge, and the railroad bridge. The Guillermo Esteves bridge appears in early twentieth-century imagery and replaced an earlier metal girder bridge, while the railroad bridge between the two roadway bridges served as part of the historic transportation network to and from Old San Juan. This confirms that APE-3 occupies a transportation corridor with a long developmental history.

Although the EDF does not cite as many excavations directly within APE-3 as in APE-2, the broader studies of the San Antonio Channel crossing area and the eligibility of Intersection #5 demonstrate that the area has high archaeological potential. Expected finds include bridge-related structural remnants, historic roadway and circulation elements, buried utilities, military-associated deposits tied to the crossing zone, and redeposited historic materials within disturbed fills. Because the area is heavily modified, most evidence is expected in mixed contexts, but buried features may still survive in localized areas protected beneath later construction.

Areas of Known High Archaeological Potential within APE-3

1. Location: Intersection #5 within the pedestrian access footprint
   a. Types of archaeological evidence / features: transportation-related infrastructure, buried utilities, roadway features, military-associated deposits, remnants tied to the historic connection between the Islet and the main island
   b. Resources: EDF Intersection #5 discussion; SHPO recognition of NRHP eligibility (Vega 1995)
2. Location: San Antonio Bridge / Guillermo Esteves / railroad bridge vicinity
   a. Types of archaeological evidence / features: bridge-related structural remnants, buried circulation features, utility elements, historic construction debris
   b. Resources: EDF architectural and historical context of the crossing area.
3. Location: Areas adjacent to Antiguo Fortín de San Antonio and the historic crossing zone
   a. Types of archaeological evidence / features: military-related deposits, masonry fragments, disturbed fortification-associated materials, roadway fills containing historic debris
   b. Resources: EDF archaeological sites table; historic context for the eastern access to the Islet

Examples of 'Historically Significant' Resources in Previous Archaeological Investigations Within Similar Contexts

The purpose of this subsection is to identify the types of archaeological resources that may be encountered during archaeological monitoring and to provide examples from previous investigations within the same historical setting of the San Juan Islet. These examples are intended to serve as practical analogs for field identification and treatment during monitoring and have been deemed "historically significant" resources in previous investigations. These serve as examples that would trigger Section B.7 of the Archaeological Monitoring Procedure, to avoid potential issues and expedite the implementation of the Archaeological Montioring Work Plan. Because the APE is located within the Puerta de Tierra waterfront corridor, an area shaped by successive episodes of fortification, dredging, land reclamation, railroad construction, port development, and roadway improvements, the most likely archaeological deposits are expected to consist of historic-period features and materials preserved beneath later fills or embedded within redeposited deposits. Previous investigations within and adjacent to the APE have shown that, despite extensive prior disturbance, significant archaeological resources may still survive in localized contexts and, in some cases, in good condition.

Previous archaeological studies conducted in the Puerta de Tierra and San Juan waterfront sectors provide strong analogs for the kinds of resources that may be encountered during the present monitoring. Particularly relevant are the investigations directed by Sharon Meléndez Ortiz, including the Bahía Urbana improvements at Piers 7 and 8 (SJ-A-10-25-04) and the archaeological monitoring conducted along Calle del Tren (SJ-A-16-34-02). These studies documented railroad-related elements, drainage

features, cultural fill deposits, paved surfaces, and structural remains associated with the historic urban and industrial development of the area. The EDF for this project also notes that previous investigations within the project buffer and within the APE have repeatedly produced positive results, including remnants of the defensive lines of San Juan, railroad infrastructure, port-related features, and deeply stratified historic fill deposits.

Based on the historical context and the results of previous investigations, most exposed deposits are likely to represent secondary or mixed contexts associated with dredged and redeposited fills. Nevertheless, these fills may still contain historically significant materials, especially where they seal older surfaces or where isolated intact elements survive below later disturbances. At greater depths, and particularly in areas that intersect former shoreline, mangrove, or lagoonal settings, there is also some potential for preserved waterlogged deposits, timber elements, and deeply buried cultural horizons. In limited cases, sealed contexts or substantial features may warrant additional mitigation beyond routine monitoring documentation.

Expected findings may include remnants of historic pavements and circulation surfaces, such as compacted roadbeds, cobbled or stone-paved surfaces, slab pavements, brick sidewalks, concrete sidewalks, curbs, drains, or associated fills. Earlier investigations in the Puerta de Tierra corridor have demonstrated that successive roadway and infrastructure works may preserve earlier street surfaces below modern pavement. These types of remains are especially relevant in APE-2 and APE-3, where the current project includes roadway improvements, sidewalk demolition and replacement, scarification, grading, and utility work.

The monitor should also expect evidence of railroad and transportation infrastructure. Previous work along Calle del Tren documented rail fragments, service conduits, culverts, storm drains, and associated cultural layers related to the historic San Juan railway corridor. Because the project includes work along Fernández Juncos Avenue, Del Tren Street, and connector streets, similar features may be encountered during utility trenching, excavation of the street utility box, or removal of existing pavement and sidewalks. These remains may appear as iron rails, spikes, concrete encasements, alignments of ballast, associated drainage components, or foundations linked to rail-related infrastructure.

Structural remains are also anticipated. These may include foundations, footing remnants, wall fragments, displaced façade elements, pile supports, revetment or retaining features, and port-related installations associated with the historical development of the waterfront. Previous studies in the broader project area have documented structural remains related to railroad workshops, defensive works, and urban infrastructure. Within APE-1, where the project includes demolition, ground improvement, pile installation, and bulkhead replacement, buried structural

components associated with earlier shoreline configurations, wharf construction, maritime operations, or prior waterfront use may be exposed.

Another expected category includes evidence of earlier shoreline configurations and original waterfront construction systems. These may consist of timber piles, sheet piling, revetment elements, barrels filled with stone, bulkhead components, or other maritime stabilization features associated with earlier reclamation and waterfront engineering episodes. Given that the EDF and project description describe the Navy Frontier area and adjoining waterfront as land created and modified through repeated dredging, filling, and maritime construction, these kinds of features are plausible, particularly in APE-1 and in areas of deeper excavation near former shoreline margins.

Evidence associated with loading, unloading, and port activity may also be present. Such remains may include mooring hardware, docking elements, heavy structural fittings, concrete or metal maritime fixtures, and debris associated with former berthing operations. This is particularly relevant in APE-1, where the current project involves demolition of deteriorated berths, removal of concrete platform elements, and new bulkhead and apron-beam construction in an area historically used for maritime and logistical activities.

In limited cases, waterlogged maritime remains or elements associated with vessels may be encountered beneath fill or submerged deposits. Previous underwater archaeological studies in the broader San Antonio Channel and adjacent waterfront areas have generally concluded that intact submerged deposits are unlikely because of extensive dredging and disturbance; however, the EDF also references a buried nineteenth-century wooden vessel recorded in the broader harbor setting, demonstrating that intact maritime remains can survive under specific conditions. For that reason, if possible boat remains, ship timbers, hull components, or related features are exposed, work in the immediate area should stop and a specialist should be consulted before additional action is taken.

The monitor should also be aware of the possibility of encountering materials associated with San Juan's defensive system, including remnants of the First, Second, or Third Lines of Defense, wall segments, masonry footings, or related military features. The EDF identifies the project area as lying within a historically sensitive sector of Puerta de Tierra and notes that APE-2 and APE-3 directly affect Intersection #5, an area recognized for its archaeological significance. Previous investigations in the district have documented remnants of the defensive lines in nearby and overlapping contexts. These resources may survive as isolated masonry fragments or disturbed but identifiable structural elements beneath later fills and road infrastructure.

Although the project area is dominated by historic-period disturbance and fill, precontact materials cannot be entirely ruled out. The EDF notes that deeper deposits within the San Juan Islet may preserve sealed precolonial horizons beneath historic fills,

especially in areas that were formerly mangrove or lagoonal settings. If present within the project area, such materials would most likely occur at greater depths and in buried or waterlogged contexts. These may include ceramic sherds, shell, lithic material, or midden-like deposits. While such finds are not the most likely expected resource during routine construction monitoring, they remain possible and should be treated as potentially significant if encountered.

Minimum Documentation Strategy[3]

At minimum, all archaeological finds exposed during monitoring should be documented in a consistent manner sufficient to identify the resource type, establish its location and context, evaluate its condition, and determine whether additional mitigation is warranted. The following minimum documentation strategy is adapted from the documentation protocol used by Sharon Meléndez Ortiz in analogous monitoring and excavation contexts within the same historical area and is recommended as the baseline standard for this monitoring plan.

For all exposed archaeological resources, the monitor should record the specific location, the approximate depth below surface, the excavation area or trench in which the resource was identified, the observed dimensions, the orientation when applicable, the associated stratigraphic context, and the apparent condition and integrity of the find. The monitor should photograph the feature or deposit in plan and profile, as appropriate, with scale and north arrow when feasible, and should prepare a sketch or field drawing when the resource is sufficiently complex or extensive to warrant graphic documentation. Associated artifacts visible in direct relation to the feature or deposit should be described and, when appropriate, sampled. If artifact density is high or the deposit appears discrete and interpretable, it should be treated as a feature or deposit rather than as isolated finds.

For pavements and surfaces, the monitor should document the type of surface, such as road, sidewalk, dock, or other circulation feature; its specific location; depth; construction material and fabric; dimensions of paving elements where measurable; the presence of mortar, sand, or other binding and fill materials; and any associated drainage element such as a central or lateral gutter. Associated fills should be described in terms of texture, color, composition, thickness, and the presence or absence of artifacts. If multiple exposures of the same pavement are encountered, the monitor should assign a consistent field designation whenever there is reasonable confidence that the same surface continues across separate excavation areas.

[3] The minimum documentation strategy adopted for this archaeological monitoring work plan was adapted from the documentation protocol developed by Sharon Meléndez Ortiz for Bahía Urbana Programa de Mejoras Inmediatas: Mejoras a los Muelles 7 y 8, Supervisión Arqueológica Durante los Trabajos de Demolición a Realizarse en los Muelles 7 y 8 – Plan de Trabajo (2010; SJ-A-10-25-04).

For roads, paths, or linear circulation features, the monitor should record the specific location, orientation, depth, general construction characteristics, associated elements, associated materials, and photographic documentation. Even fragmentary road traces should be documented if they appear to relate to earlier circulation systems or to historically mapped alignments.

For structures and structural elements, the monitor should document the location, type of element, construction material, depth, dimensions, and condition. Examples include existing building foundations, foundations from demolished structures, displaced façade footings, piles, posts, surfaces, retaining elements, and other structural components. A plan sketch should be prepared for structural remains whenever their layout can be meaningfully defined. If associated fill deposits, refuse lenses, or primary depositional contexts are present, these should be separately described and may require additional mitigation if they retain research value.

For shoreline and waterfront evidence, the monitor should document the specific location, orientation, depth, and detailed description of exposed features such as piles, sheet piling, timber alignments, barrels filled with stone, revetment elements, or other waterfront construction systems. Photographs and measured sketches should be made when feasible, particularly if the feature appears to represent an earlier shoreline or bulkhead phase.

For loading and unloading features or port-related infrastructure, the monitor should document the exact location, provide a detailed written description, and obtain photographic documentation. Depending on the complexity and integrity of the exposed remains, these features may require additional consultation to determine whether routine documentation is sufficient or whether more extensive mitigation is needed.

For railroad tracks and other historic infrastructure, the monitor should document the location, detailed description, orientation if visible, and photographic evidence. Associated components such as ballast, spikes, rail beds, conduits, culverts, or encasements should also be noted. These kinds of finds are particularly relevant because previous monitoring in the same historical corridor documented multiple examples of rail-related infrastructure.

For associated artifacts, the monitor should describe the material class, frequency, and observable condition. A representative sample may be collected when the artifacts contribute to feature interpretation or chronological assessment. However, when artifacts are sparse, highly mixed, and clearly redeposited within secondary fill, documentation rather than extensive collection may be sufficient unless the deposit appears unusually intact, diagnostic, or significant.

All observed disturbances affecting archaeological integrity should also be documented. These may include historic or modern utility trenches, sewer installations,

modern cuts, demolition intrusions, fill episodes, or other evidence showing that earlier contexts were disturbed. Recording these disturbances is essential because they help explain the condition of exposed deposits and support later interpretation of whether a resource is in primary, secondary, or disturbed context.

If sealed deposits, complex features, intact structural remains, high-density artifact concentrations, or possible maritime remains are encountered, the exposure should not be treated as routine monitoring only. In such cases, work in the immediate area should pause and the find should be evaluated for additional mitigation, expanded documentation, or consultation with the appropriate specialist and agencies, as applicable. This threshold is particularly important for possible ship remains, intact waterfront construction systems, defensive masonry, or deposits that appear to preserve primary context.

In short, the minimum documentation strategy for this monitoring effort should prioritize clear provenience, concise but complete feature description, scaled photography, basic measured drawings when warranted, documentation of associated artifacts and disturbances, and rapid identification of finds that exceed the threshold of routine monitoring. This approach is appropriate for the project because it reflects the types of resources previously documented in the same historical area, while supporting consistent field decision-making, and helps expedite implementation of the archaeological monitoring plan while ensuring that significant discoveries are properly recognized and addressed.

IV. Conclusion and Final Remarks

The APE includes a historically significant and archaeologically sensitive portion of Puerta de Tierra and its associated waterfront and transportation corridors. Based on the historic properties identified within and adjacent to the APE, and on the results of previous investigations discussed above, construction activities may encounter redeposited historic artifacts within fill, railroad-related features, buried utilities and drainage systems, masonry or concrete structural remains, remnants of military and defensive features, bridge- and roadway-related elements, maritime construction debris, and, in isolated saturated or submerged contexts, preserved wood or other waterlogged cultural materials. These conditions justify archaeological monitoring and provide the basis for the procedures described in the following section.

It is important to reiterate that any modification to the scope of work evaluated in the EDF, which formed the basis for the determination and recommendations, must be submitted to PRSHPO for review. Accordingly, this Archaeological Monitoring Work Plan is contingent upon and based on the 30% design plans and conceptual designs

cited in the references section.[4] It is the Monitor's responsibility, in coordination with the PM and GM, to identify based on the final plans, which activities require monitoring. The Archaeological Monitoring Work Plan shall be revised accordingly to incorporate the updated scope of work and must receive SHPO approval prior to the initiation of any affected activities. Once the 90% Design Plans, and preferably the final construction drawings, become available, a review of the Archaeological Monitoring Work Plan may be required to confirm that the proposed monitoring strategy remains consistent with the final limits and depths of disturbance.

Prior to the initiation of archaeological monitoring, the following must be met:

1. The Phase IA archaeological survey for APE-2 and APE-3 must be completed prior to the initiation of construction activities within the boundaries of Intersection #5, as defined in the EDF and the Project Description section of this work plan.
2. A Phase IB subaquatic archaeological investigation shall be required for the aquatic areas subject to disturbance at the depths specified in the scope of work. This investigation shall include the San Antonio Channel under the Dos Hermanos Bridge, as well as other applicable aquatic areas within the project footprint. This includes aquatic areas associated with Intersection #5 within APE-2 and APE-3, as applicable to the final design and construction limits.
3. In APE-1, Treatment Measure AIEST No.-M (Recordation – Digital Photography Package) of the Navy Pier structures proposed for demolition must be completed and reviewed by SHPO prior to the initiation of construction activities.

Once these requirements have been completed (concurred by SHPO on a letter dated March 17, 2026), archaeological monitoring shall proceed in accordance with the monitoring procedures set forth in the following section.

[4] The Design Plans utilized during the creation of this Archaeological Monitoring Work Plan are cited and defined in the Cited References section.

V. ARCHAEOLOGICAL MONITORING PROCEDURE

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

A. Before Construction Begins

1. The Construction Manager (CM) will notify the Project Manager (PM), Grant Manager (GM), and Monitor of the proposed activities' start date. The PM is responsible for coordination between the CM and the SOI-qualified archaeologist who will oversee the monitoring (Monitor). The GM shall notify the State Historic Preservation Office (SHPO) and the Archaeology and Ethnohistory Program (PAE) of the Institute of Puerto Rico History (ICP) of the construction start date and the archaeology company charged with implementing this Plan.
2. Before any demolition or construction begins, the PM, CM, GM, and Monitor will have a kickoff meeting to discuss the procedure for archaeological monitoring, including the coordination protocol between the Monitor and the Contractor. The Monitor will provide an orientation on the area's cultural resources and potential resources and their proper treatment. The Monitor will also explain which project activities require archaeological monitoring.
3. The CM, PM, and construction crew will complete and sign a statement outlining the activities that may not be performed without the Monitor's presence, demonstrating their understanding and commitment to following the archaeological monitoring procedures.
4. The Monitor will document the historic properties (NRHP-listed and eligible) located within the project’s area of potential effects by means of verbal descriptions and photographs. This documentation shall be included as an appendix to the **first weekly report**. This report will be submitted to the Archaeology and Ethnohistory Program (PAE) of the Institute of Culture of Puerto Rico (ICP) with the first monthly report.

B. During Demolition and Construction

1. The Monitor shall be in the field during all project activities involving demolition and ground disturbance; access and clear sightlines to all demolition and excavation activities and debris removal will be provided to the Monitor. In the event of simultaneous excavations in different areas of the project, an archaeologist should be assigned to each area.
2. The Monitor shall provide instructions directly to the construction field personnel concerning how to proceed when there is a potential to impact an archaeological

resource. The construction field personnel will abide by these requests: excavate slowly, stop the excavation work to evaluate a finding, etc.

3. The Monitor shall keep a record of monitored activities. The Monitor shall fill out the Daily Record of Activities Form (see Appendix A), including photos of the areas of interest. These Forms will be attached to the final report as an appendix. These forms should be sent **weekly** to the GM for review.
4. A monthly report will be prepared, including photos of the area of interest. The report shall be emailed to the GM during the week following the month in which the monitoring was conducted. The municipality will be responsible for submitting the report to the SHPO and the PAE.
5. The Monitor shall document all archaeological remains identified during construction activities, except for previously unidentified historically significant findings (refer to B-7 below). The documentation shall include a detailed description of the discovery, context, horizontal and vertical provenience, photos, and a plan drawing. This documentation shall be done within a reasonable amount of time, trying as much as possible, not to impact on the project schedule.
    a. The documentation may require extending the contractor excavations to expose and define the finds. Associated stratigraphy will be documented and representative samples of associated artifactual material will be recovered. For structural remains, construction materials and techniques will be documented. The controlled units may vary in size according to the nature and dimensions of the archaeological find. These will be excavated by strata, cultural or natural, with vertical and horizontal control. When warranted, the removed soil will be sifted through ¼ inch mesh. The recovered artifactual material will be bagged and labeled by specific origin. It shall proceed in accordance with the protocol included in item B-7.
6. Any subsurface feature may be demolished and removed after being documented by the Monitor and approved by the GM, unless it is deemed historically significant, in which case a protective mitigation measure can be implemented. The information recorded will be included in the final report.
7. If the identified archaeological remains are considered historically significant– i.e., complex structures, precolonial remains or stratified deposits – the Monitor shall instruct the construction crew to (1) immediately cease work in the vicinity of the discovery, (2) take all reasonable measures to avoid or minimize harm to the property, and (3) notify the PM, CM, and GM. The GM shall immediately notify the PAE, and the SHPO, as per stipulation III.B.1.b. of the PA. The following protocol shall be followed:
    a. The Monitor shall make a preliminary assessment of the finding. The assessment shall include a description of the discovery, location, horizontal and vertical extent (if known), context, photographs, and drawings, as deemed necessary. The assessment shall also include a work plan for implementing a National Register of Historic Places' eligibility evaluation of the exceptional remains (in other words, an evaluation of significance and integrity).

b. The assessment and NRHP-eligibility evaluation work plan shall be submitted via email to the PM and GM within 24 hours of the discovery. The GM will comment on the work plan within 24 hours of receiving it.
c. The Monitor shall implement the work plan after receiving the GM's authorization to proceed. After completing the fieldwork, the Monitor shall prepare an End of Field Report, summarizing the results. Said report should include an NRHP-eligibility determination. The End of Field Report shall be submitted via email to the PM and GM within 48 hours after completing the fieldwork.
d. The GM shall notify the SHPO and PAE of the NRHP-eligibility determination.
    i. If the finding is **not eligible** to the NRHP, the GM shall notify the SHPO and PAE and provide supporting documentation. Construction activities may resume under archaeological monitoring unless the SHPO or PAE disagrees with the NRHP determination and makes a timely objection within 48 hours of the notification.
    ii. If the finding is **eligible** to the NRHP, the criteria of adverse effect shall be applied. If the project activities do not adversely affect the finding, the GM shall notify the SHPO and PAE, and provide supporting documentation. Construction activities may resume under archaeological monitoring unless the SHPO or PAE makes a timely objection within 48 hours of the notification.
    iii. If the project activities have an **adverse effect** on the NRHP-eligible finding, a Data Recovery will be implemented as a Treatment Measure per Appendix F of the PA. The Monitor shall develop a data recovery plan with a research design consistent with the Secretary of the Interior's Guidelines for Archeological Documentation (http://www.nps.gov/history/locallaw/arch_stnds_7.htm), the Advisory Council on Historic Preservation's (ACHP) recommendations on the recovery of significant information from archaeological sites as updated in 2009, at https://www.achp.gov/protectinghistoricproperties/Section_106_Archaeology_Guidance and Regulation #8932. The data recovery plan shall be submitted via email to the GM for comments. The GM shall be responsible for submitting the data recovery plan to the SHPO and PAE for comments and approval. This treatment measure does not apply to burials or human remains (refer to IV.D of this work plan).

8. If architectural features are found, as far as possible, the finding should be preserved and protected, and every effort should be made to adapt the design of the project and avoid negative impact to the finding.
9. Processing of archaeological artifacts, if any, will be conducted concurrently with the field work. This type of analysis shall only be conducted when documenting a stratified artifact deposit or a well-defined archaeological context. It shall not be applied to isolated finds recovered from fill strata or non-contextual deposits. In such cases, the appropriate procedure is to document and photograph the material in the

field and leave it in-situ. A limited sample of diagnostic or chrono-diagnostic artifacts may be collected for laboratory processing, but only to the minimum extent necessary to obtain the data required to meet the research objectives and regulatory reporting standards. A summary of these activities shall be included in the Daily Record of Activities Form (Appendix 1). Artifacts shall be curated and processed in accordance with the standards set forth in 36 CFR Part 79 Curation of Federally-Owned and Administered Archaeological Collections.

a. Artifacts shall be washed and sorted. Materials such as ceramics, lithics, shell, bone, glass, metal, and others, should be subject to general analysis considering aspects such as material, manufacture, style, function, type, variety, use, and others. Due to their nature, some of these materials require specialized analysis such as studies of malacology, zooarchaeology, bioarcheology, among others, which should be carried out by specialists. The classification scheme used in the classification will be chosen by the archaeologist according to the context, type of material recovered and previous experience. The classification scheme shall be referenced with available bibliographic references.
b. The materials laboratory shall include a quantitative, qualitative, and comparative analysis of all archaeological materials recovered during archaeological monitoring. An inventory of artifacts by category, and a catalog of artifacts by material type shall be prepared.
c. Photographic documentation shall be made of representative artifacts in the collection.
d. If necessary, documentary research will be conducted for analysis and interpretation of artifacts and other finds.
e. Samples from strata or from particular cultural elements must be properly packaged, labeled and preserved. The data resulting from their analysis must be included in the final report.

10. If any additional construction activities are added or design changes are made after the project has begun, the CM and PM, prior to performing the work, shall inform the GM and the Monitor. The Monitor, in conjunction with GM, shall evaluate these activities and apply the adverse effect criteria. If it is determined that the effect is adverse, the archaeologist will provide recommendations on how to avoid, minimize, or mitigate the adverse effect. These recommendations will be consulted with the SHPO and PAE prior to implementation. The SHPO and PAE will have 15 days to comment on the recommendations. If no communication is received within that time frame it will be assumed that the SHPO and PAE has no objection and concurs with the recommendations outlined.
11. If during construction activities a historic property is affected in an unanticipated manner, the CM shall stop work immediately, and inform the PM, GM, and Monitor. The Monitor, in conjunction with GM, shall evaluate the unanticipated effects and apply the adverse effect criteria within no more than 24 hours. If the effect is determined to be adverse, the Monitor and GM will provide recommendations on how to avoid, minimize, or mitigate such adverse effects. The GM shall consult with the

SHPO and PAE on the recommendations prior to implementation. The SHPO and PAE will have 48 hours to comment on the recommendations. If no communication is received within that timeframe, it will be understood that the SHPO and PAE has no objection and concurs with the recommendations outlined.

C. After Construction Ends

1. Upon the completion of the Archaeological Monitoring, the PM and GM shall be notified. The estimated date of delivery of the final report shall be indicated in the said notification. The technical report shall be prepared detailing monitored construction activities, documentation of archaeological features or other findings, location of temporary curatorial repository for any artifacts, and analysis and interpretation of the results. The report must include visual information, such as drawings, photographs, an overview map of the APE with all archaeological resources encountered plotted on the map to scale, and sketch maps of any archaeological features. Upon the completion
2. The Monitor shall again document the historic properties located within the project's area of potential effects. The condition of the properties should be compared with those documented at the beginning of the project. This documentation shall be included in the final technical report.
3. The Monitor shall prepare an Archaeological Supervision End of Field Report, which shall include the main findings and their location, the methodology used for their excavation and documentation, conclusions regarding the effectiveness of the archaeological supervision, an assessment of the integrity and significance of the archaeological resources identified, any considerations for protection, and clear recommendations regarding the appropriate course of action. The report shall also include the date of submission of the Final Report.
    a. The report shall be submitted to the Grant Manager (GM) for review within two (2) weeks of the completion of archaeological monitoring activities. Upon review and approval by the GM, the report shall be transmitted to the appropriate agencies.
    b. The GM shall be responsible for submitting the report to the SHPO. The Municipality shall be responsible for submitting the report to the PAE.
    c. Submittals to SHPO and PAE shall be completed within one (1) week following GM approval, or within another timeframe as agreed upon by the parties.
4. The Principal Investigator will be responsible for retaining his or her original field notes, digital photographs, expert reports, drawings, maps and any other digital photographs, expert reports, drawings, maps, and any other documents associated with the study conducted (including digital files) and shall ensure future reference by other researchers for future reference. If unable to keep these documents, the archaeologist shall deliver them to the PAE.

D. Human Remains

If human remains are discovered, the protocol established in Stipulation III.B.1.c. of the PA and IPRC Regulation #8932, must be followed:

1. Stop work immediately.
2. Notify the local law enforcement office and coroner/medical examiner following applicable Commonwealth statute(s).
3. Protect the remains from any harm.
4. The GM shall be responsible for notifying the SHPO and PAE within twenty-four (24) hours of identifying human remains.
5. The services of a physical anthropologist or specialist in bioarcheology will be required.

VI. PROFESSIONAL QUALIFICATIONS:

The Monitor must meet the minimum Secretary of the Interior Professional Qualifications Standards for Archaeology established in 36CFR Part 61. These are: a graduate degree in archaeology, anthropology, or closely related field, plus at least one (1) year of full-time professional experience or equivalent specialized training in archaeological research, administration, or management; at least four (4) months of supervised field and analytic experience in general Puerto Rican archaeology; the demonstrated ability to carry research to completion; and at least one (1) year of full-time professional experience at a supervisory level in the study of archaeological resources of the pre-Columbian and colonial periods. Please see https://www.nps.gov/history/local-law/arch_stnds_9.htm for more information.

The SOI-qualified archaeologist shall not defer their monitoring responsibilities to any other person who does not meet the minimum professional qualifications. Any additional personnel to intervene in monitoring efforts shall have vast experience in historic archaeology, in working in evaluation (Phase II), documentation (Phase III), and monitoring projects dealing with colonial period properties.

The Principal Investigator may not transfer his or her duties, obligations, and responsibilities to subordinates or other technicians who are not professionally trained in archaeology. In the case of hiring archaeologists and trained technicians to assist in archaeological monitoring, the Principal Investigator must be present for at least 25 percent of the duration of the fieldwork to supervise them.

VII. CITED REFERENCES:

Advisory Council on Historic Preservation

2009 ACHP recommendations of recovery of significant information from archaeological sites https://www.achp.gov/protectinghistoricproperties/Section_106_Archaeology_Guidance.

Consejo para la Protección del Patrimonio Arqueológico Terrestre de Puerto Rico.

2017 *Reglamento para la radicación y evaluación arqueológica de proyectos de construcción y desarrollo*. San Juan: ICP. Reglamento #8932 del 8 de febrero de 2017.

Oppenheimer Rodriguez, Victor & Schmid, Maria

2026 Puerto Rico 2017 Disaster Recovery, CDBG-DR Program and Investment Portfolio For Growth Program (IPG): Section 106 - NHPA Effect Determination Form. Revised last on April 2nd 2026.

National Park Service

"Archeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines [As Amended and Annotated] Professional Qualification Standards". https://www.nps.gov/history/local-law/arch_stnds_9.htm

"Archeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines for Archeological Documentation". http://www.cr.nps.gov/local-law/arch_stnds_7.htm

Design Group, PSC

2025 Fernandez Juncos Avenue and Connector Streets; Conceptual Design- REVISED on August 20th 2025

Geosyntec Consultants of Puerto Rico, P.C.

2025 San Juan Navy Pier Bulkhead. 30% Schematic Design REVISED on July 27th, 2025.

Design Group, PSC

2025 Pedestrian Access, San Juan, Puerto Rico; Conceptual Design- REVISED on June 30th, 2025.

Bird Carmona, Arturo

2005 Puerta de Tierra, la vida en un barrio obrero. In González Vales et al., San Juan:

la ciudad que rebasó sus murallas. National Park Service. Panamericana Formas e Impresos S.A., Colombia, pp. 119–146.

Brau, Salvador
1907 La colonización de Puerto Rico (Desde el descubrimiento de la Isla hasta la reversión a la corona de España de los privilegios de Colón). Heraldo Español, San Juan, Puerto Rico.

Picó, Fernando
2000 Historia general de Puerto Rico. Ediciones Huracán, Río Piedras, Puerto Rico.

Sepúlveda Rivera, Aníbal
2004 Puerto Rico Urbano, Atlas Histórico de la Ciudad Puertorriqueña. Centro de Investigaciones CARIMAR y Departamento de Transportación y Obras Públicas, 4 vols., San Juan, Puerto Rico.

Addyman, Thomas and Agamemnon Gus Pantel
1992 Phase IA-IB / Parque Luis Muñoz Rivera, Stage IA-IB Archaeological Report. No Data.

Alvarado Muñoz, Fernando
2012 Monitoría / Mejoras al Muelle 6, San Juan Waterfront, Informe Final, Tomo IV de IV. SHPO ID SJ-A-12-28-01.

Camacho, Raquel and AMEC E&E Caribe, LLC
2007 Phase 1A / San Juan Waterfront. SHPO ID SJ-A-07-23-07.

Font Negrón, Aramis
1994 Phase 1B / Estacionamiento de Departamento de Hacienda, Calle General Contreras. SHPO ID SJ-A-94-05-04.
1996 Phase IA-IB / Puerta de San Juan. SHPO ID SHPO-02-23-95-05.
2003 Phase IA / Mejoras Urbanas Intersección #5. SHPO ID SJ-B-03-10-01.

López Jiménez, Jaqueline
1999 Phase 1A-1B / Corte Ave. Muñoz Rivera Drenaje Pluvial, Area de Estacionamiento, Guardia Nacional de Puerto Rico. SHPO ID SJ-A-99-11-02.
2011 Phase 1B / Bahía Urbana: mejoras al Portal del Este. SHPO ID SJ-A-11-25-07.
2008 Proyecto Restitución del Residencial Puerta de Tierra-Bloque A, Puerta de Tierra, San Juan, PR. SHPO ID SHPO-02-04-08-01.

Martí Carvajal, Armando J.
1998 Phase 1A / Muelle 3, 4 y 5 Calle Marina. SHPO ID SJ-A-98-09-08.
2001 Phase IA / Pan-American Terminal 2 De Isla Grande. SHPO ID SJ-B-01-08-06.

Medina Carrillo, Norma
1998 Phase 1A / Base Naval, Isla Grande Nuevo Distrito. SHPO ID SJ-B-98-06-04.
2007 Phase 1A / Desarrollo Mixto de San Agustín. SHPO ID SJ-A-07-23-05.

Meléndez Ortiz, Sharon
2010 Bahía Urbana Programa de Mejoras Inmediatas: Mejoras a los Muelles 7 y 8, Supervisión Arqueológica Durante los Trabajos de Demolición a Realizarse en los Muelles 7 y 8 – Plan de Trabajo. Report identified as SJ-A-10-25-04.
2013 Phase 1A / Paseo Lineal de Puerta de Tierra. SHPO ID SJ-A-13-29-05.
2014 Phase 1B / Paseo Puerta de Tierra. SHPO ID SJ-A-14-30-04.
2016 Monitoring: Calle del Tren. SHPO ID SJ-A-16-34-02.

Melendez, Marisol
1997 Phase IA-IB / Desarrollo Frente Portuario, Segunda Fase bloques 67, 113 y 114 de la calle Marina, Bo. Capitolio Sur, Puerta de Tierra, San Juan. SHPO ID SHPO-08-22-89-01.

Pantel Tekakis, Agamemnon Gus
1992 Phase III / Parcela M-4, Paseo Portuario. SHPO ID SJ-A-92-05-01.

Príncipe Jácome, Andrés
2002 Phase 1A / Línea Soterrada de 30 KV y 13.2KV desde Viaducto TC Hasta La Planta Seccionadora en Santurce. SHPO ID SJ-B-02-08-10.

Pumarada, Luis
1993 Phase IA-II / Alternatives de mitigaciones para los puentes del Caño San Antonio. SHPO ID SHPO-02-01-96-02.

Questell Rodríguez, Eduardo
1988 Phase 1A-1B / Condado Lagoon Monument Plaza, Phases II & III. SHPO ID SJ-B-88-02-02.

Ramos Vélez, Marlene
1991 Phase IB & Monitoring: Soterrado de Líneas Eléctricas y Telefónicas. SHPO ID SJ-A-91-04-01.
1996 Phase 2 / Facilidades de Asamblea Legislativa. SHPO ID SJ-A-96-08-01.

RCH
2008 Phase 1A / San Juan Waterfront. SHPO ID SJ-A-08-27-05.

Schafler
2008 Torre de Brantos. SHPO ID SJ-A-08-24-03.

Vega, Jesús E.
1998 Phase II / Replacement of Dos Hermanos Bridge, Bridge No. 1750, San Juan, PR. SHPO ID SHPO-07-22-96-02.
2016 Phase IA / Mejoras al terminal Crowley Isla Grande Fase II. SHPO ID SJ-B-95-05-08.
2005 Submerged cultural resources survey proposed expansion for Club Náutico de San Juan, PR. SHPO ID SHPO-08-13-04-01.

VIII. APPENDIX A:

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CITY-REV) Section 106 NHPA Effect Determination	
Project Name:	
Case ID:	City:
Project Coordinates:	

SOI Qualified-Archaeologist:
Archaeologist Assistant:
Date of Monitoring:
Work Hours:

Description of work performed by contractor and supervised by the Monitor:		
	YES	NO
Was an archaeological remain documented during the day. If yes, include required information below.	☐	☐
Was an exceptional archaeological remain identified during the day? If yes, explain below.	☐	☐
Have the construction activities affected a previously unidentified property or a known historic property in an unanticipated manner? If yes, explain below.	☐	☐
Has there been a change in the scope of work of the project? If yes, explain below.	☐	☐

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CITY-REV) Section 106 NHPA Effect Determination	
Project Name:	
Case ID:	City:
Project Coordinates:	

Site Photos	
Direction of Photo: **Description:**	
Direction of Photo: **Description:**	

APPENDIX B: Include Puerto Rico State Historic Preservation Office (PRSHPO) letter.

STATE HISTORIC
PRESERVATION
OFFICE
GOVERMENT OF PUERTO RICO

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

May 18, 2026

Kristin Sanders
269 Avenida Ponce de León
San Juan, PR 00917

Referencia: SHPO-CF-02-17-26-04 - IPGD-STR-001 (San Juan), Navy Pier Bahía Urbana, Fernández Juncos Infrastructure

Dear Ms. Sanders,

We acknowledge receipt of your letter dated April 22, 2026 regarding the above referenced project.

Initially, we would like to clarify that the Puerta de Tierra Historic District (PTHD) should be used as the primary document in the determination of whether the properties affected by the undertaking are eligible, listed, or contributing. Corrections are needed on the status of the properties mentioned in the narrative, particularly those in tables 1 and 2. The four plots that comprise Navy Pier (011, 012, 013, and 014) in block 170 were identified as contributing. But two of them (013 and 014) are also identified as contributing buildings. All the lots in the wharf area, which should be considered sites, are related to the maritime history (military, commerce, economic), and Community Planning and Development associated to the city of San Juan.

After careful review of the revised finding, we concur that the proposed undertaking meets the criteria of **adverse effect** per 36 CFR §800.5 (a)(2)(i)

or "*physical destruction of property*". To resolve the adverse effect, and pursuant to the Abbreviated Consultation Process as outlined in the Third Amendment to the Programmatic Agreement, the Agency proposes the implementation of Treatment Measure A.1 (*Recordation – Digital Photography Package*) at each building to be demolished, and recommends the following conditions:

1. Navy Pier Front (APE-1): Subaquatic Phase IB prior to the initiation of construction activities and archaeological monitoring during all ground-disturbing activities and any use of heavy machinery.
2. Fernández Juncos Avenue (APE-2): A Phase IA study for Intersection #5, a subaquatic Phase IB prior to the initiation of construction activities, and archaeological monitoring during all ground-disturbing activities and any use of heavy machinery are recommended.
3. Pedestrian Access at PR-1 Km. 3.2, San Juan (APE-3): Since this APE includes Intersection #5, an NRHP-eligible historic property acknowledged by SHPO in 1995 (Vega 1995) under Criterion A, C, and D, a Phase IA study with an archaeological monitoring plan crafted specifically for the NRHP-eligible historic property is recommended. In addition, archaeological monitoring during all ground-disturbing activities and any use of heavy machinery is recommended.

This is to inform you that the SHPO agrees with the treatment measures and the three conditions proposed by the Agency in order to resolve the adverse effect. If you have any questions concerning our comments, do not hesitate to contact our Office.

Sincerely,

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

Carlos A. Rubio Cancela
State Historic Preservation Officer
CARC/GMO/SG

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

Cuartel de Ballajá (tercer piso), Calle Norzagaray, esq. Beneficencia, Viejo San Juan, PR 00901 | PO Box 9023935, San Juan, PR 00902-3935
787.721.3737
oech.pr.gov

STATE HISTORIC
PRESERVATION
OFFICE
GOVERMENT OF PUERTO RICO

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

May 18, 2026

Kristin Sanders
269 Avenida Ponce de León
San Juan, PR 00917

Referencia: SHPO-CF-02-17-26-04 - IPGD-STR-001 (San Juan), Navy Pier Bahía Urbana, Fernández Juncos Infrastructure

Dear Ms. Sanders,

We acknowledge receipt of your letter dated April 22, 2026 regarding the above referenced project.

Initially, we would like to clarify that the Puerta de Tierra Historic District (PTHD) should be used as the primary document in the determination of whether the properties affected by the undertaking are eligible, listed, or contributing. Corrections are needed on the status of the properties mentioned in the narrative, particularly those in tables 1 and 2. The four plots that comprise Navy Pier (011, 012, 013, and 014) in block 170 were identified as contributing. But two of them (013 and 014) are also identified as contributing buildings. All the lots in the wharf area, which should be considered sites, are related to the maritime history (military, commerce, economic), and Community Planning and Development associated to the city of San Juan.

After careful review of the revised finding, we concur that the proposed undertaking meets the criteria of **adverse effect** per 36 CFR §800.5 (a)(2)(i)

or "*physical destruction of property*". To resolve the adverse effect, and pursuant to the Abbreviated Consultation Process as outlined in the Third Amendment to the Programmatic Agreement, the Agency proposes the implementation of Treatment Measure A.1 (*Recordation – Digital Photography Package*) at each building to be demolished, and recommends the following conditions:

1. Navy Pier Front (APE-1): Subaquatic Phase IB prior to the initiation of construction activities and archaeological monitoring during all ground-disturbing activities and any use of heavy machinery.
2. Fernández Juncos Avenue (APE-2): A Phase IA study for Intersection #5, a subaquatic Phase IB prior to the initiation of construction activities, and archaeological monitoring during all ground-disturbing activities and any use of heavy machinery are recommended.
3. Pedestrian Access at PR-1 Km. 3.2, San Juan (APE-3): Since this APE includes Intersection #5, an NRHP-eligible historic property acknowledged by SHPO in 1995 (Vega 1995) under Criterion A, C, and D, a Phase IA study with an archaeological monitoring plan crafted specifically for the NRHP-eligible historic property is recommended. In addition, archaeological monitoring during all ground-disturbing activities and any use of heavy machinery is recommended.

This is to inform you that the SHPO agrees with the treatment measures and the three conditions proposed by the Agency in order to resolve the adverse effect. If you have any questions concerning our comments, do not hesitate to contact our Office.

Sincerely,

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

Carlos A. Rubio Cancela
State Historic Preservation Officer
CARC/GMO/SG

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

Cuartel de Ballajá (tercer piso), Calle Norzagaray, esq. Beneficencia, Viejo San Juan, PR 00901 | PO Box 9023935, San Juan, PR 00902-3935
787.721.3737
oech.pr.gov

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

Tel: 939-910-9300
www.bdo.com

269 Ponce de León Ave,
Hato Rey, PR 00918

April 22, 2026

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 Investment Portfolio for Growth (IPG) Program

SHPO-CF-02-17-26-04/IPGD-STR-001: Navy Pier Bahía Urbana, Fernández Juncos Infrastructure Project, San Juan, Puerto Rico – Revised - *Adverse Effect*

Dear Architect Rubio Cancela,

On behalf of the Puerto Rico Department of Housing (PRDOH), we thank you for your letter dated March 17, 2026, in response to the submission of documentation for the Navy Pier Bahía Urbana, Fernández Juncos Infrastructure Project. The letter stated your office concurred with the finding that the proposed undertaking meets the criteria of adverse effect, deemed the proposed treatment measure adequate to resolve the adverse effect, and agreed with the recommendations proposed by PRDOH.

Since that time, we discovered that our recommendation incorrectly assigns the subaquatic Phase IB investigation to APE-3, Pedestrian Access at PR-1 Km. 3.2 instead of APE-2, Fernández Juncos Avenue improvements. Attached is a clarification memo and a revised Effect Determination Form reflecting the corrected recommendation, as outlined below.

Based on the documentation provided, the Program requests a concurrence with a determination that "**Adverse Effect**" is appropriate for this undertaking. We are requesting to resolve the adverse effect through the Abbreviated Consultation Process as outlined in the Third Amendment to the Programmatic Agreement and are proposing utilizing Treatment Measure A.1 (Recordation – Digital Photography Package) to document each of the buildings being demolished.

Additionally, we recommend the following:

1. **Navy Pier Front (APE-1)**: Subaquatic Phase IB prior to the initiation of construction activities & Archaeological Monitoring during all ground disturbing activities and any use of heavy machinery.

BDO Government Services, LLC is a separate legal entity affiliated with BDO USA, P.C., a Virginia professional corporation.

BDO USA, P.C. is the U.S. member of BDO International Limited, a UK company limited by guarantee, and forms part of the international BDO network of independent member firms.

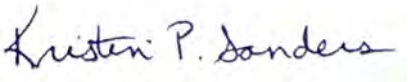
BDO is the brand name for the BDO network and for each of the BDO Member Firms

2. **Fernandez Juncos Avenue (APE-2)**: A Phase IA study for Intersection #5, a subaquatic Phase IB prior to the initiation of construction activities, and archaeological monitoring during all ground-disturbing activities and any use of heavy machinery are recommended.

3. **Pedestrian Access at PR-1 Km. 3.2 San Juan (APE-3)**: Since this is a NRHP-eligible Historic Property, acknowledged by SHPO in 1995 (Vega 1995), under Criterion A, C and D. A Phase IA study with an archaeological monitoring plan crafted specifically for the NRHP-eligible Historic Property is recommended. In addition, archaeological monitoring during all ground-disturbing activities and any use of heavy machinery is recommended.

Please contact me with any questions or concerns by email at kristin.sanders@bdogov.com or phone at 225-276-2109.

Kindest regards,



Kristin P. Sanders
Historic Preservation Manager

Attachments

TETRA TECH

April 08, 2026.

Memorandum:

During a meeting held on April 2, 2026, the Grant Manager (GM) and the Tetra Tech Environmental Team discussed the need to correct and clarify the recommendations for the subaquatic Phase IB investigation included in the Effect Determination Form (EDF) for the project.

This clarification is necessary because the current Recommendation section incorrectly assigns the subaquatic Phase IB investigation to APE-3, Pedestrian Access at PR-1 Km. 3.2, San Juan. Upon review, it was confirmed that APE-3 does not include any waterways within its APE. Therefore, the subaquatic Phase IB recommendation was intended to apply to APE-2, Fernández Juncos Avenue improvements, rather than to APE-3.

This correction is consistent with the determination language already included in the EDF, which states:

"In addition, before initiating any activities within APE-1 (Navy Pier Bulkhead and Boardwalk) and APE-2, specifically along the San Antonio Bridge segment of the Fernández Juncos Avenue and connector improvements, a subaquatic Phase IB investigation is recommended."

Accordingly, the correction applies only to the Recommendation section of the EDF, as presented below.

<u>Current Recommendation Section</u>

Navy Pier Front (APE-1):
Subaquatic Phase IB prior to the initiation of construction activities and archaeological monitoring during all ground-disturbing activities and any use of heavy machinery.

Fernández Juncos Avenue (APE-2):
Archaeological monitoring during all ground-disturbing activities and any use of heavy machinery.

Pedestrian Access at PR-1 Km. 3.2, San Juan (APE-3):
Since this is an NRHP-eligible historic property, acknowledged by SHPO in 1995 (Vega 1995) under Criterion A, C, and D, a Phase IA study with an archaeological monitoring plan crafted specifically for the NRHP-eligible historic property is recommended. In addition, a subaquatic Phase IB prior to the initiation of construction activities and archaeological monitoring during all ground-disturbing activities and any use of heavy machinery is recommended.

Onairis N. Perez
Professional Architect | Architectural Historian SOI
Tel +1.787.321.3774 | Onairis.Perez@TetraTech.com

Revised Recommendation Section

Navy Pier Front (APE-1):
Subaquatic Phase IB prior to the initiation of construction activities and archaeological monitoring during all ground-disturbing activities and any use of heavy machinery.

Fernández Juncos Avenue (APE-2):
A Phase IA study for Intersection #5, a subaquatic Phase IB prior to the initiation of construction activities, and archaeological monitoring during all ground-disturbing activities and any use of heavy machinery are recommended.

Pedestrian Access at PR-1 Km. 3.2, San Juan (APE-3):
Since this APE includes Intersection #5, an NRHP-eligible historic property acknowledged by SHPO in 1995 (Vega 1995) under Criterion A, C, and D, a Phase IA study with an archaeological monitoring plan crafted specifically for the NRHP-eligible historic property is recommended. In addition, archaeological monitoring during all ground-disturbing activities and any use of heavy machinery is recommended.

In summary, three changes were made to the EDF Recommendation section: (1) the reassignment of the subaquatic Phase IB recommendation from APE-3 to APE-2; (2) clarification of the Recommendation section to more clearly identify the applicable mitigation measures and avoid confusion regarding their implementation; and (3) the addition of a paragraph (in the "Archaeological Potential within the APE" section) defining and clarifying the boundaries of what constitutes "Intersection #5," an area that will require a Phase IA survey. No other revisions were made to the EDF. All determinations, findings, and remaining recommendations remain unchanged and continue to be contingent upon the scope of work dated February 6, 2026.

Thanks,

TETRA TECH
Onairis N. Perez

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG) Section 106 NHPA Effect Determination	
Applicant: The PR Convention Center District Authority	
Program ID Number: IPGD-STR-001	
Project Name: Navy Pier Bahía Urbana, Fernández Juncos Infrastructure Project (NP-BU & FJI)	

Project Location: PR-1 Km 2.7 Bo. San Juan Antiguo, San Juan PR 00909	
Project Coordinates: 18.461462, -66.092342 (APE 1), 18.460159, -66.087449 to 18.465251(APE 2), 18.458716, -66.086635 (APE 3)	
TPID (Número de Catastro): 040-015-170-33-000, 040-016-170-29-000, 040-016-170-28-000, 040-016-027-000, 040-016-026-000, 040-016-025-000, 040-016-024-000, 040-016-170-32-000, 040-016-031-000, 040-016-030-000, 040-016-023-000, 040-016-022-000, 040-016-021-000	
Type of Undertaking: ☒ Substantial Repair/Improvements ☒ New Construction	
Construction Date (AH est.): c1930	Property Size (acres): 2.26 acres of land, 29.6 acres of public roads.

SOI-Qualified Architect/Architectural Historian: Maria F. Lopez Schmid, MAHP.
Date Reviewed: November 06, 2025; Revised January 15, 2025; February 10, 2026; April 02, 2026
SOI-Qualified Archaeologist: Victor Oppenheimer Rodriguez, M.A.
Date Reviewed: November 06, 2025; Revised January 15, 2025; February 10, 2026; April 02, 2026

In compliance with Section 106 of the National Historic Preservation Act (NHPA), the Program is responsible for identifying historic properties listed in the NRHP and any properties not listed that would be considered eligible for listing that are located within the geographic area of potential effects (APE) of the proposed project and assessing the potential effects of its undertakings on these historic properties.

Project Description (Undertaking): Updated SOW based on February 06, 2026.

The initial total footprint of the Navy Pier/Bahía Urbana and Fernández Juncos Infrastructure (NP-BU & FJI) Project was estimated at 89,831 square meters (m²), equivalent to 22.2 acres. However, to account for required electrical utility connections and to include the proposed bulkhead wall footprint, the project footprint was expanded to approximately 129,359 m² (32.0 acres). This extended footprint includes 2.26 acres of land, 29.6 acres of public roadways, and 0.092 acres of land to be reclaimed from the San Antonio Channel coastal waters, which are located within jurisdictional Waters of the United States(WOTUS).



Figure 1. Aerial Image with the proposed projects: Navy Frontier Pier Site (Red), Infrastructure Street Improvements (Green), and Pedestrian Access Enhancements (Blue).

This proposed project seeks to alleviate the exacerbated economic effects of the past hurricanes Irma and María through large-scale development projects that are transformative in nature. It intends to foster both mixed-use, community-based development, as well as major infrastructure improvements supporting economic revitalization for Puerto Rico. This project is envisioned as a catalyst for economic growth, climate resilience, and recreational development, offering a safe and accessible environment for both residents and visitors. It will contribute to the revitalization of the area, enhance quality of life, and advance Department of Housing and Urban Development (HUD's) Community Development Block Grant – Disaster Recovery (CDBG) National Objective by addressing conditions of slum and blight, improving public safety, and establishing modern infrastructure for the benefit of the people of San Juan and Puerto Rico. There is no current start and end date for the project.

The Project consists of three (3) main components:

(1) The construction of the new Navy Pier bulkhead and boardwalk (NP-BB)
(2) Fernández Juncos Avenue and Connectors Infrastructure (FJI)
(3) The Pedestrian Access (PA) enhancements

Description of the proposed action:

(1) The construction of the new Navy Pier bulkhead and boardwalk (NP-BB)
The NP-BB component proposes the construction of a new 1,246-linear-foot bulkhead wall, to be located approximately 1.5 feet (ft) seaward of the existing bulkhead, resulting in an estimated 3.2 ft seaward extension of the final bulkhead wall alignment. This bulkhead will support the development of a 1,140-foot-long by 66-foot-wide waterfront boardwalk at the Navy Frontier property. The boardwalk will be centered at coordinates 18.460960, -66.092247 and will provide the surrounding community with panoramic views of the San Antonio Channel, while serving as a safe, continuous, and publicly accessible pedestrian corridor along the waterfront. Public Access will be provided along the west and east areas of the Navy Frontier property. The proposed design includes a 14- to 16-ft-wide lane at each access point for vehicular movement, complemented by pedestrian pathways.

Based on previous negotiations between the PRPA and the current Navy Frontier property tenants Harbor Bunkering (HB), AT Maritime Supply LLC (ATMS), and San Juan Pilots (SJP), these tenants will be relocated. HB operations will be relocated to a new private facility currently under construction at Pier 14 and the Pier 14 Extension. ATMS will be relocated to a permanent area within the Pier 14 Extension, while SJP operations will relocate to Pier 10. Although there is an allocation of HUD funds, initially reserved in the eventuality of covering moving costs for tenants it was determined that all construction, relocation, moving, and associated costs will be funded by the PRPA under Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) and other PRPA funds.
Since these relocation efforts are part of long-standing governmental planning initiatives that are already underway and are neither dependent upon nor driven by the current NP-BU & FJI Project under evaluation, these activities will be reviewed under their own applicable level of environmental review and regulatory process. Since the applicant intends to use other fund sources for these relocation activities, and no HUD funds will be used for this portion of the work, the potential impacts associated with these actions are

not included in the environmental assessment of the NP-BU-FJI Project. Accordingly, they are not included within the project's defined Area of Potential Effect (APE). However, mobile and permanent structures demolition, removal, site clearing, and disposal activities in the Navy Frontier property identified as future development area are included in the analysis and within the APE.

The Navy Frontier property encompasses a total area of 63,536 square meters (m^2) (15.70 acres). Within this site, the NP-BB Preliminary (Pre) footprint occupies approximately 12,532 m^2 (3.10 acres). The Boardwalk Preliminary footprint accounts for 7,595 m^2 (1.88 acres), while Public Access Preliminary areas cover an additional 4,936 m^2 (1.22 acres). The area designated for future development, where demolition and clearance activities will occur, is identified as the Structures Demolition Area and has an estimated footprint of 51,004 square meters (12.60 acres).

Several studies and assessments have been conducted to determine the best course of action for the proposed NP/BU-FJI Project components. These components have undergone multiple adjustments from the original concepts to ensure regulatory compliance and to address the environmental sensitivity of the proposed actions. As part of these efforts, environmental and engineering studies were conducted to evaluate existing environmental conditions, the overall condition of current facilities, the status of the Navy Pier Frontier property area, the condition of the existing bulkhead, geotechnical conditions of the proposed bulkhead and boardwalk area, and the new bulkhead wall structural design requirements. Additional studies were also completed and evaluated to assess the environmental sensitivity of the proposed actions, with particular emphasis on activities proposed within WOTUS.

The Study "Above and Below Water Routine and Structural Inspection and Assessment Report, DCM in collaboration with Marine Solutions, Inc, May 2018 (Bulkhead Structural Inspection Report 2018)", conducted From April 02, 2018 to April 16, 2018, concluded that the Navy Frontier wharf, including the finger pier wharf, is in serious conditions no longer capable of supporting its intended operations and is at risk of localized failures. An additional bulkhead wall inspection conducted by Geosyntec Consultants of Puerto Rico, P.C. in May 2025 re-assured the deteriorated conditions of the bulkhead wall and general area. For design purposes the San Juan Navy Pier Bulkhead 30% Schematic Design. San Juan Bay, Puerto Rico. Geosyntec Consultants of Puerto Rico P.C., July 27, 2025 (30%-NP-

BB Design Plan) segmented bulkhead area in three sections (A, B, and C). For current use and summary of existing conditions same sections will be referenced.

Section A

- Location and dimensions: 135.0 ft located at the western corner of the bulkhead, adjacent to the DHS facility.
- Construction: Constructed with an uncap steel sheet piling.
- Current Use: Non-operational for vessel embarkation.
- Current Condition: Currently, terrain has subsided, sheet piles exposed and corroded

Section B

- Location and dimensions: 893.0 ft centered at Navy Pier frontier waterfrontage area.
- Construction: Constructed with steel sheet pilings, a concrete cap above the steel sheet piles, a concrete slab inshore of the bulkhead, and an asphalt overlay further inshore.
- Features: 31 mooring fittings and a fender system comprised of foam-filled floating fenders, and utilities.
- Current Use: Supports current mooring and berthing operations, Harbor Bunkering (HB) vessel fuel dispatch operations
- Current Condition: Advanced Deterioration

Section C

- Location and dimensions: 218 feet at the Southeastern edge of the site
- Construction: Concrete piles with cap, 10″ concrete deck
- Features: Four finger piers, accessed via head walks, are used for mooring and berthing small to medium-sized vessels.
- Current Use: San Juan Pilots (SJP) tugboats mooring and operations.
- Current Condition: Concrete spalling, exposed rebar, general deterioration. Preservation is impractical and inadvisable.

Following the geotechnical exploration conducted between September and November 2025, as documented in the Geotechnical Report: Navy Pier Bulkhead and New Boardwalk, San Juan, PR prepared by Jaca & Sierra Engineering, PSC dated November 19, 2025 (Geotechnical Report 2025), additional structural and design elements have been incorporated for the Navy Pier Bulkhead to address soil densification, improvements

in bearing capacity, and horizontal lateral stresses acting on the new sheet pile wall. Under the updated design details, liquefaction potential and bearing capacity limitations will be mitigated with a Specially Compacted Aggregate Piers (SCAP) method. Proposed SCAP consists of a layout of stone columns with a diameter of approximately 3 feet, installed in a regular 8 feet by 8 feet grid beginning 4 feet from the existing sheet pile wall and extending approximately 65 feet inland. Column depths varying, but up to a maximum of 40' deep, based on subsurface profiles, extending through liquefiable strata and into more competent soils. SCAP system will be constructed prior to the construction of the new bulkhead wall.

A new 1,246-foot-long steel sheet pile wall (Type AZ 52-700 or similar profile section) will be constructed approximately 1.5 feet seaward of the existing bulkhead, which will remain in place without modification. The new wall will span from the western boundary adjacent to the Department of Homeland Security (DHS) property to the eastern boundary near the Food and Drug Administration (FDA) site. Within Section C, as identified in the 30% NP-BB Design Plan, the sheet piles will define the existing "U" shaped dock area. The deteriorated concrete platform, along with the small craft berths, will be demolished. Section C will maintain its current "U" shape, and no filling of the area is proposed. Based on the Navy Pier Bulkhead and New Boardwalk Report prepared by BR+ Architecture and Engineering Firm, dated January 22, 2026 (Structural Design Report 2026), after evaluation of current geotechnical conditions proposed sheet pile system was defined using an AZ 52-700 section and a 80-ft sheet pile with an approximate sectional depth of 20 inches and a width of 4.6 feet is proposed, resulting in an estimated 3.2 ft seaward extension of the final bulkhead wall alignment.

According to the Bathymetric Study Report: Bahía Urbana – Navy Pier – Infrastructure Project dated January 21, 2025, the terrain immediately south of Navy Pier exhibits a relatively consistent depth ranging from −36 to −30 feet below Mean Lower Low Water (MLLW). Depth of embedment of sheet pile is dependent on mudline depth and sheet pile length. Therefore, the 80 ft sheet piles will be embedded approximately 40 to 50 feet below the seabed. The proposed bulkhead cap elevation is set at 1.5 feet above the Puerto Rico Vertical Datum 2002 (PRVD02), which is approximately 1.0 foot above the FEMA base flood elevation.

The maximum calculated moments, shear forces, and tie-back loads from each loading condition were used as the basis for the sheet pile design. The sheet piles, made of corrosion-resistant steel, will be installed primary using low-impact methods such as vibratory driving or soft hammering techniques, incorporating a soft-start procedure to gradually increase energy levels and allow marine life to vacate the area.

The proposed construction method includes the installation of sheet piles prior to any other construction or filling activities. The existing sheet pile bulkhead wall will remain in place. Therefore, no discharge of dredged or fill material into the San Antonio Channel, wetlands or other water bodies is anticipated, nor are any temporary dredged material placement.

As per Structural Design Report 2026 angular tieback anchors are proposed to be installed at approximately a 45-degree angle, with lengths varying up to 50.0 feet. Tiebacks are positioned 15 feet below final grade (16.5 feet below the finished concrete slab elevation), installed approximately every 10 feet and will consist of 2.5-inch diameter ASTM A722 bar, Grade 150 ksi, which provides a nominal tensile capacity of 466.8 kips.

According to the 30% NP-BB Design Plan, the total volume of filling material is estimated at approximately 83,000 cubic feet (ft^3), equivalent to 3,074 cubic yards (yd^3). This volume accounts for soil stabilization in Zone A and backfilling of the 1.5-foot space between the existing and new bulkhead walls. The fill material proposed for Sections A, B, and C, to fill the space between the new and existing sheet piles shall consist of clean crushed gravel in accordance with ASTM D448, No. 57 stone size, with a fines content of less than 5%. The total volume required is approximately 67,500 ft^3, of which about 7,290 ft^3 corresponds to Section A, 48,397 ft^3 to Section B, and 11,813 ft^3 to Section C. In addition, Section A will require approximately 15,500 ft^3 of additional fill material for soil stabilization within the eroded area where no concrete cap is present. As specified in the Geotechnical Report 2025, material used for inland excavations and stabilization of weak spot soil areas shall consist of well-graded granular soil meeting AASHTO Classification A-2-4 or A-1 (classified as GM, GW, SW, or SM under the Unified Soil Classification System). No dredging activities are proposed as part of the project, nor have any occurred recently in the area, according to the Puerto Rico Ports Authority (PRPA).
The project scope will entail the removal and disposal of existing moorings and fenders and the installation of new hardware to support berthing operations and to restore

structural integrity for the loading and unloading of vessels, without affecting the proposed public boardwalk use of the area. The proposed measures also aim to provide temporary berthing for public use on a non-exclusive basis, while ensuring continuous and unobstructed public access along the waterfront.

As per the Structural Design Report 2026 the proposed and previously described new sheet pile wall will be capped with a reinforced concrete apron beam. This apron beam will serve as the structural platform for new mooring hardware and fendering systems, ensuring long-term durability and operational capacity. Apron beam has been modified to a slab system of 18 inches with a double apron extending up to 23 ft from the proposed wall and entering at the end up to a depth of 6.5 ft into ground between slab and beam proposed to provide additional anchorage to resist overturning moment. A reinforced concrete apron beam will be constructed along the alignment of the new bulkhead to provide a continuous structural element tying together the sheet pile wall and bulkhead cap. The apron beam will serve as the primary support for mooring hardware and will be designed to resist operational, berthing, and load transfer demands into the bulkhead system. Corrosion-resistant reinforcing steel will be installed, including shear connectors such as welded studs or dowels attached to the tops of the new sheet piles, ensuring the apron beam functions as a composite cap beam for the bulkhead system. Concrete placement for the apron beam will be executed as a continuous pour to ensure structural continuity and composite action.

As per the Fenders and Bollards Description prepared by BR Architecture Engineering Project Management on December 12, 2025 Anchor bolts for the new mooring hardware (bollards/cleats) must be precisely located and installed in place according to the calculated mooring load distribution. Drilling into the existing and new bulkhead cap and the proposed apron beam may be necessary. These embedded anchors must be high-strength and fully protected (e.g., hot-dip galvanized). Whenever drilling into existing hardened concrete, an appropriate anchoring adhesive will be specified.
The high-capacity steel channel/bracket assemblies necessary for securing the chain and cable that hold the foam barrel fenders will be pre-installed and aligned within the formwork. These embedded structural members are designed to handle the shear and tension loads transferred by the fendering system and must therefore be high-strength and fully protected (e.g., hot-dip galvanized or stainless steel).

A low-permeability concrete mix (e.g., w/c ratio ≤0.40, admixtures,) will be specified for the construction of the apron beam. It is probable that fly ash may be added to replace some of the cementitious material for durability and impermeability purposes. This concrete will be poured continuously to encapsulate the structural rebar and all anchor hardware, providing a monolithic edge structure.

New double bollards with a capacity of seventy-five (75) tons and cleats rated for thirty-five (35) tons will be installed every 50 ft (where occurs) on the apron beam. These components will be anchored using high strength, corrosion-resistant hardware embedded during concrete placement to guarantee precise alignment and uniform load transfer. As previously stated, the apron beam will be constructed using a low-permeability concrete mix with corrosion-resistant reinforcement and welded shear connectors to achieve composite action with the sheet pile wall, creating a monolithic edge structure capable of withstanding berthing forces and environmental exposure. The fendering system will consist of foam barrel-shaped fenders selected for their high puncture resistance, low maintenance requirements, and non-marking surfaces. These fenders will be mounted on pre-installed steel brackets integrated into the apron beam formwork, positioned to accommodate tidal variations and vessel freeboard. Their spacing (every 50 ft) and elevation (estimated 3-4 ft from final grade elevation) have been designed to provide continuous protection along the pier face, and even in the event of partial damage, the fenders will remain buoyant and functional as long as their anchoring hardware is intact.

The NP-BB also includes the demolition and removal of concrete platform, berths, piles, and structural components in Section C of pier. The demolition area spans approximately 218.0 linear feet, encompassing a concrete platform of about 1,190 square feet (ft2) and three (3) small craft berths, each 1.0 foot wide and supported by three (3) precast concrete piles measuring 2.0 x 2.0 feet in cross-section and 60.0 feet in length, all in a deteriorated condition. A bulking factor of 1.25 was applied to the estimated volume of materials to be removed, resulting in approximately 4,345 ft3, which includes the concrete platform, berth components, and nine (9) concrete piles.

Complete vertical extraction of the piles from the seabed is proposed as the primary removal method to avoid leaving inert materials on the aquatic floor, and ensure compliance with environmental regulations, including Section 10 of the Rivers and Harbors

Act (RHA), the Clean Water Act (33 U.S.C. § 1251 et seq.), and applicable federal and local permits. This includes coordination with the Puerto Rico Department of Natural and Environmental Resources (DNER). Alternatively, cutting will be used only as a last resort, to break above-ground pile sections at the base of the berths. All demolition activities will incorporate the best management practices (BMP's). Removal of submerged debris will be conducted in strict compliance with all applicable regulations to prevent contamination and protect aquatic ecosystems.

The demolition of the craft berths, supported by precast concrete piles, should involve the careful removal of structural components including decking, beams, fenders, mooring systems, electrical installations, ladders, and safety railings. The piles and submerged foundations might be extracted primarily using minimally invasive vibration or hydraulic methods, with cutting reserved as a last resort. Wood, metal, and concrete materials will be segregated and handled to promote recycling and reduce waste.

The construction of the bulkhead wall with apron beam and mooring system installation will involve barge-mounted and in-land cranes for sheet pile installation, beam construction and fender alignment, supported by commercial divers for underwater tasks. Demolition of craft berths, and new bulkhead wall construction activities will utilize a combination of land-based and barge-mounted heavy equipment. Hydraulic excavators with breakers and pulverizes will dismantle superstructures on land, while loaders and dump trucks will handle debris. Mobile and barge-mounted cranes equipped with hydraulic hammers or shears will assist with pile extraction and structural removal over water. Diving crews using hydraulic or pneumatic tools will perform precision underwater tasks and will conduct visual inspections to verify that construction activities are not resulting in debris accumulation in channel bed, as needed. Debris will be staged on barges for safe transfer and onshore disposal.

The tables below summarize the proposed new bulkhead wall details, as well as the demolition of current craft berths in Section C and the construction methods and equipment currently under evaluation.

Table 1: Bulkhead wall and anchoring description summary

Description	Detail
New steel sheet pile wall length:	1,246.0 ft
Location relative to existing bulkhead:	1.5 ft seaward, up to 3.2 ft including sheet pile
Proposed Bulkhead Wall Location (WOTUS coordinates extending from FDA to DHS Properties):	East boundary Latitude: 18°27'37.864"N Longitude: 66°05'26.433"W West boundary Latitude: 18°27'40.345"N Longitude: 66°05'38.054"W
WOTUS estimated proposed area to be gained:	3,984 square ft, equivalent to 0.092 acres
Sheet Pile Type:	AZ 52-700
Sheet Pile Length:	80 feet
Sheet Pile Height:	4.6 feet
Sheet Pile Thickness:	20 inches
Embedment depth:	40 to 50 feet below the seabed
Bulkhead cap elevation:	1.5 feet above Puerto Rico Vertical Datum 2002, approx. 1.0 foot above FEMA base flood elevation
Concrete decking setback (inland):	65 feet minimum
Tieback composition	Tensioned tieback extending landward and securely anchored into the soil
Tieback anchors	Angular, installed at 45-degree angle. Current sheet pile and bulkhead wall will be maintained in place.

Tieback length	Varying up to 50.0 feet (depending on lithological conditions).
Tieback spacing	Every 10 feet.
Backfilling gravel material:	ASTM D448, No. 57 stone size with a fines content of less than 5%.
Estimated fill volume:	3,074 cubic yard (83,000 cubic feet) includes backfilling between sheet piles walls and Pier Section A stabilization.
Dredging activities	None proposed; none recently occurred (per PR Ports Authority)

Table 2: Section C additional specifications summary

Within Section C:	New sheet pile and bulkhead will delineate the existing dock area, extending 1.5 feet seaward from the current bulkhead wall., up to 3.2 ft including sheet pile
Elements to be demolished:	Concrete platform, craft berths (finger piers), and precast piles.
Existing dock structure area:	1,190 square feet
Primary removal method:	Piles and submerged foundations extracted primarily using minimally invasive vibration or hydraulic methods.
Alternative removal method:	Cutting as a last resort to break above-ground pile sections at the base of the berths.
Proposed future use:	None contemplated. Area will be maintained for public use.

Table 3: Land- and barge-mounted heavy equipment under evaluation

Category	Equipment	Typical Use
Pile extraction	Vibratory hammer; hydraulic jack/pile extractor with clamp	Extracting piles and submerged foundations with minimal invasion; pulling where vibration must be limited.
Handling & lifting	Crane (land-based or barge-mounted) with leads	Hoisting and moving hammers, piles, and debris between shore and floating platforms.
Cutting & demolition	Diamond-wire saw; hydraulic pile cutter; hydraulic shear; chipping hammer	Breaking and cutting above-water pile sections and structural elements; localized demolition of fender piles and dolphins.
Concrete work	Excavator with hydraulic breaker/hammer; concrete pulverizer/crusher; core drill	Breaking up platform slabs and caps; reducing concrete to manageable sizes; making relief cuts for controlled removal.
Debris management & material handling	Skid-steer or wheel loader; roll-off dumpsters; floating debris-staging barge	Segregating and staging wood, metal, and concrete debris; temporary offshore storage for safe transfer and onshore disposal.
Marine transport & logistics	Material barge; work boat	Transporting equipment and demolition debris to and from the work site.
Environmental controls	Turbidity monitoring and curtains; containment booms; dewatering pump/filtration system; spill-response kits	Minimizing turbidity and accidental spills; managing water quality during in-water operations; filtering dewatered effluent.
Demolition and installation	Hydraulic or pneumatic tools	Diving crews will perform precision underwater tasks and visual inspections as needed.

The new bulkhead wall will support the construction of the proposed boardwalk, which spans approximately 1,140 linear feet along the San Antonio Channel and extends approximately 66 linear feet (20 meters) inland from the seawall. This waterfront promenade will incorporate sustainable features such as shaded areas with canopies, upper terraces, planting and landscaping with shrubs and groundcovers among art displays and pedestrian circulation seating. Likewise, guardrails will be situated along staircases and seawalls to ensure comfort and safety. Two (2) pergolas are proposed along the boardwalk as shaded areas, one to the west and one to the east. Each pergola will have an estimated 5.0 ft × 5.0 ft foundation, a height of approximately 20.0 feet (6 meters) above ground level, and an estimated area of 12,100.0 ft^2 per each pergola. The hardscape design will incorporate paving patterns to define pedestrian circulation areas and gathering spaces from the temporary vehicular access and staging corridor proposed to support emergency vehicles, operational access, loading and unloading activities, and the temporary staging or positioning of vehicles or equipment as required by easement. The project will also upgrade existing infrastructure to support proposed features and lighting along the boardwalk. The lighting will be designed to meet applicable regulatory compliance and waterfront standards. The improvements will include the replacement and enhancement of existing electrical and potable water utilities serving the berthing area and furnished to vessels at dockside.

According to Deed Number Three, Deed of Consolidation, Segregation, and Conveyance, executed on February 15, 1991, before Notary Public Jaime Brugueras page 28, Section Thirteen (d) (permanent easement), the Commonwealth, or its successors or assigns, grants to the United States a permanent easement granting the right to use, on a priority basis, the berthing wharf for the mooring, loading, and unloading of Navy vessels and/or other vessels when the needs of the United States so require, upon seventy-two (72) hours' notice, or upon less notice in the event of an emergency, without cost or expense to the United States, except for the payment of utilities that may be furnished to ships at dockside. The easement also grants the United States the right to maintain a staging area within the parcel established by the easement, with ingress and egress, suitable for the movement of personnel, equipment, and cargo to and from the staging and pier areas, together with the right to occasionally park vehicles or equipment in the staging area, provided that such use does not interfere with operations.

To comply with applicable regulations and permanent easement requirements, public access will be provided along the west and east areas of the Navy Frontier property. The proposed design includes a 14- to 16-ft-wide lane at each access point for vehicular movement, complemented by pedestrian pathways. These access points will be designed in accordance with urban planning standards and applicable regulations to ensure circulation, safety, public use, and service access. The primary purpose of these vehicular and pedestrian accesses is to provide public connectivity from Fernández Juncos Avenue to the boardwalk and pier area, while also supporting operational needs such as solid waste management, fire emergency access, and other related services, including granted access for Navy vehicles and equipment.

Infrastructure upgrades in western access includes the installation of utility lines for potable water, sanitary sewer, stormwater management, electricity, and telecommunications, as well as landscaping, new illumination, fire protection systems, and ADA-compliant features. The design will integrate with the existing urban context, enhancing connectivity, and supporting the proposed public development. No gas line installations are planned. In addition to the vehicular access towards east and west areas of the Navy Frontier property, a 14- to 16-ft wide corridor is proposed along the boardwalk area to ensure temporary vehicular access and a staging corridor to maintain the rights of ingress, egress, staging, and operational access to the pier area. This corridor will remain fully functional and accessible at all times to support emergency vehicles, operational access, loading and unloading activities, and the temporary staging or positioning of vehicles or equipment. As an integral component of the boardwalk, this area will be defined through coordinated paving materials and differentiated surface finishes, allowing the space to function as a temporary vehicular access, when necessary, while remaining fully integrated into the overall boardwalk design.

This designated area will be maintained at finished floor level, without curbs, walls, raised planters, fixed hardscape, or permanent architectural features that could obstruct or interfere with vehicular circulation or the movement of personnel, equipment, and cargo. The area will also remain open to the public for pedestrian use, while preserving its required operational and access functions as an integral part of the boardwalk.
The Structure Demolition Area designated for future development, estimated in 51,004 square meters (12.60 acres), involves the participation of investors and developers for the

activities related to the construction of the east and west public access to the boardwalk, for the proposed structure demolitions, and for the future design and development of lots within the Navy Pier property. As a result, no final design or specific concept for the future development area has been presented at this time. Since the final proposed development remains undefined, preliminary ideas and conceptual plans suggest that the area may include a mix of residential, commercial, and tourism-related developments, such as vertical buildings for residential use, office/commercial spaces, and tourist accommodations. The project also might envision the construction of common areas, passive parks, and restaurants.

Structures proposed for removal and/or demolition consist of four concrete structures (two constructed in 1943), two steel-and-concrete structures, two concrete guard houses, and several mobile facilities associated with the PRPA (Old Training Facility), AT Maritime, Harbor Bunkering, and Pilots operations.

The demolition of the existing Navy Frontier structures and Section C finger piers, as well as the construction of the new bulkhead and boardwalk (NP-BB), will require the use of pile-driving equipment, land-based machinery, and barge-mounted heavy equipment. Demolition activities in Section C will utilize a combination of land-based and barge-mounted heavy equipment. Hydraulic excavators equipped with breakers and pulverizes will dismantle above-water structures from land, while loaders and dump trucks will manage debris handling and material removal. Mobile and barge-mounted cranes, fitted with hydraulic hammers or shears, will support pile extraction and structural removal over water. Diving crews, using hydraulic or pneumatic tools, will conduct precision underwater work and conduct inspections, as necessary. Demolition debris will be temporarily staged on barges for controlled transfer and subsequent onshore disposal. The preliminary logistics for the in-water construction activities are summarized in Table 4 below.

Table 4: Marine Construction Equipment and Operations Summary:

Category	Description
Workboats	A minimum of two (2) general workboats, each approximately 9 ft × 5 ft, will be utilized and operated simultaneously during project activities.
Barges	One crane/demolition barge measuring 20 ft × 60 ft, and one anchor and sheet pile driving barge also measuring 20 ft × 60 ft.
Barge Sequencing	The demolition barge will operate first, followed by the pile-driving barge.
Concrete & Backfill Operations	Concrete dumping and backfilling will be conducted from land to simplify logistics: • Concrete placement using a telescopic boom lift • Fill placement using a ground-based crane
Navigation Speed	Vessel navigation speed within the channel will be less than 5 knots while at the work site.
Navigation Routes	Routes will vary depending on the selected contractor and the home port of each vessel.
Daily Vessel Trips	Two (2) daily trips per work barge; four (4) daily trips for the crane/demolition barge during construction.
Working Hours	Work hours will generally be 7:00 a.m. to 4:00 p.m. (AST), subject to tide and weather conditions.
Lookout Requirements	A dedicated lookout will be employed as needed while underway due to the narrow channel and continuous marina traffic.
Staging Areas	Barge staging locations will be determined by the contractor; private and public berthing areas are available near the dock.

1. Fernández Juncos Avenue and Connectors Infrastructure (FJI).

The FJI includes improvements to Fernández Juncos Avenue (FJA), Del Tren Street (DTS), and its connecting streets: Ramón Power Street, 3rd Street, and 5th Street. Centered at coordinates 18.463330, -66.094604, component intends to revitalize the community pathways and routes to facilitate access to Bahia Urbana/Puerta de Tierra. As per the Fernández Juncos Avenue in San Juan, Puerto Rico Conceptual Design presented by DGZA Design Group, PSC in August 2025 (30%-FJI Design Plan) Key proposed improvements include the reconfiguration of lanes and traffic flow on the San Juan Islet, particularly along the DTS and FJA corridors, which are proposed as the primary inbound and outbound routes to the islet, respectively. Additional enhancements include improved pedestrian and vehicular connectivity, upgrades to utility infrastructure, and the addition of bikeways. The public access proposed for the NP-PP and the FJA will serve as easement with the installation of primary and secondary public utilities. All utility lines along Fernández Juncos will be installed linearly within a street utility underground box to ensure organized distribution and facilitate future maintenance. New utility will provide the infrastructure for current and future development of the Navy Frontier area. The final elevations of the FJA will remain similar in height to the existing conditions, with any difference being negligible. Refer to Attachment D for 30% Design Plan.

The estimated footprint of the FJI is 115,040 m² (28.4 acres), and it is located approximately 2,143.84 feet north, within the Civilian Airport buffer area of the SIG.

2. The Pedestrian Access (PA) enhancements.

The PA proposes enhancements to existing pedestrian access routes to connect Miramar, Condado, the Puerto Rico Convention Center District Authority (PRCCDA), and Bahía Urbana/Puerta de Tierra. Centered at coordinates 18.458265, -66.086558, this component aims to improve pedestrian safety and facilitate connectivity among surrounding neighborhoods for both residents and tourist stakeholders.

According to the Pedestrian Access San Juan Puerto Rico Conceptual Design, presented by DGZA Design Group, PSC in June 2025 (30%-PA Design Plan) Key upgrades include widening and repaving sidewalks, creating ADA-compliant paths, redesigning public spaces with seating and landscaping, implementing shaded area with a pergola of up to 11 ft (3.4 m) height, traffic-calming measures, resurfacing ramps, adding green infrastructure, upgrading lighting with energy-efficient fixtures, repair existing fences, and installing urban furniture and signage. These improvements are expected to foster a safer, more walkable environment, revitalize neglected areas, and strengthen connections among key districts.

The PA will require demolition of existing sidewalks, construction of new ground-level sidewalks, scarification, demolition, excavation, engineering filling, clearing, grading, trimming of tree branches and/or shrubs, and tree removal within areas
The estimated footprint of the pedestrian access is 1,417 m^2 (0.35 acres).

Area of Potential Effects

As defined in 36 CFR §800.16(d), the area of potential effects (APE) is the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties if any such properties exist. Based on this definition and the nature and scope of the Undertaking, the Program has determined that the direct APEs for this project are limited by the project boundaries, and the visual APEs are the viewsheds of the four proposed projects up to the building facades across the street, the San Antonio Channel, and the Condado Lagoon. The visual APE is marked in yellow on the figure below. The APE prehistory, history, and building descriptions are discussed in more detail in the archaeology and architecture sections of this form.



Figure 2. Project APEs and visual APE shown on a current aerial image.

APE Summary

APE-1 is the lot at Navy Frontier Pier between the lot belonging to the ICE Engineer Corps to the east and the lot belonging to the US Food and Drug Administration to the west. Fernández Juncos Avenue is to the north and to the south is the San Antonio Channel of the San Juan Bay. The APE for Navy Frontier Pier, Bulkhead, and Boardwalk has a total of 63,536 square meters or 15.70 acres. The visual APE includes the Fernández Juncos Avenue up to the building facades across the street to the north and the San Antonio Channel to the south. The visual APE includes facades of the buildings on the other side of the street.

APE-2 extends the length of Fernández Juncos Avenue from the entrance to Condominio Capitolio Plaza up to Avenida de la Constitución (6,230 ft) including Del Tren Street (6,710 ft), Ramón Power Street (612 ft), 3rd Street (178 ft) and 5th Street (746 ft). The Fernández Juncos Avenue APE is 89,831 square meters equivalent to 22.2 acres. The approximate APE width is 50 feet, and the visual APE is approximately 100 feet wide since it extends to the facades of the buildings on either side of the streets.

APE-3 includes the proposed Pedestrian Access south of the San Antonio Channel and connects Miramar, PR District Center, Condado, and Puerta de Tierra beneath PR-16 overpass. The APE is 1,417 square meters or 0.35 acres. The visual APE includes views of the Condado Lagoon to the east and San Antonio Chanel to the west.

Location Summary

Puerta de Tierra ward in the western portion of the San Juan Islet is a distinctive urban area with historic and architectural resources that exemplifies five centuries of the island's history. Puerta de Tierra has a large variety of functions including domestic multiple dwelling, institutional housing, hotels; commerce business, professional, organizational, specialty stores, restaurants, warehouses; social meeting houses, clubhouses, civic buildings; government offices, the capitol, correctional facility, fire station, public works, courthouse; education buildings, schools, libraries; religious facilities, church schools, church related residences, funerary, recreation and cultural museum, sports facilities, outdoor recreation, monument markers, works of art; agricultural storage facilities; industry, manufacturing facilities, industrial storage; healthcare facilities; military defense, coast guard facility, landscape parks, plazas, unoccupied land, underwater site, natural features, street furniture/objects; and transportation.

The project area is within the boundaries of the National Register of Historic Places NRHP-listed *Distrito Histórico de Puerta de Tierra,* the *Línea Avanzada Historic District* and part of the local *Miramar Historic District*. There are twenty-one (21) National Register-listed properties within the project area's quarter mile buffer zone and fifty (50) National Register-eligible properties. The architecture styles of notable buildings include Late Renaissance, Colonial (Spanish Colonial), Beaux Arts, 20th Century Gothic Revival, Mediterranean Revival, Chicago, International Style (Modernism), Art Deco, Brutalism, and Deconstructivism. In addition, the Fernandez Juncos Avenue (APE-2) and the Pedestrian Access (APE-3) proposed activities will directly impact Intersection #5, which its eligibility to the NRHP was evaluated by Jesus Vega (1995) and recognized by SHPO under Criteria A, C and D. The mitigation strategies are described in more detail below.

Identification of Historic Properties – Archaeology

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this existing information, by a Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61), shows that the project area is within the boundaries of three (3) historic districts. The National Register of Historic Places NRHP-listed Distrito Histórico de Puerta de Tierra, the Línea Avanzada Historic District, and the locally designated Miramar Historic District. There are twenty (20) archaeological sites and twenty-eight (28) previous investigations within the project area buffer zone of a quarter mile.

Historical and Environmental Context of the APE

The following historical narrative examines the chronological development of the Puerta de Tierra sector with emphasis on the areas directly related to the proposed project activities, including Avenida Fernández Juncos, Calle del Tren, and the Navy Frontier waterfront. These corridors encapsulate the district's layered history, from the establishment of Spanish defensive systems and colonial roadways to the industrial and naval expansions that redefined the San Juan waterfront in the 19th and 20th centuries. Through integration of cartographic sources, prior archaeological studies, and archival research, this narrative traces how progressive land reclamation, dredging, and construction transformed the natural mangrove and coastal landscape into one of the most intensively developed

sectors of the islet. Understanding this sequence of transformation is essential to evaluating the archaeological potential of the APE and identifying the contexts most likely to preserve subsurface cultural deposits.

The maps and historic plans referenced throughout this section illustrate the spatial and morphological changes to the Puerta de Tierra landscape from the late seventeenth century through the mid-twentieth century. Early Spanish maps depict the fortified core of San Juan and its outer defensive lines (*líneas defensivas*) extending eastward across Puerta de Tierra. Late nineteenth-century plans document the rapid urbanization of the area through the construction of the 'Camino del Puente', the San Juan Railroad (Calle del Tren), and large-scale dredging and landfill operations that extended the coastline southward into the San Antonio Channel. Twentieth-century cartography captures the transition to the United States of America jurisdiction, the distribution of naval and military lands, and the emergence of the modern industrial port and Navy Frontier area.

Together, these historical sources provide a framework for understanding the cumulative ground disturbances and landscape modifications that have occurred within the Area of Potential Effects (APE). This context supports the archaeological interpretation of the area's high potential for containing subsurface remains related to its long and complex history within the APE.

The district of Puerta de Tierra, located on the eastern two-thirds of the San Juan Islet, has been central to the historical, urban, and military evolution of Puerto Rico's capital since the 16th century. Initially, the area served as an 'ejido', an unbuilt buffer zone outside the fortified city walls of Old San Juan, used as agricultural, military warehouses, and defense. By the 17th century, this territory housed the 'líneas avanzadas' or outer defensive lines, a series of fortifications designed to protect the eastern approach to the city (NRHP Nomitation Form, Distrito Histórico de Puerta de Tierra, 2019:4–7). Three of these lines were constructed between the late 17th and 19th centuries: the first line near the coast by *El Escambrón*, the second line midway across the islet, and the third near "El Zanjón" ravine (Figure 3-4). These fortifications were gradually dismantled following the demolition of the eastern wall in 1897, marking the beginning of Puerta de Tierra's transformation from a military outpost to a civic and residential district.



Figure 3. "Plano de la ciudad de San Juan de Puerto Rico, 1770". The map depicts the walled city with Puerta de Tierra identified as open land east of the fortifications, traversed by the *Camino del Puente*. Source: Library of Congress, Geography and Map Division, Washington, DC (G4974.S5 1770.P5).

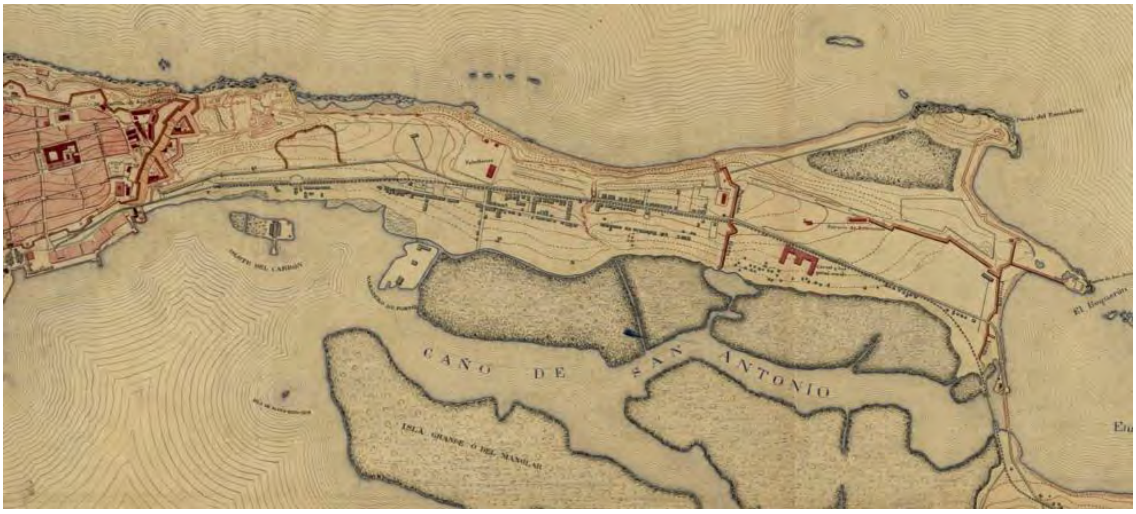


Figure 4. "Plano de la Plaza de Puerto Rico y sus inmediaciones", 1783. This map illustrates the early delineation of the outer defensive works beyond the city walls. Note the mangrove landscape within the APE, which evidences that fill of the area has not yet taken place. Source: NRHP Nomitation Form OMB No. 1024-0018, 2019 (Puerto Rico State Historic Preservation Office, *Mapas en Archivos Españoles Collection* (PRI-15-09).

Throughout the 19th century, the area underwent extensive environmental and urban modification. Cartographic and archaeological evidence demonstrate that the southern coastline of the islet, today occupied by Avenida Fernández Juncos and the port area, was originally a mangrove and swamp environment. Dredging and landfill operations were undertaken beginning in the 1860s to expand the urban footprint of San Juan (Figure XX). As reported by Schlafer (2008:19–20), the terrain near the later railroad and waterfront was composed of *cenagoso* soils, filled with urban refuse and dredged sediments to stabilize the land for construction. These works correspond with the broader Spanish *ensanche* (urban expansion) of the capital (Figure 5; Ensache), which by 1879 the historical accounts show a commitment towards connecting the fortified city with Puerta de Tierra, which are also seen in plans of the era. The construction of the *Tren de Circunvalación*" and the San Juan Railroad workshops along Calle del Tren in the late 19th century further altered the natural landscape (Schlafer, 2008:30–32). Excavations in that area have revealed structural remains of the railroad workshops and associated residential deposits dating from the mid-19th century, indicating that these developments represented some of the earliest industrial activities in Puerta de Tierra.



Figure 5. "Plano del puerto de San Juan de Puerto-Rico con la representación de las obras ejecutadas desde 1887 hasta el 30 de junio de 1894". The map shows general location of dredging and landfill operations that reshaped the southern coastline of Puerta de Tierra and established the base for future port facilities. Also note the area demarcated as "Terrenos para la Estacion del Ferrocaril" which approximately becomes the 'Calle del Tren' and its sourrounding terrain. Source: Library of Congress, Geography and Map Division, Washington, DC (G4974.S5 1894.P5).

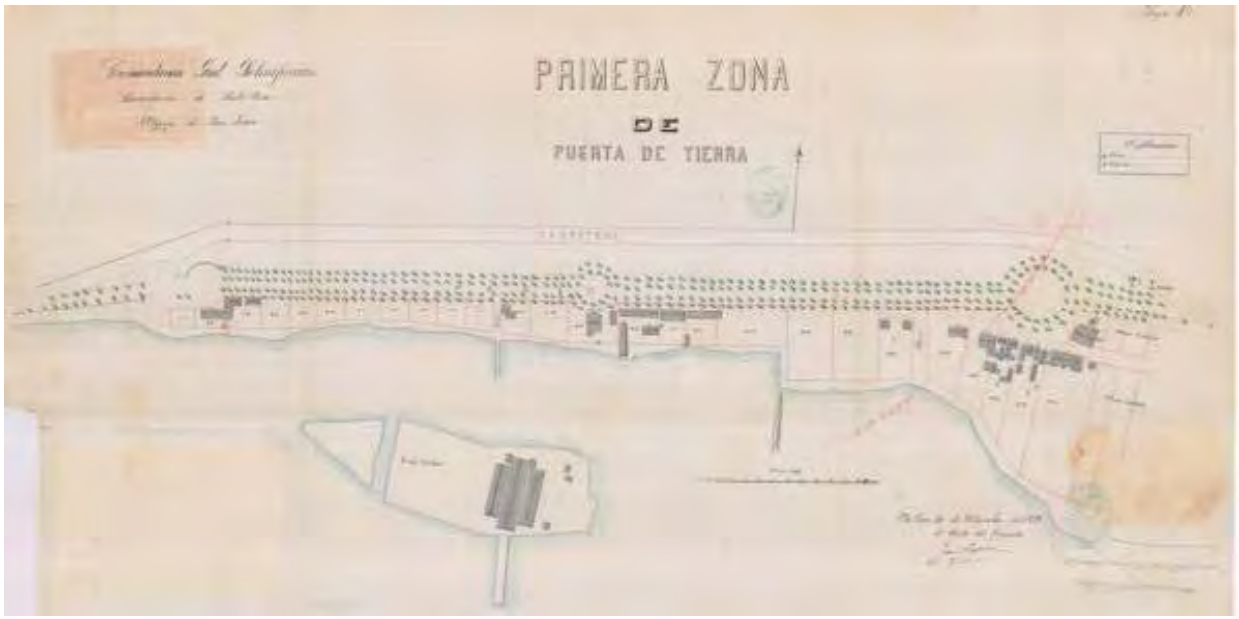


Figure 6. "Primera Zona de Puerta de Tierra" by José Laguna, 30 September 1879. This historic map from 1879 the first formal subdivision of Puerta de Tierra into urban blocks, reflecting its transition from a military use to residential and industrial use. Source: NRHP Nomitation Form OMB No. 1024-0018, 2019 (Puerto Rico SHPO, *Mapas en Archivos Españoles Collection* [PRI-17-04]).

By the early 20th century, Puerta de Tierra had become a transitional zone between the fortified colonial core and the expanding modern port area. The *Calle del Tren* corridor, later transformed into a modern avenue, served as a vital transportation route linking the railroad terminus to the docks. Archaeological monitoring of the "Paseo Lineal Puerta de Tierra Phase I" (Meléndez Ortiz, 2016:5–9) documented 27 archaeological features, including rail fragments, storm drain features, and cultural fill layers composed of construction debris and refuse, confirming the extensive anthropogenic modification of the soils beneath the modern street. The stratigraphy revealed multiple layers of compacted fill, sand, and clay, indicating successive construction and utility installations, which have largely disturbed the original substratum. However, these features were preserved and some in good condition for archaeological investigation.

Parallel to the railroad corridor, Avenida Fernández Juncos emerged as the southernmost urban route following extensive reclamation from the San Antonio Channel through dredging and landfill operations. The area, which today supports modern road infrastructure, was initially part of the tidal flats that separated the San Juan Islet from Isla

Grande. Archaeological assessments associated with the Bahía Urbana Project (2008) and the Pier 7 and 8 improvements (Melendez 2010) confirmed, through archival documentation and Geotechnical reports, that the current terrain rests entirely on artificial fills derived from early 20th-century dredging and landfill operations (CSA Group, 2010:59–63). These activities, undertaken under U.S. Army Corps of Engineers supervision in the mid-21st century, transformed the port area into solid ground and established the foundation for subsequent residential developments, military and industrial facilities (Figure 7). The subsurface profile revealed deposits of dredged sediments and refuse up to six meters in depth, consistent with the findings of later investigations near the "Crowley Terminal" (Vega, 2016: 5–8 / SJ-B-16-24-05).

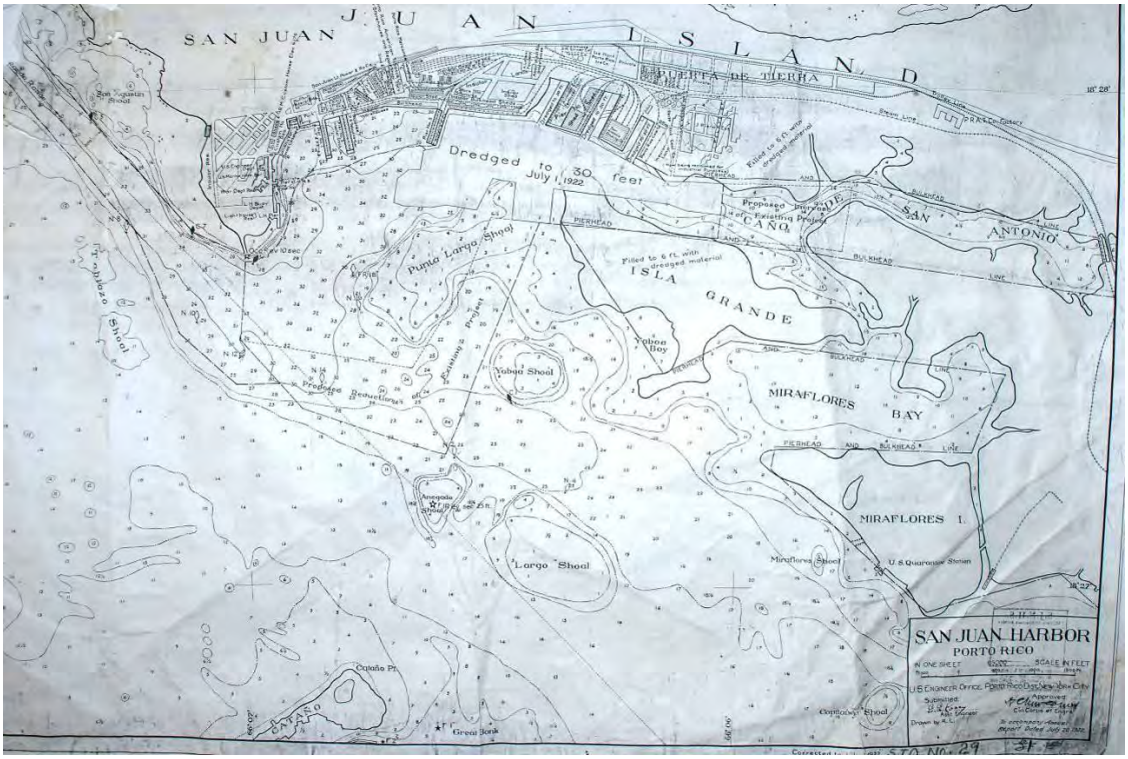


Figure 7. Design Plan of San Juan Harbor, Puerto Rico by U.S Engeneer Office. Source: Vega, 2016: 21 / SJ-B-16-24-05). Note the 'Dredged to 30 feet, July 1, 1922' comment on the San Antonio Canal, and the 'Proposed expansion of the project' to the area of the Navy Frontier APE-1.

The Navy Frontier area, where APE-1 is located, represents the culmination of these transformations. Initially part of the Spanish-era defensive perimeter, this coastal zone became a critical logistical hub under U.S. administration. By the 1940s, the U.S. Navy had established piers and bulkheads in the area as part of the broader Isla Grande Naval Reservation, supporting refueling, ship repair, and maritime defense operations during World War II (Vega, 2016:41–43; SJ-B-16-24-05). The existing bulkhead, now deteriorated, was built during this period and reflects the mid-20th-century shift toward reinforced concrete maritime structures. Historical aerial imagery and engineering records show that the shoreline in this sector was progressively extended seaward through landfill, as detailed earlier in this document, forming the artificial contour visible today. These processes entirely transformed the original mangrove and tidal flat environment into industrial land, with repeated episodes of fill deposition, pile driving, and maritime construction resulting in significant subsurface disturbance.

The archaeological potential of the Navy Frontier area and its adjoining corridors along Calle del Tren and Avenida Fernández Juncos is therefore characterized by a high degree of previous ground disturbance. Archaeological investigations in Puerta de Tierra have consistently documented the prevalence of artificial fill strata intermingled with cultural debris, often related to the 19th- and early 20th-century urban expansions (Meléndez Ortiz, 2014:17–24; Schlafer, 2008:78–80). These fills are mostly historic, however, and may contain displaced materials from demolished structures, refuse deposits, or remnants of transportation infrastructure rather than intact stratified deposits. Nonetheless, isolated but significant finds, such as portions of the First, Second and Third Line of Defense and early railroad infrastructure, demonstrate that subsurface features of historical value may persist in localized deposits where subsequent disturbance was minimal.

General Description of Historic Properties in San Juan

San Juan contains one of the most historically layered urban landscapes in Puerto Rico, with a continuous sequence of cultural development spanning from pre-Columbian occupation to the present day. The city's historic core, known as Old San Juan, is recognized as the oldest post-European urban area in the United States and its territories, and is listed on the National Register of Historic Places as the *Old San Juan Historic District*. The district's period of significance extends from 1519 to 1939, encompassing the Spanish colonial and early

American periods. Adjacent to Old San Juan, the *Puerta de Tierra Historic District* forms the eastern portion of the islet and preserves architectural, military, and infrastructural resources dating from the 17th through the 20th centuries (NRHP Nomitation Form, Distrito Histórico de Puerta de Tierra, 2019:4–7). The urban landscape of San Juan's eastern sector reflects successive land reclamations and expansions over former mangrove and coastal environments, producing a landscape that integrates defensive architecture, civic institutions, residential blocks, and industrial waterfronts.

Within this setting, the proposed Navy Pier/Bahía Urbana Infrastructure Project lies along the southern shore of the Puerta de Tierra sector, an area historically shaped by dredging and fill operations between 1870 and 1930 to expand the port and establish new maritime facilities (CSA Group, 2010:59-63; Vega, 2016:22-42 / SJ-B-16-24-05). Previous archaeological investigations along Avenida Fernández Juncos, Calle del Tren, and the adjacent waterfront consistently document deeply stratified deposits of anthropogenic fill (up to six meters thick) overlying lagoonal clays, within which redeposited historical materials, remnants of railroad and port infrastructure, and occasional preserved features from earlier occupations have been recorded (Meléndez Ortiz, 2014:17-33; Meléndez Ortiz, 2016:5-10).

Pre-historic Period - Historic Properties

Archaeological evidence demonstrates that the San Juan Islet was sporadically occupied by Indigenous peoples long before European settlement. Pre-Arawak groups are known to have frequented the area around 4900 BCE, followed by the arrival of Cedrosan Saladoid communities after 400 BCE who introduced pottery and agriculture (Rodríguez, 2010). By the late pre-colonial period, the region supported permanent villages with complex material culture. Several important pre-Columbian sites have been documented within the San Juan municipality, including Vega–Vicente (Archaic), Los Dominicos (SJ-1, Agro-ceramic I), and La Ceiba–St. Mary's (SJ-4, Agro-ceramic II).

The most significant pre-colonial resource within the vicinity of the project is Site SJ-2, located in Puerta de Tierra approximately 1.8 km north of the Navy Pier Project. Originally identified by Adolfo de Hostos in the 1930s and excavated by Irving Rouse in 1936, SJ-2 consists of a large shell midden containing ceramics of the Cuevas and Ostiones styles (ca. 250–1200 AD) and intrusive Santa Elena and Esperanza sherds from later periods.

Subsequent excavations by Agamenón Pantel in 1979 and Marisol Rodríguez in 2000 confirmed that the site covers approximately 1,500 m² with a stratigraphy of six cultural layers. The uppermost layers contained Spanish colonial artifacts overlaying intact pre-Columbian strata; Layer IV, dated to the early colonial period (ca. 16th–17th centuries), acts as a protective cap over Indigenous deposits (Rodríguez 2000 in Meléndez Ortiz 2014:10-14).

Excavations for the *Paseo Puerta de Tierra* project recovered pre-colonial Cuevas ceramics intermixed with later colonial and modern material, indicating that the northern side of Avenida Muñoz Rivera was heavily impacted by fill, with the exception of the SJ-2 locus, which retains integrity and high research potential (Meléndez Ortiz 2014:17-24). These findings demonstrate that portions of the pre-colonial landscape remain sealed beneath colonial and historic fills. Given that the APE and adjacent areas were formerly mangrove wetlands, these environments would have provided abundant resources for early inhabitants and may still contain preserved cultural materials in waterlogged contexts. Consequently, the pre-colonial archaeological potential for the project area remains high, particularly at greater depths beneath historic fill layers.

All reported pre-colonial archaeological sites located within a quarter-mile radius of the APE are not expected to be affected by the proposed Navy Pier/Bahía Urbana Infrastructure Project, based on the scope of work and limits of disturbance outlined in the 30% design plans available as of the date of this document. Should future design revisions expand the project's footprint or modify ground-disturbing activities beyond what is currently proposed, additional consultation with the Puerto Rico State Historic Preservation Office (PRSHPO) will be required prior to implementation.

Historical Period - Historic Properties

The historical and archaeological landscape of the San Juan Waterfront area reflects a continuous process of transformation that spans two principal colonial periods: the Spanish period (1521–1898) and the United States period (1898–present). During the Spanish colonial era, the islet of San Juan emerged as a strategic military and administrative center for the defense of Spain's Caribbean territories. Beginning in the early sixteenth century, fortifications such as San Felipe del Morro, San Cristóbal, and San Gerónimo were constructed to secure maritime access routes to the bay. By the eighteenth and nineteenth

centuries, the area of Puerta de Tierra evolved into a militarized buffer zone, incorporating the First, Second, and Third Lines of Defense, a network of walls, batteries, and redoubts extending across the islet to prevent landward invasions (Marull del Río, 2019; Medina, 2008). These fortifications formed part of a broader defensive strategy that also included the San Antonio Bridge and its adjoining fortifications, key points for controlling access between the islet and the main island. Archaeological remains of these structures, including subsurface remnants potentially preserved beneath later fill deposits, constitute significant evidence of the Spanish colonial military landscape within the current San Juan Waterfront / Infrastructure project area.

Following the Spanish–American War of 1898 and the transfer of Puerto Rico to United States control, the function and configuration of the San Juan Islet shifted significantly. The former military reservation of Puerta de Tierra was rapidly urbanized and industrialized, particularly along the southern shoreline bordering the San Antonio Channel. Extensive land reclamation and filling activities conducted from the late nineteenth through the mid-twentieth centuries created new parcels of land for port infrastructure, fuel storage, and residential expansion (AMEC, 2008; Dransfield, 2007; Figure 8). By the early 1900s, the northern sector retained traces of Spanish fortifications such as the *Revellín of the Second Line* near the present-day Parque Luis Muñoz Rivera, while the southern sector transformed into residential and commercial areas to accommodate San Juan's growing population. Although much of the subsurface context has been disturbed by successive dredging and construction episodes, there remains potential for encountering buried remnants of Spanish defensive works and related historic deposits within the San Juan Waterfront area.

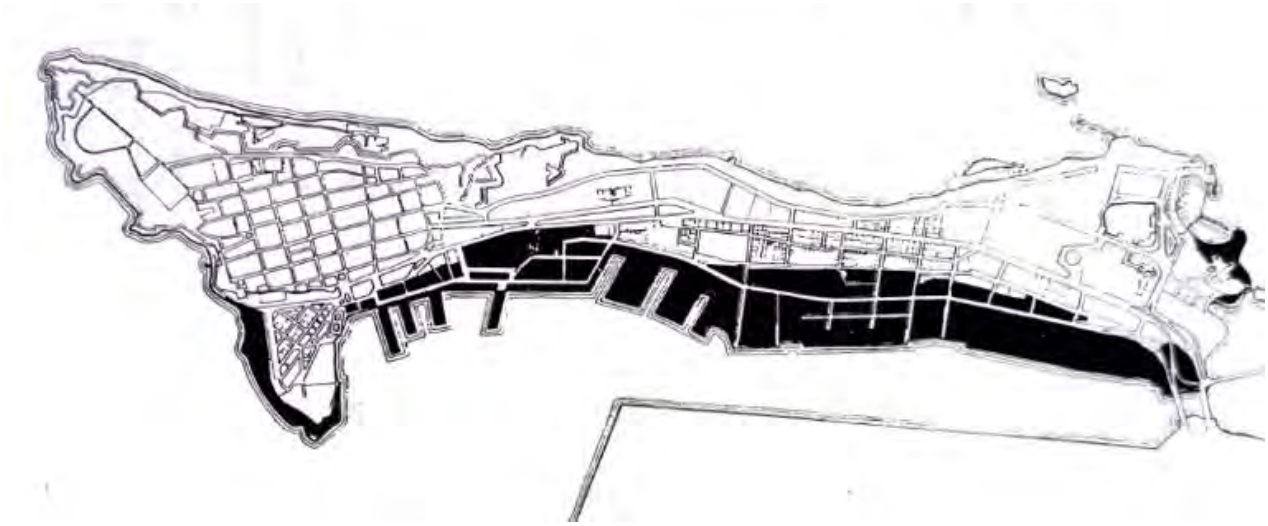


Figure 8. Map of fill areas within the San Juan Islet. Source: Vega, 2016:24 / SJ-B-16-24-05; Sepulveda y Carbonell.

The historical occupation of the San Juan Islet produced a significant assemblage of architectural, military, and maritime resources that document its transformation from a fortified enclave to an industrial port city. Within the *Puerta de Tierra Historic District*, these include components of the seventeenth-century defense system such as the *Fortín de San Jerónimo del Boquerón*, the *Batería del Escambrón*, and remnants of the First, Second, and Third Lines of Defense (NRHP Nomination Form, Distrito Histórico de Puerta de Tierra, 2019). Archaeological investigations have confirmed preservation of elements of these fortifications, remnants of the *Second Line of Defense* were recorded east of Avenida Luis Muñoz Rivera during the *Paseo Puerta de Tierra Phases III and IV* study, where exposed masonry fragments were stabilized and recommended for integration into the landscape design (Meléndez Ortiz, 2014:33). Similarly, deposits possibly related to the First Line of Defense were found near the Bahía Urbana Portal del Este Project, though extensive modern fills limited identification to disturbed contexts (López Meléndez et al., 2011:3–6). While intensive urbanization has disturbed much of the upper stratigraphy, isolated wall fragments, masonry footings, and fill lenses containing eighteenth- to nineteenth-century ceramics and construction debris persist beneath modern pavements.

Industrial and infrastructural properties of the nineteenth and early twentieth centuries also form an essential part of San Juan's archaeological record. Excavations for the *Torre Bretanos Project* documented foundations of the late-nineteenth-century *Ferrocarril de San Juan* workshops and associated refuse layers containing mid-nineteenth-century domestic materials within formerly swampy soils, interpreted as fill used for land reclamation (Schlafer, 2008:5–6). Monitoring along *Calle del Tren* revealed multiple railroad-related features, concrete encasements, and service conduits associated with the early-twentieth-century *Tranvía de San Juan* system (Meléndez Ortiz, 2016:31–59). Underwater investigations at Isla Grande expanded the historical record to include maritime resources, most notably a wooden-hulled merchant vessel discovered during dredging near the Crowley Terminal (Vega, 2016:5–8). This pre-1898 shipwreck, identified as a likely Spanish-era schooner, was determined eligible for the National Register of Historic Places under Criteria C and D for its construction and research value.

The most emblematic of the historic properties within San Juan are the Defensive Lines of San Juan (Líneas de Defensa). The Spanish defensive system of the city included three successive fortified walls that extended across the islet from north to south. According to historical cartography and military documentation, these lines formed part of the larger fortification system constructed between the late eighteenth and mid-nineteenth centuries to safeguard the eastern approach to the city through Puerta de Tierra. The First Line of Defense was built between 1797 and 1850 following the British siege of San Juan; the *Second Line* between 1850 and 1861; and the *Third Line*, the earliest of the three, during the late eighteenth century (Medina, 2008:63; Marull del Río, 2019:Cap. 3). These fortifications, comprising walls, batteries, and redoubts, were designed to delay enemy advancement toward the walled city and control terrestrial access across the San Antonio Bridge. By the end of the nineteenth century, the defensive walls were largely demolished to allow the city's eastward expansion into Puerta de Tierra. Nevertheless, portions of the system remain preserved beneath modern developments, including a revellín belonging to the Second Line adjacent to the southwest corner of Parque Luis Muñoz Rivera (Medina, 2008:63).

The *City of San Juan Defensive System*, which includes these lines and associated fortifications such as the *Escambrón* and San Antonio Batteries, was listed in the National Register of Historic Places in 1997 (Marull del Río, 2019:48). Given the historical extent of these

fortifications, there remains a possibility that subsurface remnants of walls or associated military structures could be encountered during ground-disturbing activities within the project area.

Summary of Historic Properties Section

Collectively, these Historic Properties evidence the evolution of the Puerta de Tierra–San Juan Waterfront corridor from a fortified colonial outpost to an industrial port district and, later, a modern urban zone. Although repeated filling, dredging, and infrastructure installations have altered many areas, buried cultural deposits—particularly those beneath nineteenth-century fills, retain potential to yield information on the transformation of San Juan's coastal landscape. Expected findings during future subsurface activities include redeposited historic artifacts of limited contextual integrity, remnants of nineteenth- and twentieth-century utilities, masonry or concrete features from the railroad and port infrastructure, and, at greater depths, sealed pre-colonial horizons similar to those documented at Site SJ-2 (Meléndez Ortiz, 2014:24; Vega, 2016:5; Schlafer, 2008:78).

Extensive archaeological investigations have been conducted along the southern sector of the San Juan Islet, particularly near Avenida Fernández Juncos, Calle del Tren, and the San Antonio Channel, owing to recurring development projects associated with port infrastructure, roadway improvements, and waterfront revitalization. These studies have consistently demonstrated a stratigraphic sequence characterized by artificial fill layers of nineteenth- and twentieth-century origin overlying natural lagoonal and mangrove clays, with sporadic preservation of deeper precolonial and historic contexts.

San Juan Waterfront Phase IA (SJ-A-08-24-05; AMEC, 2008)

The *Phase IA San Juan Waterfront Study* established the baseline understanding of stratigraphic composition along the present Avenida Fernández Juncos corridor. Geotechnical borings revealed artificial fill deposits extending from the surface to depths between 4 and 6.25 meters, composed of heterogeneous sediments, construction rubble, limestone fragments, loamy soils, and refuse, overlying compact gray sandy clay (AMEC, 2008:18–23). Cultural materials identified within these fills included redeposited nineteenth- and twentieth-century ceramics, bottle glass, metal fragments, and construction debris

(AMEC, 2008:70–74). No intact precolonial strata were identified, yet the study concluded that buried deposits might persist at the interface between the lower fill and the underlying natural sediments near the original shoreline of the *San Antonio Channel*, where anaerobic, waterlogged conditions could enhance preservation of wooden or organic materials.

Bahia Urbana Muelles 7 y 8 (SJ-A-10-25-04; Melendez Ortiz & Camacho Hernandez 2010) The *Bahía Urbana Addendum* focused on the reclaimed sector between Avenida Fernández Juncos and the San Antonio Channel. Stratigraphic observations during borings and infrastructure rehabilitation confirmed that the terrain was entirely anthropogenic, consisting of alternating layers of dredged marine sediment, crushed limestone, and refuse fill (Meléndez Ortiz, 2010:59–63, 138–141). Beneath these fills, a compact gray silty clay layer was identified at depths exceeding 3.5 m below surface, interpreted as lagoonal substrate pre-dating the reclamation of the terrain. No primary archaeological deposits were found, but archival analysis documented that the fill used in the construction of Piers 7 and 8 (ca. 1930–1940) was dredged from various zones of the San Juan Bay (Meléndez Ortiz, 2010:61), suggesting a potential for redeposited cultural materials from elsewhere in the bay to occur within the fill matrix.

Subaquatic Archaeological Phase I & II (Fontanez, 2007)

Complementary subaquatic surveys undertaken along the San Antonio Channel confirmed that the seabed adjacent to the Navy Pier (Bahía Urbana) is composed of dredged sediments and artificial fill deposited during repeated port expansion campaigns (Fontánez, 2007:4–10). Side-scan sonar and magnetometer data identified several metallic anomalies interpreted as remnants of maritime infrastructure, mooring piles and pier debris, while no shipwrecks or intact deposits were detected. Stratigraphic cores confirmed that natural bay sediments, primarily fine gray silts, underlie 3–4 m of disturbed dredge material. The study concluded that the archaeological potential for intact submerged deposits is low due to extensive dredging and fill displacement.

Submerged Cultural Resources Survey, Club Náutico (SHPO# 08-13-04-01; Vega, 2005) Vega's underwater assessment south of the Navy Pier, encompassing the eastern end of the *San Antonio Channel*, documented the installation of mooring piles within 8,225 m² of submerged land. Although Vega (2005:5–7) emphasized that heavy dredging had altered

the seabed by more than 10 m, he noted that La Puntilla historically served as the principal anchorage of San Juan since 1521. No intact cultural features were detected. Vega concluded that potential submerged resources, prehistoric dugout canoes, shipwrecks, or port discards, were unlikely to survive, though he recommended continued caution during subsurface or marine works given the area's long maritime use history.

Calle del Tren Monitoring (SJ-A-16-34-02; Melendez Ortiz, 2016)

Archaeological monitoring during Phase I of the *Paseo Lineal de Puerta de Tierra* along Calle del Tren identified 27 archaeological elements, providing the most detailed stratigraphic profile of the inland sector parallel to Avenida Fernández Juncos. Across multiple excavated trenches, stratigraphy generally consisted of a pavement layer (0–0.2 m), underlain by compact fill of gray-brown sandy loam (0.2–0.6 m) containing concrete fragments, iron hardware, and glass, followed by a dark silty clay (0.6–1.0 m) interpreted as nineteenth-century fill overlying natural mangrove clay (1.0–1.4 m) (Meléndez Ortiz, 2016:7, 12–13, 20–24). Archaeological features included segments of the San Juan Railway track (Feature I-14A), concrete storm drains, culverts, and building foundations (Features I-3, I-5, and I-16). Associated artifacts comprised railroad spikes, bottle glass, ceramic sherds, and late-nineteenth-century metal fragments (Meléndez Ortiz, 2016:31–47). These deposits, although in secondary contexts, confirm the alignment of the historical railway corridor and attest to continuous urban modification since the late nineteenth century.

Torre de Bretanos Project (SJ-A-08-24-03; Schlafer, 2008)

Excavations near *Paseo Covadonga*, adjacent to *Avenida Fernández Juncos*, exposed the stone foundations of the former *San Juan Railway workshops* and a deep midden within waterlogged sediments (Schlafer, 2008:78–79). Stratigraphy revealed fill layers of mixed sand and rubble overlying a black organic clay rich in mid-nineteenth-century artifacts, including bottle glass, refined earthenware, and architectural debris. The deposits were interpreted as a consequence of urban expansion and land reclamation during the late Spanish period. The saturated context provided ideal preservation conditions, underscoring the potential for encounterng similar waterlogged cultural layers elsewhere near the historic shoreline.

Underwater Archaeological Assessment – Isla Grande Terminal (Vega, 2016) A Stage II underwater archaeological survey within the *San Antonio Channel* near *Isla Grande*, directly opposite the Navy Pier APE, recorded a buried nineteenth-century wooden vessel at depths of 6–7 m (Vega, 2016:5–6, 80). The wreck exhibited intact hull elements, futtocks, keelson fragments, and iron fastenings, consistent with a small merchant schooner dating prior to 1840. The surrounding sediments consisted of fine gray silts beneath dredged fill. Despite poor visibility, Vega confirmed the vessel's high research potential as part of San Juan's colonial maritime network, demonstrating that intact submerged resources can persist beneath the disturbed port matrix, although highly unlikely.

Paseo de Puerta de Tierra, Phases III–IV (SJ-A-14-30-04; Meléndez Ortiz, 2014) Investigations north of Avenida Fernández Juncos exposed up to four fill strata: a brown sandy loam (0–0.3 m), a gray silty sand (0.3–0.7 m), a compact yellow clay (0.7–1.2 m), and disturbed natural clays below 1.2 m (Meléndez Ortiz, 2014:24–27). Mixed modern and colonial artifacts (glass, metal, and ceramics, including *Cuevas*-style pottery) were comingled through the upper fills. The study concluded that while most of the area has been significantly altered by urban works, deeper deposits near the PR-SJ-002 site retain precolonial integrity below artificial fill layers (Meléndez Ortiz, 2014:30–33).

Archaeological Potential within the APE

Although the Puerta de Tierra sector has undergone extensive modification through successive land reclamation, dredging, and infrastructure development, the area retains a high archaeological potential due to its long and complex history of occupation, transformation, and reuse from the Spanish colonial period through the twentieth century. The broad extent of the proposed project activities, covering the corridors of Avenida Fernández Juncos, Calle del Tren, and the Navy Frontier waterfront, encompasses zones where archaeological remains may persist beneath later fills, including remnants of the *líneas de defensa*, early railroad infrastructure, port-related structures, and other cultural deposits associated with the continuous urban evolution of San Juan's waterfront.

The fill utilized for the extension of land encompassing Piers 11–14 was dredged from an extensive dredging zone surrounding the Islet of San Juan, as documented in a 1930s design plan (Seguinot Barbosa 1978). Cartographic evidence from late-nineteenth-century plans

(1887–1894) further illustrates the scale of Spanish government dredging and landfilling activities within the San Juan Islet. The dredging zones, while delineated in the maps, were extensive, and archival investigations did not reveal records specifying the final deposition sites of the dredged materials. These fills were transported and deposited without any systematic control or provenance documentation, creating a stratigraphic context composed of mixed sediments of varied origins. If archaeological materials are present within these deposits, they would occur in secondary context, displaced from their original depositional settings. Although secondary in nature, such materials may still possess research value, particularly if diagnostic artifacts, construction materials, or ship components are identified. Consequently, their documentation and evaluation during archaeological monitoring are essential to assess their interpretive potential and inform cultural resource management decisions. They must be interpreted cautiously, with attention to taphonomic processes (if possible) and depositional history to ensure accurate archaeological interpretation.

The same cartographic sources also highlight early twentieth-century infrastructure developments relevant to the project area, including the alignment of the San Juan Railroad and the "Road to Caguas," both of which intersect or parallel the current APE boundaries. These features underscore the area's historical importance as a transportation and industrial corridor, further reinforcing the potential for locating historic-period archaeological materials beneath recent infrastructure layers.

For the *Avenida Fernández Juncos, Calle del Tren*, and *Pedestrian Access renovations*, previous archaeological investigations have provided detailed and productive documentation of subsurface conditions and cultural resource distribution (Meléndez Ortiz 2014: 33–34; 2016: 5–9; Schlafer 2008: 6–8). As part of the archaeological monitoring plan, it is recommended that exploratory test pits be excavated by or under the direction of the archaeological monitor prior to the commencement of construction activities. These controlled test pits would provide critical stratigraphic information on the surrounding terrain, assist in identifying undisturbed deposits, and enable early evaluation of any subsurface cultural materials encountered. This proactive approach will help ensure the preservation of any significant archaeological deposits and facilitate efficient and adaptive management during project implementation.

Intersection #5 is a key transportation connector between Old San Juan, the Convention Center District, the Waterfront District, Miramar, and Condado. It is defined as including PR-1, PR-25, PR-26, PR-35, and their connecting roadways (Figure 8.1). This area possesses high archaeological potential, as reflected in its NRHP eligibility, which was evaluated by Jesús Vega (1995) and recognized by SHPO under Criteria A, C, and D. The proposed activities within Fernández Juncos Avenue (APE-2) and the Pedestrian Access (APE-3) will directly impact Intersection #5.



Figure 8.1. Area of "Intersection #5" and its associated streets. This area holds high archaeological potential. Taken from (Worcester Polytechnic Insititute – Puerto Rico Project Center, 2008: 28).

Given both the historical significance of the Puerta de Tierra area and the extensive ground-disturbing scope of the proposed work, archaeological monitoring will be required during demolition, all ground disturbing activities and any construction activities that requires the use of heavy machinery to ensure that any potential archaeological materials or features encountered are properly documented, evaluated, and reported in coordination with the Puerto Rico State Historic Preservation Office (PRSHPO). This approach will provide necessary protection for any subsurface historic properties while ensuring compliance with Section 106 of the National Historic Preservation Act (54 U.S.C. § 306108) and its implementing regulations at 36 CFR Part 800.

Table 1. Relevant Archaeological Sites reported within and in proximity to the APEs.

Name	SHPO ID #	IPRC ID #	Approximate Location	Description	NRHP (listed, eligible, non-eligible, no-data)
Parcela B, Americas World Trade District	SJ0100022	SJ-22	Within APE	Spanish colonial period; 17th-18th century	No data
Puente #1, Puente San Antonio	*SJ0200001*	SJ-7-B	Central part of APE	The most western bridge; located closest to San Antonio Canal.	Eligible
Puente #86, Puente Estévez, Puente de Agua, Puente Aguilar, Puente de los Soldados	*SJ0200001*	SJ-7-A	Central part of APE	The most eastern bridge; located closest to the Condado Lagoon.	Listed
Puente del Ferrocarril	*SJ0200001*	SJ-7-C	Central part of APE	Located between SJ-7-A and SJ-7-B.	Listed
Puente del Tranvía o Trolley	*SJ0200001*	SJ-7-D	Central part of APE	Submerged railroad remnants. Ca. mid-late 19th century	Listed
Antiguo Fortin de San Antonio	SJ0200004	SJ-8-F	Adjacent to APE	Spanish Colonial Period; 16th-18th century	Eligible
San Cristobal	*SJ0200025*	SJ-17	north of APE	Spanish Colonial Period; 16th-18th century	Listed
San Cristobal – Recinto Este	*SJ0200025*	SJ-15-C	northwest of APE	Spanish Colonial Period; 16th-18th century	Listed
Tercera linea de Defensa	No data	SJ-11	Within APE	Spanish Colonial Period; 16th-18th century	Listed

La Marina, Puerta de Tierra, Paseo Covadonga, Frente Portuario	*SJ0100016*	SJ-13	Adjacent to APE	Spanish Colonial Period; 16th-18th century	Eligible
Paseo Muñoz Rivera, USCG	*SJ0100002*	SJ-2	north of APE	Pre-historic site; Associated with Hacienda Grande Style	No data
El Taxamar	No data	SJ-10	north of APE	Historic Structure; XVI-XVIII Century	No data
Segunda Línea de defensa (muros, foso y Batería de San Agustín)	*SJ0100013*	SJ-9	Within APE	Fortification structure; 16th-18th century	Listed
Archivo y Biblioteca General de Puerto Rico, Cárcel de Puerta de Tierra, Hospital Civil, Cárcel Provincial, Edificio Bacardí, Archivo y Biblioteca Nacional	*SJ0200011*	SJ-24	Adjacent to APE	Spanish colonial period; 18th century	Listed
Polvorín del San Jerónimo	*SJ0200002*	SJ-8-C	north of APE	Military structure; Spanish period 16th – 18th century	Listed
Batería de San Ramón	No data	SJ-8-G	northeast of APE	Military structure; Spanish period 16th – 18th century	No data
Batería del Escambrón	*SJ0200020*	SJ-8-D	northeast of APE	Military structure; Spanish period 16th – 18th century	Listed
Murallas de la primera línea de defensa	No data	SJ-8-A	Within APE	Military structure; Spanish period 16th – 18th century	Listed
Lorraine, Teatro Lorraine	*SJ0100003*	SJ-3	East of APE	Pre-historic midden.	No data

Table 2. Relevant Archaeological Surveys conducted within or in proximity to the APEs.

Author	Phase/ Title	Year	SHPO/ IPRC Code	Results	Distance/ Direction
Sharon Meléndez Ortiz	Phase 1A/ Paseo Lineal de Puerta de Tierra	2013	SJ-A-13-29-05	Positive	Western Portion of APE
Armando J. Martí Carvajal	Phase 1A/ Muelle 3, 4 y 5 Calle Marina	1998	SJ-A-98-09-08	Negative	Southwestern tip of the APE
Fernando Alvarado Muñoz	Monitoría/ Mejoras al Muelle 6, San Juan Waterfront, Informe Final, Tomo IV de IV	2012	SJ-A-12-28-01	Positive	Southwestern edge of the property including some of the San Juan Bay
Aramis Font Negrón	Phase 1B/ Estacionamiento de Departamento de Hacienda, Calle General Contreras	1994	SJ-A-94-05-04	Positive	Western side of the property
Marlene Ramos Vélez	Phase 2/ Facilidades de Asamblea Legislativa	1996	SJ-A-96-08-01	Positive	Northwestern area of the property
Sharon Meléndez Ortiz	Phase 1A/ Bahía Urbana, Programa de Mejoras Inmediatas, Mejoras a los Muelles 7 y 8	2010	SJ-A-10-25-04	Positive	Western Portion of the property
Richard Fontánez Aldea	Phase 1A-1B/ San Juan Waterfront	2007	SJ-A-07-23-06	Positive	Southern portion of property
Norma Medina Carrlli	Phase 1A/ Desarrollo Mixto de San Agustín	2007	SJ-A-07-23-05	Positive	Central portion of the San Jan Isle
RCH	Phase 1A/ San Juan Waterfront	2008	SJ-A-08-27-05	Positive	Within APE
Jaqueline López Jiménez	Phase 1B/ Bahía Urbana: mejoras al Portal del Este	2011	SJ-A-11-25-07	Negative	Along the center of the project
Sharon Meléndez Ortiz	Phase 1B; Paseo Puerta de Tierra	2014	SJ-A-14-30-04	Positive	Northern portion of the project area
Jaqueline López Jiménez	Phase 1A-1B; Corte Ave. Muñoz Rivera Drenaje Pluvial, Area de Estacionamiento, Guardia Nacional de Puerto Rico	1999	SJ-A-99-11-02	Positive	North central portion of the project area

Eduardo Questell Rodríguez	Phase 1A-1B; Condado Lagoon Monument Plaza, Phases II & III	1988	SJ-B-88-02-02	Negative	Western Area of the Condado Lagoon
Raquel Camacho & AMEC E&E Caribe, LLC	Phase 1A; San Juan Waterfront	2007	SJ-A-07-23-07	Negative	Eastern portion of the Condado Lagoon
Marlene Ramos	Phase IB & Monitoring: *Soterrado de Líneas Eléctricas y Telefónicas*	1991	SJ-A-91-04-01	Positive	Within APE
Agamemnon Gus Pantel Tekakis	Phase III / Parcela M-4, Paseo Portuario	1992	SJ-A-92-05-01	Positive	Western portion of APE
Sharon Melendez	Monitoring: Calle del Tren	2016	SJ-A-16-34-02	Positive	Within APE
Schafler	Torre de Brantos	2008	SJ-A-08-24-03	Positve	Adjacent to APE
Andrés Príncipe Jácome	Phase 1A; Línea Soterrada de 30 KV y 13.2KV desde Viaducto TC Hasta La Planta Seccionadora en Santurce	2002	SJ-B-02-08-10	Positive	Southeastern portion of property
Norma Medina Carrillo	Phase 1A; Base Naval, Isla Grande Nuevo Distrito desk	1998	SJ-B-98-06-04	Positive	Southern portion of the APE
Armando J. Martí Carvajal	Phase IA / Pan-American Terminal 2 De Isla Grande	2001	SJ-B-01-08-06	Negative	Southern portion of the APE
Jesús E. Vega	Phase II / Mejoras al Terminal Crowley de Isla Grande.	2016	SJ-B-16-24-05 / SHPO-06-20-13-01	Positive	Southern portion of the APE
Jesus E. Vega	Phase IA / Mejoras al terminal Crowley Isla Grande Fase II	2016	SJ-B-95-05-08	Positive	Southern portion of APE
Aramis Font Negrón	Phase IA / Mejoras Urbanas Intersección #5	2003	SJ-B-03-10-01	Positive	South-central portion of APE
Jaqueline Lopez	Proyecto Restitución del Residencial Puerta de Tierra-Bloque A, Puerta de Tierra, San Juan, PR	2008	SHPO-02-04-08-01	Positive	Within APE

Jesus Vega	Submerged cultural resources survey proposed expansion for Club Náutico de San juan, PR	2005	SHPO-08-13-04-01	Negative	Adjacent to APE
Armais Font	Phase IA-IB / Puerta de San Juan	1996	SHPO-02-23-95-05	Negative	Eastern part of APE
Jaime G. Vélez	Proyecto Food and Drug administration building, ave. Fernández Juncos, Puerta de Tierra, Mun. De San Juan, PR	2003	SHPO-10-04-02-03	Positive	Adjacent to APE
Luis Pumarada	Phase IA-II / Alternatives de mitigaciones para los puentes del Cano San Antonio	1993	SHPO-02-01-96-02	Positive	South-Central part of APE
Jesus Vega	Phase II / Replacement of Dos Hermanos Bridge, Bridge No. 1750, San Juan, PR	1998	SHPO-07-22-96-02	Positive	South-Central part of APE
	Phase IA / Proyecto Reconstrucción de los muelles 11-14 Puerta de Tierra, San Juan, PR	2003	SHPO-03-01-05-04	Positive; Recommends Terrestrial and subaquatic Phase IB	Within APE
Marisol Melendez	Phase IA-IB / Desarrollo Frente Portuario, Segunda Fase bloques 67, 113 y 114 de la calle Marina, Bo. Capitolio Sur, Puerta de Tierra, San Juan	1997	SHPO-08-22-89-01	Positive; Recommends Phase II	Adjacent to APE
Thomas Addyman & Agamemnon Gus Pantel	Phase IA-IB / Parque Luis Muñoz Rivera, Stage IA-IB Archaeological Report	1992	No Data	Positive	Adjacent to APE
No data	Project Process Check / Reconditioning of building 444 at Stop 7 ½	1998	SHPO-07-17-98-04	Recommended Stop Work Order	North of APE
Jesus Vega	Phase II / Potencial effects on Fort San Gerónimo, it's Masonary Bridge and wall of the "Linea Avanzada", San Juan, PR	1999	SHPO-04-13-99-01	Positive	Within APE

Identification of Historic Properties – Architecture

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this existing information, by a Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61), shows that the project area is within the boundaries of three (3) historic districts. The National Register of Historic Places NRHP-listed Distrito Histórico de Puerta de Tierra, the Línea Avanzada Historic District, and the locally designated Miramar Historic District. There are twenty-two (22) National Register-listed properties and fifty-one (51) National Register-eligible buildings within the project area buffer zone of a quarter mile. These NRHP-listed and eligible properties are summarized below.

The following three historic districts are within a quarter mile radius from the APEs:

Distrito Histórico de Puerta de Tierra- NRHP number RS100002936 - Listed on 10/15/2019.

The Puerta de Tierra Historic District in San Juan Islet is characterized by its unique historic properties that include components of the 17th defense system; remains of San Juan's three outer defensive lines (líneas avanzadas), part of Spanish military masterplans; post 1898 buildings iconic of the USA's colonial outreach; sites associated to World War I, World War II, Korean War and Vietnam War. Its central spine includes the principal buildings of both Puerto Rico's judiciary (Supreme Court Building, listed in the National Register of Historic Places) and legislative (Capitolio de Puerto Rico, listed in the National Register of Historic Places) government branches. The 19th century orthogonal urban grid contains buildings from the Renaissance, 18th century military structures, 19th and 20th centuries' historicist revival architectural style examples of Art Deco, Modernist, Spanish Revival, Brutalist, and De-constructivist. These public, domestic, and military buildings create a unique urban architectural entity that exemplifies five centuries of the island's history.



Figure 9. Puerta de Tierra Historic District boundaries. Source: GEO-ISLA.

Distrito Histórico Línea Avanzada de Defensa - NRHP number 97001136 - Listed on 9/25/1997. La Línea Avanzada is a discontinuous district of four Spanish military works, built of stone, brick and masonry, located at the eastern end of the Isleta de San Juan. The district includes three batteries: the San Antonio Bridgehead, the Fort of San Gerónimo, and the Escambrón Battery; it also includes the Polvorín de San Gerónimo, built between 1769 and 1800. These fortifications were designed by the Spanish Corps of Engineers and served as exterior works of the Land Front of the city of San Juan. After the English siege from April 17 to May 1 in 1797, the defensive system was reformed with the construction of parapets and trenches to close the beaches on the east coast of the Isleta de San Juan and connect the three artillery positions with the powder magazine.

The Bridgehead of San Antonio, entrance to the Isleta de San Juan, had a high battery flanked by two low batteries, a guard corps, and a covered road. The structure was enlarged by the Spanish Corps of Engineers in the late 18th century. In 1894, the Spanish government demolished the high battery of Fort San Antonio by building an iron bridge. In 1927 the lower west battery was demolished when a new (concrete) bridge was built on the site. At the beginning of the 20th century, the San Antonio Bridgehead covered road batteries were impacted with the construction of the Dos Hermanos Bridge. Today only the

lower east battery remains, with two embrasures between the Dos Hermanos and San Antonio bridges and a covered segment of the road.



Figure 10. Puerta de Tierra Map with Lines of Defense overlay. Source: SHPO.

The Fort of San Gerónimo, located at the tip of the Boquerón to the east of the Caribe Hilton Hotel, is a rectangular structure with rounded corners that has a high battery with eight embrasures, a low battery, and several interior rooms. The fort was rebuilt in 1799, protected the entrance to Condado Cove and Caño de San Antonio. Today the fort is administered by the Institute of Puerto Rican Culture. The Escambrón Battery, located at the tip of the Escambrón is an elevated fishhook-shaped battery that opens to the northwest and was built in the late 18th century. The San Geronimo Powder Magazine, located in the northeast corner of Luis Muñoz Rivera Park, is a rectangular building with ten buttresses surrounded by a defensive wall that still retains some of the openings for rifles. The powder magazine, built between 1769 and 1772, was rehabilitated between 1992 and 1994 by the National Parks Trust.

Distrito Histórico de Miramar

Miramar Historic District is a locally designated neighborhood of primarily middle to upper-class family homes, condominiums, hotels, businesses, schools, and churches. The

neighborhood is a ward of Santurce in the municipality of San Juan, Puerto Rico. The district boundaries are to the north the Roman Baldorioty de Castro expressway, to the east Luis Muñoz Rivera Expressway, to the south Luis Muñoz Rivera Expressway and part of Avenida Las Palmas, and to the west by Calle Cerra. This historic district contains several listed properties that are registered on the National Register of Historic Places. Miramar is characterized by historic residences with large, mature trees. Several Prairie School style buildings by internationally renowned architect Antonin Nechodoma are extant as well as turn of the century colonial and revival examples.

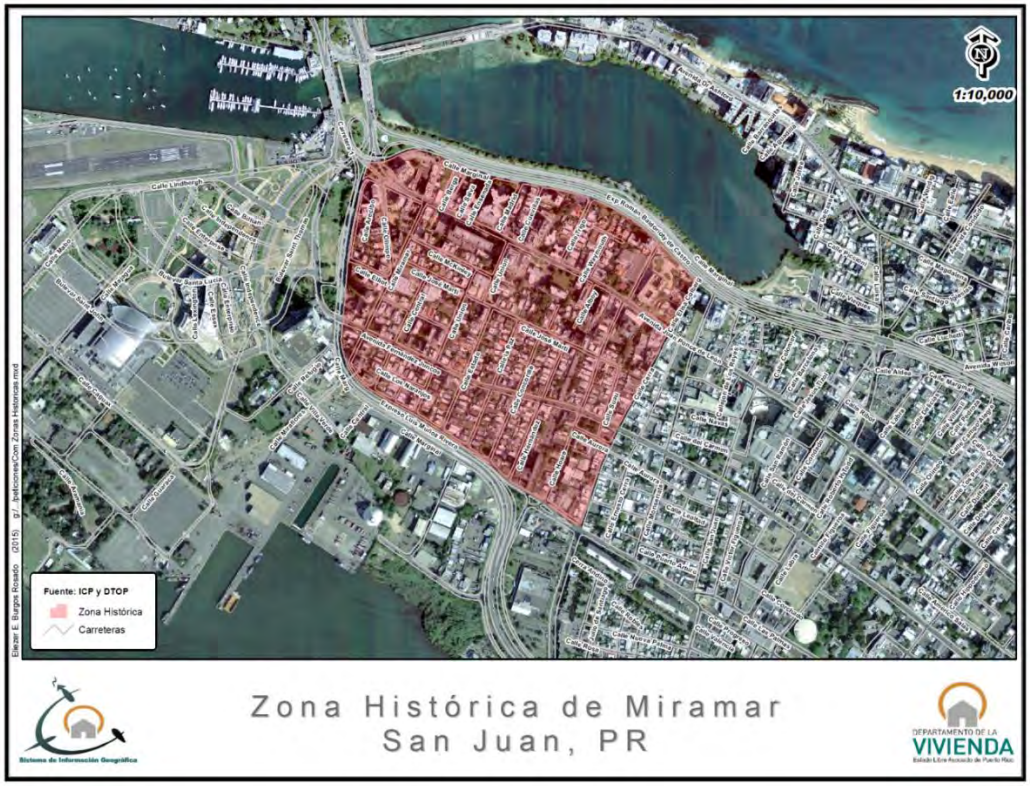


Figure 11. Map of Miramar Historic Zone. Source: ICP and DTOP.

NRHP-listed Properties in the quarter mile buffer zone

The following properties are within a quarter mile radius of the APEs and are listed on the National Register of Historic Places:

Antiguo Correo y Corte Federal - NRHP number 87000694 – Listed on 3/28/1988, located at 18.463896, -66.114610. The Old Post Office and Federal Court is a monumental building that occupies a block southeast of the Historic Zone of San Juan. It was built in 1914 as the first large-scale federal building in Puerto Rico. It was built on the foundations of part of the old walls. The structure presents an eclectic combination of architectural styles, including the influence of the Federal style and the Spanish Revival. In 1940, an annex was added whose main façade faces Comercio Street. The Post Office consists of a three-level volume. Its floor plan organizes the offices in the center, with open galleries with a separate sloping roof that faces the outside on both levels. The façades are modulated by pilasters of colossal order. The composition ends with an attic and a hipped roof with tiles. The 1940 annex consists of a vertical structure of six levels, composed of a body and two side towers that end in metal lanterns. At each corner of the towers, staggered concentric objects emphasize verticality. Although built in different periods, the design of the new volume is compatible with the original building as it respects its scale, mass and proportions.

Antiguo Casino de Puerto Rico - NRHP number 77001554 – Listed on 9/22/1977, located at 18.466185, -66.111407. The old Casino de Puerto Rico is located between two avenues (Luis Muñoz Rivera and Juan Ponce de León) and Plaza Colón in Old San Juan. This two-story building was designed by the firm of the Del Valle Zeno Brothers and the interiors by the artist José Albrizzio. The building, inaugurated in 1917, has a rectangular volume with two lateral loggias. The main façade faces Avenida Ponce de León and integrates a porte-cochère. The baroque of the second empire, accentuated by a mansard-type roof, creates an image of luxury and splendor suitable for the architecture of this association headquarters as is the typology of the theater or the casino. A central staircase gives access to the large room on the second floor. The facades are divided into two levels: a sober first level, with fluted walls, small windows and a second level adorned and luxurious with a composition of Corinthian columns, portholes, garlands, consoles, heraldry and French doors. The composition is crowned by a mansard ceiling that gives great plasticity to the entire volume.

Biblioteca Carnegie - NRHP number 83004196 - Listed on 10/20/1983, located at 18.466341, -66.108511. The building that houses the Carnegie Library of San Juan was designed and built by Ramón Carbia, in 1915, after Governor Arthur Yager managed to obtain a donation of one hundred thousand dollars from Andrew Carnegie. In 1917, the Government of Puerto Rico formally accepted the donation and moved the Biblioteca Insular to this structure,

which later became known as the Carnegie Library. This was the first building built for library use on the island. Its structure is on two levels with a rectangular floor plan in neoclassical style. The main façade, to the south, has a recessed portico of six Doric columns of colossal order. The other façades are modulated by Doric pilasters also of colossal order. Five large arched doors bridge the two levels and give access to the building. The hipped roof is covered with glazed tiles. Its scale and location, together with other large structures of historical relevance in the sector of Avenida Ponce de León in Puerta de Tierra, increases its historical and architectural value.

Casa de España - NRHP number 83002294 - Listed on 7/15/1983, located at 18.466430, -66.107970. The Casa de España was built in 1932 to house the civic and cultural activities of this organization of Spaniards on the island. Architect Pedro de Castro was the designer, and its construction was achieved after the Government of Puerto Rico donated the land, and the organizations Casa de España and Casino Español launched a fundraising campaign. The Moorish influence is evident throughout the building. The floor plan is rectangular and has a replica of the Fountain of the Lions in the Alhambra, Granada. In addition, the use of mosaics, ironwork, tiles, shields, and towers are elements associated with the Moorish tradition. The building has two levels and is organized around a central courtyard. The main entrance occurs at the east corner of the south façade. Tiles with Moorish and geometric motifs cover the east corner, along the entrance hallway, and the main staircase. The first level opens to the gallery and interior courtyard through arcades. Corinthian paired columns with elongated proportions of Moorish influence were used repeatedly on the main façade. As on the first level, these spaces also open to the outdoor galleries. Among the spaces of the building, the second level Hall of Mirrors stands out. This multipurpose room has an extraordinary polychrome wood ceiling and three crystal chandeliers hanging from wooden beams. The walls are lined with wood paneling with large mirrors in the center that give the living room its name. The structure consists of concrete and artificial stone columns. Most of the walls are plastered and covered with tiles. The roof is flat over the galleries of the inner courtyard, with railings on all four sides. The other areas have hipped roofs with white and blue glass tiles arranged irregularly. The doors and windows are made of wood, and most have fixed glass panels.

Capitolio de Puerto Rico - NRHP number 77001555 - Listed on 11/18/1977, located at 18.466868, -66.105958. In 1907, work began on the design of a building that would house government activities and be representative of the power of the civil authority on the island. Although this project was always of great interest, it was not until 1929 that the Capitol was inaugurated, and the first legislative assembly was held. The design of the impressive building was carried out by architect Rafael Carmoega. The main instructions were to design a simple yet monumental building that reflected its character and the functions it would house. The result was a neoclassical architectural style building with influences from the Roman Pantheon and the American Capitol. The Capitol is one of the largest structures on the island and covers more than an acre of land. The building is made of concrete and steel with a Georgian marble cladding on the outside. The exterior of the three-story building features an impressive array of Corinthian and Doric columns. The columns can be seen in the entrance porticoes of the north and south façades. The floor plan is rectangular, except for the two porticoes that project slightly and form two terraces on either side, with a balustrade adorned with vases. Seven symbolic arches allow access to the interior space and represent the original seven senatorial districts (eight exist today). In the center of the first level, under the dome, there is a display case with the Constitution of the Commonwealth. Under the dome, there are sixteen pink marble columns with vaults decorated with formwork. Among the vaults, there are allegorical mosaics made by an Italian firm, although they were designed by Puerto Rican artists such as: Rafael Ríos Rey, José Oliver, Jorge Rechani, and Rafael Tufiño. On the second floor are the two halls of the legislative assemblies with numerous columns that organize the semicircular plan. The annexes of the Capitol, later built by the architectural firm Toro y Ferrer, house the offices of the senators and representatives. Its modern design is non-invasive to the historic building and respects its personality and character. However, they are recognized as interesting examples of architecture of their own.

Escuela de Medicina Tropical - NRHP number 83002297 - Listed on 9/29/1983, located at 18.466784, -66.104059. The School of Tropical Medicine was built under the auspices of the University of Puerto Rico and Columbia University in New York. This was the first school in the hemisphere dedicated to the study and prevention of tropical diseases. The structure was designed by architect Rafael Carmoega in the 1920s. Its architectural style corresponds to the Plateresque style that, due to its character, reminds us of the decorative art of goldsmithing, particularly that of silversmiths. It is mainly characterized by ornamental elements independent of the structure. The ornamentation is concentrated around doors

and windows, contrasting with the sober surfaces around them. Coats of arms, pilasters, scrolls, pinnacles, reliefs, and motifs are used in the composition of the façades, elements that are typical of the style. The complex is made up of three buildings of three levels high each. The first building, from east to west, is square in shape with a central courtyard. The second building is U-shaped and is connected to the first by the base. The third is a rectangular building that is attached to the second at the south end of the "U", perpendicular to it. This arrangement produced an inner courtyard that is used as a parking lot and an open courtyard on one of its sides, which is preserved in good condition. All three buildings are made of concrete, the roofs are covered with glazed tiles, and the windows are made of wood with glass panels.

Escuela Graduada José Celso Barbosa - NRHP number 89000406 - Listed on 5/19/1989, located at 18.466076, -66.101280. The José Celso Barbosa graduate school is located in an urban lot on Ponce de León Avenue, just outside of San Juan. Its construction was part of a massive education program implemented by the U.S. government after the change of sovereignty in 1898. Its architectural style is a clear example of this early period of North American influence on the island. The building is in the Beaux Arts style with its garlands, cartouches on the doors, pediments on the windows and the Ionic order of the columns, all elements of his elegant architectural style. The design consists of a U-shaped floor plan with a courtyard, with the west wing being longer than the east. The inner courtyard is lined with galleries on both levels of the structure, to which the other spaces of the building are connected. Its main façade is composed of a pavilion with loggia that protrudes from the main plane forming a portico. The presence of this building contributes to the monumental character of Ponce de León Avenue. The excellent integration of this style with the traditional typology of civil buildings in Puerto Rico responds favorably to the conditions of our tropical climate.

Iglesia, Escuela, Convento y Casa Parroquial de San Agustín - NRHP number 85003194 - Listed on 12/30/1985, located at 18.465544, -66.098988. The Church of San Agustín in Puerta de Tierra was founded by the order of the Redemptorist Fathers. This structure is part of a complex inaugurated on December 8, 1915. The three structures make up an interesting and significant architectural complex that is still in use: a church, a school, and a convent. Its location, in the northern sector of the islet of San Juan, is privileged and testifies to the growth of San Juan outside the walls. The sector of Puerta de Tierra, east of the islet of San

Juan, began to develop rapidly at the end of the 19th century. St. Augustine's Church is the most impressive structure in this complex. It was built in concrete, making it one of the first examples of the use of this material in Puerto Rico. Its style combines elements of Romanesque and Gothic architecture. The façade incorporates two towers of different heights, which makes it asymmetrical, each one ends in a pointed dome. In addition, it is distinguished by the extreme use of stained-glass windows and the rosette window that impart light to the interiors. This element broke with the tradition of Spanish colonial religious architecture in which interiors were usually characterized by being dark and gloomy. In addition to its architectural and historical importance in the development of Puerta de Tierra.

Escuela Brumbaugh - NRHP number 89000324 - Listed on 5/5/1989, located at 18.465355, -66.095560. In October 1911, Interior Commissioner John A. Wilson announced a competition for the design of a new school in the Puerta de Tierra neighborhood of San Juan. Architect G. R. Gilmour won the competition and F. B. Hatch served as contractor for the project that lasted from 1912 to 1913. This was the first public school built to serve the community of Puerta de Tierra and was the only one in the area, until 1923, when the José C. Barbosa Graduate School was built. This is one of the many institutional buildings of the first decades of the 20th Century under the auspices of the U.S. government and its policy of Americanization. Brumbaugh School is in an urban block between Ponce de León and Muñoz Rivera avenues. The concrete structure, with two levels and a basement, shows elements of the Mission Style. The style represents the Spanish origins in North America and is therefore used in the first North American constructions on the island. Curved parapets, symmetry, mosaics, tiles, smooth walls, and horizontality are all elements of the style. The main façades of the building are oriented from east to west. The composition of the façade highlights the horizontality with its rows of continuous windows and its eaves projected with ceramic roof tiles. The entrance and corners are emphasized by curved parapets, mosaics, and a balcony supported by scrolls above the main entrance.

El Falansterio - NRHP number 84003166 - Listed on 5/3/1984, located at 18.463350, -66.096384. The Falansterio de Puerta de Tierra is a housing complex located in an urban block bordered by Avenida Fernández Juncos (south) and Matías Ledesma (east), San Juan Bautista (west) and Del Tren (north) streets. This housing complex, composed of nine reinforced concrete buildings covered with plastering, was designed by architect Jorge

Ramírez de Arellano and built in 1937 by engineer Robert Prann with funds from the Puerto Rico Emergency Administration. The Falansterio was based on the system proposed by François Charles Fourier (1773-1837), a French socialist, who proposed the reorganization of society into small communities. In Puerto Rico, the federal government began a plan to eliminate slums in the late 1930s. This is how the project originated, making it the first public housing project in Puerto Rico. The Art Deco complex consists of eight three-story residential buildings, divided into eighteen sections of twelve apartments each, for a total of two hundred and sixteen apartments.All apartments consist of a living-dining room, two bedrooms, a kitchen, and a bathroom, in addition to the courtyard that is in the center of each section. The apartment buildings form a quadrangle surrounding a central courtyard where a two-story building is located that serves as an administrative and community center. In 1952 the residents organized a cooperative to acquire the housing complex from the Federal Government. Two decades later in 1972, the cooperative completed the purchase of the Falansterio. Three years later, the cooperative was dissolved, and the complex was transformed into a condominium.

Archivo y Biblioteca General de Puerto Rico - NRHP number – 76002253 - Listed on 8/11/1976, located at 18.463905, -66.092196. The building that houses the General Library and Archive of Puerto Rico was originally designed to house the Civil Hospital. In 1877, construction began and a year later its use was changed to the Provincial Jail. The structure maintained this use from 1887, when its construction was completed, until the end of the Spanish-American War. Today, it houses the General Archive and Library of Puerto Rico. In addition to the value acquired by the variety of historical uses of the structure, it has great importance because it is the last structure built by the Spanish Crown in its American colonies. The building has an "E" shaped floor plan, with the longest side being its main façade and the central arm shorter than the lateral ones. On the ground floor, the central arm corresponds to a monumental staircase and the chapel, both of double height. Between the arms were courtyards to which the galleries of the flats opened. It is composed of two levels and the design of its façade is sober and elegant, suitable for civic use. Three pavilions, one in the center and one at each end, protrude from the façade plane, defining the main entrance and finishing the façade. Simple pilasters on both levels modulate the façades and frame the row of arched windows on both levels. Entrance is emphasized by a portico that supports a pediment. Its only ornaments are sections of fluted walls on the first level, the entrance, and the corners.

Parque Luis Muñoz Rivera - NRHP number 07001195 - Listed on 11/14/2007, located at 18.464135, -66.090390. Luis Muñoz Rivera Park was designed in the stylistic language of Beaux-Art by the prestigious Chicago firm Bennett Parson & Frost between 1924 and 1925. It is the oldest park on the island with its twenty-seven acres of park located in Puerta de Tierra. The land was reserved in 1917 for that purpose and at the time Puerto Rico was under the jurisdiction of the U.S. Navy. The military use of the property dates to the Spanish colonial period, when it was located between the First and Second Lines of Defense. The construction of the park, began in 1926, adopting the architectural and social postulates of the City Beautiful Movement, of which the Chicago based firm Bennett Parson & Frost was one of its greatest promoters. Architect Francisco Valines Cofresí, who served as the park's administrator until the 1940s, oversaw the construction of the park, which opened in 1932. It was under Cofresí's direction that ornamental elements were added to the original plan that have become small icons associated with the park: the Lotus ponds, the pyramid, the compass rose, the sundial, and the snail. The latter was designed by the sculptor Victor Cott, who left his mark throughout the park with over 200 objects still present, designed in the faux-wood technique. Luis Muñoz Rivera Park became the green lung of a city surrounded by a maelstrom of asphalt and concrete.

Templo del Maestro - NRHP number 16000189 - Listed on 4/19/2016, located at 18.462942, -66.090034. The Templo del Maestro began construction in 1934 as the headquarters of the Association of Teachers of Puerto Rico (AMPR). The building has two stories with a basement, made of reinforced concrete in an "H" shape. It is located south of Constitución Avenue (also Juan Ponce de León), in front of the southeast corner of Luis Muñoz Rivera Park in Puerta de Tierra. This building served as the headquarters of the AMPR from its inauguration on March 29, 1935, until 1942. Most of its members were women who took on the task of raising the funds for the design and construction of their headquarters. Architect Joseph O'Kelly was employed to design the building that boasts elements of the Baroque of the Second Empire, classicism, and notable details of Arab influence in its imposing entrance portico. The building manifested the image that the AMPR wanted to reflect culture, sophistication, elegance. The Templo del Maestro hosted important social and political events such as the public hearings of the Hays Commission in the wake of the Ponce Massacre of March 21, 1937. In addition, it was at this venue that Mrs. Inés Muñoz Mendoza, a Spanish teacher at Central High School, defended the use of the Spanish language in the teaching of mathematics, science, and history. In that decade, the Puerto Rico Department of Education promoted the teaching of English as a first language in schools.

Corte Suprema de Puerto Rico - NRHP number 06000506 - Listed on 6/14/2006, located at 18.463385, -66.088097. The Supreme Court Building is an extraordinary example of the Modern Movement and its application in the local tropical context. The building was designed by the renowned firm Toro Ferrer Arquitectos in 1952 and became the first major building in the then inaugurated Commonwealth of Puerto Rico. Toro Ferrer's design received high praise and awards from the guild. The building, inaugurated in 1956, is located at the east end of Luis Muñoz Rivera Park in Puerta de Tierra. The building does not impose its presence on the historic park, even though it sits in a privileged position. The alignment of the building with the main axis of the park, the conjugation with the green areas, and the reflecting pond on which it sits, soften the hardness of the building, and turn it into another physical element of the aesthetic play of the park. Its location, at the entrance to the islet, is of great conceptual relevance. The building symbolizes the democratic separation of governmental powers represented in the building trilogy, which goes from the western end to the eastern end: the Supreme Court, the Capitol, and the Fortress. Likewise, the three properties represent in their respective architectural styles: the historical development of the governmental apparatus and its iconographic projection. From the legitimization of Spanish power represented in La Fortaleza, to the visualization of federal power nuanced in the architecture of the Capitol; and the interest of the new Commonwealth in projecting itself as a modern state personified in the style of the Supreme Court.

Hotel Normandie - NRHP number 80004295 - Listed on 8/29/1980, located at 18.464601, -66.087464. The Hotel Normandie was designed by the architect Raúl Reichard and built in 1939 by Félix Benítez Rexach. This building is an excellent example of the Art Deco style on the island. The Normandie was one of the few luxury hotels that existed at that time on the island. Social and political activities were carried out in its facilities, making this building of great historical and sentimental value for several generations of Puerto Ricans. The structure was designed in the shape of a boat, the means of leisure transportation par excellence at that time. Its forms represented movement, modernism, and technology. The interior was decorated with Egyptian-inspired motifs: lotus flower capitals, murals with scenes from Egypt, and friezes with the zigzag motif, all richly polychromed and adorned with gold leaf details. The floor plan has a triangular shape with rounded vertices. It is composed of seven floors organized around an interior courtyard with a basement. On the first level there was

a swimming pool, commercial areas, storage rooms, the main lobby, and a back entrance. From the second to fifth floors are the rooms, with stairs and elevators at the northeast and southeast corners. On the sixth floor is a ballroom known as the Golden Hall and a banquet hall known as the Silver Hall. Its scale and architectural style distinguish it as a landmark at the entrance to the islet of San Juan. Its position adds to its importance, as it creates a visual focal point for everyone who enters Old San Juan.

Fortín de San Gerónimo de Boquerón - NRHP number 83004199 - Listed on 10/11/1983, located at 18.463119, -66.084097. Fortín San Gerónimo del Boquerón is located on the eastern tip of the islet of San Juan. It is a rectangular structure with curved corners approximately 31 meters wide by 53 meters long. It rises nine meters above sea level, and its main axis runs from east to west. Built of whitewashed limestone blocks on a coral reef, it is connected to the mainland by a bridge. This fort has been part of the defensive system of San Juan since the end of the sixteenth century. In 1591, the Spaniards built a small battery with four cannons and a garrison of thirteen soldiers in this location. This fortification proved its importance between 1595 and 1598, when the English attacked the city under the command of Sir Francis Drake. In 1609, Governor De Rojas rebuilt the fort and placed it under the protection of San Gerónimo. Governor De Riva Agüero, in 1646, equipped the fort to be used as a prison. At the end of the eighteenth century, the Spanish Crown ordered the reconstruction of this fortification. In 1791, the military engineer Juan Francisco Mestre submitted plans to Madrid to carry out a total reconstruction. It was proposed to raise the firing platform, enlarge the garrison to accommodate a greater number of troops and ammunition, and raise the bridge so that its access would not be affected by high tides. In addition, access to the bay was closed by means of fills and stones that protruded above sea level. These plans were approved by King Charles IV and the reconstruction was completed in 1799. During the 19th and 20th centuries, San Geronimo continued to be used for military purposes.

Puente Ferroviario San Antonio - NRHP number 09000789 - Listed on 9/30/2009, located at 18.459358, -66.086905. The San Antonio Railway Bridge (also known as Bridge No. 1571) crosses the Caño de San Antonio and connects the Miramar sector with the east side of the Isleta de San Juan. The old railroad bridge is located between two vehicular bridges coming from Miramar. The concrete structure is 80 meters long and 3.2 meters wide. The bridge, with multiple main beams in concrete-coated steel (longitudinal, rolled beam) was designed by

Ettiene Totti y Torres, chief engineer of the American Railroad Company of Puerto Rico. This bridge has decorative elements representative of Classic Revival of the 20th century. The project for this structure consisted of replacing an existing steel bridge – built in 1881 – with a reinforced concrete one. This project was carried out over nine years (1923-1932) as the replacement of metal components with prefabricated concrete parts and the laying of new reinforced concrete foundations was done without stopping rail traffic. The preparation of the foundations was supervised by the engineer Ramón Gelabert, while the construction of the superstructure oversaw the engineer Reinaldo Ramírez. The bridge was part of the railroad system that connected the ancient city of San Juan with Santurce. In 1957, it ceased to be used as a railway bridge and was abandoned. It is currently used as a pedestrian bridge. The bridge is distinguished by being located at a major crossing in San Juan that survives associated with Puerto Rico's ring railway. The San Antonio Railroad Bridge is also important for being one of two concrete bridges built by the American Railroad Company of Puerto Rico and designed by engineer Etienne Totti y Torres in the early decades of the 20th century.

Edificio de Apartamentos Figueroa - NRHP number 00001124 – Listed on 9/14/2000, located at 18.457168, -66.086774. The property known as Apartamentos Figueroa is a two-story concrete construction, with an eclectic architectural composition that combines elements of Art Deco and Spanish Renaissance. The modern roof terrace that accompanies the original 1935 construction was added in 1989 when the law offices of Cordero Miranda & Pinto acquired the property. The exterior facades have a rough stucco-type finish, a common technique in the Spanish Revival style in Puerto Rico. The building was built in the southern sector of Miramar, that had always been occupied by industrial-type buildings. Figueroa Apartments changed the trend in the use of the property. In 1934, the lot was acquired by the merchant José Joaquín Figueroa. A judge by profession, Figueroa invested in real estate in San Juan, with the construction of apartment buildings in various parts of Santurce. Although the authorship of the design of the Figueroa Apartments has not been confirmed categorically, it may be the responsibility of Architect Armando Morales Cano. The latter designed several other apartment buildings for Judge Figueroa and there is a conceptual relationship between them.

Capilla de Nuestra Señora de Lourdes - NRHP number 84003171- Listed on 9/27/1984, located at 18.456476, -66.085107. La Capilla Nuestra Señora de Lourdes was designed by

the architect Antonín Nechodoma and its construction dates from 1907 to 1908. This chapel initially belonged to the Methodist Episcopal Church; in 1917 to the United Church of Puerto Rico; and more recently to the Catholic Church, an institution that maintains it to the present. The structure was designed in the Gothic revival style. The entrance through towers, the use of ogival arches, gargoyles, stained glass, stone texture, and buttresses are all elements of the Gothic language. The structure is located on a corner lot, and its construction is made of reinforced concrete with a rusticated finish that gives the impression of being made of stone. The building is separated from its immediate surroundings by an iron fence around the garden. Inside, the nave is covered by an elegant wooden roof with fences that, in addition to being structural support elements, serve as decorative elements in the interior. The floor is finished in island hydraulic tile. The original structure retains its integrity since it has not undergone major alterations, and no other structures have been added to the building.

La Giralda - NRHP number 08000786 - Listed on 8/11/2008, located at 18.455467, -66.085299. La Giralda was designed and built in 1910 by architect Francisco Valines Cofresí, located in Miramar, one of the oldest suburbs of San Juan. The residence, built in reinforced concrete and designed in the neoclassical style with Victorian elements, consists of three levels and a basement. The architectural elements of artistic value in La Giralda are found on its exterior, the old wooden interiors of the property were lost due to the state of abandonment in which the residence was in from the 1950s to the 1990s. In 1995 an intervention process began that has restored the majesty of one of the oldest houses in the suburb. The Giralda epitomizes the architectural styles adopted by the local bourgeoisie for the early 20th century. The residence was built for Puerto Rican sugar centralist and lawyer, Luis Manuel Cintron y Sanchez, in the very center of Miramar's most socially prestigious area.

Residencia en McKinley #665 - NRHP number 91001502 - Listed in 10/19/1991, located at 18.455273, -66.083884. The residence at 665 McKinley Street in Miramar was built in 1906. This house maintains the main characteristics of the vernacular style while the new trends of the time begin to emerge. The structure is a one-story, single-family dwelling, made of wood and concrete, raised on a thirty-inch podium, creating a warehouse space beneath the house. The main façade faces McKinley Avenue and is divided into three bays. The exterior of the building is clad in wood paneling with horizontal tongue-and-groove boards. The gabled roof creates a pediment with triangular openings, covered with lattices of wooden

slats that serve to ventilate the house. The Doric columns facing the street support the "L" shaped balcony. It is bordered with a concrete handrail on a balustrade of the same material. The floors are made of terrazzo.

Polvorín de Miraflores - NRHP number 84003172 – Listed on 3/9/1984, located at 18.449568, -66.093907. The Miraflores Powder Magazine was built during the last quarter of the eighteenth century, as part of the defense system of the San Juan region. Its construction responded to the efforts of the Spanish Crown to maintain security in Puerto Rico and encourage the economy through the construction of fortifications. The construction plan was outlined by the Spaniard Alejandro O'Reilly in 1765, Tomás O'Daly continued it, and Francisco Mestre finished the project before the end of the eighteenth century. This structure served military purposes until, with the Spanish-American War in 1898, Spain's domination of Puerto Rico ended. Its floor plan is rectangular, surrounded by a wall eight and a half feet high with two opposing round sentry boxes that have three windows and a dome. Originally, the building had seven bays on the outside marked with buttresses. A half-barrel vault, supported by arches on the outside resting on eight buttresses on each side, covers the building. In 1940, the use of the building changed to a chapel and the space between the wall and the powder magazine was covered with a sloping roof with tiles. The interior space was divided into four areas: a large chapel, a sacristy, baths and a minor chapel. Several elements were added, among them: a bell tower to replace a chimney in the northeast corner; eighteen wooden doors on the sides of the building for which lunettes were opened in the vault; wooden panels, formwork at the bottom of the chapel walls; and four iron lamps in the main chapel. The materials used in the original construction were brick and mortar with whitewashed walls. Concrete was used in 1940, when the roof around the building and the wall surrounding it were added. This building is a magnificent example of military architecture and an interesting example of a powder magazine converted into a chapel.

NRHP-eligible Properties in the quarter mile buffer zone

The following properties that are within a quarter mile radius from the APEs are considered eligible to the National Register of Historic Places and are summarized below:

Casa Olímpica Building –Designed by B.V. White, and built in 1913, this Beaux Arts style civic building is also known as YMCA. Located at 18.466370, -66.109511.

Ateneo Puertorriqueño - Designed by Francisco Roldán in the Art Deco Moorish Revival style this cultural venue was built in 1923. Located at 18.466256, -66.109017.

East Annex Building, El Capitolio – is the office building for the legislators on the east side of the Capitol designed by Architects Torro-Ferrer in the International Style and built in 1955. Located at East 18.466786, -66.104798.

West Annex Building, El Capitolio – is the office building for the legislators on the west side of the Capitol designed by Architects Torro-Ferrer in the International Style and built in 1955. Located at West 18.466694, -66.10721260.

Puerto Rico National Guard Building – is a c1935 Classical Revival style large-scale building with an interior patio. Located at 18.466746, -66.102971.

Departamento de la Familia – building was originally the Gran Logia Soberana de Puerto Rico built in 1913 and designed by Antonin Nechodoma in the Art Deco style. Located at 18.465719, -66.110222.

Cruz Roja Americana Capítulo de Puerto Rico – Built in 1935, this institutional building was designed by Rafael Carmoega and Joseph O'Kelly in the Mediterranean Revival style. Located at 18.465744, -66.109869.

Ramón Mellado Parsons Building - Designed in the International Style by Jose Firpi c1950, this government office building is located at 18.465790, -66.109490.

Intendente Ramírez Building - Designed by Architects Torro-Ferrer in the International Style, this government building was constructed in 1969 and houses the Departamento de Hacienda. Located at 18.465153, -66.109584.

Insular Police Force Headquarters – is an Art Deco style government building constructed c.1935. Located at 18.465368, -66.103966.

Salvation Army Building – is a commercial building from 1961 in the Moderne Style. Located at 18.464718, -66.103317.

Hogar Crea District – had three contributing wood buildings that form the original Hogar Crea, demolished in 2019. Located at 18.465419, -66.104207.

Capitol Hill Apartments - Tenement House Building in the Beaux Arts style, built c1920s-1930s. Located at 18.465454, -66.103408.

Puerto Rico Medical Arts Center - Attributed to Joseph O'Kelly, was built in 1940 in the Mediterranean Revival style. Located at 18.465770, -66.103616.

Sevilla Court Building – Designed by Pedro de Castro, built c.1930 this residential apartment building has a Mediterranean Revival style. Located at 18.465791, -66.103148.

Edificio Saldaña, Carvajal y Vélez-Rivé – is a Spanish Revival/Catalan Modernism building c1920. Located at 18.465535, -66.101724.

Primera Iglesia Bautista de Puerta de Tierra – Built in 1920 it has Neo-Byzantine/Neo-Paleo Christian style of architecture. Located at 18.465514, -66.102685.

Instituto Oftálmico de Puerto Rico – Is an Art Deco style school building from 1939. Located at 18.465736, -66.102853.

Residencial Parque de San Agustin – Designed in the International Style, this multi-family housing complex of four buildings was constructed c1950. Located at 18.464844, -66.101932.

US Department of Commerce Weather Bureau - Designed by Albert B. Nicholson in the Mediterranean Revival style, this government building is from 1930. Located at 18.466346, -66.101729.

Asilo de Ancianos de Nuestra Señora de la Providencia - Designed by Architect José Lázaro Costa, Eng. Carlos E. Lázaro, Garcia, Eng. Carlos A. Lázaro León and Architect Enrique J. Lázaro León in the Late Gothic Revival style this elderly housing complex was built in 1913. Located at 18.465689, -66.100578.

Smallwood Brothers Building – Designed by Albert Kahn, this commercial style building is from 1922. Located at 18.465581, -66.097785.

Condominio Villa Aurea – this is a Neoclassical style multi-family housing building c1920. Located at 18.465512, -66.097288.

Condominio Crescent Beach –is a Spanish Revival style multi-family residential building constructed in 1934. Located at 18.465610, -66.097026.

Iglesia Evangélica Luterana de San Pablo – This Neo-Gothic style church was built in 1916. Located at 18.465646, -66.096790.

Santiago Panzardi Building – is the Headquarters of the Partido Popular Democrático from 1928. Located at 18.464904, -66.095110.

US Naval Radio Station/ Casa Cuna – is an Art Deco style building for military communications from the 1940s located at 18.465178, -66.094131.

Teatro Eureka - is an Art Deco style theater building from 1930 is located at 18.465325, -66.099898.

Notre Dame Industrial School – Known as *La Costura* this multi-story building was a school for women to learn sewing, embroidery, and lace making. Built in 1929, the building has Neoclassical style elements and is located at 18.465198, -66.099404.

Iglesia Metodista – this church is a Neo-Romanesque style building from 1938. Located at 18.464967, -66.098948.

Teatro Sylvia Rexach- Originally named Teatro Martí and later called Cine Lara, this theater was designed by Pedro de Castro y Besosa in the Catalan Modernism style and built in 1937. Located at 18.464927, -66.096619.

Edificio Moragón (Casa de las Muñecas) – A Spanish Revival multi-family residential building from 1920. Located at 18.464846, -66.096470.

San Gerónimo Powder House – This is a Late Renaissance to Early Baroque military storage building designed by Tomás O'Daly and built between 1769 y 1772 by the Spanish military engineer Juan Francisco Mestre. Located at 18.464718, -66.090657.

Parque Sixto Escobar – Designed by Rafael Carmoega Morales in the Spanish Revival style, this stadium was built in 1932. Located at 18.465273, -66.088802.

Residencial San Agustín - is an International Style multi-family residential complex with alterations c.1940. Located at 18.464339, -66.097605.

Condominio Torre de la Reina - Designed by William M. Biscombe is a Modern Movement style multi-family residential building from 1968. Located at 18.464104, -66.093298.

Colectiva Tabacalera – Neoclassical style multistory building c.1920. Located at 18.463522, -66.091354.

Edificio Caribe – is an International Style office building designed by Enrique Gutierrez and constructed in 1969. Located at 18.463001, -66.086820.

Caribe Hilton Hotel – Designed by Architects Toro-Ferrer & Torregrosa in the International Style and built in 1947 this hotel complex is located at 18.463364, -66.085613.

Residencial San Antonio – is an International Style multi-family residential complex c.1940. Located at 18.463368, -66.095197.

Cárcel Municipal – Designed in the Art Deco style, this jail house was built in 1937. Located at 18.463011, -66.092881.

Hogar Infantil - Designed by Hernando Hernández Batista, c.1930 is a Mediterranean Revival style building. Located at 18.462994, -66.092270.

Departamento de Agricultura - is an International Style building c.1960. Located at 18.462554, -66.098883.

Policia de Puerto Rico Headquarters – is an International Style government building c.1960. Located at 18.462801, -66.098473.

Policia de Puerto Rico – is an Art Deco style government building c1930. Located at 18.462793, -66.097367.

Administración General de Suministros - Designed by William Schimmelpfennig, Ruiz y Asociados, this Modern Movement style building was constructed in 1949 and is located at 18.462676, -66.096731.

Storage Building, Port District – is a large-scale concrete and metal storage building located at 18.462130, -66.098239.

Pyramid Products Inc. Office Building – is an Art Deco style commercial building constructed c1935. Located at 18.462398, -66.097097.

US Engineer Office Building - Designed by William Schimmelpfennig in the Art Deco style this government building was constructed in 1940. Located at 18.462524, -66.094115.

Food and Drug Administration - Designed by Luis A. Simón, these government buildings are in the Moderne and Art Deco style built between 1941 and 1942. Located at 18.461668, -66.090234.

Club Náutico – Designed in the Modern Movement style by Joseph O'Kelly, this clubhouse building is from 1951. Located at 18.460083, -66.087657.

Historic Context of the Area

The Puerta de Tierra Historic District is located on the central and eastern side of San Juan Islet and is bounded by the Atlantic Ocean (north), San Juan Bay and San Antonio Channel (east and south, respectively), the Condado Lagoon and a section of San Antonio Channel (east), and the Old San Juan Historic District (west) as shown in the figure below. From the 17th century until the 1890s, a defensive wall divided both sectors with the Puerta de Santiago providing entrance/exit to the urban core. Because it was the only portal facing land it was nicknamed Puerta de Tierra (Land's Door), a name later bestowed upon the rest of the islet. The walls and the door were destroyed in 1897 in response to the desire to have a less cramped urban center.[1]

The Puerta de Tierra Historic District is approximately 0.061 miles long with a varying width of 0.31 to 0.60 miles. The longest measurement is the east-west one, along which the principal streets are aligned. From north to south they are Avenida Muñoz Rivera, Avenida Ponce de León (Constitución), Paseo de Covadonga, Calle San Agustín, Calle del Tren, and Avenida Fernández Juncos. Less than fifty feet of water corresponding to the San Antonio Channel, separate the islet from the island on the east side.[2]

The Puerta de Tierra Historic District in San Juan Municipality is one of two sectors into which San Juan Islet, a small island north of Puerto Rico, is divided. The other one is the Old San Juan Historic District, a National Register of Historic Places and National Historic Landmark historic district, components of which are listed in the UNESCO World Heritage List. Although inhabited by natives prior to the 15th century, by the time the Europeans settled in 1519 the tiny isle was uninhabited. San Juan, the capital of the Puerto Rican archipelago, has been sited here since 1519. The history of the two districts is intertwined.[3]

During the 17th century until the 1890s the city was divided into two sectors by a defensive wall with the Puerta de Santiago as the only entrance and exit to the urban core. Because the eastern section faced land, it was nicknamed Puerta de Tierra (Land's Door), a name that later came to refer to the entire islet. The gate was watched over by guards and was closed during the night. Until the third decade of the 17th century the urban precinct

[1] Pabón-Charneco, Arleen, Puerta de Tierra Historic District, National Register of Historic Places Nomination, p.4.
[2] Ibid. p. 5.
[3] Ibid. p. 6.

comprised the whole islet with one section serving as urban core and the other one as *terrenos ejidos*. In 1897, the wall and the door were destroyed to create a less cramped urban center.[4]

The Puerta de Tierra Historic District occupies approximately two thirds of San Juan Islet as shown in the Figure below and has a clear demarcation along the former eastern city walls.

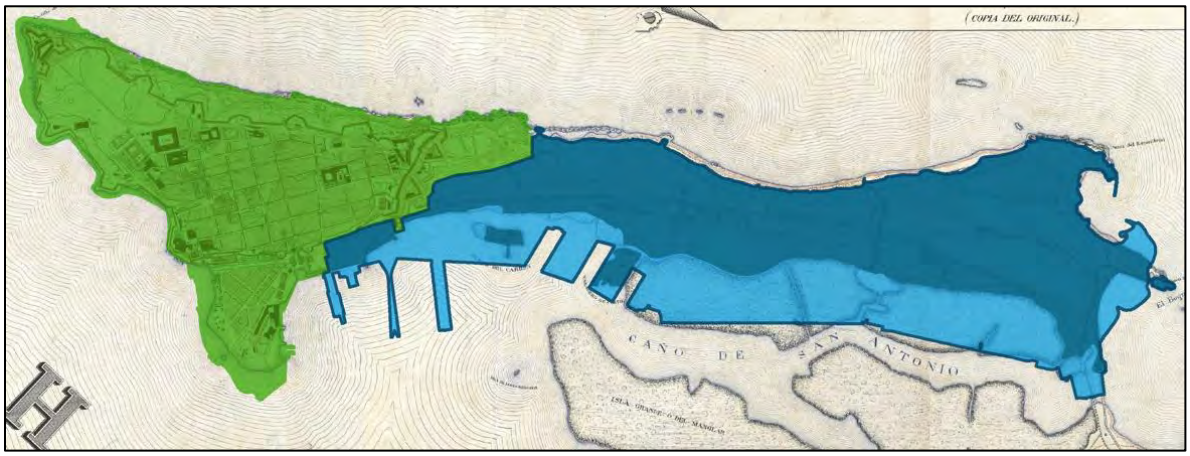


Figure 12. San Juan Islet divided into two sectors: the Old San Juan Historic District (green) and the Puerta de Tierra Historic District (blue). Source: Puerta de Tierra Historic District, NRHP Nomination.

San Juan Islet's original configuration was transformed due to landfill activities south of Puerta de Tierra (marked in light blue on Figure 2 above). This was initiated during the second half of the 19th century and finished during the first half of the 20th century. During the early years of the 20th century, before the mangroves covering the southern shore were dried-out, thousands of migrant workers settled here creating slums that floated over the muddy water. [5]

Puerta de Tierra is connected to the main island by three vehicular bridges and one pedestrian bridge. The c1900 Puente Dos Hermanos Behn is the longest bridge connecting to the west with the Condado area into the two-way road Avenida Ashford. To the south, the inbound and outbound bridges that are part of PR-1 Route are the Puente Guillermo Esteves (east) and Puente San Antonio (west) on the southeastern tip of the islet. These two

[4] Ibid. p. 6.
[5] Ibid. p. 6.

bridges substitute various ones that have been built throughout the centuries, such as: a 16th century causeway (calzada or predraplén), as well as a bridge-aqueduct known as the Puente de Agua. Between the two bridges, lies the Tren Ferroviario de San Antonio a structure listed in the National Register of Historic Places, that was built in the 19th century for the Tren de Circumvalación. The bridge is currently not used for transportation.

The Puerta de Tierra Historic District's central spine concludes at the Luis Muñoz Rivera Park. Across this green space is the Cárcel de Puerto Rico a NRHP-listed building is a 19th-century Spanish jail turned hospital, now housing the island's historic public archives. The last two buildings ending the processional organization are the 1935 Templo del Maestro, another National Register listed building and Condominio Millenium completed in 2000, a noncontributing building.

The Puerta de Tierra Historic District nestles within its borders a most impressive collection of historic architectural and urban properties that embody distinctive characteristics of types, periods, and methods of construction. Examples by distinguished Puerto Rican and USA designers are included in this exceptional assortment. The Puerta de Tierra Historic District is a unique and distinguishable entity representative of varied cultural aspirations. It possesses cultural significance as urban vestibule to the Old San Juan Historic District, a National Register of Historic Places and National Historic Landmark district.

History of the Navy Pier Site (APE-1)

In order to defend the crucial Panama Canal and guard the Caribbean Antilles, were the primary reason in the establishment of a major Army base in Puerto Rico. Developments in aviation during the 1930's produced the long-range bomber capable of defending a large area. Prior to 1939 the Navy, had only the base at Guantánamo Bay, a radio station at San Juan, Puerto Rico, and a small Marine Corps airfield on St. Thomas in the Virgin Islands. Puerto Rico was first established as an independent outpost of the Panama Canal defenses but soon became one of the strongpoints of the Caribbean perimeter.[6]

The Caribbean played a significant role in defense efforts before and during World War II with the establishment of a naval presence on US shores. Puerto Rico served as a secondary air base to Guantanamo Bay air-station in Cuba and efforts to establish a naval base were

[6] Stetson Conn, Rose C. Engelman y Byron Fairchild, Guarding the United States and its outposts. Washington D.C. Center for Military History, 2000, Vol. 1, history.army.mil, p. 322, accessed 7/16/204.

underway the fall of 1939. Isla Grande in the San Juan harbor was initially developed to contain facilities for one carrier group, two patrol-plane squadrons, a complete engine overhaul, and berthing for one aircraft-carrier. After June 14, 1940, naval facilities in San Juan were expanded to accommodate six patrol-plane squadrons and two carrier groups, with additional facilities for the temporary use of two patrol squadrons with tender support.[7]

San Juan Naval Air Station on Isla Grande was a 340-acre site in the San Juan Harbor, between San Antonio Channel and San Juan Harbor. Most of the site lay in a mangrove swamp and tidal mud flats, apart from a Pan American Airlines airstrip and a parcel occupied by the U.S. Public Health Service quarantine station that lay in solid ground. Dredging operations of considerable magnitude were necessary to reclaim the low-lying land, however the site was selected because of its ideal conditions for seaplane operation, unrestricted air approaches, and the existing airfield. [8]

San Juan was designated as the administrative headquarters for the Tenth Naval District, which included the Bahamas, and in the Antilles, from Cuba to Trinidad. To accommodate the capabilities, construction began in September 1940 Buildings to house the district headquarters, on a tract of land bordering San Antonio Channel, directly opposite the air station as shown in the aerial image below for the Navy Pier site.

[7] Building the Navy's Bases in World War II, Volume II (Part III), Naval History and Heritage Command, https://www.history.navy.mil/research/library/online-reading-room/title-list-alphabetically/b/building-the-navys-bases/building-the-navys-bases-vol-2.html, Accessed 7/16/2024.
[8] Ibid.



Figure 13. Tenth Naval District Headquarters, San Juan, Puerto Rico. San Antonio Channel is shown at the upper left and is to the south-southwest. Source: Naval History and Heritage Command, Building the Navy's Bases in World War II, Volume II (Part III), https://www.history.navy.mil/research/library/online-reading-room/title-list-alphabetically/b/building-the-navys-bases/building-the-navys-bases-vol-2.html.

The buildings were one-story frame structures, equipped with cable lashings over the roof and anchored to the ground on either end as a safety measure against hurricanes. In addition, the Fernandez Juncos and San Geronimo quarters were erected to house headquarters personnel. Reinforced concrete and prefabricated steel-frame stucco construction was used for industrial buildings and reinforced concrete was used for personnel units.[9]

[9] Ibid.

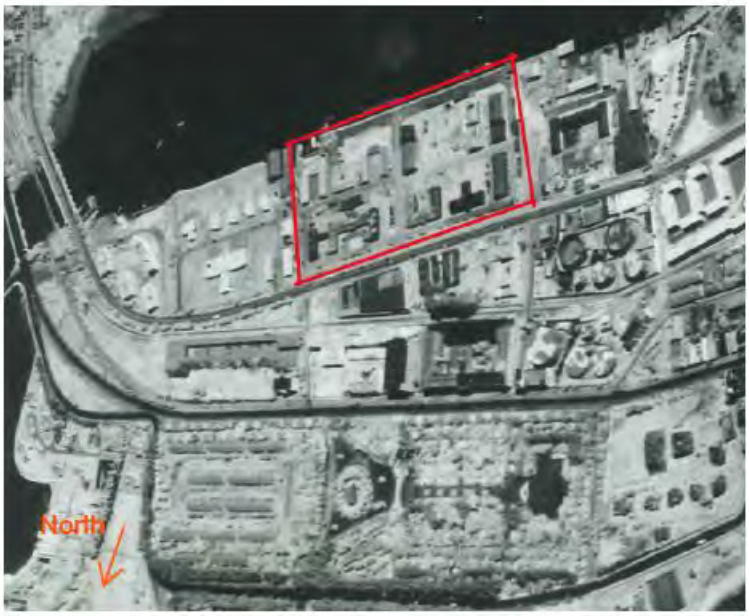


Figure 14. Detail of 1942 aerial image with APE-1 of San Juan Headquarters 10th Naval District, looking East, oriented to the south. Alt. 5,000'. NARA, College Park, Special Media Archives Services, Still Picture #6543.

Activities in Puerto Rico were expanded, land was purchased south of Isla Grande and a major program of new construction was added on July 8, 1941, developing a major fleet base at Roosevelt Roads in Ceiba, PR to strengthen a void since there were no drydocks between Charleston and the Panama Canal Zone or any bases for repairs, fuel, and supplies in the Caribbean. During the 1940s Roosevelt Roads Naval Base provided operation and repair facilities, additions to the air station, a radio station, and an ammunition depot.[10]

In 1957 Roosevelt Roads was re-designated as a Naval Station. The Naval Computer and Telecommunications Station, Puerto Rico Base Communication Department's [N3] mission and function provided strategic and tactical communications and information systems support to units operating in the Atlantic and Caribbean areas during the Cold War. Roosevelt Roads grew over the years to include the acquisition of the Army's Fort Bundy which now comprises the southern portion of the Naval Station and an additional 29,000 acres of land on Vieques Island. Naval Station Roosevelt Roads continued to be a training

[10] Ibid.

site for fleet exercises until it closed in March 2004. The Tenth Naval District was disestablished in 1975 with the functions absorbed into the Fleet system.[11]

Description of Existing Buildings within the APE

The proposed undertaking includes three distinct areas within the Puerta de Tierra Ward namely, Navy Frontier Pier APE-1, Fernandez Juncos Avenue Improvements APE-2, and Pedestrian Access near Miramar APE-3. The aerial images from 2023, 2010, 1995, 1989, 1983, 1977, 1967, 1962, 1950, and 1930 were analyzed for building dating estimates.

Navy Frontier Pier (APE-1) consists of thirteen lots (040-015-170-33-000, 040-016-170-29-000, 040-016-170-28-000, 040-016-027-000, 040-016-026-000, 040-016-025-000, 040-016-024-000, 040-016-170-32-000, 040-016-031-000, 040-016-030-000, 040-016-023-000, 040-016-022-000, 040-016-021-000) and the center point is located at 18.461369, -66.092049. Navy Frontier Pier is a rectangular shaped lot limited to the south by water from the San Antonio Channel, Avenida Manuel Fernández Juncos to the north, lot 10 with the government office building of the ICE Engineer Corps, and to the east by lot 14 which contains the US Food & Drug Administration facilities.

APE-1 includes Calle Ramón Power and Calle 3 within the lot. This lot has eight existing buildings. Historical photos of Navy Pier show that Building-1 is present on a 1989 aerial image shown below, but not a 1983 aerial image and the year built is c1985. This is a rectangular metal structure for storage and workshop located on the western part of the site at 18.461718, -66.093219. This garage-type building has metal columns supporting a center gable roof made of corrugated metal panels that is opened to the front facing south. On either side a shed metal roofs are supported by metal columns side and rear walls made of corrugated metal panels. There are additions to the rear of the building made of metal frame or wood frame supporting corrugated metal roofs.

Building-2 is also present in the 1989 aerial image, and not a 1983 and the year built is c1985. This rectangular building is south of Building-1 at 18.461454, -66.093193 is composed of a series of six front gable metal roofs side by side across the metal structure building. Building

[11] Ibid.

-1, and Building-2 were built for and are used as the current operational facilities for Harbor Bunkering and the ship fuel industry at the site.



Figure 15. Aerial photo from 1989 of Navy Pier.

Building-3 is present on a 1950 aerial image shown below, as part of a larger building, but not present in the 1930 aerial image. This c1945 Old Public Works building for the Navy is located immediately east of Builidng-2 and on the southeastern portion of the site located at 18.461408, -66.092964. The rectangular concrete and metal roof storage building is approximately 50 feet wide and 70 feet long. The 1950s aerial photo of the naval base shows four storage buildings in a row of the same size at this location. The second from west to east is a longer building than the extant Building-3. This extant two-story building has concrete slab foundation, concrete walls to the front and rear that have a similar façade design to Building-4 of symmetric stepped parapets and projecting concrete structural components of columns and beams. Concrete blocks fill the walls between the structure. On the interior the building has concrete columns and beams supporting a wood frame second level floor. The roof has collapsed in palaces revealing metal trusses supporting metal roof panels. The second level has metal jalousie windows, three on each front and rear elevations, and four openings on the sides. Existing doors are metal with some of the windows and doors of the first level boarded up with plywood panels. The floors are hydraulic tile or concrete slab.



Figure 16. Aerial photo from 1950 of Navy Pier.

Building-4 is a one-story rectangular structure, located east of Building-3 at 18.461440, -66.092659. It has a similar façade design of concrete walls and metal roof to Building-3 but is over twice the length of 150 feet long and 50 feet wide. This former utility building is present in a 1950 aerial image, but not in a 1930 aerial and the year-built is c1940. The roof is hidden behind the façade stepped parapet and is made of metal trusses and girders supporting corrugated metal roof panels that span the width of the building. The north portion of the roof has collapsed. The elevations have stepped parapets and symmetrical composition of a door in the center and two windows on each side. The north elevation has an added corrugated metal roof over metal structure. Some of the windows are metal jalousie type, some openings are boarded up, and some are open to the elements. The interior has a concrete slab floor, and some partitions made of concrete block base and grooved wood panels over wood frame. Doors are metal roll-up, metal and glass, and metal.

The eastern half of Building-5 appears on a 1983 aerial image, but not a 1977 aerial and the year built is c1980. The western half appears on a 2003 aerial, but not on 1995 suggesting that the addition was completed c2000. The building is located in the center of the parcel towards the south at 18.461264, -66.092066. This one-story building was used for the Puerto Rico Ports Authority as a cruise ship and ferry terminal and is currently used as a storage facility. The building and its addition, have a concrete slab foundation, metal structure and low-profile corrugated metal gable roofs. The façade is oriented to the north and has a metal roof portico entrance. The walls are concrete and the two entrance doors on the

original east side building are metal and glass with glass jalousie windows. The west addition has metal and glass doors on the side elevation, and glass jalousie windows.



Figure 17. Aerial photo from 1995 of Navy Pier.

Building-6 and Building-7 are present on a 1950 aerial imagery, but not in 1930 aerials. The construction year for these concrete office buildings is c1940. Builidng-6 is the former Training Facility located at 18.461331, -66.091762. This one-story rectangular 75 feet long by 40 feet wide building is metal frame with standing seam metal walls and roof panels. The façade is oriented to the south, and the north elevation is covered by an electric substation in front. The two side elevation entrances have projecting metal roof porticos on each side, and the windows and doors are metal and glass and guarded with metal security grilles and gates. In 1942, a former building on the location of the extant Building-6 was part of the enlisted men's barracks.

Building-7 is a one-story rectangular 120 feet long by 35 feet wide concrete building on the east side of the parcel located at 18.461468, -66.091283. This was an office building for the Navy that is now covered with plywood on most of the window openings and the doors are metal. The building's foundation appears to be concrete slab, the walls are concrete, and the roof is a low-profile corrugated metal side gable roof. The south elevation has a projecting portico entrance supported by metal columns and enclosed with metal railings. This building was proposed in 1941 to be used for Navy communication and post office according to the map below.

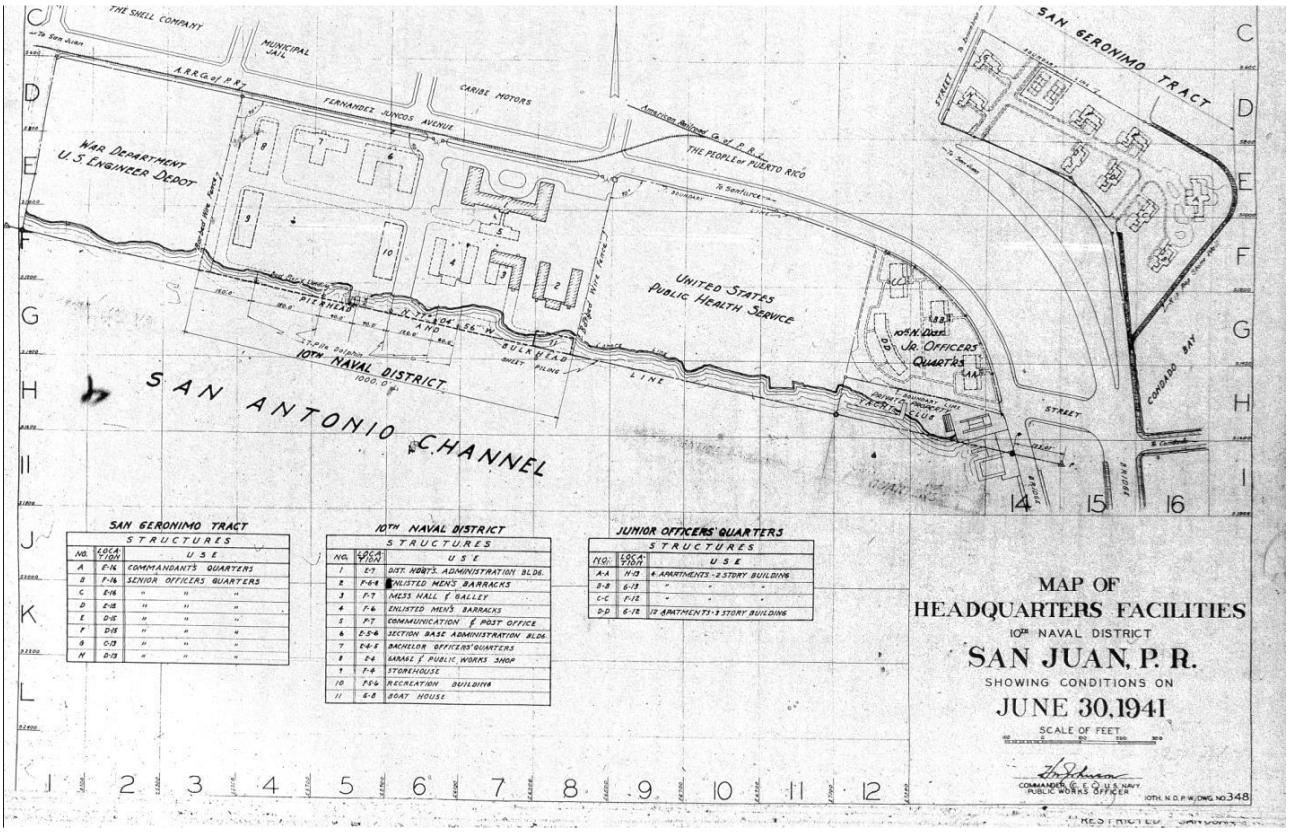


Figure 18. Detail of Map of San Juan Headquarters Facilities, 10th Naval District, Puerto Rico, showing conditions on June 30, 1941. Source: Contexto Histórico Residencias de Oficiales del Décimo Distrito Naval.

Building-8 appears on a 1993 aerial image, but not a 1989 one, so this building is c1990, less than 45 years old. This modern building does not comply with NRHP-eligibility requirements and is not part of the period when the US Navy was active on the site. The building is made of a shipping metal container box with an attached metal awning used as a repair boat workshop and office. Additionally, the site has an entrance security kiosk concrete structure with concrete roof, metal jalousie windows and no door.

The four c1940 buildings on site (Building-3, Building-4, Building-6, and Building-7) can be contributing to a potential Navy Pier Historic District since they are associated with the Second World War defense efforts when the site was used by the US Naval Base as the Tenth Naval District Headquarters in San Juan, Puerto Rico. These buildings remain in place and retain volumetric massing, design, craftsmanship, materials, feeling, and association with US

military edifices at naval bases. All the buildings in US military bases provided vital infrastructure components that supported defense operational activities including ship maintenance and repair, training, command and control operations, and administration. Additionally, naval bases included housing, medical services, and entertaining maintaining the social and cultural affiliations of the soldiers with the American way of life.

There were other buildings on this site c1940s that completed the US Navy Pier facility but have since been demolished. Demolition of these buildings may have affected the integrity of the site as a complete US Navy Military Defense facility. The proposed project will have an adverse effect on the site with the demolition of the four c1940 historic buildings that could potentially compose a Navy Pier historic district.

By 1977 only four c1940 buildings from the Tenth Naval District era, Builidng-3, Builidng-4, Building-6, and Building-7 are extant on the site. These buildings are currently and for some time not in use and are in a state of disrepair. The site is underutilized as Harbor Bunkering occupies three metal buildings for its operation that are located on the southwestern corner of the parcel.

Fernández Juncos Avenue (APE -2) extends the length of the avenue from the entrance to Condominio Capitolio Plaza up to the north of Puente Guillermo Esteves Volkers including Calle Ramón Power to the north up to Avenida de la Constitución, Calle 3, and Calle 5. This APE includes sidewalks up to the property lines or facades of buildings. The first available historical photo from 1930 of Puerta de Tierra shows that the roadway Manuel Fernández Juncos Avenue was present at the time, the earliest for the area. The approximate year built for the roadway is c1925. As depicted on the 1930s aerial image below, there were few buildings in the immediacy of the APE-2 at the time. Notably the Spanish Civic Hospital building, now the Archivo General de Puerto Rico built in 1877 is present north of the roadway. The Puerta de Tierra Ward Manuel Fernández Juncos Avenue begins at Miramar on the intersection of Luis Muñoz Rivera Expressway (PR-1) and Román Baldorioty de Castro Expressway (PR-26) and extends to the Luis Muñoz Rivera Avenue (PR-1) in Hato Rey.

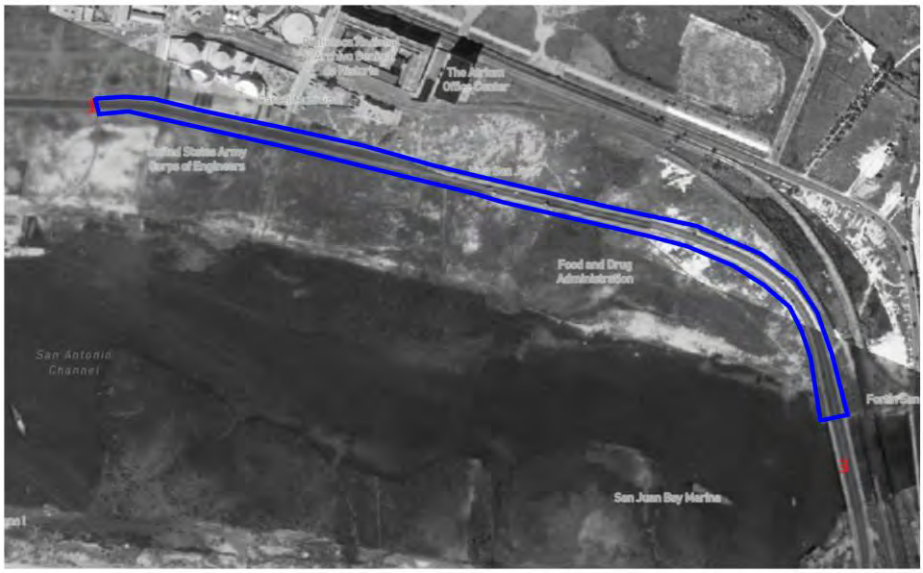


Figure 19. Avenida Manuel Fernández Juncos, c1930 aerial photo.

Fernández Juncos runs parallel to the Juan Ponce de León Avenue (PR-25) to the north. Within the APE, the road has ten intersections that are from west to east: General Pershing Street, Valdés Street, San Andrés Street, Pelayo Street, Puerta Santiago Street, Tadeo Rivera Street, Matias Ledesma Street, San Juan Bautista Street, Martín Fernández Street, Ramón Power Street, Calle 3, and Calle 5. The proposed project will not have an adverse effect since it will enhance the appearance and mobility of the streets and sidewalks of Fernández Juncos Avenue.

Pedestrian Access at PR-1 Km. 3.2 San Juan (APE-3) site incorporates pedestrian access to the junction of PR-1 Km 3.2 south of the San Antonio Channel at the confluence of the San Antonio Bridge and Guillermo Esteves Volkers Bridge that cross to San Juan Islet. To the north and the center of the curved ramp, a garden area with sculptures and sidewalks is in the middle of the PR-1 traffic loop. To the east the garden has a round fountain named "Fuente de Bienvenida a San Juan". The Guillermo Esteves Volkers bridge appears on a 1930 aerial, which is the earliest available for the area. This bridge was built in 1926 replacing a metal girder bridge from 1894. This concrete five-span bridge was built simultaneously with the Manuel Fernández Juncos Avenue. Ponce de León Avenue is to the north and east crossing the stretch of the San Antonio Channel with the San Antonio Bridge. The railroad bridge is in between these two road bridges that was used to carry the train to and from Old San

Juan. The proposed project connects this area with Puerta de Tierra, Miramar, and Condado through the space beneath PR-1 overpass. This proposed project will not have an adverse effect on the site since the proposed Pedestrian Access will have minimal visual impact on an already congested and convoluted site.

Determination

The following historic properties have been identified within the APE:

- Direct and Indirect Effect:
  - Archaeology:
    - Given the discussion above, the overall archaeological potential of the APE is considered high. While the artificial nature of the fill deposits and the documented presence of modern infrastructure reduce the likelihood of encountering extensive intact archaeological contexts, isolated structural remnants, such as buried rail alignments, historic drainage features, or foundations of earlier facilities, may still be preserved in stratigraphically discrete areas. This assessment is supported by evidence from previous archaeological investigations, the density of recorded sites within the vicinity, and the long and continuous history of human occupation across the San Juan Islet and its surrounding areas.
    - For this reason, the proposed undertaking will result in No Adverse Effect to Historic Properties, provided that archaeological monitoring is implemented throughout all ground-disturbing activities, including demolition and any use of heavy machinery.
    - In addition, before initiating any activities within APE-1 (Navy Pier Bulkhead and Boardwalk) and APE-2, specifically along the San Antonio Bridge segment of the Fernández Juncos Avenue and connector improvements, a subaquatic Phase IB investigation is recommended. This recommendation aligns with the findings of the subaquatic Phase IA–IB study (2007) conducted in conjunction with the Bahía Urbana/Waterfront Project, which emphasized the need for further underwater assessment in the Navy Frontier and the San Antonio Channel to ensure proper identification and protection of potential submerged cultural resources. APE-1, APE-2, APE-3 (Pedestrian Access) will directly impact intersection #5 which is NRHP-eligible and recognized by SHPO under Criterion A, B and D and will require a Phase IA study with an archaeological monitoring plan crafted specifically for the NRHP-eligible Historic Property. In addition, it will require an archaeological monitoring during all ground disturbing activities and any use of heavy machinery.

- Architecture:
- The proposed project for the Navy Pier including demolition of Four extant c1940 buildings on proposed project at APE#1 (Building-3, Building-4, Building-6, and Building-7) that are contributing to a potential Navy Pier Historic District will have an adverse effect since they are associated with the Second World War defense efforts of the Tenth Naval District Headquarters in San Juan, Puerto Rico. The loss of the remaining buildings that completed the US Navy Pier facility c1940 have affected the integrity of the site as a complete US Navy Military Defense facility. Demolition of these remaining buildings will result in an adverse effect on a potential historic district.

- The proposed improvement project to Fernandez Juncos Avenue will not have a negative effect directly or indirectly at APE #2.

- The improvements to the pedestrian access on APE #3 will not affect the historic resources directly or indirectly as it will have a minimal visual impact on the entrance to Puerta de Tierra.

Based on the results of our historic property identification efforts, the Program has determined that project actions will affect historic properties inside the Area of Potential Effect.

Demolition of these remaining buildings at Navy Pier will result in an adverse effect.

The proposed improvement project to Fernandez Juncos Avenue and connector streets will not adversely affect directly or indirectly at APE #2.

The improvements to the Pedestrian Access on APE #3 will not adversely affect the historic resources directly or indirectly as it will have a minimal visual impact on the entrance to Puerta de Tierra.

Notes: These determinations are based on 30% project design drawings listed below.

- Navy Pier Boardwalk and Bulkhead 30% Design dated July 27th, 2025.
- Fernandez Juncos Avenue and connector streets 30% Design dated August 20th, 2025.
- Pedestrian Access at PR-1 Km 3.2 30% dated June 30th, 2025.

The determination is contingent in the SOW changes approved in February 6th, 2026. Any new Scope of Work or any changes to the current one will need to be re-evaluated by the State Historic Preservation Office.

Recommendation *(Please keep on same page as SHPO Staff Section)*

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

☐ No Historic Properties Affected
☐ No Adverse Effect
Condition (if applicable):
☒ Adverse Effect
Proposed Resolution (if appliable)

- Navy Pier Front (APE-1): Subaquatic Phase IB prior to the initiation of construction activities & Archaeological Monitoring during all ground disturbing activities and any use of heavy machinery.

- Fernandez Juncos Avenue (APE-2): A Phase IA study for Intersection #5, a subaquatic Phase IB prior to the initiation of construction activities, and archaeological monitoring during all ground-disturbing activities and any use of heavy machinery are recommended.

- Pedestrian Access at PR-1 Km. 3.2 San Juan (APE-3): Since this APE includes Intersection #5, an NRHP-eligible historic property acknowledged by SHPO in 1995 (Vega 1995) under Criterion A, C, and D, a Phase IA study with an archaeological monitoring plan crafted specifically for the NRHP-eligible historic property is recommended. In addition, archaeological monitoring during all ground-disturbing activities and any use of heavy machinery is recommended.

- The following Treatment Measures are suggested to resolve the Adverse Effect of demolition of historic structures as outlined in the Programmatic Agreement: Digital Photography Package (Appendix B.A.1.)

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG) Section 106 NHPA Effect Determination	
Applicant: The PR Convention Center District Authority	
Program ID Number: IPGD-STR-001	
Project Name: Navy Pier Bahía Urbana, Fernández Juncos Infrastructure Project (NP-BU & FJI)	

This Section is to be Completed by SHPO Staff Only

The Puerto Rico State Historic Preservation Office has reviewed the above information and: ☐ Concurs with the information provided. ☐ Does not concur with the information provided.	
Comments:	
Carlos Rubio-Cancela State Historic Preservation Officer	Date:

Project (Parcel) Location – 1941 & 1982 USGS Topographic Map





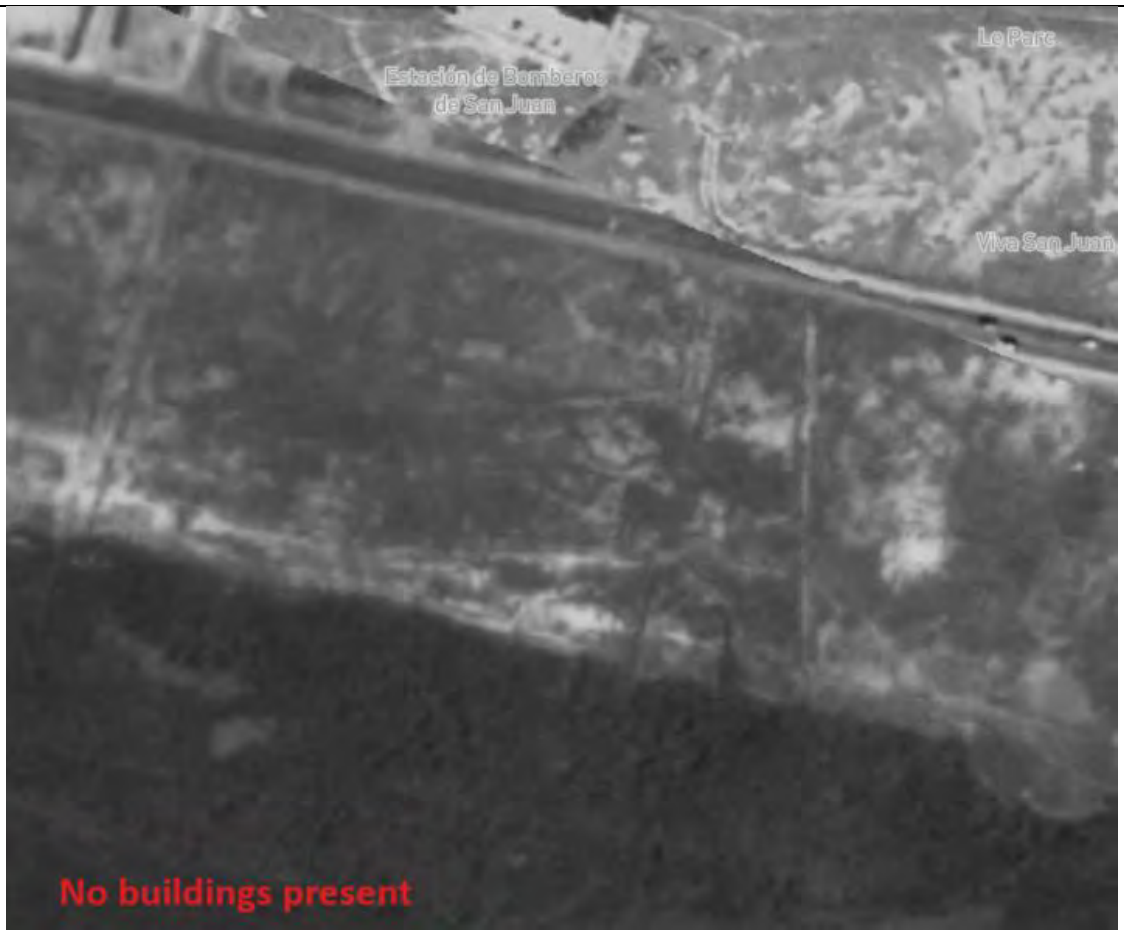


Photo # 1:	Description (include direction): Aerial view of San Juan Pier.
Date: 1930s	



Photo # 2:	Description (include direction): Aerial view of San Juan Pier.
Date: 1950s	



Photo # 3:	Description (include direction): Aerial view of San Juan Pier.
Date: 1962	



Photo # 4:	Description (include direction): Aerial view of San Juan Pier.
Date: 1967	



Photo # 5:	Description (include direction): Aerial view of San Juan Pier.
Date: 1977	



Photo # 6:	Description (include direction): Aerial view of San Juan Pier.
Date: 1983	



Photo # 7:	Description (include direction): Aerial view of San Juan Pier.
Date: 1989	



Photo # 10:	Description (include direction): Aerial view of San Juan Pier.
Date: 1995	

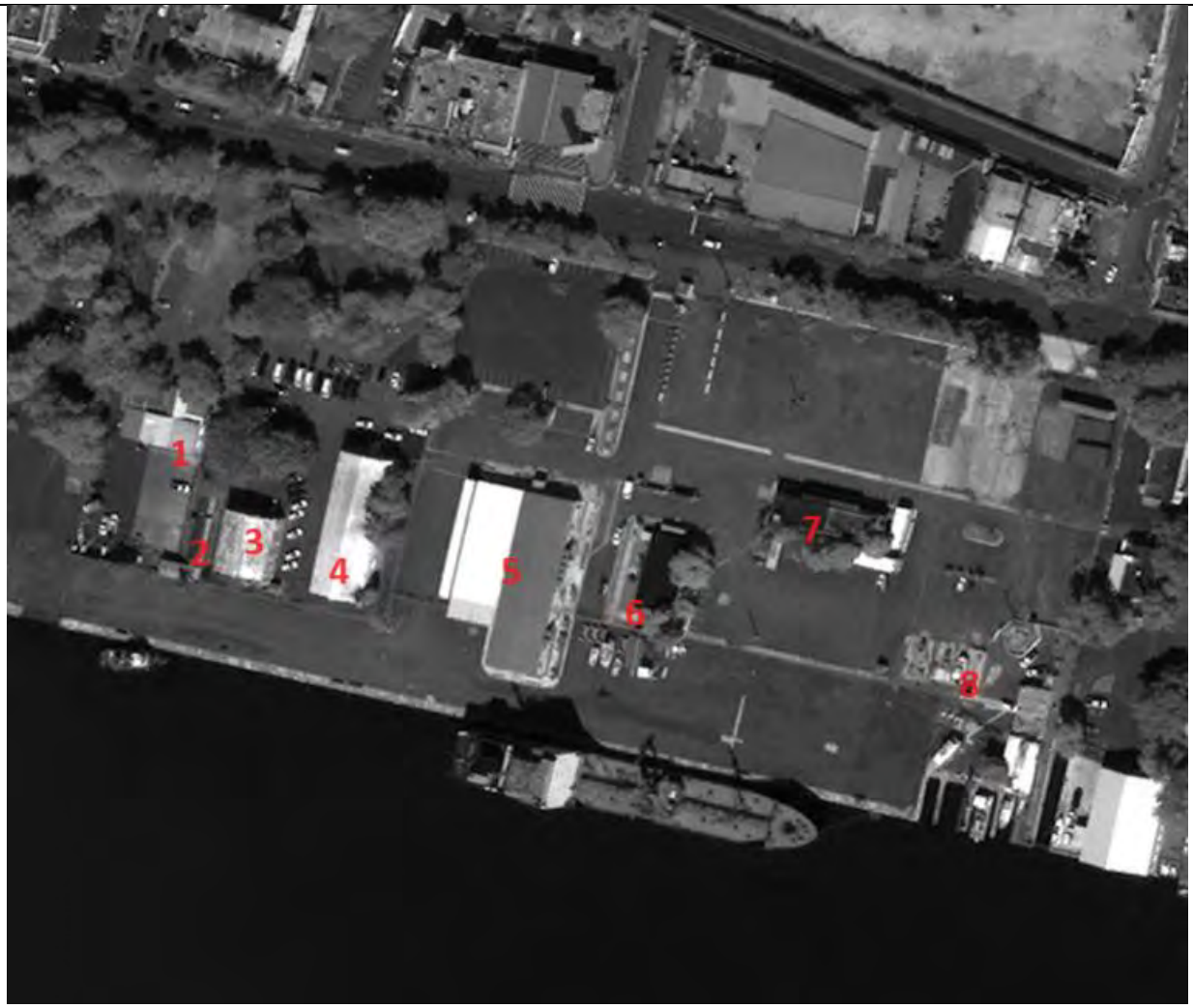


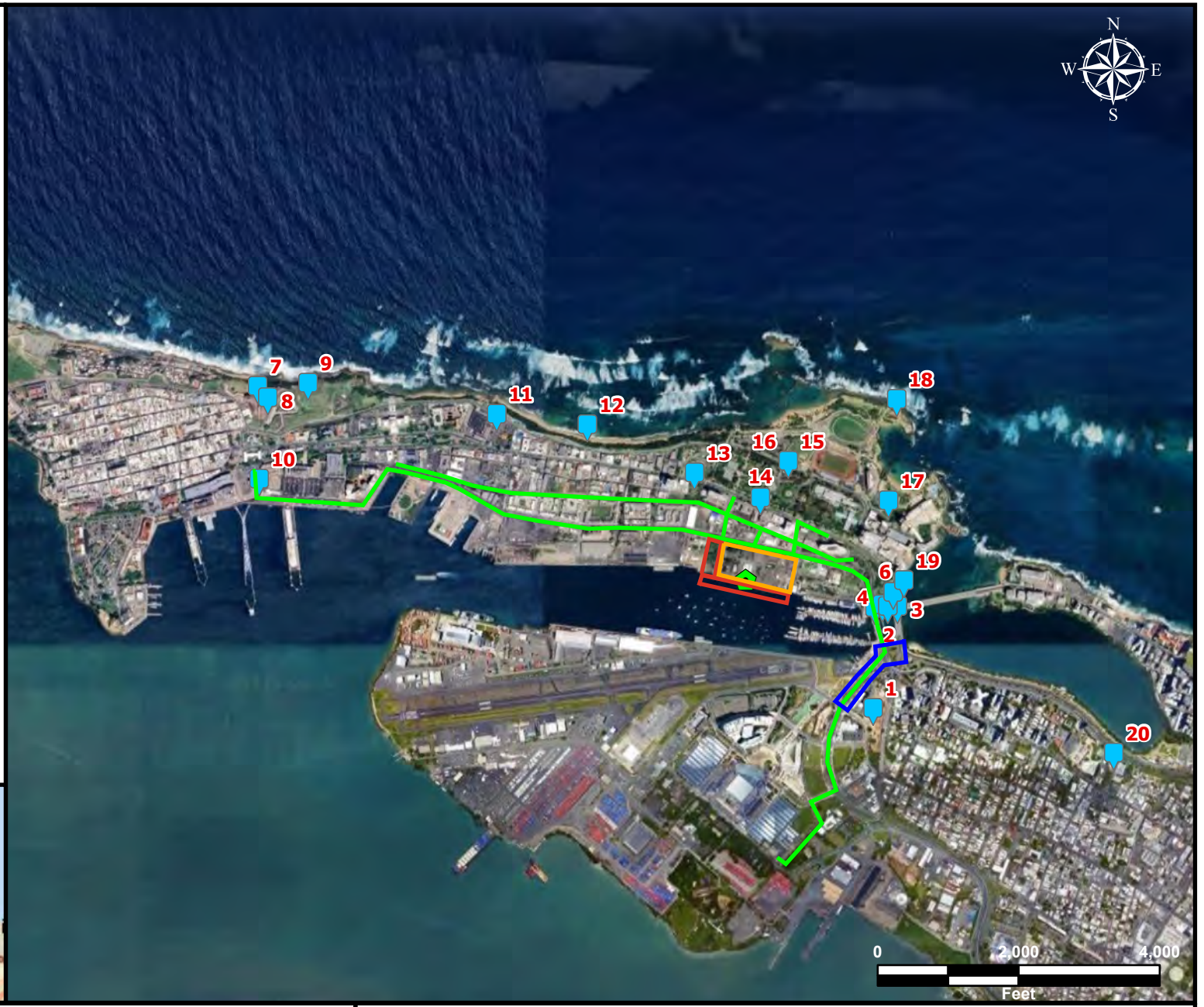
Photo # 11:	Description (include direction): Aerial view of San Juan Pier.
Date: 2010	



Photo # 12:	Description (include direction): Aerial view of San Juan Pier.
Date: 2023	

ID	Name
1	SJ-22
2	SJ-7-B
3	SJ-7-A
4	SJ-7-C
5	SJ-7-D
6	SJ-8F
7	SJ-17
8	SJ-15C
9	SJ-11
10	SJ-13
11	SJ-2
12	SJ-10
13	SJ-9
14	SJ-24
15	SJ-8C
16	SJ-8C
17	SJ-8G
18	SJ-8D
19	SJ-8-A
20	SJ-3





TETRA TECH

Imagery Sources: ESRI

Prepared By Tetra Tech, Inc | Date: 11/3/2025

Project Location

Archaeological Sites

Name

- Pedestrian Access Project (PA)
- Navy Pier Bulkhead and Boardwalk (NP-BB)
- FJA and Connectors Infrastructure Improvements (FJAI)
- Structure Demolition Area

Archaeological Sites- Aerial Map

ADDRESS: PR-1 Km 2.7 Bo San Juan Antiguo, San Juan PR 00909

Name of Development: Navy pier/Bahia Urbana and Fernandez Juncos Infrastructure project

Parcel Coordinates: 18.460960, -66.092247

File Path: Z:\Jobs\GBP\Navy_Pier\APRO\Final\Navy Pier_SHPO_revmaps_latest.aprx

ID	Name
1	SJ-22
2	SJ-7-B
3	SJ-7-A
4	SJ-7-C
5	SJ-7-D
6	SJ-8F
7	SJ-17
8	SJ-15C
9	SJ-11
10	SJ-13
11	SJ-2
12	SJ-10
13	SJ-9
14	SJ-24
15	SJ-8C
16	SJ-8C
17	SJ-8G
18	SJ-8D
19	SJ-8-A
20	SJ-3





TETRA TECH

Imagery Sources: ESRI

Prepared By Tetra Tech, Inc | Date: 11/3/2025

Project Location

Archaeological Sites

Name

- Pedestrian Access Project (PA)
- Navy Pier Bulkhead and Boardwalk (NP-BB)
- FJA and Connectors Infrastructure Improvements (FJAI)
- Structure Demolition Area

Archaeological Sites- Topo Map

ADDRESS: PR-1 Km 2.7 Bo San Juan Antiguo, San Juan PR 00909

Name of Development: Navy pier/Bahia Urbana and Fernandez Juncos Infrastructure project

Parcel Coordinates: 18.460960, -66.092247

File Path: Z:\Data\GIS\PR\Navy_Pier\APRX\FinalNavyPier_SHPO_revmaps_latest.aprx

ID	Name
1	SJ-A-14-30-04
2	SJ-B-01-08-06
3	SJ-B-16-24-05
4	SJ-B-95-05-08
5	SJ-B-03-10-01
6	SJ-B-98-06-04
7	SJ-A-11-25-07
8	SJ-B-16-24-06
9	SJ-A-91-04-01-Soterrado De Líneas Eléctricas y Telefónicas
10	SJ-A-92-05-01
11	SJ-A-16-34-02-Monitoria-Calle-del-Tren
12	SJ-A-08-24-03_Torre-de-Brantos
13	SJ-A-94-05-04
14	Muelle-7-y-8_SJ-A-10-25-04
15	San-Juan-Waterfront-SJ-A-07-23-06
16	SJ-A-98-09-08
17	SHPO-02-04-08-01
18	SHPO-08-13-04-01
19	SHPO-02-23-95-05
20	SHPO-10-04-02-03
21	SHPO-02-01-96-02
22	SHPO-07-22-96-02
23	SHPO-03-01-05-04
24	SHPO-08-22-89-01
25	SHPO-01-09-09-03
26	Parque Luis Munoz Rivera
27	SHPO-07-17-98-04
28	SHPO-04-13-99-01





TETRA TECH

Imagery Sources: ESRI

Prepared By Tetra Tech, Inc | Date: 11/3/2025

Project Location

Archaeological Surveys

Name

Pedestrian Access Project (PA)

Navy Pier Bulkhead and Boardwalk (NP-BB)

FJA and Connectors Infrastructure Improvements (FJAI)

Structure Demolition Area

Archaeological Surveys - Aerial Map

ADDRESS: PR-1 Km 2.7 Bo San Juan Antiguo, San Juan PR 00909

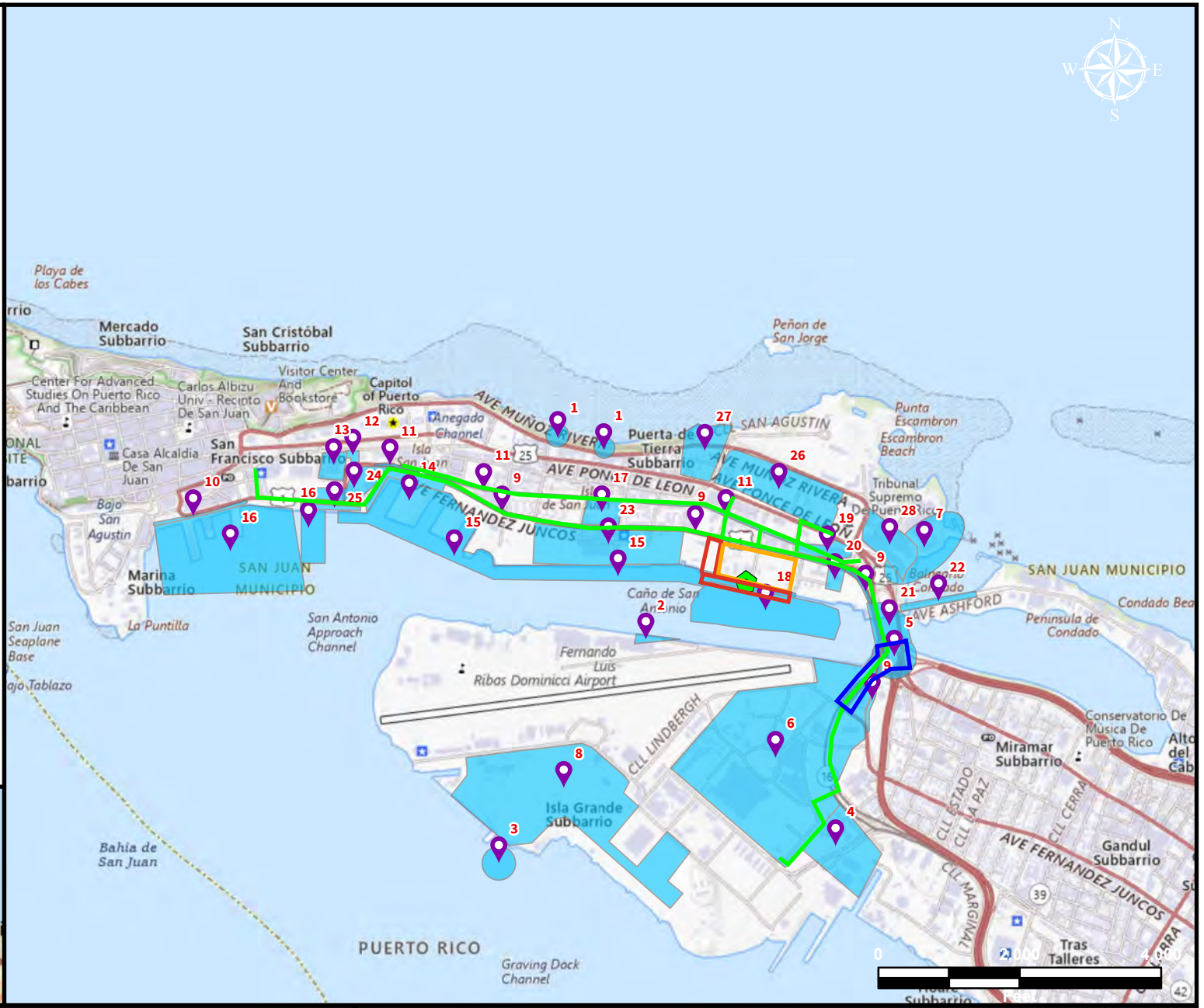
Name of Development: Navy pier/Bahia Urbana and Fernandez Juncos Infrastructure project

Parcel Coordinates: 18.460960, -66.092247

File Path: Z:\Data\GIS\PROJ\Navy_Pier\ARPO\Final\Navy Pier_SHPO_nowmaps_latest.aprx

ID	Name
1	SJ-A-14-30-04
2	SJ-B-01-08-06
3	SJ-B-16-24-05
4	SJ-B-95-05-08
5	SJ-B-03-10-01
6	SJ-B-98-06-04
7	SJ-A-11-25-07
8	SJ-B-16-24-06
9	SJ-A-91-04-01-Soterrado De Líneas Eléctricas y Telefónicas
10	SJ-A-92-05-01
11	SJ-A-16-34-02-Monitoria-Calle-del-Tren
12	SJ-A-08-24-03_Torre-de-Brantos
13	SJ-A-94-05-04
14	Muelle-7-y-8_SJ-A-10-25-04
15	San-Juan-Waterfront-SJ-A-07-23-06
16	SJ-A-98-09-08
17	SHPO-02-04-08-01
18	SHPO-08-13-04-01
19	SHPO-02-23-95-05
20	SHPO-10-04-02-03
21	SHPO-02-01-96-02
22	SHPO-07-22-96-02
23	SHPO-03-01-05-04
24	SHPO-08-22-89-01
25	SHPO-01-09-09-03
26	Parque Luis Munoz Rivera
27	SHPO-07-17-98-04
28	SHPO-04-13-99-01





TETRA TECH

Imagery Sources: ESRI

Prepared By Tetra Tech, Inc | Date: 11/3/2025

Project Location

Archaeological Surveys

Name

- Pedestrian Access Project (PA)
- Navy Pier Bulkhead and Boardwalk (NP-BB)
- FJA and Connectors Infrastructure Improvements (FJAI)
- Structure Demolition Area

Archaeological Surveys - Topo Map

ADDRESS: PR-1 Km 2.7 Bo San Juan Antiguo, San Juan PR 00909

Name of Development: Navy pier/Bahia Urbana and Fernandez Juncos Infrastructure project

Parcel Coordinates: 18.460960, -66.092247

File Path: Z:\Data\GIS\PROJ\Navy_Pier\MXD\Final\Navy_Pier_SHPO_overmaps_latest.aprx



Project Location

Name

- Pedestrian Access Project (PA)
- Navy Pier Bulkhead and Boardwalk (NP-BB)
- FJA and Connectors Infrastructure Improvements (FJAI)
- Structure Demolition Area

N

0 1,000 2,000

Feet

PUERTO RICO



TETRA TECH

Source: ESRI

Author: TG	Date: 10/31/2025

File Path: Z:\data\USPR\Navy_Pier\APRX\FinalNavyPier_SHPO_latest.aprx

Listed NRHP - Architecture Aerial Maps

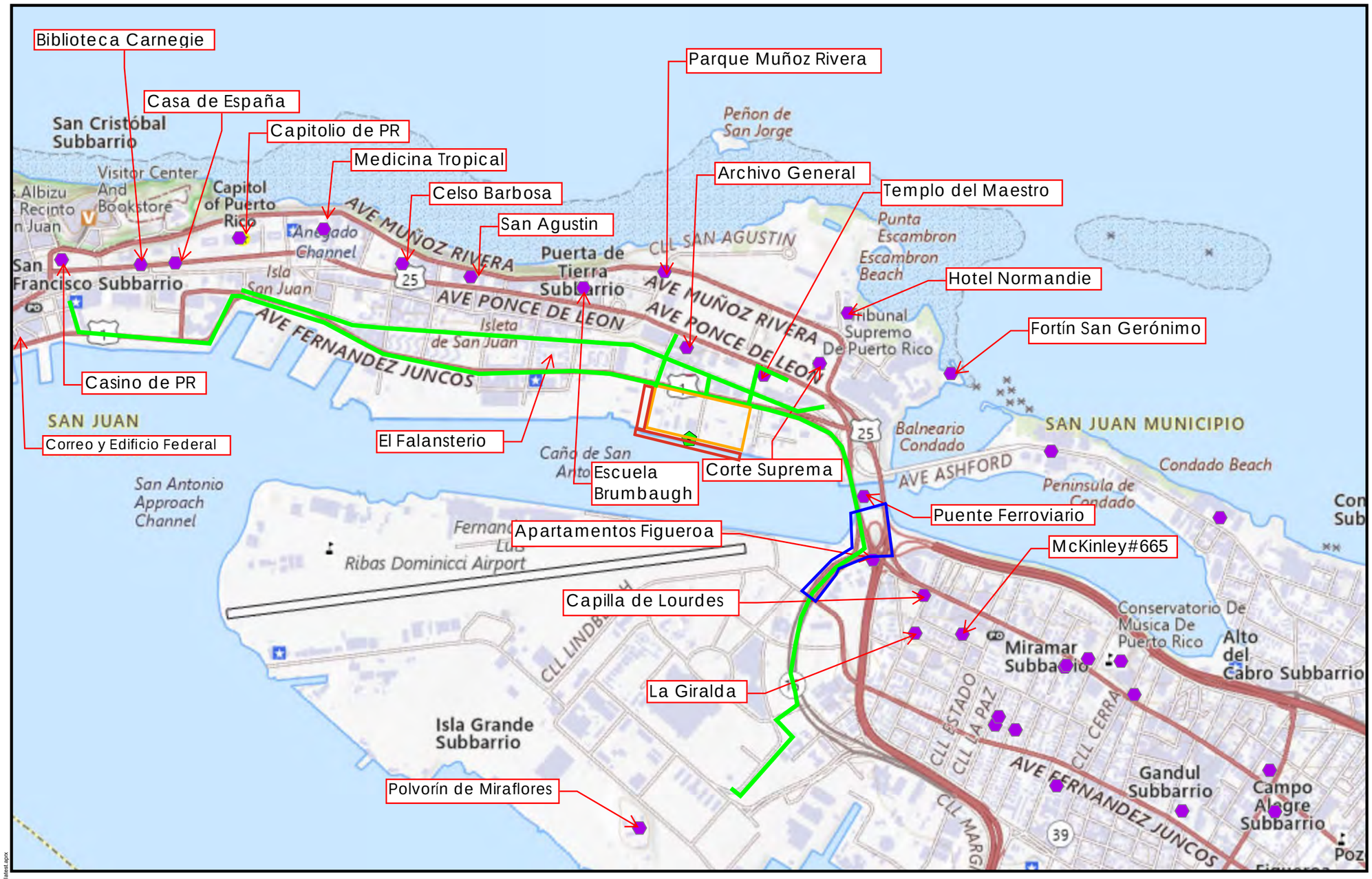
ADDRESS: PR-1 Km 2.7 Bo San Juan Antiguo, San Juan PR 00909

Name of Development: Navy pier/Bahia Urbana and Fernandez Juncos Infrastructure project

Parcel Coordinates: 18.460960, -66.092247

Puerto Rico 2017 Disaster Recovery, CDBG-DR Program Investment Portfolio For Growth Program (IPG)

Section 106 NHPA Effect Determination, Archaeology



Project Location
Historical Architecture

Name

- Pedestrian Access Project (PA)
- Navy Pier Bulkhead and Boardwalk (NP-BB)
- FJA and Connectors Infrastructure Improvements (FJAI)
- Structure Demolition Area

N

0 1,000 2,000

Feet



TETRA TECH

Source: ESRI

Author: TG	Date: 11/3/2025

File Path: Z:\data\USPR\Navy_Pier\APRX\Final\NavyPier_SHPO_latest.aprx

Listed NRHP - Architecture Topo Maps

ADDRESS: PR-1 Km 2.7 Bo San Juan Antiguo, San Juan PR 00909

Name of Development: Navy pier/Bahia Urbana and Fernandez Juncos Infrastructure project

Parcel Coordinates: 18.460960, -66.092247

Puerto Rico 2017 Disaster Recovery, CDBG-DR Program Investment Portfolio For Growth Program (IPG)

Section 106 NHPA Effect Determination, Archaeology



Project Location

Name

- Pedestrian Access Project (PA)
- Navy Pier Bulkhead and Boardwalk (NP-BB)
- FJA and Connectors Infrastructure Improvements (FJAI)
- Structure Demolition Area

N

0 1,000 2,000

Feet



TETRA TECH

Source: ESRI

Author: TG	Date: 11/3/2025

File Path: Z:\data\USPRNavy_Pier\APRX\Final\NavyPier_SHPO_latest.aprx

Eligible NRHP - Architecture Aerial Maps

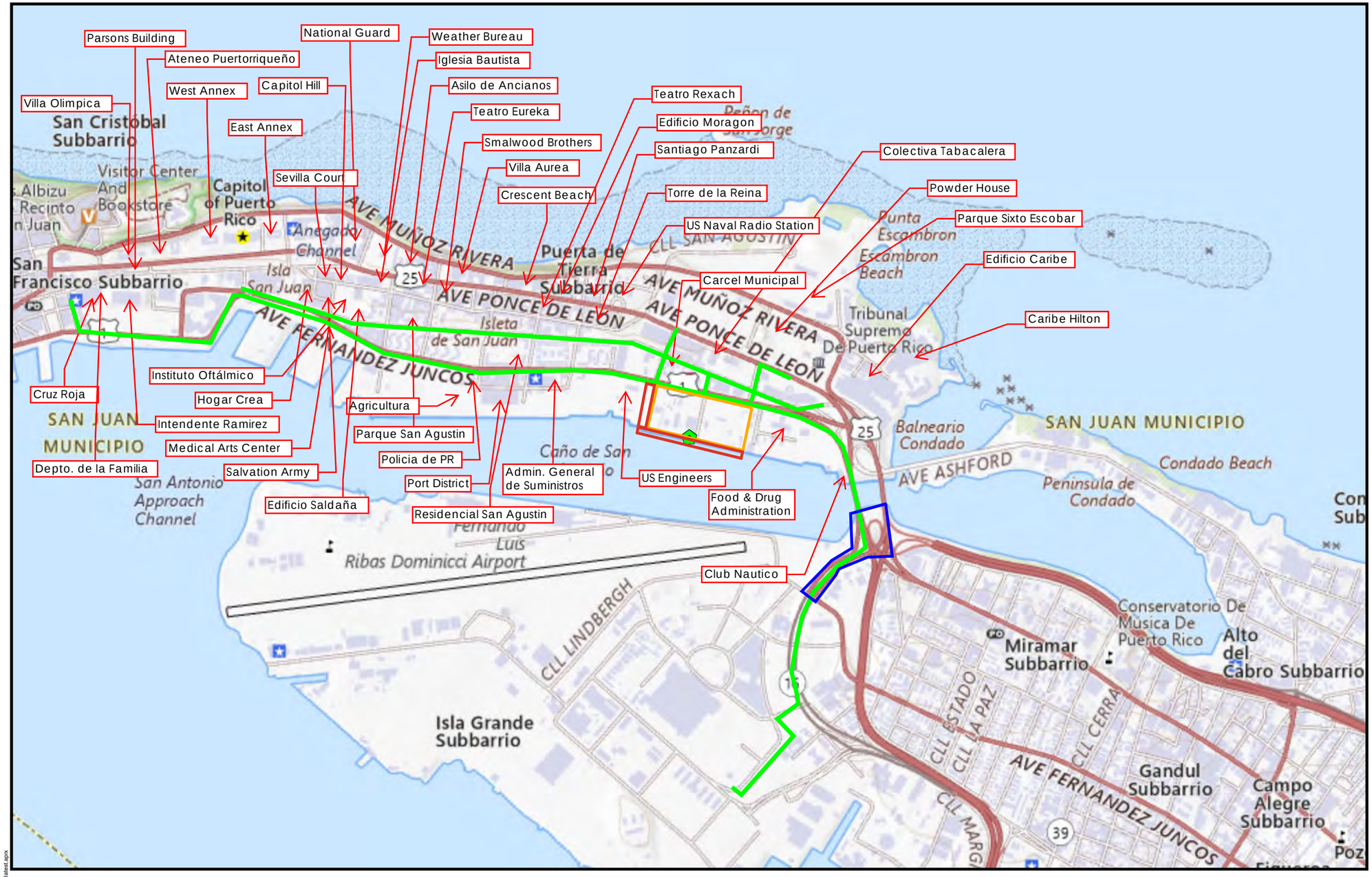
ADDRESS: PR-1 Km 2.7 Bo San Juan Antiguo, San Juan PR 00909

Name of Development: Navy pier/Bahia Urbana and Fernandez Juncos Infrastructure project

Parcel Coordinates: 18.460960, -66.092247

Puerto Rico 2017 Disaster Recovery, CDBG-DR Program Investment Portfolio For Growth Program (IPG)

Section 106 NHPA Effect Determination, Archaeology



Project Location

Name

- Pedestrian Access Project (PA)
- Navy Pier Bulkhead and Boardwalk (NP-BB)
- FJA and Connectors Infrastructure Improvements (FJAI)
- Structure Demolition Area

N

0 1,000 2,000

Feet



TETRA TECH

Source: ESRI

Author: TG	Date: 11/3/2025

Eligible NRHP - Architecture Topo Maps

ADDRESS: PR-1 Km 2.7 Bo San Juan Antiguo, San Juan PR 00909

Name of Development: Navy pier/Bahia Urbana and Fernandez Juncos Infrastructure project

Parcel Coordinates: 18.460960, -66.092247

Puerto Rico 2017 Disaster Recovery, CDBG-DR Program Investment Portfolio For Growth Program (IPG)

Section 106 NHPA Effect Determination, Archaeology

File Path: Z:\data\USPR\Navy_Pier\APRX\FinalNavyPier_SHPO_latest.aprx



Project Location

Name

- Pedestrian Access Project (PA)
- Navy Pier Bulkhead and Boardwalk (NP-BB)
- FJA and Connectors Infrastructure Improvements (FJAI)
- Structure Demolition Area
- Visual APE

N

0 1,000 2,000

Feet



Visual APE- Aerial Maps

ADDRESS: PR-1 Km 2.7 Bo San Juan Antiguo, San Juan PR 00909

Name of Development: Navy pier/Bahia Urbana and Fernandez Juncos Infrastructure project

Parcel Coordinates: 18.460960, -66.092247

TETRA TECH

Source: ESRI

Author: TG	Date: 11/3/2025

File Path: Z:\data\USPR\Navy_Pier\APRX\Final\NavyPier_SHPO_latest.aprx

Puerto Rico 2017 Disaster Recovery, CDBG-DR Program Investment Portfolio For Growth Program (IPG)

Section 106 NHPA Effect Determination, Archaeology

Photographic Log

Navy Frontier Pier Proposed Improvements Area - Navy Pier and San Juan Pilots

Photographic Log

Navy Frontier Pier Proposed Improvements Area- Navy Pier and San Juan Pilots



Photo 1: View of the Navy Frontier Area main entrance (the Subject Property), facing southwest.



Photo 2: View of the Avenida Fernandez Juncos (FJA) at the northern property boundary of the Subject Property, facing west.



Photo 3: View of the FJA at the northern boundary of the Subject Property, facing Northeast.



Photo 4: View of northern boundary and entrance gate area of the Subject Property, facing north.

Date Taken	Job No.	Photographs Taken By:	Page No.	Client:	Site Name:	
11/2/2023	Proposed Pier and Boardwalk Improvement	Carlos Medina	1 of 15	The PR Convention Center District Authority	Navy Pier	TETRA TECH



Photo 5: View of the north/northeast boundary the Subject Property (partial view of Lots D, E, and F), facing northeast.



Photo 6: View of the eastern boundary of the Subject Property (partial view of Lots A, B, D, and E) facing east.



Photo 7: View of the central area (Lots B and C) and southern boundary of the Subject Property, facing southeast.



Photo 8: View of the western boundary of Lots G and J (considered part of the central area of the Subject Property) facing southwest.



Photo 9: View of the southern boundary of the Subject Property (proposed boardwalk area), facing west.



Photo 10: View of the southern boundary (dock) of the Subject Property, facing east.



Photo 11: View of the proposed Boardwalk area at the southern boundary of the Subject Property, facing east.



Photo 12: View of the San Antonio Canal, southern boundary of the Navy Pier in the background, facing North towards the Subject Property.



Photo 13: View of North face of Building 4, The Old "Utility Building", located in Lot J of the Subject Property, facing south.



Photo 14: View of the interior of Building 4, facing North. Falling acoustic ceiling rails and materials and vegetation noted within.



Photo 15: View of combustion engine and other containers with unknown materials or empty, in the interior of Building 4. Oil stained concrete and vegetation growth noted beneath the engine.



Photo 16: View of an abandoned/corroded 55-gallons drum (1) labeled as engine oil (corroded top noted), spill kit drum, and used tires in the interior of Building 4.



Photo 17: View of northern face of Building 3 (Old "Public Works") located in Lot K of Subject Property, facing south.



Photo 18: View of the interior of Building 3, facing northwest. Falling ceiling structures and materials observed.



Photo 19: View of possible CFLs or Mercury containing bulbs observed in Building 3, facing east.



Photo 20: View of construction/demolition debris and thirteen or more 5-gallon paint containers (empty and/or filled with unknown material) observed at a "storage room" located outside of Building 3.



Photo 21: View of north face of Building 5, PR Ports Authority Building, located in Lot J, facing south.



Photo 22: View of west face of Building 5, facing northeast. Abandoned pallets with paint boxes and colored granulated floor substrate bags in foreground.



Photo 23: View of the interior area of Building 5, facing south. Two mobile fire pumps and other Pier operations equipment in background.



Photo 24: View of interior of Building 5. This building is used as storage of equipment, facing northwest.



Photo 25: View of north side of Building 6 (Old Training Facility) located in Lot C of the Subject Property, facing southeast.



Photo 26: View of east side of Building 6, facing northeast.



Photo 27: View of the interior of Building 6. Photo taken from the doorway facing east.



Photo 28: View of exterior view of Building 6, facing east.



Photo 29: View of north face of Building 7, located in Lot B, facing southeast.



Photo 30: View of south face of Building 7, facing northeast.



Photo 31: View of Building 8 (shipping container box with attached metal awning) used as a repair boat workshop and office, located in Lot A, facing south.

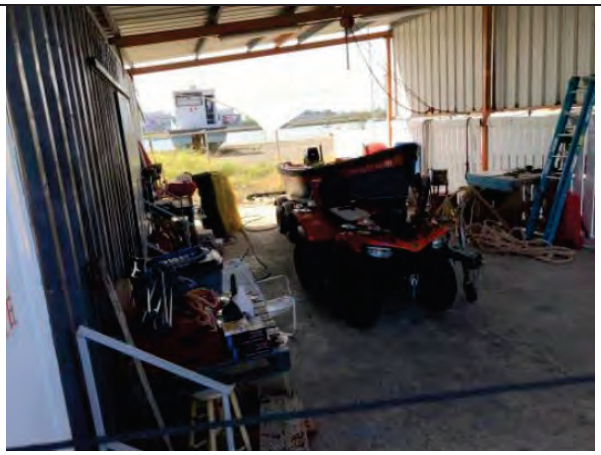


Photo 32: View of awning (covered) area of the repair boat workshop area in Lot A facing south. One fuel caddy (estimated 32 gallons), several 5-gallon gas containers, fire extinguisher, mechanical and household equipment observed.



Photo 33: View of the back side/interior of the repair boat workshop in Lot A facing northwest. Two 55-gallon drums (appearing slightly corroded), one fuel caddy (estimated 32 gallons), tires, ropes, plastic materials, marine equipment, and mechanical/household equipment were observed.



Photo 34: View of IBC tote with Steel Pallet (empty), wood, metal bars, steel/zinc sheets, and other non-hazardous waste observed at Lot A and D, facing north.



Photo 35: View of miscellaneous waste (floating material, rope, rubber material, and other non-hazardous waste) and an abandoned boat South of Lot A, facing north. observed.



Photo 36: View of Lot H, mostly covered with paved zones, vegetation and over paved areas with vegetation.



Photo 37: View of the basketball court concrete pad and entrance security kiosk (concrete structure) located in Lot H of the Subject Property, facing northeast.



Photo 38: View of entrance security kiosk located at North (gate) area in Lot H of the Subject Property, facing northeast.



Photo 39: View of proposed boardwalk area at the South limit of the Subject Property (Lots J, K, and L), facing west.



Photo 40: South gate of Harbor Bunkering facilities located in Lot L of the Subject Property, facing northwest.



Photo 41: View of western boundary and non-operational area of Lot L. Lot is mostly covered with paved zones and areas with vegetation. No distress vegetation observed. Abandoned construction and demolition materials also observed.



Photo 42: View of trailer mounted oil spill containment boom spool located in Lot L of the Subject Property, facing northeast.



Photo 43: View of the entrance of San Juan Bay Pilots current operational area located at the Northeast limit of the Subject Property, facing south.

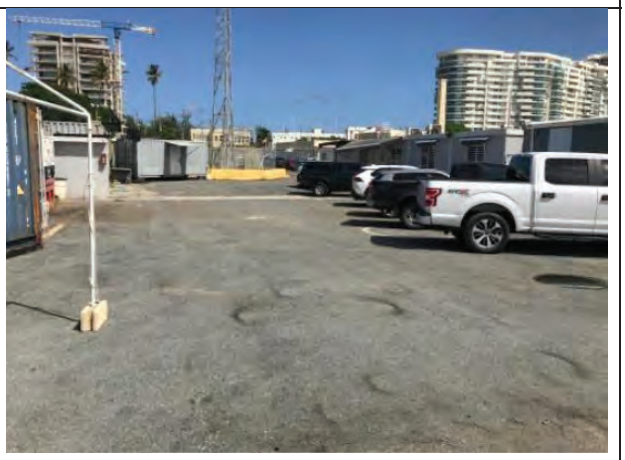


Photo 44: View of the San Juan Bay Pilots (Pilots) parking and offices facilities located at the southeast of the Subject Property, facing north.



Photo 45: View of one of the 4 Tugboats operated by Pilots, facing southwest.



Photo 46: View of used oil storage area located in northeast portion of Pilots facilities area, facing southeast. Secondary containment visible in photo.



Photo 47: View of double walled 1,000-gallon diesel storage tank located in the west/central area of the San Juan Pilot facilities, facing southwest .



Photo 48: View of fuel dispensing system used as part of Pilots operations, facing northwest. One 250-gallon IBC tote with Steel Pallet storage tank, an unknown content 55 gallons drum and several 1-gallon plastic containers observed within the concrete secondary containment dike.



Photo 49: View of entrance to the workshop area of Pilots facility, facing east. Stained soil was observed under the forklift storage area. A 55-gallon motor oil drum is observed in the background.



Photo 50: View of new 55-gallon motor oil drum stored in shipping container at Pilot facilities, facing south.



Photo 51: View of diesel powered generator and diesel storage area at Pilots facility, facing southwest.



Photo 52: Pilots' electrical and water utilities at the dock/workshop area, facing south.



Photo 53: View of water service lines located in the south dock area of the Navy Pier, facing west.



Photo 54: View of water service lines located at the south dock area of the Navy Pier, facing southwest.



Photo 55: View of sewer manway located in the central area (Lots G and F) of the Subject Property, facing east.



Photo 56: View of storm water management drain located in the central area (Lots G and F) of the Subject Property, facing northwest.



Photo 57: view of south storm water outfall, located between the end of the dock and the starting of vegetation area of Lot L in the Southern portion of the Subject Property, facing west.



Photo 58: View of electrical infrastructure located in front of Building 6 (former C and F) on the Subject Property, facing southwest.



Photo 59: View of pole mounted Electrical transformer observed at the entrance of the Ramon Power Street (next to Harbor Bunkering entrance area) at the Northwest of the Subject Property, facing southeast.

Photographic Log

Navy Frontier Pier Proposed Improvements Area – Harbors Bunkering

Photographic Log

Navy Frontier Pier Proposed Improvements Area- Harbors Bunkering



Photo 1: View of the Southern boundary of Harbor Bunkering Area (HBAA) facility (Proposed Boardwalk Area) located at Lot L of the Navy Pier Site (Subject Property), facing northeast.



Photo 2: View of the North and central operational area of the HBA, facing north.



Photo 3: View of the Northeast limit of the HBA. Poor housekeeping practices and abandoned engine/hydraulic parts were observed in different areas across the property, facing east.



Photo 4: View of the Northeast boundary of the HBA. Poor housekeeping practices with tires, hoses, used oil, and petroleum materials were observed, facing east.



Photo 5: View of an overpack drum with unknown contents, hoses and storage tanks abandoned on the Northeast boundary of the HBA area, facing southeast.



Photo 6: View of used oil accumulation tank with secondary containment in the background along the Southern boundary of the HBA, facing south.



Photo 7: View of diesel tank, vertical air compressor and other materials in the Northeast limit of the HBA, facing southeast.



Photo 8: View of what appears to be an old AST, with staining and signs of corrosion observed. Tank is located along the Northeast corner of the HBA, facing north.



Photo 9: View of a Diesel AST and fuel caddies observed along the southern boundary of the HBA, facing southwest.



Photo 10: View of fuel caddy along the southern boundary of the HBA, facing south. Staining on the ground, potentially from a leak or spill noted next to caddy.

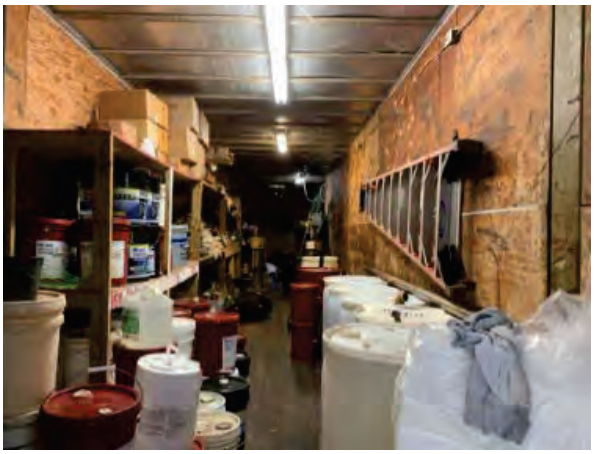


Photo 11: Interior of metal shipping container used utilized as a storage shed for chemicals, oils, and hazardous materials in the HBA, facing east.



Photo 12: One of six 55-gallon drums used to store CROSCO staged in the shipping container box.



Photo 13: View of the central operational area of HBA. Tanker trailers containing diesel are parked in the area to provide fuel for vessels at the docks at the Southern property boundary of the Subject Property, facing southeast.



Photo 14: View of used oil absorbent pads containerized in a steel drum and six drum overpacks located in the Southern portion of the operational area of the HBA, facing north.



Photo 15: View of one of the workshop/storage area of the HBA. Stained soil, corroded 55-gallons drums, oil and petroleum materials, a cat D100GC, air compressors, trailer mounted welder and other equipment observed in the area, facing north.



Photo 16: View of one of a corroded 55-gallon drum observed at the workshop/storage area of Harbor Bunkering. Wetness and corrosion potentially from a compromised drum bottom observed.



Photo 17: View of concrete staining observed at the workshop/storage area of the HBA, facing north.



Photo 18: View of poor management and housekeeping practices, stained soil, debris, scrap metal, oil and other materials observed at the Southern boundary of the HBA facing east.



Photo 19: View of asphalt/soil conditions and staining observed at the HBA.



Photo 20: View of Diesel samples taken from served vessels and stored for three months on top of employee lockers in the locker area of the HBA.



Photo 21: View of the diesel sample storage area located at the entrance of the storage containers/ workshop area, facing southeast.

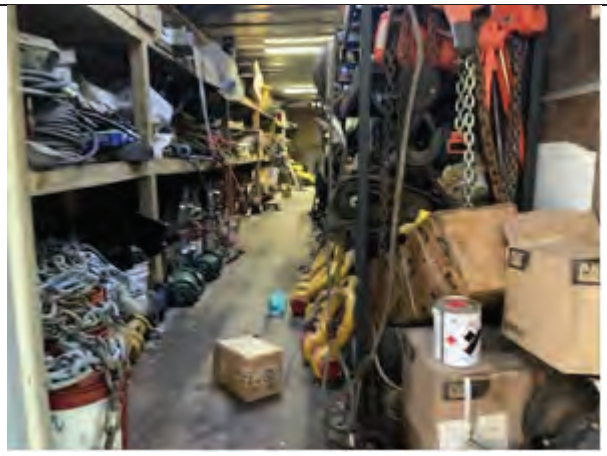


Photo 22: View of metal parts, chains, and other equipment in a shipping container used for storage of the HBA.



Photo 23: View of equipment and materials within a shipping container used for storage at the HBA.



Photo 24: View of entrance to the workshop area of the HBA. Photo is facing north.



Photo 25: Poor storage/management practices observed at the HBA, facing north.



Photo 26: View of additional equipment staging near the workshop area of the HBA, facing southwest.

Photographic Log

Bahia Urbana_Navy Pier_Infrastructure Project

Fernández Juncos Avenue (FJA) Improvements

Photographic Log

Bahia Urbana_Navy Pier_Infrastructure Project

Fernández Juncos Avenue (FJA) Improvements



Photo 1: View of Sizzler Plaza northEastern side. Photo is facing towards the Southof the Fernández Juncos Avenue (Subject Property).
Parcel ID: 040-000-003-01
Location: San Juan Bay Marina, Ave. Fernández Juncos Pda. 10 ½ esq. Entrada Isla Grande, Bo. Santurce



Photo 2: View of Sizzler building North side. Photo is facing towards the South of the Fernández Juncos Avenue (Subject Property).
Parcel ID: 040-000-003-01
Location: San Juan Bay Marina, Ave. Fernández Juncos Pda. 10 ½ esq. Entrada Isla Grande, Bo. Santurce



Photo 3: View of Club Náutico de San Juan northEastern side. Photo is facing towards the Southwest of the Subject Property.
Parcel ID: 040-016-170-16
Location: #480 Ave. Fernández Juncos Km 2.9, San Juan, P.R.



Photo 4: View of Club Náutico de San Juan gate area. Photo is facing towards the SouthWest of the Subject Property.
Parcel ID: 040-016-170-15
Location: #480 Ave. Fernández Juncos Km 2.9, San Juan, P.R.

Photographic Log
Bahia Urbana_Navy Pier_Infrastructure Project
Fernández Juncos Avenue (FJA) Improvements



Photo 5: View a vacant land space formerly the Old Natural and Environmental Resources Department location. Photo is facing towards the West of the Subject Property
Parcel ID: 040-016-170-15
Location: Fernández Juncos Ave. Km 2.9, San Juan PR.



Photo 6: View a vacant land space formerly the Old Natural and Environmental Resources Department location. Photo is facing towards the Southeast of the Subject Property.
Parcel ID: 040-016-170-15
Location: Fernández Juncos Ave. Km 2.9, San Juan PR.



Photo 7: View of Residential Building Millenium. Photo is facing towards the Northwest.
Parcel ID: 040-016-144-02
Location: Fernández Juncos Ave. Km 2.8, intersection with Street #5, Puerta de Tierra, San Juan P.R.



Photo 8: View of Residential Building Millenium back side and parking area. Photo is facing towards the East.
Parcel ID: 040-016-144-02
Location: Fernández Juncos Ave. Km 2.8, intersection with Street #5, Puerta de Tierra, San Juan, P.R.

Photographic Log
Bahia Urbana_Navy Pier_Infrastructure Project
Fernández Juncos Avenue (FJA) Improvements



Photo 9: View of the U.S. Food and Drug Administration (FDA) facilities at the South of the Subject Property. Photo is facing towards the Southwest of the Subject Property.
Parcel ID: 040-016-170-14
Location: #466 Fernández Juncos Ave. KM 2.7, San Juan, P.R.



Photo 10: View of the FDA facilities. Photo is facing towards the SouthEast of the Subject Property.
Parcel ID: 040-016-170-14
Location: #466 Fernández Juncos Ave. Km 2.7, San Juan, P.R.



Photo 11: View of the FDA facilities. Photo is facing towards the Southwest of the Subject Property.
Parcel ID: 040-016-170-14
Location: #466 Fernández Juncos Ave. Km 2.7, San Juan, P.R.



Photo 12: View of the Diesel Fuel Storage Tank located in the Central-East area of the FDA facilities FDA facilities. Photo is facing towards the Southwest of the Subject Property.
Parcel ID: 040-016-170-14
Location: #466 Fernández Juncos Ave. Km 2.7, San Juan, P.R.

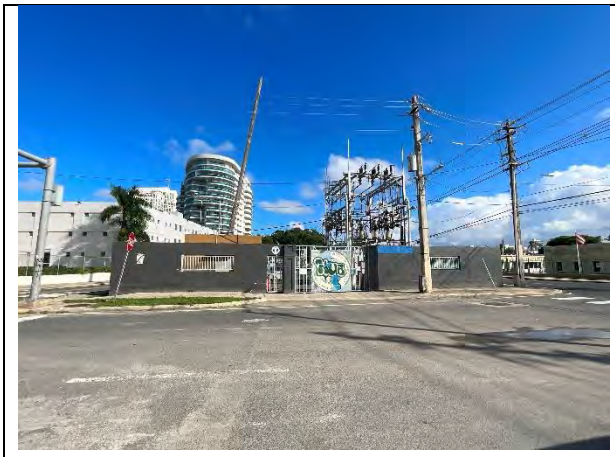


Photo 13: View of the PREPA/LUMA electrical substation located at north side of the Subject Property. Photo is facing towards the East of the Subject Property.
Parcel ID: 040-016-162-01
Location: Fernández Juncos Ave. Km 2.7, intersection with Street #5, San Juan, P.R.



Photo 14: View of the PREPA/LUMA electrical substation. Photo is facing towards the Northeast of the Subject Property.
Parcel ID: 040-016-162-01
Location: Fernández Juncos Ave. Km 2.7, intersection with Street #5, San Juan, P.R.



Photo 15: View of the PREPA/LUMA electrical substation. Photo is facing towards the Northeast of the Subject Property.
Parcel ID: 040-016-162-01
Location: Fernández Juncos Ave. Km 2.7, intersection with Street #5, San Juan, P.R.



Photo 16: View of the PREPA/LUMA electrical substation. Photo is facing towards the East of the Subject Property.
Parcel ID: 040-016-162-01
Location: Fernández Juncos Ave. Km 2.7, intersection with Street #5, San Juan, P.R.



Photo 17: View of a vacant commercial building located at North side of the Subject Property. Photo is facing towards the Northwest of the Subject Property.
Parcel ID: 040-016-154-02
Location: Fernández Juncos Ave. Km 2.7, intersection with Street #5, San Juan, P.R.



Photo 18: View of a vacant commercial building located at North side of the Subject Property. Photo is facing towards the Northeast of the Subject Property.
Parcel ID: 040-016-154-02
Location: Fernández Juncos Ave. Km 2.7, intersection with Street #5, San Juan, P.R.

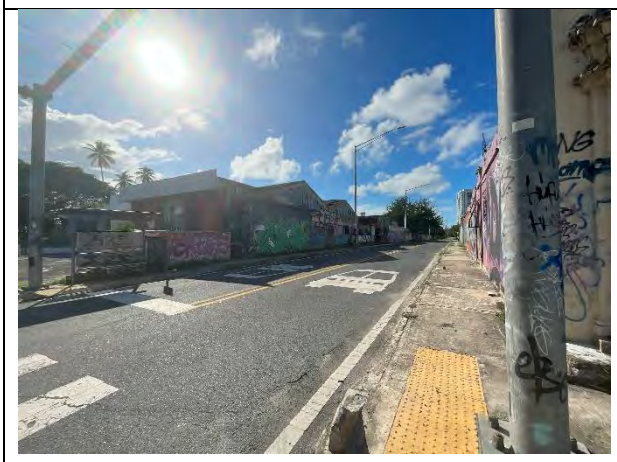


Photo 19: View of a vacant commercial building north side. Photo is facing towards the Northwest of Calle del Tren.
Parcel ID: 040-016-154-02
Location: Calle del Tren intersection intersection with Street #5, San Juan, P. R.

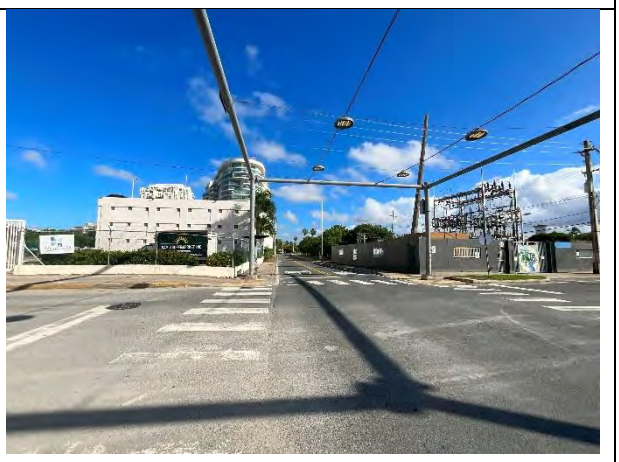


Photo 20: View of the intersection of Calle del Tren and Street #5. Photo is facing towards the Southeast of Calle del Tren.
Parcel ID: N/A
Location: Calle del Tren intersection intersection with Street #5, San Juan, P.R.

Photographic Log
Bahia Urbana_Navy Pier_Infrastructure Project
Fernández Juncos Avenue (FJA) Improvements



Photo 21: View of the Street #5 intersection with Calle del Tren and Street north side. Photo is facing towards the North of the Subject Property.
Parcel ID: N/A
Location: Street #5 intersection with Calle del Tren, San Juan, P.R.

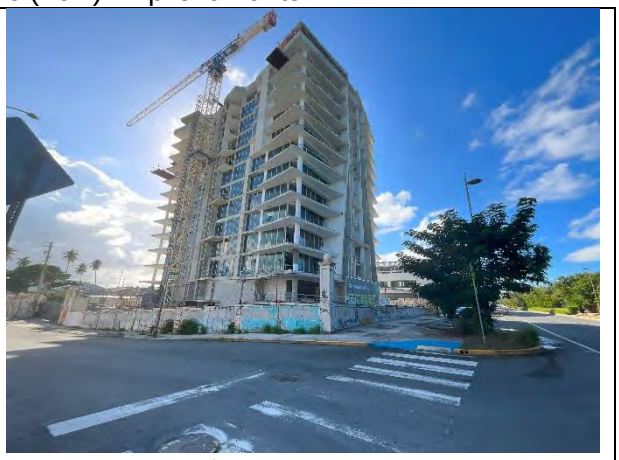


Photo 22: View of the Le Parc Residential Building, construction in progress. Photo is facing towards the Southwest of Ponce de León Avenue (PR-25).
Parcel ID: 040-016-143-04
Location: Ponce de León Avenue, int. Street #5, San Juan P.R. Calle del Tren intersection



Poto 23: View of the "Templo del Maestro Antigua Sede de la Asociación de Maestros" Building. Photo is facing towards the South of the Ponce de León Avenue (PR-25).
Parcel ID: 040-016-144-01
Location: Ponce de León Avenue, int. Street #5, San Juan P.R.



Photo 24: View of the "Templo del Maestro Antigua Sede de la Asociación de Maestros" Building. Photo is facing towards the Southeast of the Ponce de León Avenue (PR-25).
Parcel ID: 040-016-144-01
Location: Ponce de León Avenue, int. Street #5, San Juan, P.R.

Photographic Log
Bahia Urbana_Navy Pier_Infrastructure Project
Fernández Juncos Avenue (FJA) Improvements

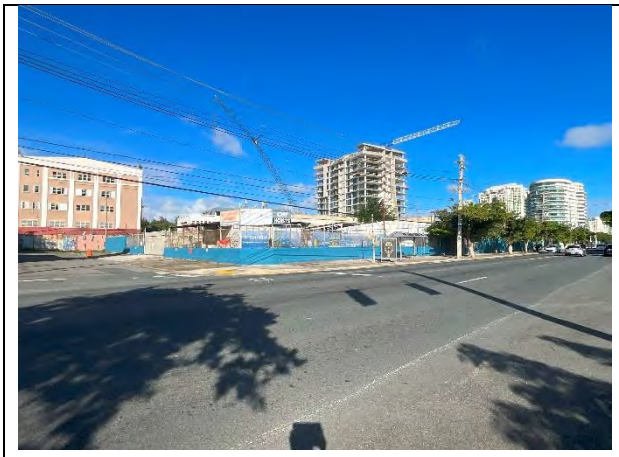


Photo 25: View of the Astro Industrial (AIS), Inc facilities located to the north of the Subject Property. Photo is facing towards the Northeast of the Subject Property.
Parcel ID: 040-016-154-01
Location: #519 Fernández Juncos Ave., San Juan , P.R.



Photo 26: View of the Astro Industrial (AIS), Inc facilities. Photo is facing towards the Northwest of the Subject Property.
Parcel ID: 040-016-154-01
Location: #519 Fernández Juncos Ave., San Juan , P.R.

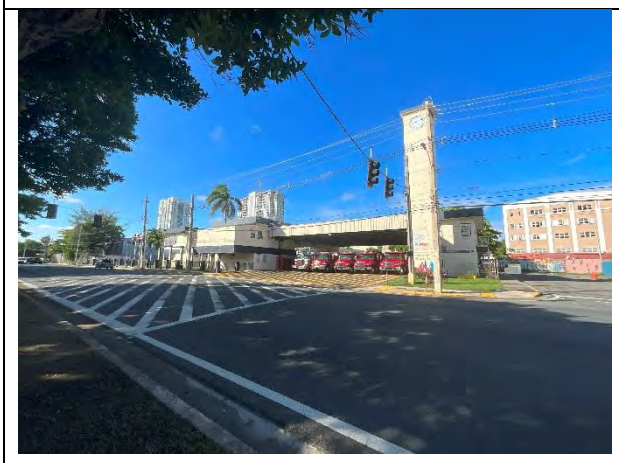


Photo 27: View of the San Juan Fire Department facilities. Photo is facing towards the Northwest of the Subject Property.
Parcel ID: 040-016-153-04
Location: # 519 Fernández Juncos Ave., San Juan , P.R.



Photo 28: View of the San Juan Fire Department facilities. Photo is facing towards the Northeast of the Subject Property.
Parcel ID: 040-016-153-04
Location: # 519 Fernández Juncos Ave., San Juan , P.R.

Photographic Log
Bahia Urbana_Navy Pier_Infrastructure Project
Fernández Juncos Avenue (FJA) Improvements



Photo 29: View of the San Juan Pilots operations access gate at the East limit of the Navy Pier Frontier facilities. Photo is facing towards the South of the Subject Property.
Parcel ID: 040-016-170-13
Location: Navy Pier Frontier, Fernández Juncos Ave., San Juan , P.R.



Photo 30: View of the Navy Pier Frontier facilities. Photo is facing towards the Southwest of the Subject Property.
Parcel ID: 040-016-170-13
Location: Navy Pier Frontier, Fernández Juncos Ave., San Juan , P.R.



Photo 31: View of the Navy Pier Frontier facilities. Photo is facing towards the South of the Subject Property.
Parcel ID: 040-016-170-13
Location: Navy Pier Frontier, Fernández Juncos Ave., San Juan , P.R.



Photo 32: View of the Navy Pier Frontier (Lot H entrance) facilities. Photo is facing towards the South of the Subject Property.
Parcel ID: 040-016-170-12
Location: Navy Pier Frontier, Fernández Juncos Ave., San Juan , P.R.

Photographic Log
Bahia Urbana_Navy Pier_Infrastructure Project
Fernández Juncos Avenue (FJA) Improvements



Photo 33: View of the Navy Pier Frontier (Lot H entrance) facilities. Photo is facing towards the South of the Subject Property.
Parcel ID: 040-016-170-12
Location: Navy Pier Frontier, Fernández Juncos Ave., San Juan , P.R.



Photo 34: View of the Navy Pier Frontier/Harbor Bunkering facilities area (Lot I and Lot H limit). Photo is facing towards the Southeast of the Subject Property.
Parcel ID: 040-016-170-11
Location: Navy Pier Frontier, Fernández Juncos Ave., San Juan , P.R.



Photo 35: View of the Harbor Bunkering facilities entrance (Lot I). Photo is facing towards the South of the Subject Property.
Parcel ID: 040-016-170-11
Location: Navy Pier Frontier, Fernández Juncos Ave., San Juan , P.R.



Photo 36: View of the Navy Pier Frontier West limit area and the Ramon Poer Street. Photo is facing towards the South of the Subject Property.
Parcel ID: 040-016-170-11
Location: Navy Pier Frontier, Fernández Juncos Ave., San Juan , P.R.

Photographic Log
Bahia Urbana_Navy Pier_Infrastructure Project
Fernández Juncos Avenue (FJA) Improvements

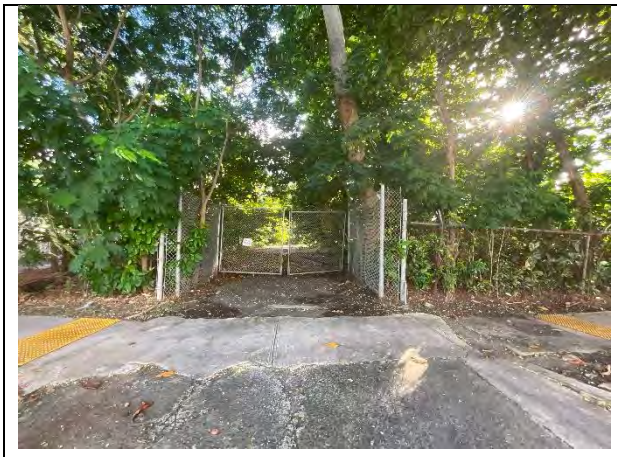


Photo 37: View of the Navy Pier Frontier West limit (Lot I limit). Photo is facing towards the Sout of the Subject Property.
Parcel ID: 040-016-170-11
Location: Navy Pier Frontier, Fernández Juncos Ave., San Juan , P.R.



Photo 38: View of the property between the Fire Department and the Old Municipal Jail facilities. The area is used as parking. Has an old building and abandoned bus at site. Photo is facing towards the North of the Subject Property.
Parcel ID: 040-016-153-03 & 040-016-153-02
Location: Navy Pier Frontier, Fernández Juncos Ave., San Juan , P.R.



Photo 39: View of the “Antigua Carcel Municipal” Vacant Building. Photo is facing towards SouthWest side of the Subject Property.
Parcel ID:040-016-153-01
Location: “Parada 8 Puerta de Tierra” Fernández Juncos Ave., San Juan , P.R.



Photo 40: View of the “Antigua Carcel Municipal” Vacant Building. Photo is facing towards north west side of the Subject Property.
Parcel ID:040-016-153-01
Location: “Parada 8 Puerta de Tierra” Fernández Juncos Ave., San Juan , P.R

Photographic Log
Bahia Urbana_Navy Pier_Infrastructure Project
Fernández Juncos Avenue (FJA) Improvements



Photo 41: View of the McDonald Restaurant. Photo facing towards SouthWest side of the Subject Property. Power Generators, braker box and transformer box are noticeable at the back of the property.
Parcel ID: 040-016-152-04
Location: Fernández Juncos Ave., and Ramón Power St. Puerta de Tierra, San Juan, P.R.



Photo 42: View of the McDonald Restaurant. Photo facing towards SouthEast side of the Subject Property. Restaurant parking area.
Parcel ID: 040-016-152-04
Location: Fernández Juncos Ave., and Ramón Power St. Puerta de Tierra, San Juan, P.R.



Photo 43: View of San Juan Inland Marine. Photo facing towards north East to the interior of the Subject Property.
Parcel ID: 040-016-152-05
Location: # 153 Ramón Power St., Pda 8, Puerta de Tierra, San Juan, P.R.



Photo 44: View of San Juan Inland Marine. Photo facing towards SouthWest corner of the the Subject Property, at the power generator location.
Parcel ID: 040-016-152-05
Location: # 153 Ramón Power St., Pda 8, Puerta de Tierra, San Juan, P.R.

Photographic Log
Bahia Urbana_Navy Pier_Infrastructure Project
Fernández Juncos Avenue (FJA) Improvements



Photo 45: View of San Juan Inland Marine.
Photo facing towards north East wall of the Subject Property from East to West at the solid waste container location.
Parcel ID: 040-016-152-05
Location: # 153 Ramón Power St., Pda 8, Puerta de Tierra, San Juan, P.R.

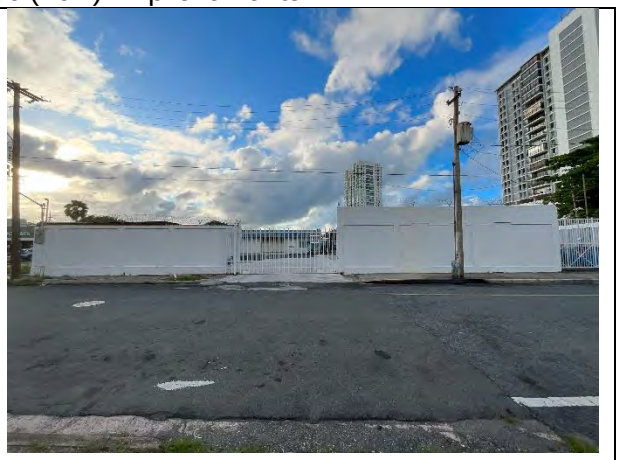


Photo 46: View of San Juan Inland Marine.
Photo facing towards SouthEast side of the Subject Property. Business main entrance.
Parcel ID: 040-016-152-05
Location: # 153 Ramón Power St., Pda 8, Puerta de Tierra, San Juan, P.R.



Photo 47: View of San Juan Inland Marine.
Photo facing towards SouthEast side of the Subject Property. Business main entrance with a existing pole power transformer oil leak.
Parcel ID: 040-016-152-05
Location: # 153 Ramón Power St., Pda 8, Puerta de Tierra, San Juan, P.R.



Photo 48: View of the intersection of the Del Tren St. with Ramón Power St.
Photo facing towards north East to the Ramon Power Street from San Juan Inland Marine main entrance.
Location: # 153 Ramón Power St., Pda 8, Puerta de Tierra, San Juan, P.R.

Photographic Log
Bahia Urbana_Navy Pier_Infrastructure Project
Fernández Juncos Avenue (FJA) Improvements



Photo 49: View of the intersection of Del Tren St. with Ramón Power St.
Photo facing towards East from San Juan Inland Marine North East corner.
Location: Del Tren St & Ramón Power St., Pda 8, Puerta de Tierra, San Juan, P.R.



Photo 50: View of the intersection of Del Tren St. with Ramón Power St.
Photo facing towards West from San Juan Inland Marine North East corner.
Location: Del Tren St & Ramón Power St., Pda 8, Puerta de Tierra, San Juan, P.R.

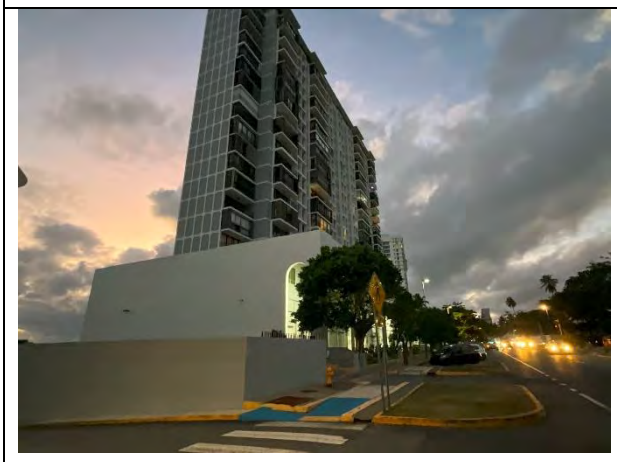


Photo 51: View of the residential building Torres de la Reina. Photo facing towards SouthEast side of the Subject Property, from Ramón Power St.
Parcel ID: 040-006-142-02
Location: # 450 Ponce de León Ave. Puerta de Tierra, San Juan,P.R.



Photo 52: View of the General Records and National Library of PR building. (Institute of Puertorrican Culture).Photo facing towards north West side of the Subject Property, from Ramón Power St. and Ponce de León Ave. intersection.
Parcel ID: 040-016-143-01
Location: # 500 Ponce de León Ave. Puerta de Tierra, San Juan, P.R.



Photo 53: View of the General Records and National Library of PR building. (Institute of Puertorrican Culture).
Photo facing towards north East side of the Subject Property, from Ponce de León Avenue.
Parcel ID: 040-016-143-01
Location: # 500 Ponce de León Ave. Puerta de Tierra, San Juan, P.R.

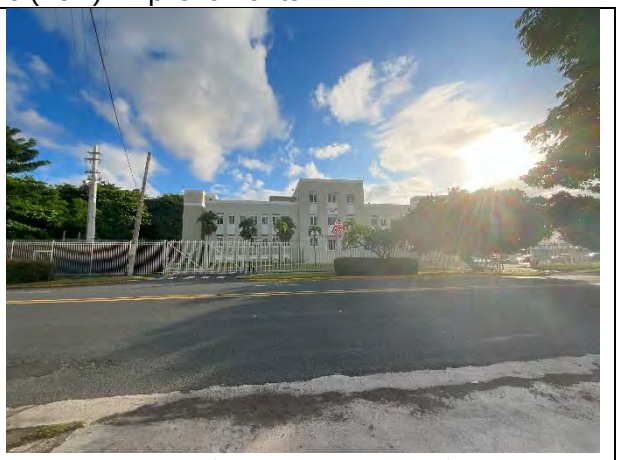


Photo 54: View of the United State of America Army Corps of Engineers building.
Photo facing towards north East side of the Subject Property.
Parcel ID: 040-016-170-10
Location: # 400 Fernández Juncos Ave. Puerta de Tierra, San Juan, P.R.



Photo 55: View of the United State of America Army Corps of Engineers building.
Photo facing towards north East side of the Subject Property, from the East side of the Fernández Juncos Ave.
Parcel ID: 040-016-170-10
Location: # 400 Fernández Juncos Ave. Puerta de Tierra, San Juan, P.R.



Photo 56: View of the United State of America Army Corps of Engineers building and parking area.
Photo facing towards north West side of the Subject Property, from the West side of the Fernández Juncos Ave.
Parcel ID: 040-016-170-10
Location: # 400 Fernández Juncos Ave. Puerta de Tierra, San Juan, P.R.



Photo 57: View of an empty land space used for Parking(2023), Tire workshop(2019), Food truck park(2016). Photo facing towards SouthWest side of the Subject Property.
Parcel ID: 040-016-152-02
Location: # 449 Fernández Juncos Ave. Puerta de Tierra, San Juan, P.R.

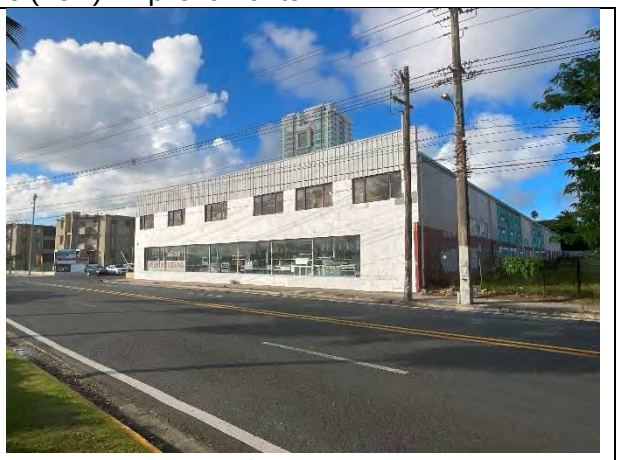


Photo 58: View of the Rubero Brothers, Inc Building. Photo facing towards SouthWest side of the Subject Property.
Parcel ID: 040-016-152-03
Location: # 447 Fernández Juncos Ave., Pda. 7 Puerta de Tierra, San Juan, P.R.



Photo 59: View of the Rubero Brothers, Inc Building.
Photo facing towards West side of the Subject Property.
Parcel ID: 040-016-152-03
Location: # 447 Fernández Juncos Ave., Pda. 7 Puerta de Tierra, San Juan, P.R.



Photo 60: View of the Uniform Outlet
Photo facing towards north West side of the Subject Property.
Parcel ID: 040-016-152-03
Location: # 447 Fernández Juncos Ave., Pda. 7 Puerta de Tierra, San Juan, P.R.

Photographic Log
Bahia Urbana_Navy Pier_Infrastructure Project
Fernández Juncos Avenue (FJA) Improvements



Photo 61: View of San Antonio Public Housing Complex.
Photo facing towards East side of the Subject Property.
Parcel ID: 040-015-151-01
Location: Martín Fernández St., Pda. 7 Puerta de Tierra, San Juan, P.R.

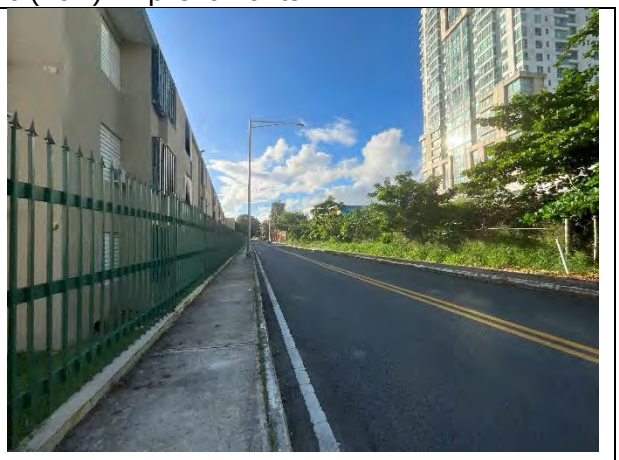


Photo 62: View of San Antonio Public Housing Complex and the Del Tren St. Photo facing towards West along the north side of the Subject Property from Martín Fernández St.
Parcel ID: 040-015-151-01
Location: Martín Fernández St., Pda. 7 Puerta de Tierra, San Juan, P.R.

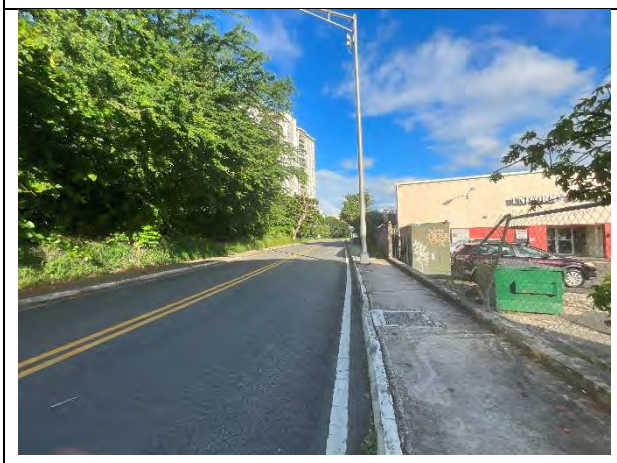


Photo 62: View of the Rubero Brothers, Inc and Uniform Outlet Building.
Photo facing towards East along the north side of the Subject Property, where can be observed the solid waste dumpster and elcetrical box.
Parcel ID: 040-016-152-03
Location: Del Tren St., Pda. 7 Puerta de Tierra, San Juan, P.R.



Photo 63: View of the Rubero Brothers, Inc and Uniform Outlet Building.
Photo facing towards north West side of the Subject Property, and to Martín Fernández St. Solid waste dumpster and electrical box area.
Parcel ID: 040-016-152-03
Location: Del Tren St., Pda. 7 Puerta de Tierra, San Juan, P.R.



Photo 64: View of the Rubero Brothers, Inc and Uniform Outlet Building. Dumpster and electrical box area
Photo facing towards north West side of the Subject Property, and to Del Tren St. from Martín Fernández St.
Parcel ID: 040-016-152-03
Location: Del Tren St., Pda. 7 Puerta de Tierra, San Juan, P.R.



Photo 65: View of the Rubero Brothers, Inc and Uniform Outlet Building. SouthWest corner sidewalk.
Photo facing towards SouthEast from Martín Fernández St.
Parcel ID: 040-016-152-03
Location: Martín Fernández St., Pda. 7 Puerta de Tierra, San Juan, P.R.



Photo 66: View of Pier 14
Photo facing towards north side of the Subject Property from Martín Fernández St.
Parcel ID: 040-016-170-17
Location: Fernández Juncos Ave. Puerta de Tierra, San Juan, P.R.



Photo 67: View of Braker box and electrical transormer at NorthEast side of Pier 14
Photo facing towards north East corner of the Subject Property.
Parcel ID: 040-016-170-17
Location: Fernández Juncos Ave. Puerta de Tierra, San Juan, P.R.

Photographic Log

Bahia Urbana_Navy Pier_Infrastructure Project
Fernández Juncos Avenue (FJA) Improvements

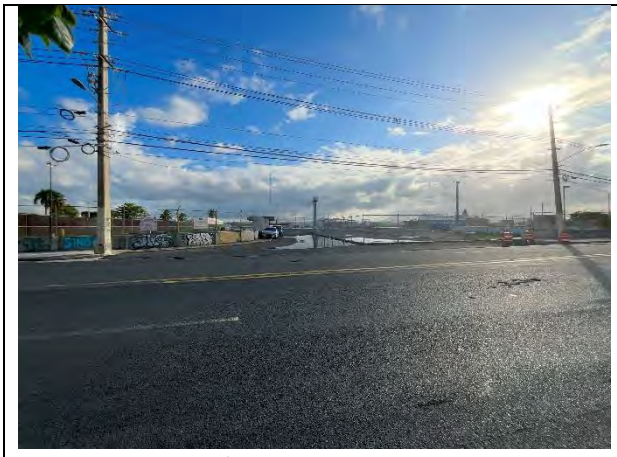


Photo 68: View of Pier 14 Entrance
Photo facing towards north side of the Subject Property from Martín Fernández St.
Parcel ID: 040-016-170-17
Location: Fernández Juncos Ave. Puerta de Tierra, San Juan, P.R.

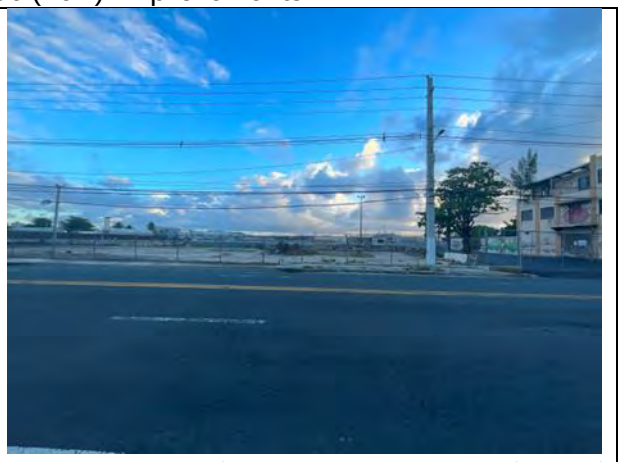


Photo 69: View of an open land space in front of Pier 14 – Former Struture Demolished on 2018.
Photo facing towards north side of the Subject Property.
Parcel ID: 040-016-170-09
Location: Fernández Juncos Ave. Puerta de Tierra, San Juan, P.R.



Photo 72: View of Puerta de Tierra Phalanstery (1937) Public Housing Complex
Photo facing towards SouthWest side of the Subject Property.
Parcel ID: 040-015-150-01
Location: Fernández Juncos Ave. Puerta de Tierra, San Juan, P.R.



Photo 73: View of Puerta de Tierra Phalanstery (1937) Public Housing Complex. Photo facing towards the NorthEast of the Subject Property.
Parcel ID: 040-015-150-01
Location: Fernández Juncos Ave. Puerta de Tierra, San Juan, P.R.

Photographic Log
Bahia Urbana_Navy Pier_Infrastructure Project
Fernández Juncos Avenue (FJA) Improvements



Photo 74: View of Empty Building and a section of San JuanBautista Street.
Photo facing towards north side of the Subject Property.
Parcel ID: 040-015-157-02
Location: #364 Fernández Juncos Ave. Puerta de Tierra, San Juan, P.R.

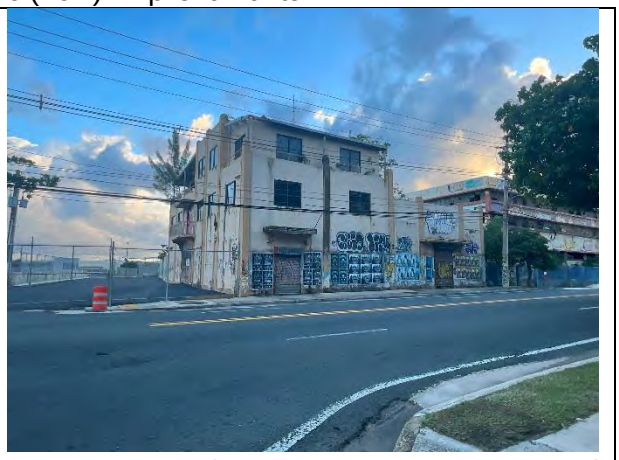


Photo 75: View of Empty Building and a section of San JuanBautista Street.Formerly use for fire extinguisher repair and maintenance, sell of salvage equipment and storage.
Photo facing towards north side of the Subject Property.
Parcel ID: 040-015-157-02
Location: #364 Fernández Juncos Ave. Puerta de Tierra, San Juan, P.R.



Photo 75: View of the Formerly State Police Headquarter.
Photo facing towards north side of the Subject Property.
Parcel ID: 040-015-157-03
Location: Fernández Juncos Ave. Puerta de Tierra, San Juan, P.R.

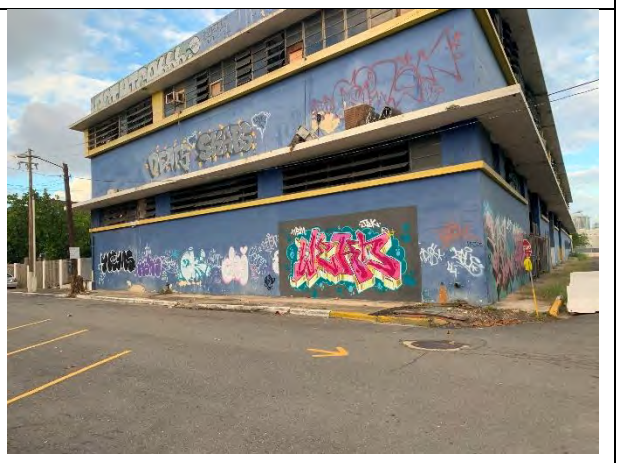


Photo 76: View of the Formerly State Police Headquarter.
Photo facing towards East side of the Subject Property.
Parcel ID: 040-015-157-03
Location: Fernández Juncos Ave. Puerta de Tierra, San Juan, P.R.



Photo 77: View of the Formerly State Police Headquarter.
Photo facing towards Southside of the Subject Property, from West to East view at Sur Street.
Parcel ID: 040-015-157-03& 040-015-159-02
Location: Fernández Juncos Ave. Puerta de Tierra, San Juan, P.R.



Photo 78: View of the Formerly State Police Headquarter. Photo facing towards North.
Parcel ID: 040-015-157-03
Location: Fernández Juncos Ave. Puerta de Tierra, San Juan, P.R.

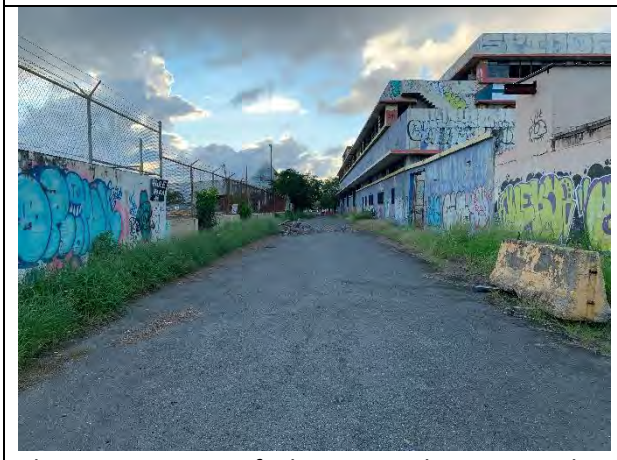


Photo 79: View of the Formerly State Police Headquarter.
Photo facing towards Southside of the Subject Property, from East to West view at Sur Street.
Parcel ID: 040-015-157-03 & 040-015-159-02
Location: Sur Street Puerta de Tierra, San Juan, P.R.

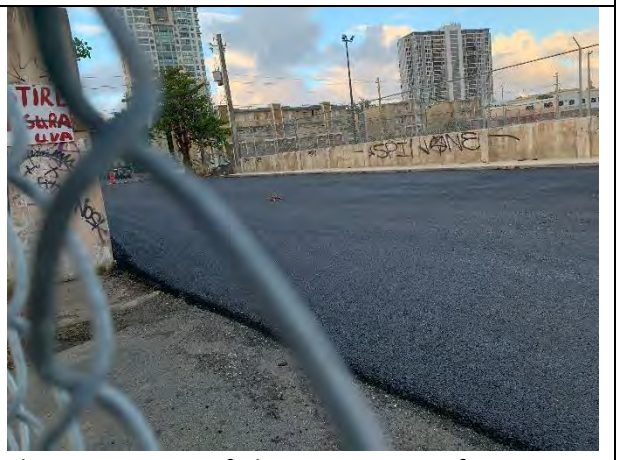


Photo 80: View of the connection of Sur Street with San Juan Bautista Street towards the Fernández Juncos Ave. and Pier 14 lot.
Photo facing towards East side of Pier 14 fence.
Parcel ID: 040-015-159-02 & 040-016-170-17
Location: Sur Street Puerta de Tierra, San Juan, P.R.

Photographic Log
Bahia Urbana_Navy Pier_Infrastructure Project
Fernández Juncos Avenue (FJA) Improvements



Photo 81: View of Pier 14 main entrance from Fernández Juncos Ave.
Photo facing towards SouthEast of the Subject Property.
Parcel ID: 040-016-170-17
Location: Sur Street Puerta de Tierra, San Juan, P.R.

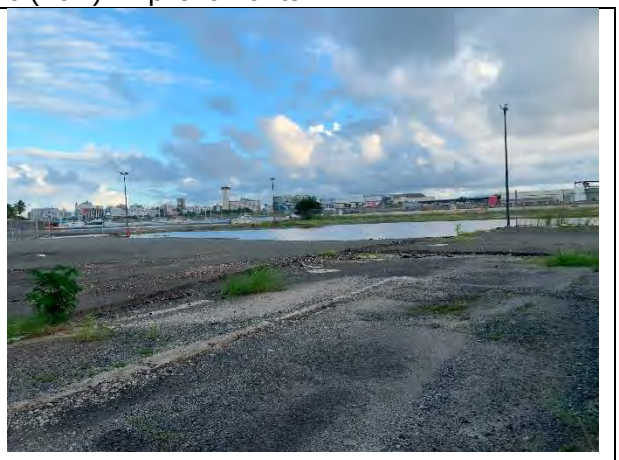


Photo 82: View of Pier 14, the old hazardous materials storage area, and waterfront area. Photo facing towards SouthEast.
Parcel ID: 040-015-160-01, 040-015-160-08
Location: Sur Street Puerta de Tierra, San Juan, P.R.



Photo 83: View of old hazardous material storage area. Photo facing towards the South.
Parcel ID: 040-015-160-01
Location: Sur Street Puerta de Tierra, San Juan, P.R.

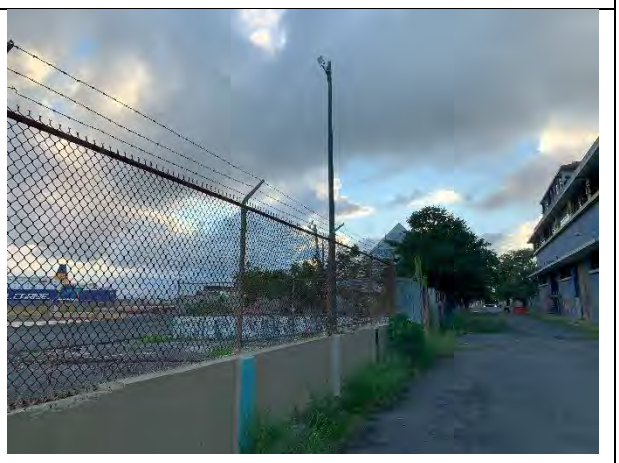


Photo 84: View of of old hazardous material at Southlot area of the formerly Police Station at Sur Street.
Photo facing towards West
Parcel ID: 040-015-160-01 & 040-015-157-03
Location: Sur Street Puerta de Tierra, San Juan, P.R.



Photo 85: View of the "Piramide de Puerta de Tierra". Photo facing towards West of the Subject Property.
Parcel ID: 040-015-160-01
Location: Sur St. & Matias Ledesma St. Puerta de Tierra, San Juan, P.R.



Photo 86: View of the "Piramide de Puerta de Tierra". Photo facing towards Southeastt corner of the Subject Property.
Parcel ID: 040-015-160-01
Location: Sur St. & Matias Ledesma St. Puerta de Tierra, San Juan, P.R.



Photo 87: View of the Matias Ledesma Southern dead end. Photo facing towards South of the Subject Property.
Parcel ID: 040-015-160-01, 040-015-159-02, &040-014-159-01
Location: Sur St. & Matias Ledesma St. Puerta de Tierra, San Juan, P.R.



Photo 88: View of a warehouse.
Photo facing towards East of the Subject Property.
Parcel ID: 040-014-159-01
Location: Sur St. & Matias Ledesma St. Puerta de Tierra, San Juan, P.R.



Photo 89: View of warehouse with unknown materials. Photo facing towards north of the Subject Property.
Parcel ID: 040-014-159-01
Location: Del Sur St. Puerta de Tierra, San Juan, P.R.



Photo 90: View of stored materials in the warehouse. Photo facing towards north of the Subject Property.
Parcel ID: 040-014-159-01
Location: Del Sur St. Puerta de Tierra, San Juan, P.R.

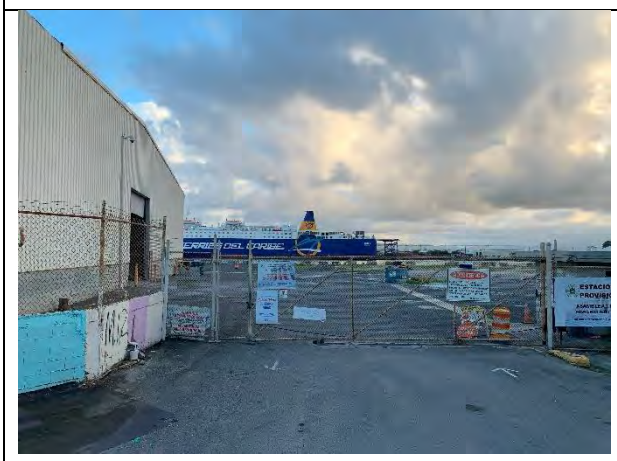


Photo 91: View the access Gate to the Pier currently in use by Cruceros del Caribe and as the cargo pier. Photo facing towards West of the Subject Property.
Parcel ID: 040-014-159-01 & 040-015-170-07
Location: Tadeo Rivera St. & .Del Sur St. Puerta de Tierra, San Juan, P.R.



Photo 92: View of the State Agriculture Department Building.
Photo facing towards East of the Subject Property.
Parcel ID: 040-014-155-04
Location: : Tadeo Rivera St. & .Del Sur St. Puerta de Tierra, San Juan, P.R.



Photo 93: View of Tadeo Rivera Street. Photo facing towards north of the Subject Property.
Parcel ID: 040-015-159-02
Location: : Tadeo Rivera St. & .Del Sur St. Puerta de Tierra, San Juan, P.R.



Photo 94: View of vacant building. Photo facing towards north East of the Subject Property.
Parcel ID: 040-015-156-04
Location: : Fernández Juncos Ave. with Matías Ledesma St., Puerta de Tierra, San Juan, P.R.

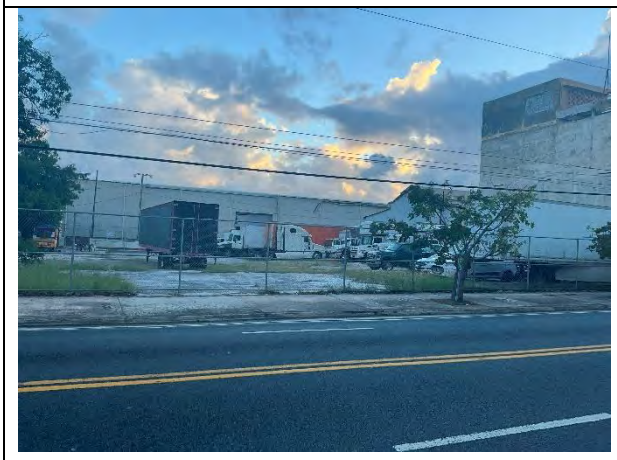


Photo 95: View of an empty Lot. (formerly Bajamar Azul Building, demolished)
Photo facing towards north of the Subject Property.
Parcel ID: 040-015-156-03
Location: # 304 Fernández Juncos Ave., Puerta de Tierra, San Juan, P.R.
Use: Parking for GVP transport and logistic trucks.



Photo 96: View of an empty Building. Photo facing towards north of the Subject Property.
Parcel ID: 040-015-156-02
Location: # 302 Fernández Juncos Ave., Puerta de Tierra, San Juan, P.R.
Use: Formerly Food Warehouse and Cabinetmaking workshop.

Photographic Log
Bahia Urbana_Navy Pier_Infrastructure Project
Fernández Juncos Avenue (FJA) Improvements



Photo 97: View of an empty Building.
Photo facing towards north of the Subject Property.
Parcel ID: 040-015-156-01
Location: # 300 Fernández Juncos Ave. With Tadeo Rivera St., Puerta de Tierra, San Juan, P.R.

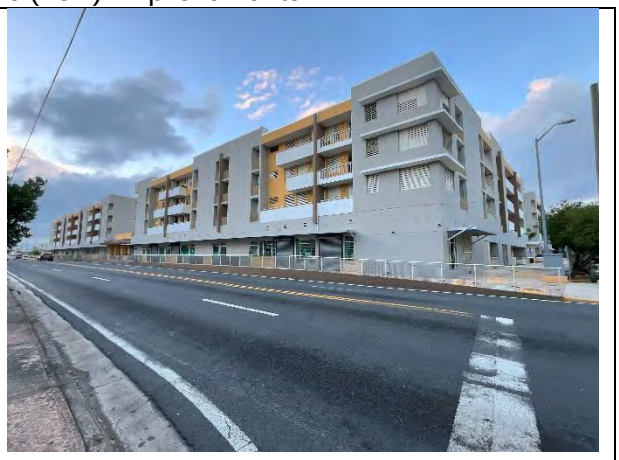


Photo 98: View of Puerta de Tierra Public Housing Complex.
Photo facing towards SouthEast of the Subject Property.
Parcel ID: 040-005-149-05, 040-005-149-04
040-005-149-02, & 040-005-149-01.
Location: Fernández Juncos Ave. With Tadeo Rivera St., Puerta de Tierra, San Juan, P.R.



Photo 99: View of Puerta de Tierra Public Housing Complex.
Photo facing towards SouthWest of the Subject Property.
Parcel ID: 040-005-149-05, 040-005-149-04
040-005-149-02, & 040-005-149-01.
Location: Fernández Juncos Ave. With Tadeo Rivera St., Puerta de Tierra, San Juan, P.R.



Photo 100: View of Puerta de Tierra Public Housing Complex at both sides of Tadeo Rivera St.
Photo facing towards Southof the Subject Property.
Parcel ID: 040-005-149-05, 040-005-149-04
040-005-149-02, & 040-005-149-01.
Location: Fernández Juncos Ave. With Tadeo Rivera St., Puerta de Tierra, San Juan, P.R.

Photographic Log
Bahia Urbana_Navy Pier_Infrastructure Project
Fernández Juncos Avenue (FJA) Improvements



Photo 101: View of Puerta de Tierra Public Housing Complex at West side of Tadeo Rivera St.
Photo facing towards SouthEast of the Subject Property.
Parcel ID: 040-005-149-05, 040-005-149-04 040-005-149-02, & 040-005-149-01.
Location: Fernández Juncos Ave. With Tadeo Rivera St., Puerta de Tierra, San Juan, P.R.

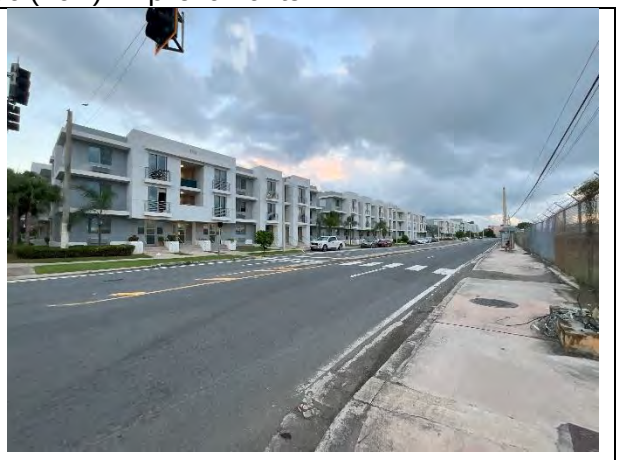


Photo 102: View of Puerta de Tierra Public Housing Complex.
Photo facing towards SouthWest of the Subject Property.
Parcel ID: 040-005-149-05, 040-005-149-04 040-005-149-02, & 040-005-149-01.
Location: Fernández Juncos Ave. With San Andrés St., Puerta de Tierra, San Juan, P.R.



Photo 103: View of GULF Service Station
Photo facing towards north East of the Subject Property.
Parcel ID: 040-014-155-02
Location: Fernández Juncos Ave. With Tadeo Rivera St., Puerta de Tierra, San Juan, P.R.



Photo 104: View of UST and Tire Shop at GULF Service Station
Photo facing towards SouthWest of the Subject Property from Fernández Juncos Ave.
Parcel ID: 040-014-155-02
Location: Fernández Juncos Ave. With Tadeo Rivera St., Puerta de Tierra, San Juan, P.R.

Photographic Log
Bahia Urbana_Navy Pier_Infrastructure Project
Fernández Juncos Avenue (FJA) Improvements

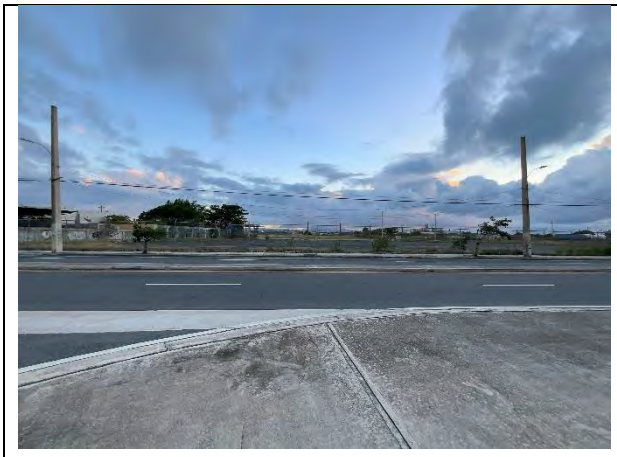


Photo 105: View of an area between Piers 11 & 14 from Pelayo Street
Photo facing towards north of the Subject Property from Pelayo St.
Parcel ID: 040-014-155-01
Location: Fernández Juncos Ave. With Pelayo St., Puerta de Tierra, San Juan, P.R.

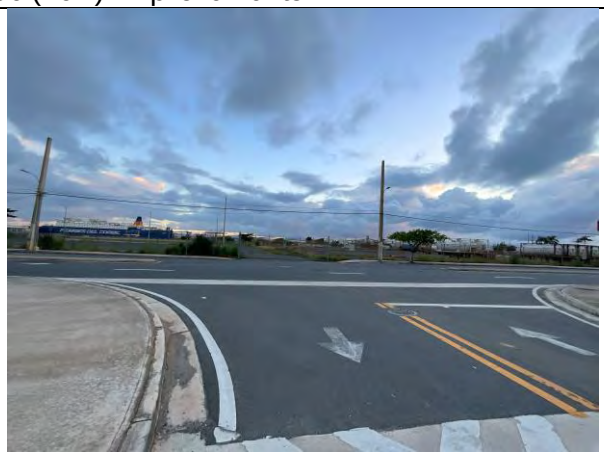


Photo 106: View of an area between Piers 11 & 14 from Pelayo Street
Photo facing towards north of the Subject Property from Pelayo St.
Parcel ID: 040-014-155-01
Location: Fernández Juncos Ave. With Pelayo St., Puerta de Tierra, San Juan, P.R.

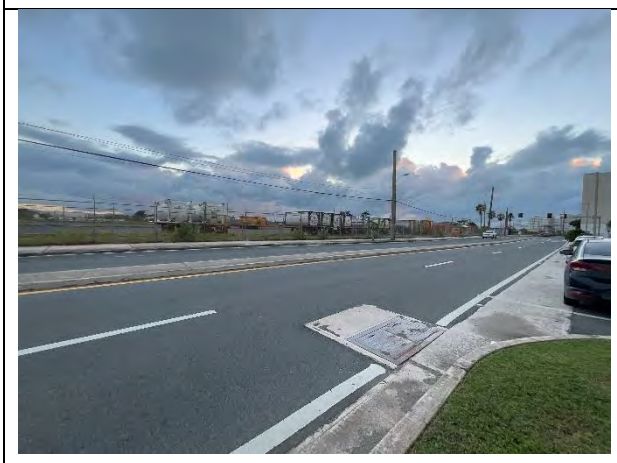


Photo 107: View of an area between Piers 11 & 14.
Photo facing towards north East of the Subject Property from Fernández Juncos Ave.
Parcel ID: 040-014-155-01
Location: Fernández Juncos Ave., Puerta de Tierra, San Juan, P.R.



Photo 108: View of an area between Piers 11 & 14.
Photo facing towards north West of the Subject Property from Fernández Juncos Ave.
Parcel ID: 040-014-155-01
Location: Fernández Juncos Ave. with San Andrés St., Puerta de Tierra, San Juan, P.R.

Photographic Log
Bahia Urbana_Navy Pier_Infrastructure Project
Fernández Juncos Avenue (FJA) Improvements

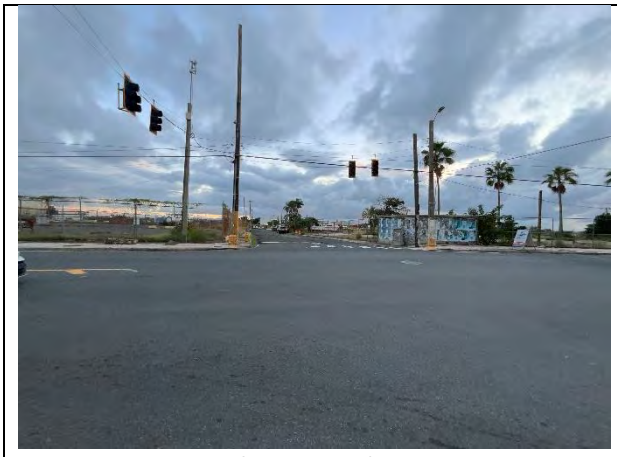


Photo 109: View of San Andrés St towards Pier 10 and Fish Shop La Coal from Fernández Juncos Ave.
Photo facing towards north West of the Subject Property from Fernández Juncos Ave.
Parcel ID: 888-001-001-00
Location: Fernández Juncos Ave. with San Andrés St., Puerta de Tierra, San Juan, P.R.



Photo 110: View of San Andrés St. towards north
Photo facing towards north of the Subject Property from Fernández Juncos Ave.
Parcel ID: 888-001-001-00
Location: Fernández Juncos Ave. with San Andrés St., Puerta de Tierra, San Juan, P.R.



Photo 111: View of Pier 10 Area from San Andrés St.
Photo facing towards East of the Subject Property
Parcel ID: 040-014-155-01
Location: San Andrés St., Puerta de Tierra, San Juan, P.R.

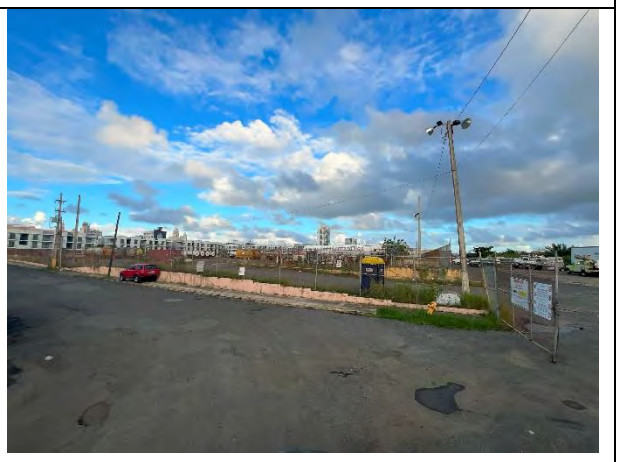


Photo 112: View of Pier 10 Area from San Andrés St. dead end.
Photo facing towards East of the Subject Property
Parcel ID: 040-014-155-01
Location: San Andrés St., Puerta de Tierra, San Juan, P.R.



Photo 113: View of Pier 10 Area gate from San Andrés St. dead end.
Photo facing towards East of the Subject Property
Parcel ID: 040-014-155-01
Location: San Andrés St., Puerta de Tierra, San Juan, P.R.



Photo 114: View of fish shop La Coal entrance from San Andrés St. dead end.
Photo facing towards north of the Subject Property.
Parcel ID: 040-014-155-03
Location: San Andrés St., Puerta de Tierra, San Juan, P.R.

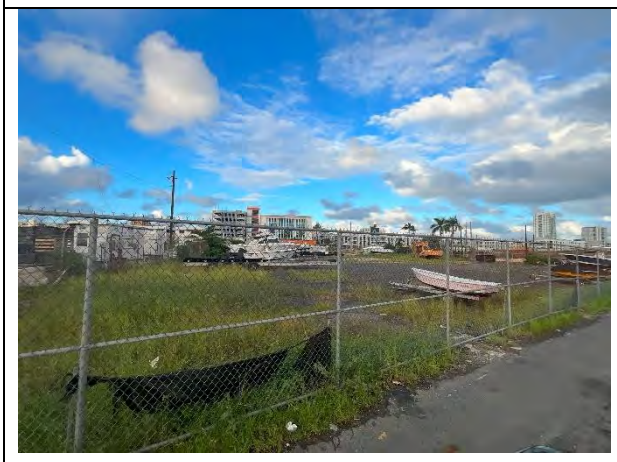


Photo 115: View of Pier 10 north parking lot.
Photo facing towards SouthWest of the Subject Property.
Parcel ID: 040-014-155-06
Location: San Andrés St., Puerta de Tierra, San Juan, P.R.



Photo 116: View of Pier 10 north parking lot.
Photo facing towards SouthEast of the Subject Property.
Parcel ID: 040-014-155-06
Location: San Andrés St., Puerta de Tierra, San Juan, P.R.

Photo 117: View of thr empty lot at the north of Pier 10.
Photo facing towards East of the Subject Property.

Photo 118: View of a north side of the empty lot at the north of Pier 10.

Photographic Log

Bahia Urbana_Navy Pier_Infrastructure Project
Fernández Juncos Avenue (FJA) Improvements



Parcel ID: 040-014-155-07
Location: San Andrés St., Puerta de Tierra, San Juan, P.R.

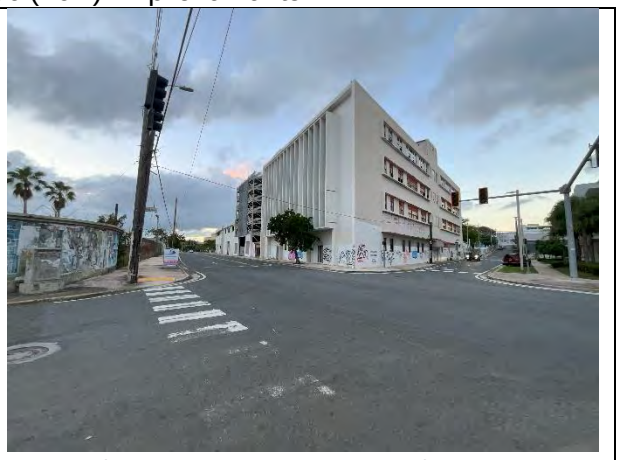


Photo facing towards north of the Subject Property.
Parcel ID: 040-014-155-07
Location: San Andrés St. and Fernández Juncos Ave., Puerta de Tierra, San Juan, P.R.



Photo 119: View of a multilevel Parking Lot, not currently in use. Photo facing towards Southof the Subject Property.
Parcel ID: 040-004-117-08
Location: #163 Fernández Juncos Ave., Puerta de Tierra, San Juan, P.R.

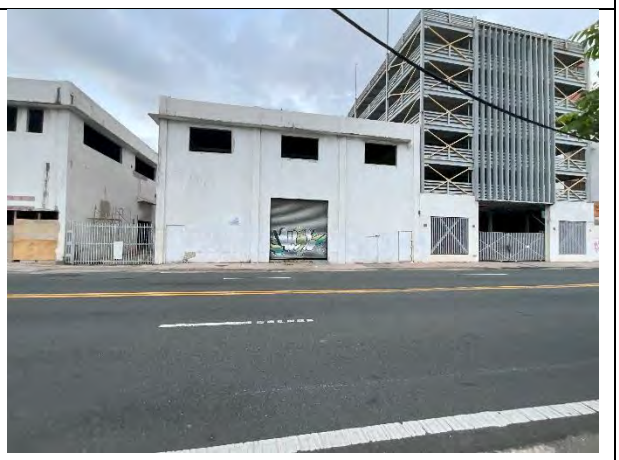


Photo 120: View of a vacant building. Photo facing towards Southof the Subject Property.
Parcel ID: 040-004-117-14
Location: #161 Fernández Juncos Ave., Puerta de Tierra, San Juan, P.R.

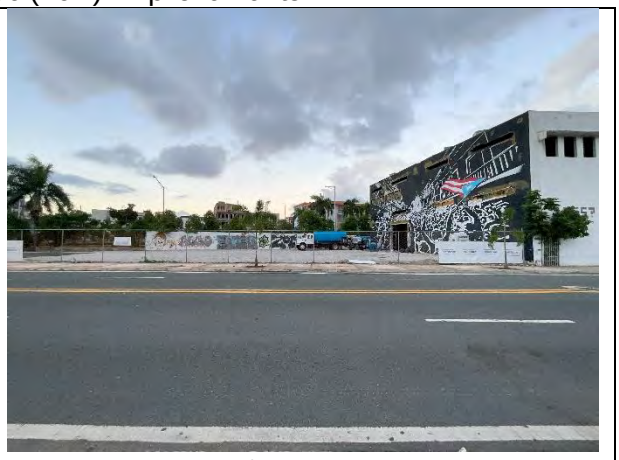
Photo 121: View of tho old Flat Iron Warehouse. Not currently in use. Photo facing towards SouthWest of the Subject Property.
Parcel ID: 040-004-117-13

Photo 122: View of a Parking Lot. Photo facing towards Southof the Subject Property.
Parcel ID: 040-004-117-11

Photographic Log
Bahia Urbana_Navy Pier_Infrastructure Project
Fernández Juncos Avenue (FJA) Improvements



Location: #159 Fernández Juncos Ave., Puerta de Tierra, San Juan, P.R.



Location: #157 Fernández Juncos Ave., Puerta de Tierra, San Juan, P.R.

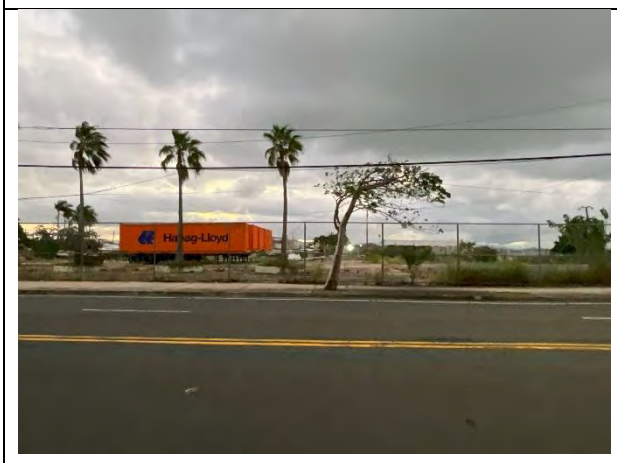


Photo 123: View of a Parking Lot at the north of Pier 10. Photo facing towards north of the Subject Property.
Parcel ID: 040-004-115-07
Location: Fernández Juncos Ave., Puerta de Tierra, San Juan, P.R.

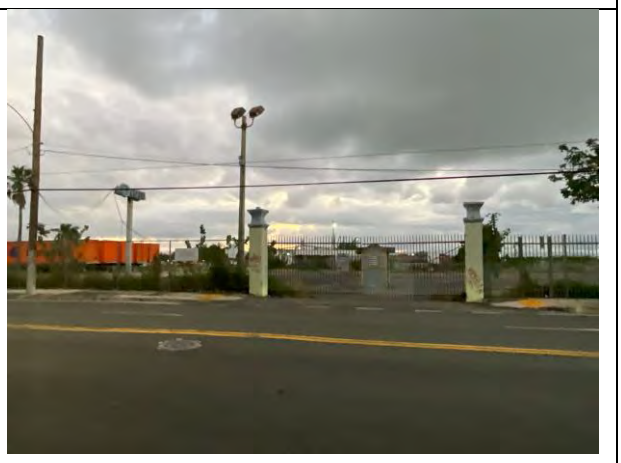


Photo 124: View of a Parking Lot at the north of Pier 10, entrance from Fernández Juncos Ave. Photo facing towards north of the Subject Property.
Parcel ID: 040-004-115-07
Location: Fernández Juncos Ave., Puerta de Tierra, San Juan, P.R.

Photographic Log
Bahia Urbana_Navy Pier_Infrastructure Project
Fernández Juncos Avenue (FJA) Improvements

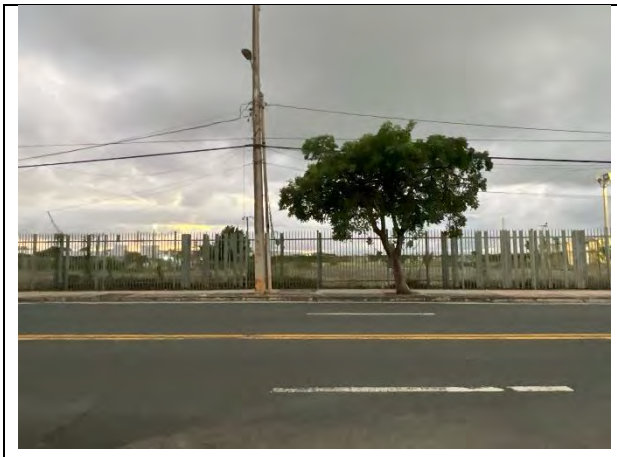


Photo 125: View of a Parking Lot at the north of Pier 10. Photo facing towards north of the Subject Property.
Parcel ID: 040-004-115-07 & 040-014-115-08
Location: Fernández Juncos Ave., Puerta de Tierra, San Juan, P.R.

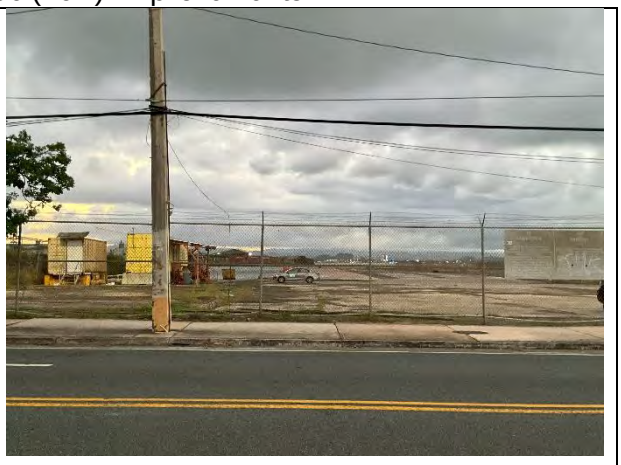


Photo 126: View of a Parking Lot at the north of Pier 10. Photo facing towards north of the Subject Property.
Parcel ID: 040-004-115-07 & 040-014-115-08
Location: Fernández Juncos Ave., Puerta de Tierra, San Juan, P.R.

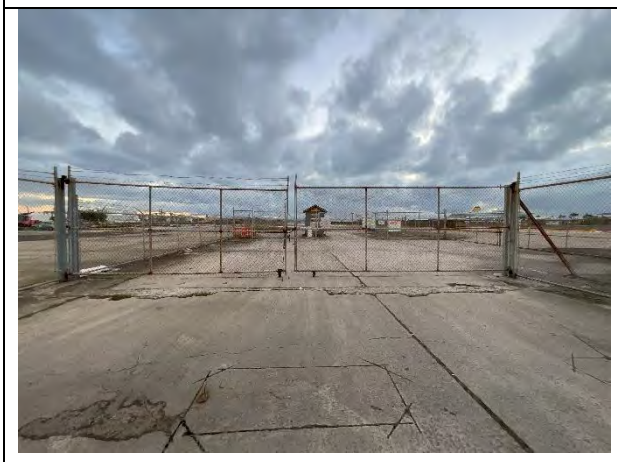


Photo 127: View of Pier 9 entrance. Photo facing towards north of the Subject Property.
Parcel ID: 040-004-115-02
Location: Fernández Juncos Ave., Puerta de Tierra, San Juan, P.R.



Photo 128: View of Pier 9 and Pier 8 North-Northwest side. Photo facing towards north of the Subject Property.
Parcel ID: 040-004-115-02
Location: Fernández Juncos Ave., Puerta de Tierra, San Juan, P.R.

Photographic Log
Bahia Urbana_Navy Pier_Infrastructure Project
Fernández Juncos Avenue (FJA) Improvements



Photo 129: View of Piers 7 and 6 , location of Bahia Urbana facilities. Photo facing towards north of the Subject Property.
Parcel ID: 040-004-115-05
Location: Fernández Juncos Ave., Puerta de Tierra, San Juan, P.R.

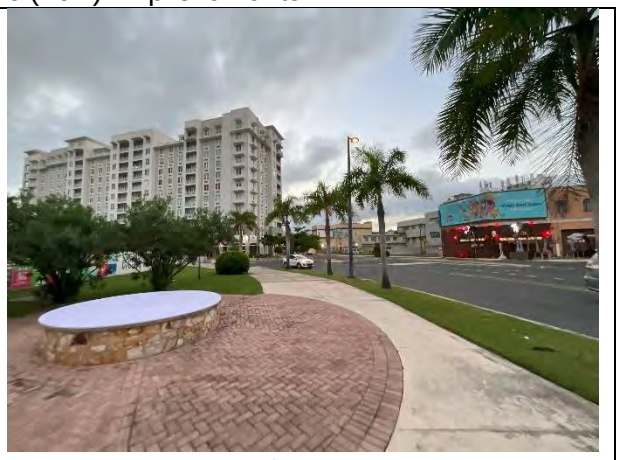


Photo 130: View of Bahia Urbana Sidewalk towards West. Photo facing towards East of the Subject Property.
Parcel ID: 040-004-115-05
Location: Fernández Juncos Ave., Puerta de Tierra, San Juan, P.R.



Photo 131: View of Valdés St. with Del Tren St. and Fernández Juncos Ave. and Salvation Army Building.
Photo facing towards north.
Parcel ID:040-004-108-06
Location: Fernández Juncos Ave., Puerta de Tierra, San Juan, P.R.



Photo 132: View of Salvation Army Building.
Photo facing towards Southof the Subject Property.
Parcel ID:040-004-108-06
Location: #104 Fernández Juncos Ave., Puerta de Tierra, San Juan, P.R.



Photo 133: View of a an old Police Station Building. Photo facing towards Southof the Subject Property.
Parcel ID: 040-004-108-05
Location: Del Tren St., Puerta de Tierra, San Juan, P.R.

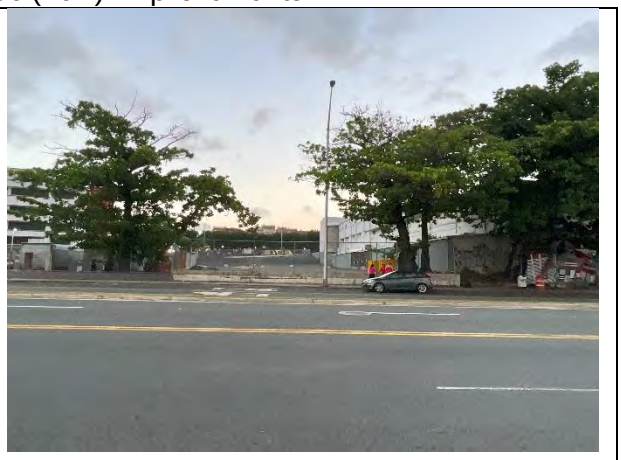


Photo 134: View of a Parking Lot. Photo facing towards Southof the Subject Property.
Parcel ID: 040-004-108-09
Location: Del Tren St., Puerta de Tierra, San Juan, P.R.



Photo 135: View of an empty lot used for the location of waste dumpsters and waste compactors dumpsters. Photo facing towards Southof the Subject Property.
Parcel ID: 040-004-108-08
Location: Del Tren St. Km 1.0, Puerta de Tierra, San Juan, P.R.



Photo 136: View of a Parking Lots and office Building. Photo facing towards Southof the Subject Property.
Parcel ID:040-004-108-03, 040-004-108-08, & 040-004-108-09
Location: Del Tren St. Km 1.0, Puerta de Tierra, San Juan, P.R.

Photographic Log
Bahia Urbana_Navy Pier_Infrastructure Project
Fernández Juncos Avenue (FJA) Improvements

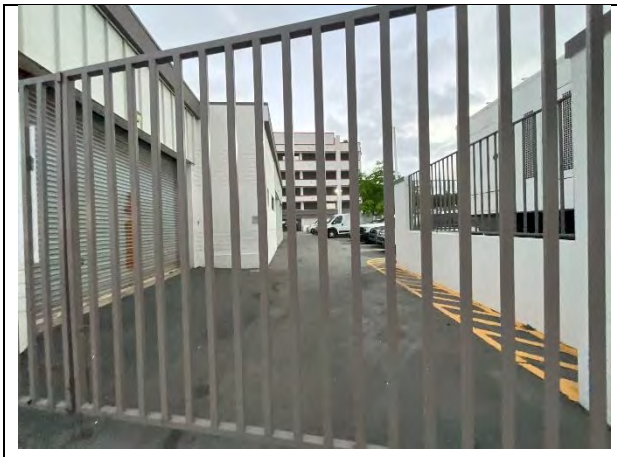


Photo 137: View of a main gate of office Building. Photo facing towards Southof the Subject Property.
Parcel ID:040-004-108-03
Location: Del Tren St. , Puerta de Tierra, San Juan, P.R.

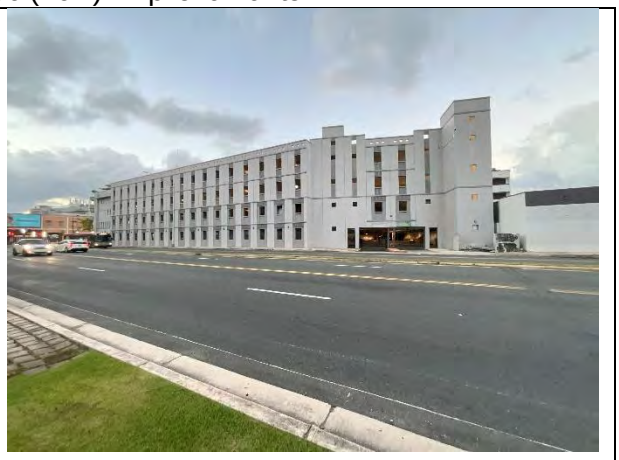


Photo 138: View of parking lot and Oficina de Manejo de Emergencias Municipal (OME) Offices Photo facing towards Southof the Subject Property.
Parcel ID:040-004-108-07
Location: Del Tren St. , Puerta de Tierra, San Juan, P.R.
Note: 2 fuel ASTs observed from outside



Photo 139: View of Garl Pershing St. and Fernández Juncos Ave. Photo facing towards Southof the Subject Property.
Parcel ID:040-004-108-07 & 040-003-107-04
Location: Fernández Juncos Ave., Puerta de Tierra, San Juan, P.R.

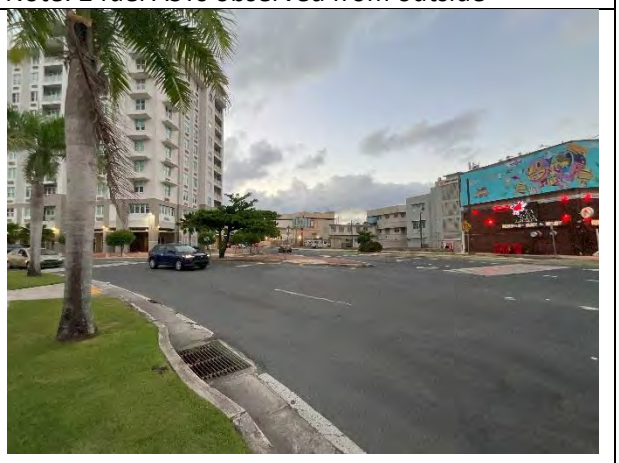


Photo 140: View of Capitolio Plaza & La Vaca Enfurecida Restaurant.
Photo facing towards East of the Subject Property.
Parcel ID: 040-003-107-04 & 040-003-067-08
Location: Fernández Juncos Ave. , Puerta de Tierra, San Juan, P.R.

Photographic Log

Pedestrian Access Project

Photographic Log

Proposed Pedestrian Bridges Area



Photo 1: View of South limit of the San Antonio Bridge. Photo from the Sizzler Plaza area facing towards the proposed north pedestrian bridge area (Subject Property).



Photo 2: View of the west side of the Subject Property of the proposed south bridge. Photo facing towards the Northeast.

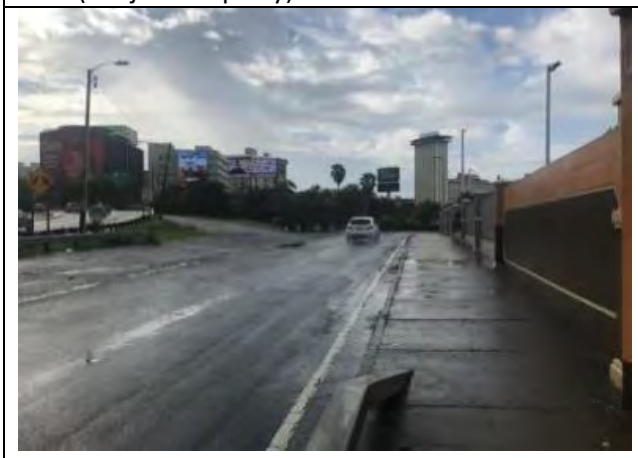


Photo 3: View of the Sizzler Plaza intersection at the south end of the San Antonio Bridge. Photo is facing towards the south of Subject Property.

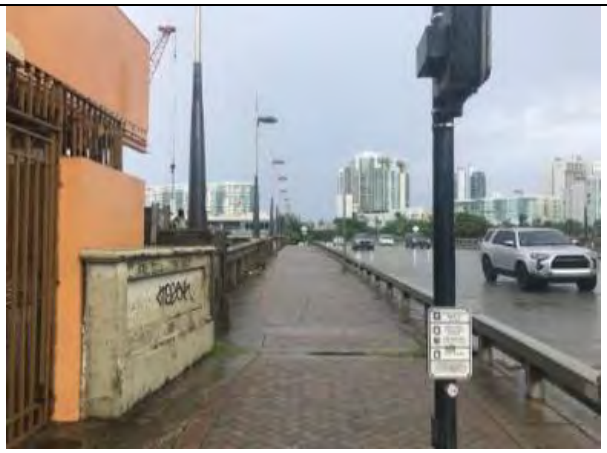


Photo 4: View of the west sidewalk from the Sizzler Plaza towards the Fernandez Juncos Avenue. Photo is facing to the North of the Subject Property.



Photo 5: View of the current pedestrian crosswalk from the west pedestrian sidewalk of the San

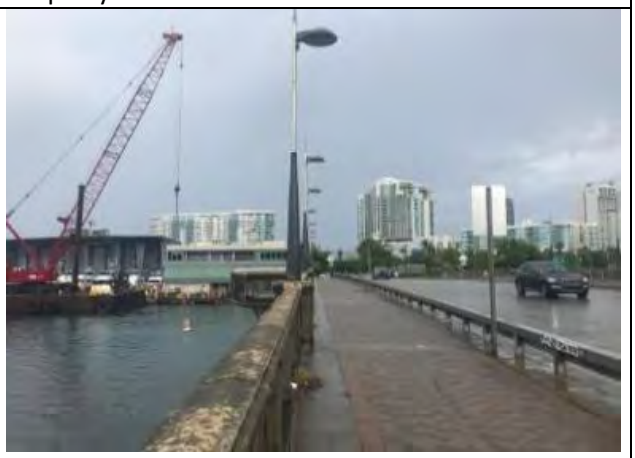


Photo 6: View of the San Antonio Bridge west sidewalk, the Caño San Antonio, and the "Club

Antonio Bridge towards the area of the proposed south pedestrian bridge (Subject Property). Photo taken from the South limit of the San Antonio Bridge.	Náutico de San Juan". Photo is facing towards the North of the Subject Property.
 Photo 7: View of the PR-1 at the San Antonio Bridge area. Photo is facing towards the Northeast of the Subject Property.	 Photo 8: View of the Caño San Antonio and the Marina operational area at the west side of the San Antonio Bridge.
 Photo 9: View of the "Caño San Antonio" and the Sizzler Building located at the south area of the San Antonio Bridge. Photo is facing towards the South of the Subject Property.	 Photo 10: View of the end of the sidewalk in front of the "Club Náutico de San Juan". Photo is facing towards the North of the Subject Property.



Photo 11: View of the starting location of the proposed Fernandez Juncos Improvements at the North limit end of the San Antonio Bridge. Photo is facing towards the Northeast of the Subject Property.



Photo 12: View of the North limit of the San Antonio Bridge facing towards the Northeast of the proposed North pedestrian bridge (Subject Property) area.



Photo 15: View of the "Club Náutico de San Juan" area from the east sidewalk of the San Antonio Bridge. Photo is facing towards the Northwest of the Subject Property.



Photo 16: View of the "Caño San Antonio" and the Old San Antonio Bridge in the central area of the Subject Property.

Photographic Log

Proposed Pedestrian Bridges Area



Photo 17: View of the Caño San Antonio, the old San Antonio Bridge facing Northeast of the Subject Property. In the background the Guillermo Esteves Bridge part of the Subject Property.



Photo 18: View of the infrastructure (Telephone, PRASA-Sewer and Stormwater) and the pedestrian walk between the Bridge San Antonio and Guillermo Esteves Bridge facing to the West of the Subject Property.



Photo 19: View of the proposed south pedestrian bridge location. View of the pedestrian walk and the green area between the Bridge San Antonio and Guillermo Esteves Bridge facing to the Southwest of the Subject Property.



Photo 20: View of South limit of the Guillermo Esteves Bridge facing to the Southeast of the Subject Property.



Photo 21: View of South limits end of the Guillermo Esteves Bridge facing to the East of the Subject Property.



Photo 22: View of the streetway over the Guillermo Esteves Bridge facing North of the Subject Property.



Photo 23: View of the Guillermo Esteves Bridge South limit. Photo is facing towards the North of the Subject Property.



Photo 24: View of the Caño San Antonio from the Guillermo Esteves Bridge facing to the Northwest of the Subject Property. In the background the Old Bridge, the San Antonio Bridge, and part of the North Subject Property.



Photo 25: View of the Caño San Antonio from the North of the Guillermo Esteves Bridge end. Photo towards the South of the Subject Property.



Photo 26: View of the proposed north pedestrian bridge area. Photo of the green area between the San Antonio and Guillermo Esteves Bridges. View is facing towards the Northwest of the Subject Property.



Photo 27: View of the pedestrian area at the North end. This area is in between the Guillermo Esteves Bridge and Bridge San Antonio. Photo is facing towards the Northwest of the Subject Property.



Photo 28: View of the pedestrian crosswalk in the North limit of the Guillermo Esteves Bridge. Photo is facing towards the Southeast of the Subject Property.



Photo 29: View of the Laguna del Condado at the East side of the Guillermo Esteves Bridge. Photo taken at the North of the Guillermo Estevez Bridge end facing towards the South of the Subject Property.



Photo 30: View of the East sidewalk of the Guillermo Esteves Bridge. Phot taken from the North limits facing towards the South of the Subject Property.



Photo 31: View of the Guillermo Esteves Bridge with an overview of the Laguna del Condado. Photo taken from the South limit of the Subject Property.



Photo 32: View of the Old and New San Antonio Bridges and the Caño San Antonio area. View of the proposed north pedestrian bridge area. Photo is taken facing to the Northwest of the Subject Property.



Photo 33: View of south Bridge- Unknown Water Outlet at proposed south pedestrian bridge area Photo is facing towards the Southwest.



Photo 34: View of possible stormwater outlets at the proposed north pedestrian bridge area. Photo taken towards the North of the Subject Property.



Photo 35: View of the electrical panels located at the proposed north pedestrian bridge area.



Photo 36: View of open electrical panel located at the proposed north pedestrian bridge area.



Photo 37: View to the west of the stair access in the PR 25, at the right elevation of the PR-16 ramp.



Photo 38: View to the east of the PR-25 and PR-1.



Photo 39: View to the south of the PR-1.



Photo 40: View to the east of the stair at the right elevation of the PR-16 ramp.



Photo 41: View to the north of the PR-1 and the PR-16 ramp.



Photo 42: View to the east of the overview area of the pedestrian access project between PR-25 and PR-1.



Photo 43: View to the northeast of the overview area of the pedestrian access project between PR-25 and PR-1.



Photo 44: View to the west of the PR-1 and the PR-16 ramp.



Photo 45: View to the southwest of the PR-1 and the PR-16 ramp.



Photo 46: View to the northwest of the PR-16 ramp.



Photo 47: View from the PR-16 ramp of the PR-1 and PR-25.



Photo 48: View to the north of the overview area of the pedestrian access project between PR-25 and PR-1.



Photo 49: View to the east of the stair access at the left elevation of the PR-16 ramp.



Photo 50: View to the east of the PR-16 ramp.



Photo 51: View to the easy of the green area between the PR-26 and the PR-16 ramp and the stair access.



Photo 52: View to the north of the "Fuente de Bienvenida a San Juan" from the PR-16 ramp.



Photo 53: View to the west of the stair access at the east end of the PR-16 ramp.

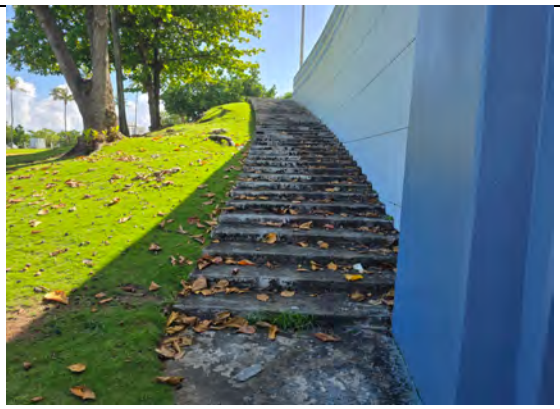


Photo 54: View to the east of the stair access.



Photo 55: View to the northeast of the PR-26 access road.



Photo 56: View to the west of the PR-25.



Photo 57: View to the southwest of the PR-25.



Photo 58: View to the north of the PR-25.



Photo 59: View to the southwest of the PR-25.



Photo 60: View of the commemorative mural of the 505 years of foundation of San Juan in PR-1.



Photo 61: View of the mural "Cultura de Puerto Rico" in the PR-25.



Photo 62: View of the mural "Cultura de Puerto Rico" in the PR-25.



Photo 63: View to the southwest of the PR-16.



Photo 64: View to the southeast of the Figueroa Building on PR-16.



Photo 65: View to the northeast of the PR-16.



Photo 66: View to the southwest of a green area with a water fountain and a sculpture in the PR-16.



Photo 67: View to the southwest of the PR-16.



Photo 68: View to the north of the PR-16.



Photo 69: View to the southwest of the PR-16.



Photo 70: View to the north of the PR-1 and PR-16 with the crosswalk.



Photo 71: View to the southwest of the PR-16 and PR-1.



Photo 72: View to the east of the sidewalk between PR-1 and PR-25 south limit of the Antonio Channel.



Photo 73: View to the southeast of the PR-1 and PR-25.



Photo 74: View to the south of the green area of the pedestrian access project.



Photo 75: View to the west of the sidewalk between PR-1 and PR-25 south limit of the Antonio Channel.



Photo 76: View to the northwest of the sidewalk between PR-1 and PR-25 south limit of the Antonio Channel.



Photo 77: View to the north of the PR-1 and PR-25 from the "Fuente de Bienvenida a San Juan"



Photo 78: View to the southwest of the PR-1 and PR-25 from the "Fuente de Bienvenida a San Juan"



Photo 79: View to the soutwest of the PR-1 and PR-25 from the "Fuente de Bienvenida a San Juan"



Photo 80: View to the south of the PR-1 and PR-26 from the "Fuente de Bienvenida a San Juan"



Photo 81: View to the west of the PR-26 crosswalk.



Photo 82: View to the northwest of the PR-1.



Photo 83: View to the northeast of the Condado Lagoon.

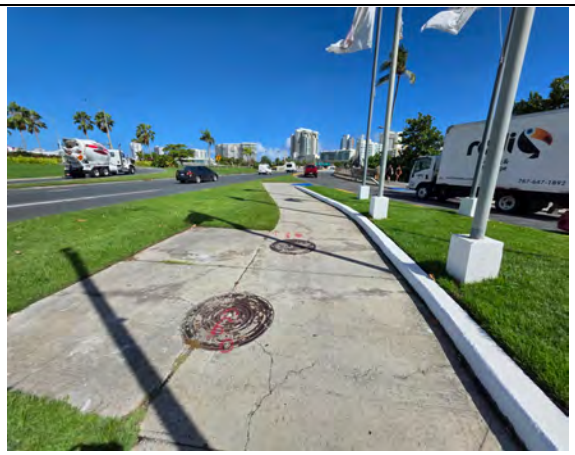


Photo 84: View to the north of the PR-1 and PR-25 from the "Fuente de Bienvenida a San Juan"



Photo 85: View to the southeast of the access road of PR-26.



Photo 86: View to the northeast of a storm drain and electrical connection in the "Fuente de Bienvenida a San Juan"



Photo 87: View to the northeast of the "Fuente de Bienvenida a San Juan"



Photo 88: View to the east of the green area of the "Fuente de Bienvenida a San Juan"



Photo 89: View to the south of the PR-16 sidewalk.



Photo 90: View to the southwest of the PR-16.



Photo 91: View to the southwest of the PR-16.



Photo 92: View to the southwest of the PR-16 sidewalk.



Photo 93: View to the southwest of the PR-16.



Photo 94: View to the southwest of the PR-16 crosswalk.



Photo 95: View to the northeast of the PR-16 crosswalk.



Photo 96: View to the east of the PR-16 crosswalk.