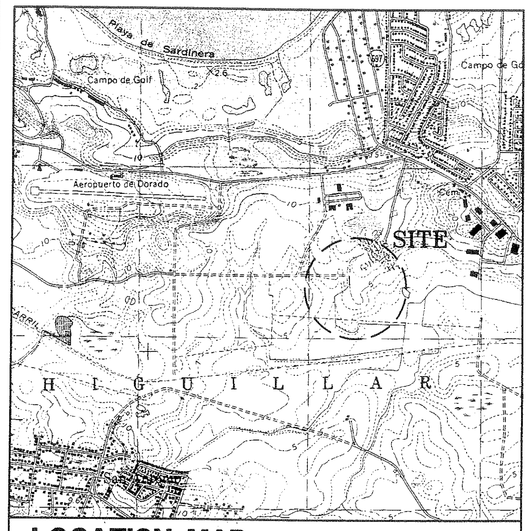
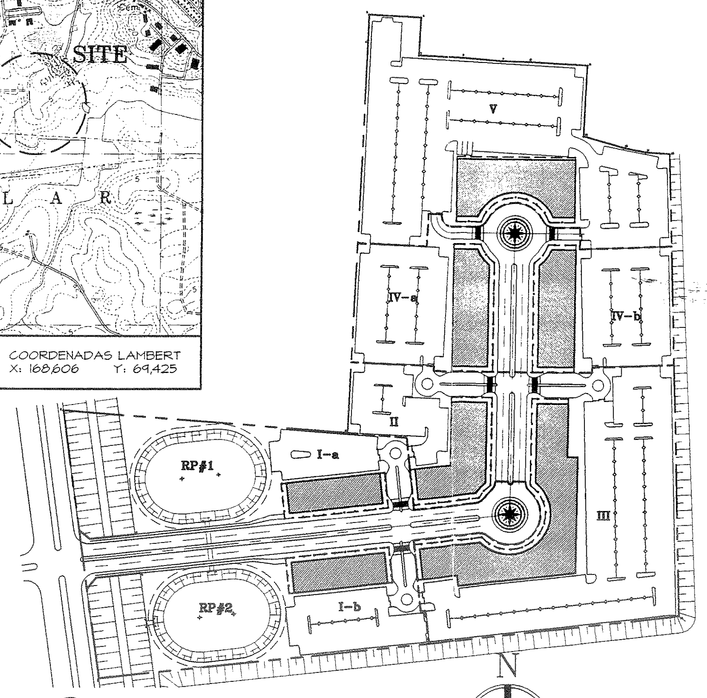


LOCATION MAP

SCALE: 1:20,000

COORDENADAS LAMBERT
X: 168606 Y: 69,425



2 PROPOSED PHASES

SCALE: 1:2000

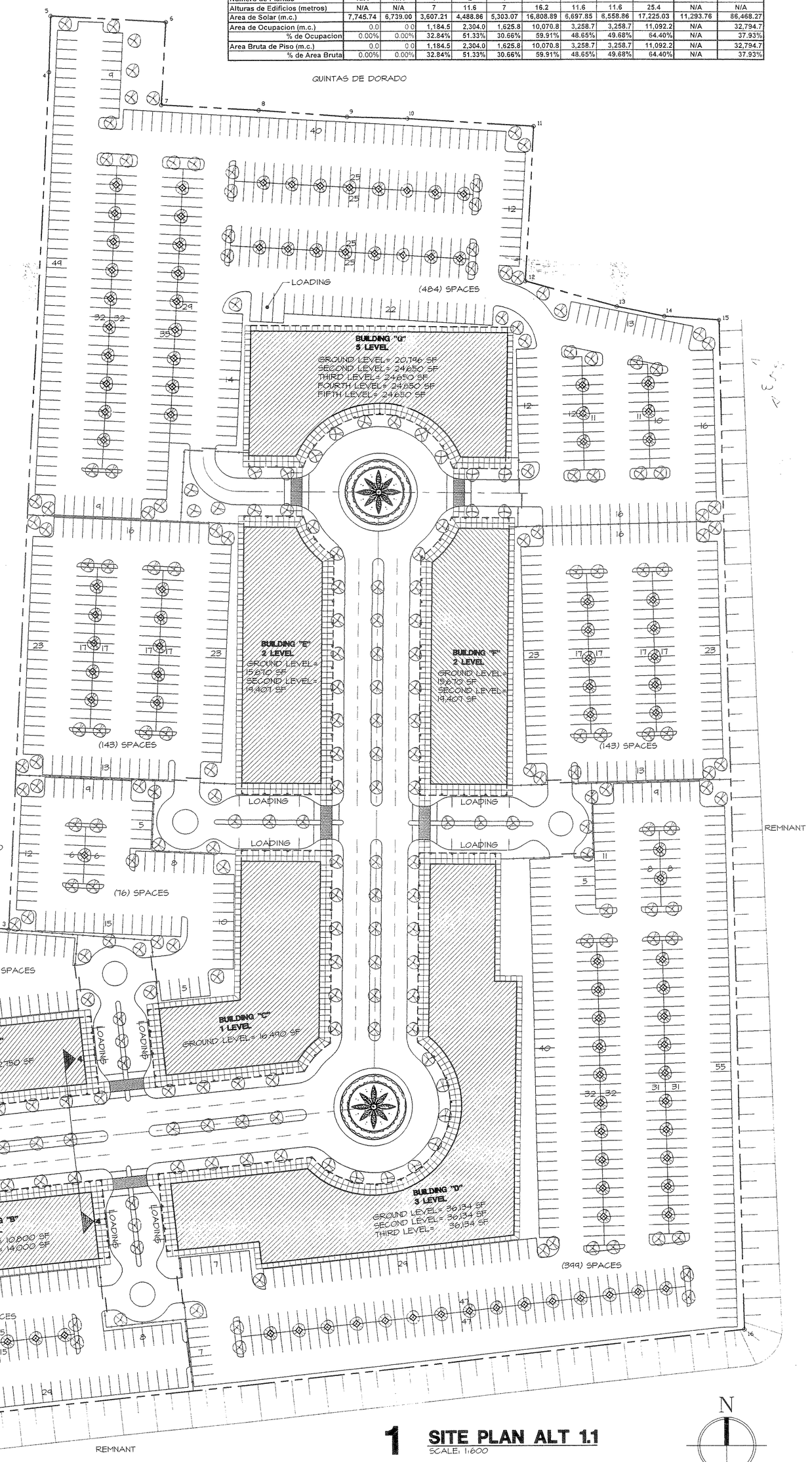
NOTA:
1. NINGUNA FASE COMENZARA MAS TARDE DE SEIS MESES DESPUES DE TERMINAR LA FASE ANTERIOR.

SURVEY DATA (MAIN PARCEL)

POINT	LINE	Y CORDS	X CORDS	DISTANCE	BEARINGS	DESCRIPTION
1	---	69392.839	168364.347			EDGE OF SIDE WALK
2	1-2	69443.369	168341.974	162.082	N 07°56'02" W	EDGE OF SIDE WALK
3	2-3	69479.460	168507.213	165.782	S 85°21'34" E	TO BE ESTABLISHED
4	3-4	69714.468	168517.491	234.755	N 02°37'53" E	1" GALVANIZED PIPE
5	4-5	69724.794	168518.468	15.333	N 01°46'53" E	CONCRETE WALL
6	5-6	69728.050	168544.447	31.078	S 86°47'04" E	EDGE OF SIDE WALK
7	6-7	69705.403	168548.275	22.680	S 03°05'17" W	TO BE ESTABLISHED
8	7-8	69703.944	168574.156	25.922	S 86°47'05" E	WALL
9	8-9	69702.007	168598.048	23.971	S 85°21'10" E	GALVANIZED PIPE
10	9-10	69701.471	168614.329	16.280	S 88°06'51" E	IRON ROD
11	10-11	69699.314	168649.000	34.738	S 86°26'23" E	GALVANIZED PIPE
12	11-12	69657.101	168646.809	42.270	S 02°58'16" W	GALVANIZED PIPE
13	12-13	69650.008	168671.418	25.611	S 73°55'20" E	GALVANIZED PIPE
14	13-14	69647.302	168694.483	23.342	S 78°17'54" E	WALL
15	14-15	69646.206	168699.144	14.702	S 85°43'31" E	IRON ROD
16	15-16	69364.712	168706.050	276.581	S 01°25'31" E	TO BE ESTABLISHED
1	16-1	69392.839	168364.347	343.687	S 83°50'28" W	EDGE OF SIDE WALK

AREA = 86,468.5800 SQ. MTS. ~ 22.000 CUERDAS

SOLAR	1	2	3	4	5	6	7	8	9		
FASE:	RP#1	RP#2	I-a	I-b	II	III	IV-a	IV-b	V	Main Drive	Totales
Numero de Estructuras	N/A	N/A	1	1	1	1	1	1	1	N/A	7
Numero de Plantas	N/A	N/A	1	2	1	3	2	2	5	N/A	N/A
Alturas de Edificios (metros)	N/A	N/A	7	11.6	7	16.2	11.6	11.6	25.4	N/A	N/A
Area de Solar (m.c.)	7,745.74	6,739.00	3,607.21	4,488.86	5,303.07	16,808.89	6,697.85	6,558.86	17,226.03	11,293.76	86,468.27
Area de Ocupacion (m.c.)	0.0	0.0	1,184.5	2,304.0	1,625.8	10,070.8	3,258.7	3,258.7	11,092.2	N/A	32,794.7
% de Ocupacion	0.00%	0.00%	32.84%	51.33%	30.66%	59.91%	48.65%	49.68%	64.40%	N/A	37.93%
Area Bruta de Piso (m.c.)	0.0	0.0	1,184.5	2,304.0	1,625.8	10,070.8	3,258.7	3,258.7	11,092.2	N/A	32,794.7
% de Area Bruta	0.00%	0.00%	32.84%	51.33%	30.66%	59.91%	48.65%	49.68%	64.40%	N/A	37.93%



1 SITE PLAN ALT 1.1

SCALE: 1:600

0 25' 50' 100' 150' 200'

FIGURA 11. Planta del Proyecto con ubicación de Charca de Detención.

PHASE I-a: Building A

Uses:	GLA	%	40% Kitchen	60% Seating	Req'd Parking ARPE
Office (35% high Intensity/ 65% low Intensity)					
Ground Level	12,750	100.0%			
Second Level	0	0.0%			
Third Level	0	0.0%			
	12,750	100.0%			49.7
Service/Shops (Ground Level), Say,	0	0.0%			0.0
Food Service (Ground Level), Say	0	0.0%	0	0	0.0
Totals:	12,750	100.0%			49.7
Ratio per 1000/GLA:		4.00			
			Parking Shown		51
			Surplus/Deficit:		1.3

PHASE I-b: Building B

Uses:	GLA	%	40% Kitchen	60% Seating	Req'd Parking ARPE
Office (35% high Intensity/ 65% low Intensity)					
Ground Level	10,800	43.5%			
Second Level	14,000	56.5%			
Third Level	0	0.0%			
	24,800	100.0%			96.6
Service/Shops (Ground Level), Say,	0	0.0%			0.0
Food Service (Ground Level), Say	0	0.0%	0	0	0.0
Totals:	24,800	100.0%			96.6
Ratio per 1000/GLA:		3.91			
			Parking Shown		97
			Surplus/Deficit:		0.4

PHASE II: Building C

Uses:	GLA	%	40% Kitchen	60% Seating	Req'd Parking ARPE
Office (35% high Intensity/ 65% low Intensity)					
Ground Level	16,500	94.3%			
Second Level	0	0.0%			
Third Level	0	0.0%			
	16,500	94.3%			64.3
Service/Shops (Ground Level), Say,	0	0.0%			0.0
Food Service (Ground Level), Say	1,000	5.7%	400	600	11.7
Totals:	17,500	100.0%			76.0
Ratio per 1000/GLA:		4.34			
			Parking Shown		76
			Surplus/Deficit:		0.0

PHASE III: Building D

Uses:	GLA	%	40% Kitchen	60% Seating	Req'd Parking ARPE
Office Ground Level (100% low intensity)					
Ground Level	15,000	13.8%			47.4
Service/Shops (Ground Level), Say,	17,634	16.3%			60.9
Food Service (Ground Level), Say	3,500	3.2%	1,400	2,100	40.9
Total GLA, ground level	36,134				
Office 2nd Level (100% low intensity)	36,134	33.3%			114.1
Office 3rd Level (100% low intensity)	36,134	33.3%			114.1
Totals:	108,402	100.0%			397.4
Ratio per 1000/GLA:		3.68			
			Parking Shown		399
			Surplus/Deficit:		1.6

PHASE IV-a: Building E

Uses:	GLA	%	40% Kitchen	60% Seating	Req'd Parking ARPE
Office (35% high Intensity/ 65% low Intensity)					
Ground Level	15,670	44.7%			
Second Level	19,407	55.3%			
Third Level	0	0.0%			
	35,077	100.0%			136.6
Service/Shops (Ground Level), Say,	0	0.0%			0.0
Food Service (Ground Level), Say	0	0.0%	0	0	0.0
Totals:	35,077	100.0%			136.6
Ratio per 1000/GLA:		4.08			
			Parking Shown		143
			Surplus/Deficit:		6.4

PHASE IV-b: Building F

Uses:	GLA	%	40% Kitchen	60% Seating	Req'd Parking ARPE
Office (35% high Intensity/ 65% low Intensity)					
Ground Level	15,670	44.7%			
Second Level	19,407	55.3%			
Third Level	0	0.0%			
	35,077	100.0%			136.6
Service/Shops (Ground Level), Say,	0	0.0%			0.0
Food Service (Ground Level), Say	0	0.0%	0	0	0.0
Totals:	35,077	100.0%			136.6
Ratio per 1000/GLA:		4.08			
			Parking Shown		143
			Surplus/Deficit:		6.4

PHASE V: Building G

Uses:	GLA	%	40% Kitchen	60% Seating	Req'd Parking ARPE
Office (35% high Intensity/ 65% low Intensity)					
Ground Level	20,796	17.4%			
Second Level	24,650	20.6%			
Third Level	24,650	20.6%			
Fourth Level	24,650	20.6%			
Fifth Level	24,650	20.6%			
	119,396	100.0%			465.1
Service/Shops (Ground Level), Say,	0	0.0%			0.0
Food Service (Ground Level), Say	0	0.0%	0	0	0.0
Totals:	119,396	100.0%			465.1
Ratio per 1000/GLA:		4.05			
			Parking Shown		484
			Surplus/Deficit:		18.9

SUMMARY FOR ALL PHASES

Uses:	GLA	%	40% Kitchen	60% Seating	Req'd Parking ARPE
Office Uses (Density Varies):					
Ground Level	107,106	30.4%			
Second Level	113,888	32.2%			
Third Level	60,784	17.2%			
Fourth Level	24,650	7.0%			
Fifth Level	24,650	7.0%			
	330,818	94.2%			1,224.6
Service/Shops (Ground Level), Say,	17,634	5.0%			60.9
Food Service (Ground Level), Say	4,500	1.3%	1,800	2,700	52.5
Totals:	353,012	100.5%			1,358.1
Ratio per 1000/GLA:		3.95			
			Parking Shown		1,393
			Surplus/Deficit:		34.9

NO	ISSUE / REVISIONS	DATE
	REVISED AS PER J. MARTINEZ FAX INSTRUCTION 4/13/04	04/26/04
	ISSUE TO OWNER	04/06/05

ADVANCE PRINT
NOT FOR CONSTRUCTION

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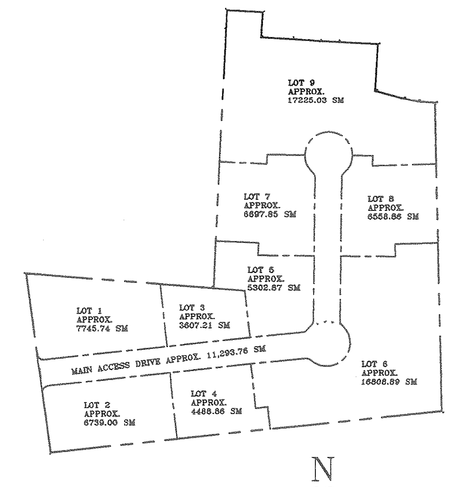
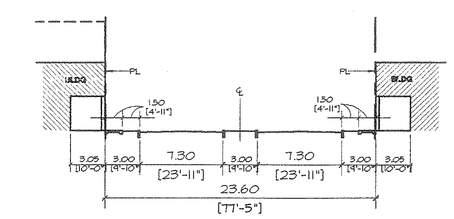


LOT AREAS

SCALE: 1:5000



4 MAIN ACCESS DRIVE SECTION

SCALE: 1:300'

SEAL

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CONSULTANT

PROJECT NAME
DORADO OFFICE PARK
DORADO, PUERTO RICO

DRAWING TITLE
PLANO DE SITUACION ALT-1.1

PROJECT ID: 03-020-05	SCALE: AS SHOWN
DRAWN BY: PM/GT	PLOT SCALE: 1:1
XREF 1: SHEET	DRAWING NO
XREF 2:	A001.1
XREF 3:	
XREF 4:	
SERVER\ PATH \ FILENAME	___ OF ___