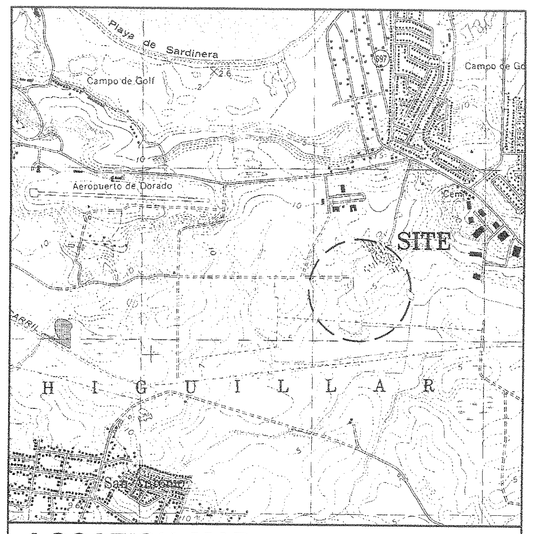
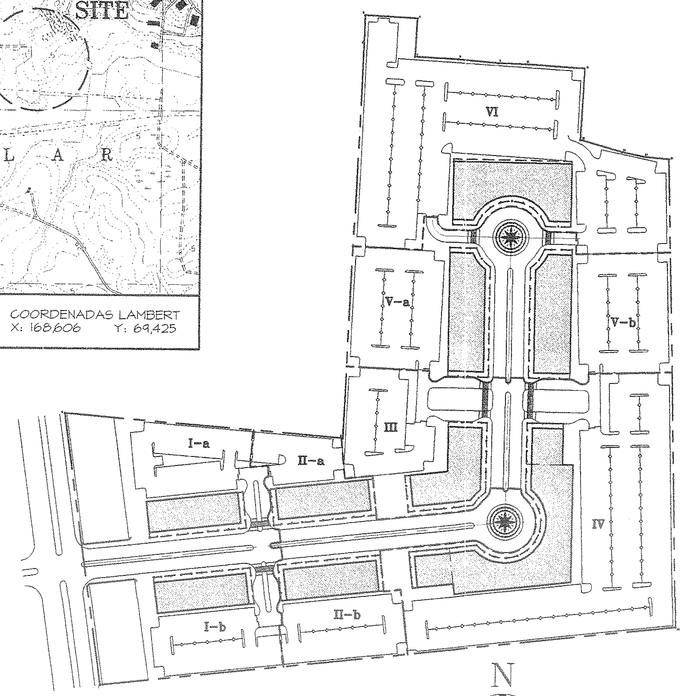


LOCATION MAP
SCALE: 1:20,000

COORDENADAS LAMBERT
X: 168,606 Y: 69,425



2 FASES PROPUESTAS
SCALE: 1:2000

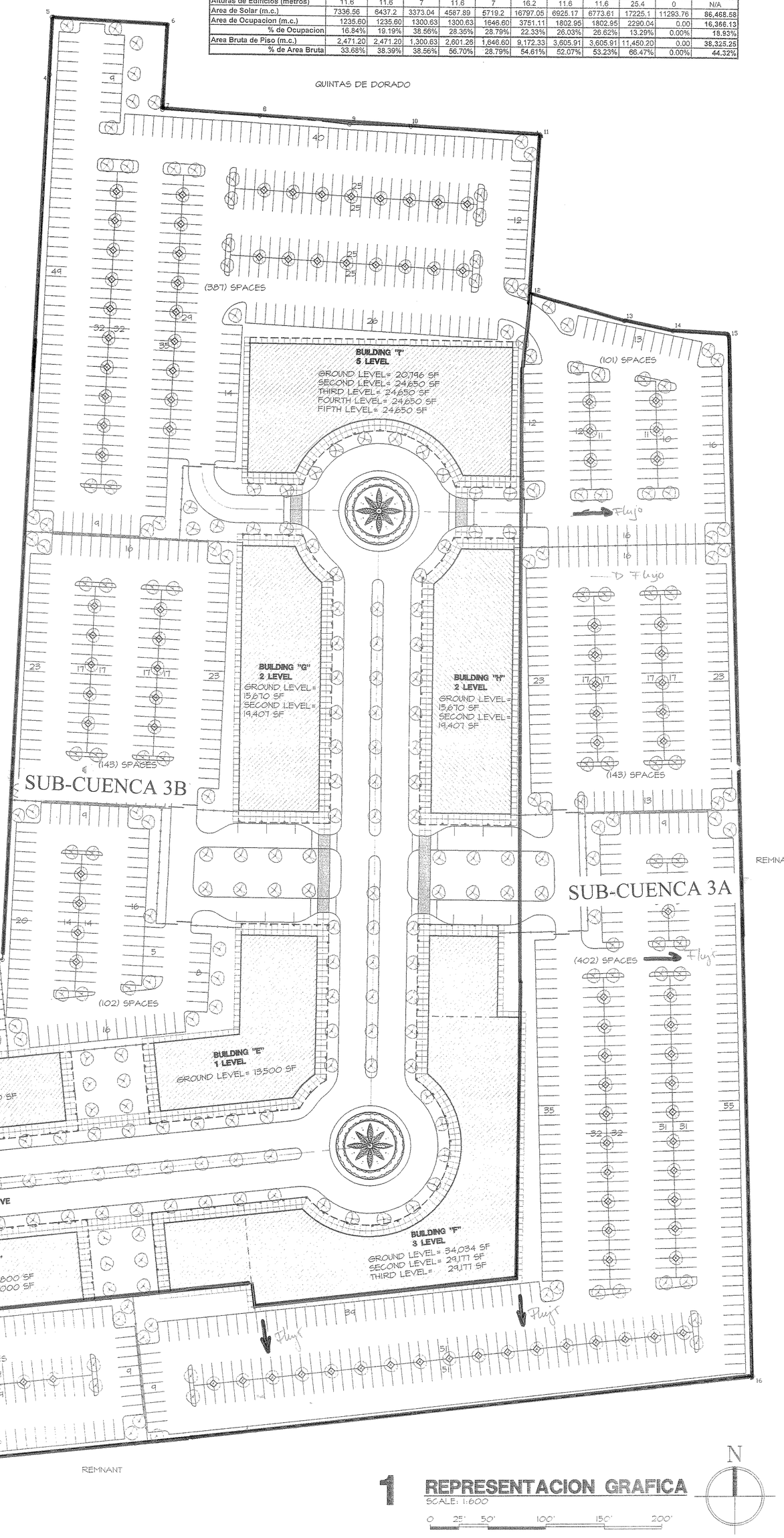
NOTA:
1. NINGUNA FASE COMENZARA MAS TARDE DE SEIS MESES DESPUES DE TERMINAR LA FASE ANTERIOR.

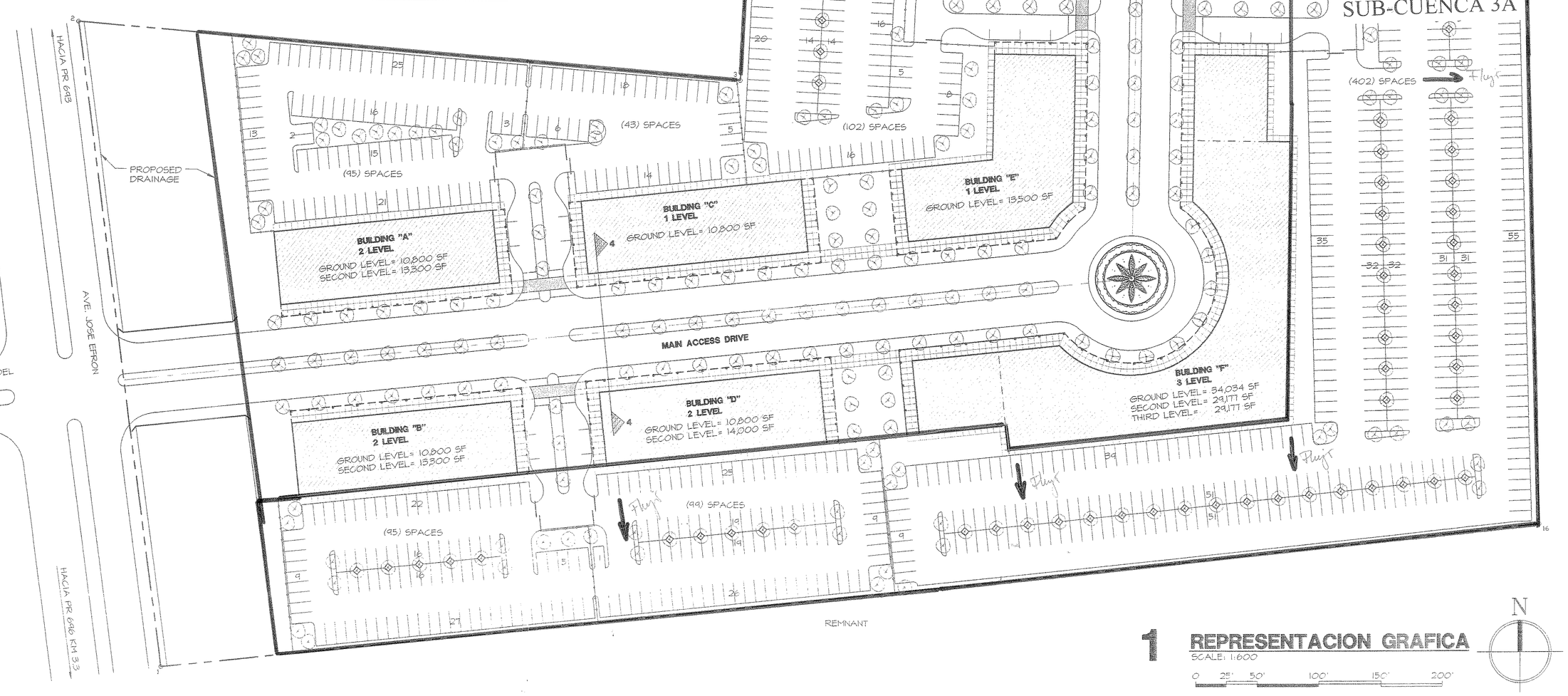
SURVEY DATA (MAIN PARCEL)

POINT	LINE	Y CORDS	X CORDS	DISTANCE	BEARINGS	DESCRIPTION
1	---	69332.839	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	69479.960	168507.213	165.782	S 85°21'34" E	TO BE ESTABLISHED
4	3-4	69714.465	168517.991	234.755	N 02°37'53" E	1" GALVANIZED PIPE
5	4-5	69729.794	168518.468	15.333	N 01°46'53" E	CONCRETE WALL
6	5-6	69728.050	168548.497	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	69703.841	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	69651.101	168646.809	42.270	S 02°58'16" W	GALVANIZED PIPE
13	12-13	69650.005	168671.418	25.611	S 13°55'20" E	GALVANIZED PIPE
14	13-14	69647.302	168684.483	15.342	S 18°11'54" 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°25'51" E	TO BE ESTABLISHED
1	16-1	69332.839	168364.347	343.687	S 88°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	Main	
FASE:	I-a	I-b	II-a	II-b	III	IV	V-a	V-b	VI	Drive	Totales
Numero de Estructuras	1	1	1	1	1	1	1	1	1	0	9
Numero de Plantas	2	2	1	2	1	3	2	2	5	0	N/A
Alturas de Edificios (metros)	11.6	11.6	7	11.6	7	16.2	11.6	11.6	25.4	0	N/A
Area de Solar (m.c.)	7336.56	8437.2	3373.04	4587.89	5719.2	16797.05	6925.17	6773.61	17225.1	11293.76	86,468.58
Area de Ocupacion (m.c.)	1235.60	1235.60	1300.63	1300.63	1646.60	3751.11	1802.95	1802.95	2200.04	0.00	16,366.13
% de Ocupacion	16.84%	19.19%	38.56%	28.35%	28.79%	22.33%	26.03%	26.62%	13.29%	0.00%	18.93%
Area Bruta de Piso (m.c.)	2,471.20	2,471.20	1,300.63	2,601.26	1,646.60	9,172.33	3,605.91	3,605.91	11,450.20	0.00	38,325.25
% de Area Bruta	33.68%	38.39%	38.56%	56.70%	28.79%	54.61%	52.07%	53.23%	66.47%	0.00%	44.32%





1 REPRESENTACION GRAFICA
SCALE: 1:600

0 25' 50' 100' 150' 200'

PHASE I-a: Building A

Uses:	GLA	%	40% Kitchen	60% Seating	Pkg Ratio per 1000's/GLA	Req'd Parking ARPE
Office (35% high Intensity/ 65% low intensity)						
Ground Level	10,800	44.8%				
Second Level	13,300	55.2%				
Third Level	0	0.0%				
Sub-Total:	24,100	100.0%				93.9
Service/Shops (Ground Level), Say.	0	0.0%				0.0
Food Service (Ground Level), Say	0	0.0%	0	0		0.0
Totals:	24,100	100.0%				93.9
Ratio per 1000/GLA:		3.94				
			Parking Shown			95
			Surplus/Deficit:			1.1

PHASE I-b : Building B

Uses:	GLA	%	40% Kitchen	60% Seating	Pkg Ratio per 1000's/GLA	Req'd Parking ARPE
Office (35% high Intensity/ 65% low intensity)						
Ground Level	10,800	44.8%				
Second Level	13,300	55.2%				
Third Level	0	0.0%				
	24,100	100.0%				93.9
Service/Shops (Ground Level), Say.	0	0.0%				0.0
Food Service (Ground Level), Say	0	0.0%	0	0		0.0
Totals:	24,100	100.0%				93.9
Ratio per 1000/GLA:		3.94				
			Parking Shown			95
			Surplus/Deficit:			1.1

PHASE II-a: Building C

Uses:	GLA	%	40% Kitchen	60% Seating	Pkg Ratio per 1000's/GLA	Req'd Parking ARPE
Office (35% high Intensity/ 65% low intensity).						
Ground Level	10,800	100.0%				
Second Level	0	0.0%				
Third Level	0	0.0%				
	10,800	100.0%				42.1
Service/Shops (Ground Level), Say.	0	0.0%				0.0
Food Service (Ground Level), Say	0	0.0%	0	0		0.0
Totals:	10,800	100.0%				42.1
Ratio per 1000/GLA:		3.58				
			Parking Shown			43
			Surplus/Deficit:			0.9

PHASE II-b: Building D

Uses:	GLA	%	40% Kitchen	60% Seating	Pkg Ratio per 1000's/GLA	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:		3.99				
			Parking Shown			99
			Surplus/Deficit:			2.4

PHASE III: Building E

Uses:	GLA	%	40% Kitchen	60% Seating	Pkg Ratio per 1000's/GLA	Req'd Parking ARPE
Office (35% high Intensity/ 65% low intensity)						
Ground Level	0	0.0%				
Second Level	0	0.0%				
Third Level	0	0.0%				
	0	0.0%				0.0
Service/Shops (Ground Level), Say.	8,000	59.3%				38.7
Food Service (Ground Level), Say	5,500	40.7%	2,200	3,300		64.2
Totals:	13,500	100.0%				100.9
Ratio per 1000/GLA:		7.56				
			Parking Shown			102
			Surplus/Deficit:			1.1

PHASE IV: Building F

Uses:	GLA	%	40% Kitchen	60% Seating	Pkg Ratio per 1000's/GLA	Req'd Parking ARPE
Office (35% high Intensity/ 65% low intensity)						
Ground Level	15,000	16.2%				
Second Level	29,177	31.6%				
Third Level	29,177	31.6%				
	73,354	79.4%				285.8
Service/Shops (Ground Level), Say.	15,534	16.8%				71.3
Food Service (Ground Level), Say	3,500	3.8%	1,400	2,100		40.9
Totals:	92,388	100.0%				397.9
Ratio per 1000/GLA:		4.36				
			Parking Shown			402
			Surplus/Deficit:			4.1

PHASE V-a: Building G

Uses:	GLA	%	40% Kitchen	60% Seating	Pkg Ratio per 1000's/GLA	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-b: Building H

Uses:	GLA	%	40% Kitchen	60% Seating	Pkg Ratio per 1000's/GLA	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 VI: Building I

Uses:	GLA	%	40% Kitchen	60% Seating	Pkg Ratio per 1000's/GLA	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:		4.09				
			Parking Shown			488
			Surplus/Deficit:			22.9

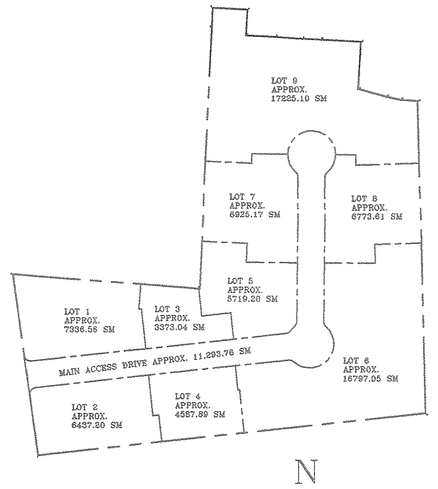
SUMMARY FOR ALL PHASES

Uses:	GLA	%	40% Kitchen	60% Seating	Pkg Ratio per 1000's/GLA	Req'd Parking ARPE
Office (35% high Intensity/ 65% low intensity)						
Ground Level	110,336	29.1%				
Second Level	133,241	35.1%				
Third Level	53,827	14.2%				
Fourth Level	24,650	7.1%				
Fifth Level	24,650	6.5%				
	346,704	92.0%				1,350.7
Service/Shops (Ground Level), Say.	23,534	6.2%				108.0
Food Service (Ground Level), Say	8,000	2.4%	3,600	5,400		105.1
Totals:	379,238	100.6%				1,563.7
Ratio per 1000/GLA:		4.28				
			Parking Shown			1,610
			Surplus/Deficit:			46.3

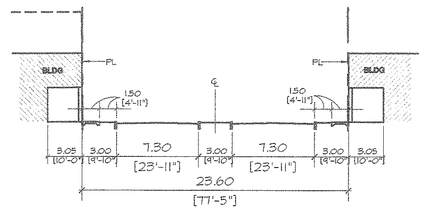
NO	ISSUE / REVISIONS	DATE
	REVISED AS PER J. MARTINEZ FAX INSTRUCTION 4/13/04	04/26/04

ADVANCE PRINT
NOT FOR CONSTRUCTION

NOTE: THESE DOCUMENTS ARE FOR DISCUSSION & PLANNING PURPOSES ONLY AND NOTHING SHOWN HEREON SHALL BE DEEMED A REPRESENTATION BY THE OWNER OR ANY OTHER ENTITY AS TO THE COMPLETENESS, ACCURACY OR VALIDITY OF ANYTHING SHOWN HEREON NOR SHALL ANYTHING SHOWN HEREON BE BINDING ON THE OWNER AS TO ANY CURRENT OR FUTURE DEVELOPMENT WITH RESPECT TO THE PROPERTY. ANY NAMES OF PROSPECTIVE OCCUPANTS OR USERS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE.



LOT AREAS
SCALE: 1:3000



4- MAIN ACCESS DRIVE SECTION
SCALE: 1:300'

SEAL

ARTURO J. GARCIA, AIA
ARCHITECTS
PO BOX 191707, SAN JUAN, PR 00919-1707
TRES MONJITAS INDUSTRIAL PARK, 62 FEDERICO COSTAS ST., 2ND FLOOR, HATO REY, PR
TEL (787)622-2266 FAX (787)622-2287 E-MAIL arturo@ajgarchitects.com

CONSULTANT

FIGURA 8

PROJECT NAME
DORADO OFFICE PARK

DORADO, PUERTO RICO

DRAWING TITLE
PLANO DE SITUACION

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