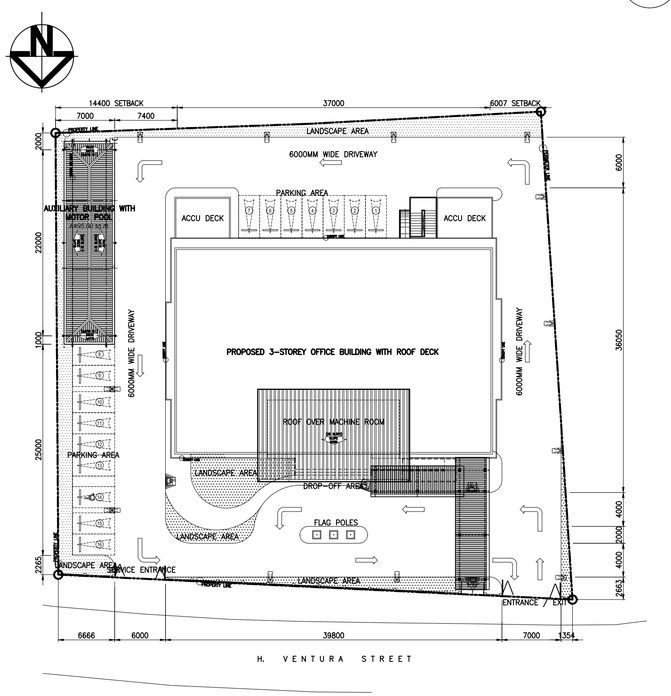
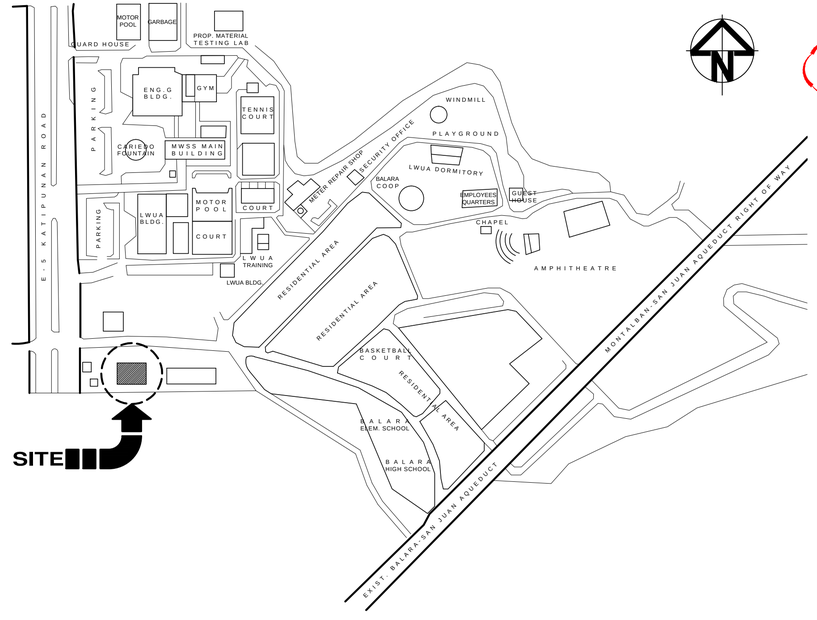
1 CS-001 PERSPECTIVE
SCALE NTS



2 CS-001 SITE DEVELOPMENT PLAN
SCALE 1:400M



3 CS-001 VICINITY MAP
SCALE NTS

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DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS

OFFICE OF THE BUILDING OFFICIAL

DISTRICT/CITY/MUNICIPALITY

LAND USE & ZONING

LINE & GRADE

ARCHITECTURAL

STRUCTURAL

SANITARY

FIRE PROTECTION

ELECTRICAL

MECHANICAL

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CERTIFIED BY: MICHELANGELA O. SALVADOR, UAP — ARCHITECT
REG. NO.: 0021601
IAPOA : 171562281230723 18
TIN NO. : 271-680-669-000
PTR NO. : 6679972
DATE : 2/8/2018
PLACE : MAKATI CITY

OWNER: METROPOLITAN WATERWORKS AND SEWERAGE SYSTEM REGULATORY OFFICE — MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

PROJECT TITLE/LOCATION: 3-STOREY OFFICE BUILDING WITH ROOF DECK — MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

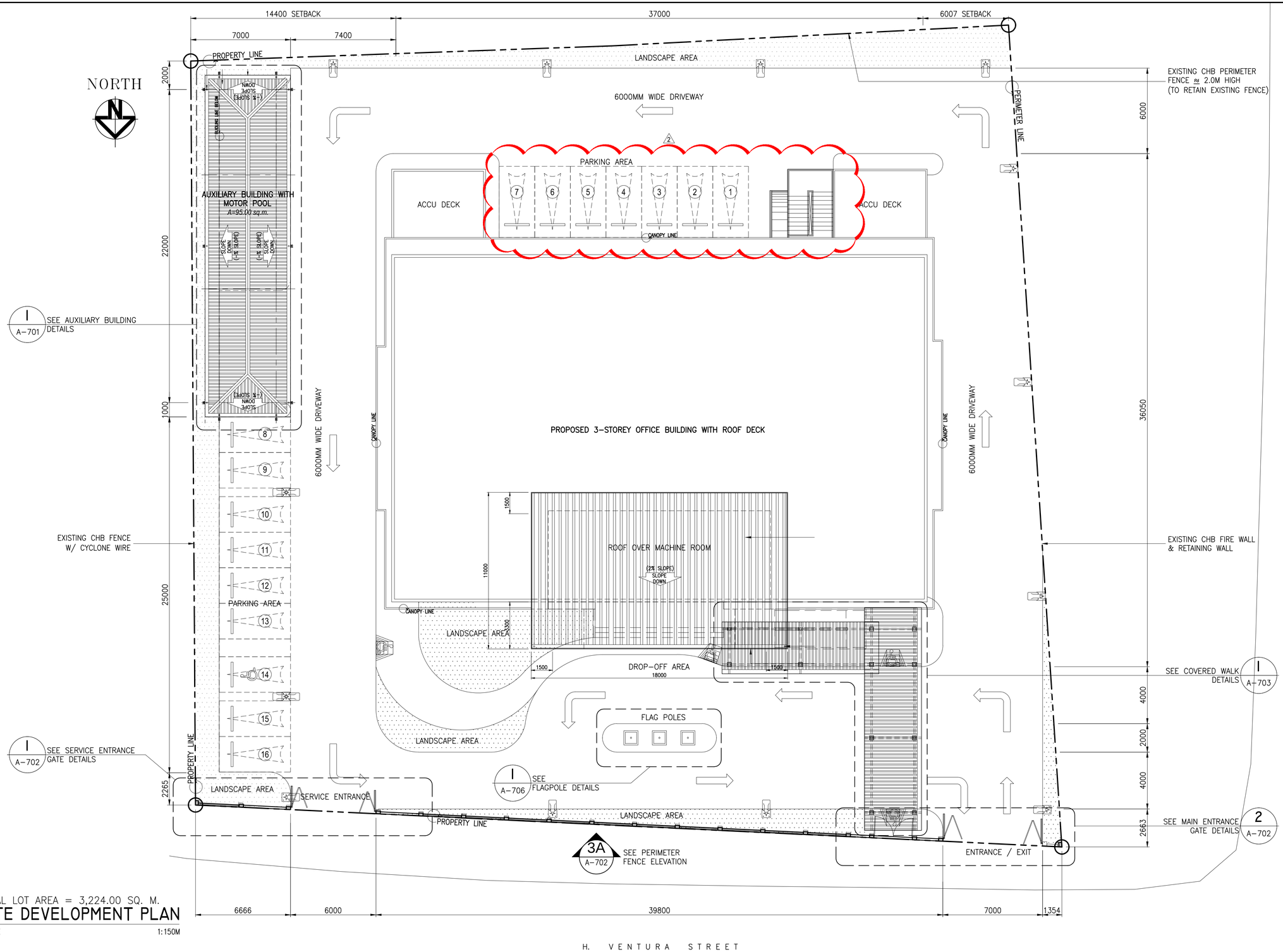
CLIENT
PROJECT PROPONENT: MELCHOR S. CORDOVA — ALTERNATE END-USER FOR RO BUILDING
APPROVED BY: PATRICK LESTER N. TY — CHIEF REGULATOR, MWSS RO

SHEET CONTENTS: PERSPECTIVE, SITE DEVELOPMENT PLAN, VICINITY MAP, INDEX OF DRAWINGS

R.A. 9266 SEC. 33
DRAWINGS AND SPECIFICATIONS AND CONTRACT DOCUMENTS DULY SIGNED, STAMPED OR SEALED AS INSTRUMENTS FOR SERVICE ARE THE INTELLECTUAL PROPERTY AND DOCUMENTS OF ARCHITECT, WHETHER THE OBJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. IT SHALL BE UNLAWFUL FOR ANY PERSON TO DUPLICATE OR TO MAKE COPIES OF SAID DOCUMENTS FOR USE IN THE REPETITION OF AND FOR OTHER PROJECTS OR BUILDINGS, WHETHER EXECUTED PARTLY OR IN WHOLE, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR AUTHOR OF SAID DOCUMENTS.

CADD	DATE	NO.	REVISIONS	CHK	DATE
GMTT/NBR/SCEH	JUL 2018				
DESIGNED	DATE				
JDEC	JUL 2018				
APPROVED	DATE	2	ADDITIONAL FIRE EXIT STAIRS		10-30-2018
MOS	JUL 2018	1	SCHEMATIC DESIGN		03-09-2018

PAPER SIZE	SHEET NO.
20X30	CS-001
SCALE	PROJECT NO.
AS SHOWN	SO-G-17-036



TOTAL LOT AREA = 3,224.00 SQ. M.

SITE DEVELOPMENT PLAN

I / A-001

SCALE 1:150M

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REG. NO.: 0021601
IAPOA : 171562281230723 18
TIN NO. : 271-680-669-000
PTR NO. : 6679972
DATE : 2/8/2018
PLACE : MAKATI CITY

OWNER: METROPOLITAN WATERWORKS AND SEWERAGE SYSTEM REGULATORY OFFICE
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

PROJECT TITLE/LOCATION: 3-STOREY OFFICE BUILDING WITH ROOF DECK
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

CLIENT
PROJECT PROPONENT: MELCHOR S. CORDOVA — ALTERNATE END-USER FOR RO BUILDING
APPROVED BY: PATRICK LESTER N. TY — CHIEF REGULATOR, MWSS RO

SHEET CONTENTS: SITE DEVELOPMENT PLAN

R.A. 9266 SEC. 33
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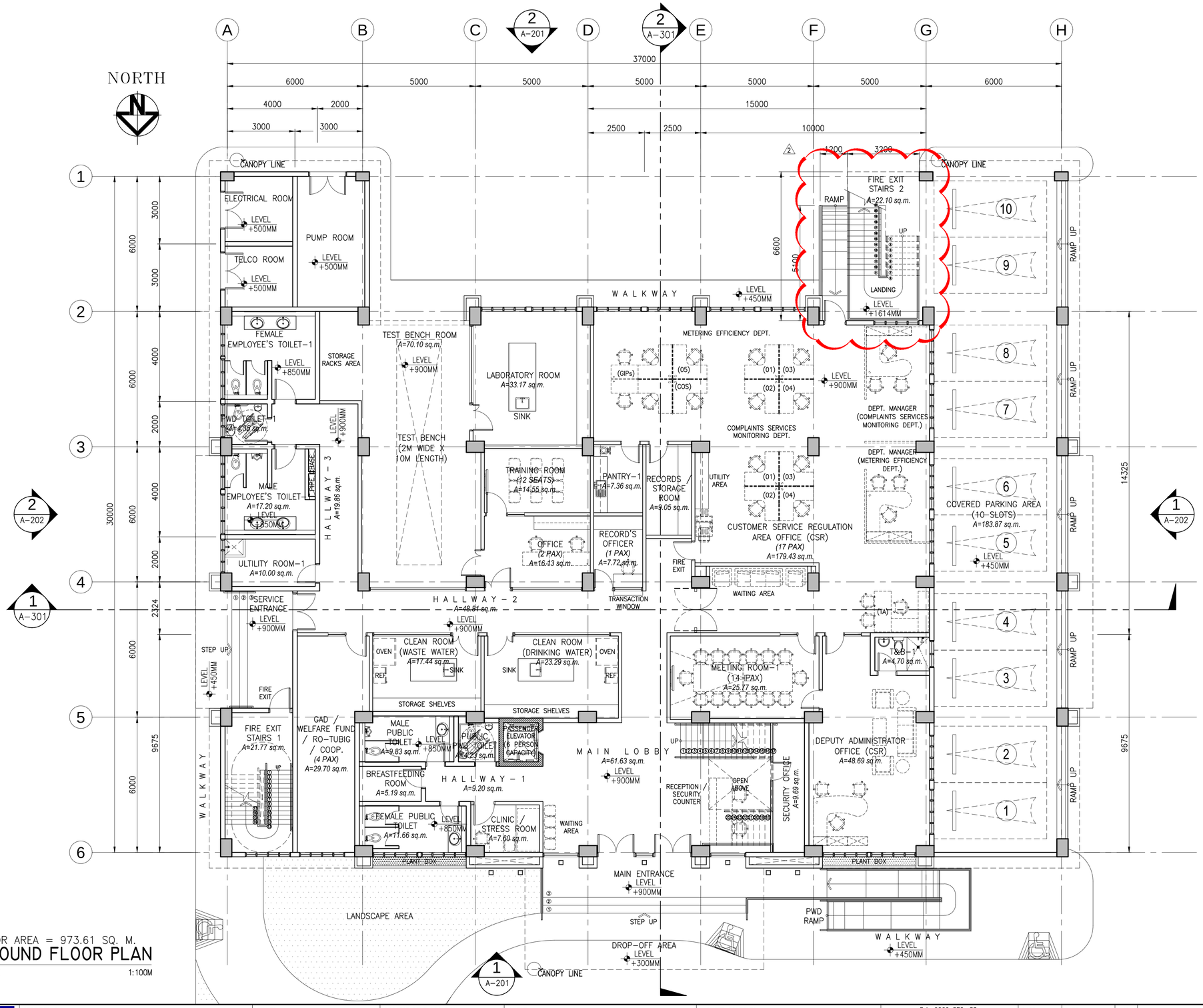
CADD	DATE	NO.	REVISIONS	CHK	DATE	PAPER SIZE	SHEET NO.
GMTT/NBR/SCEH	JUL 2018					20X30	A-001
DESIGNED	DATE						
JDEC	JUL 2018					SCALE	PROJECT NO.
APPROVED	DATE	2	ADDITIONAL FIRE EXIT STAIRS AND REDUCE PARKING SLOTS		10-30-2018	AS SHOWN	SO-G-17-036
MOS	JUL 2018	1	SCHEMATIC DESIGN		03-09-2018		



FLOOR AREA = 973.61 SQ. M.

GROUND FLOOR PLAN

1 / A-101

SCALE 1:100M

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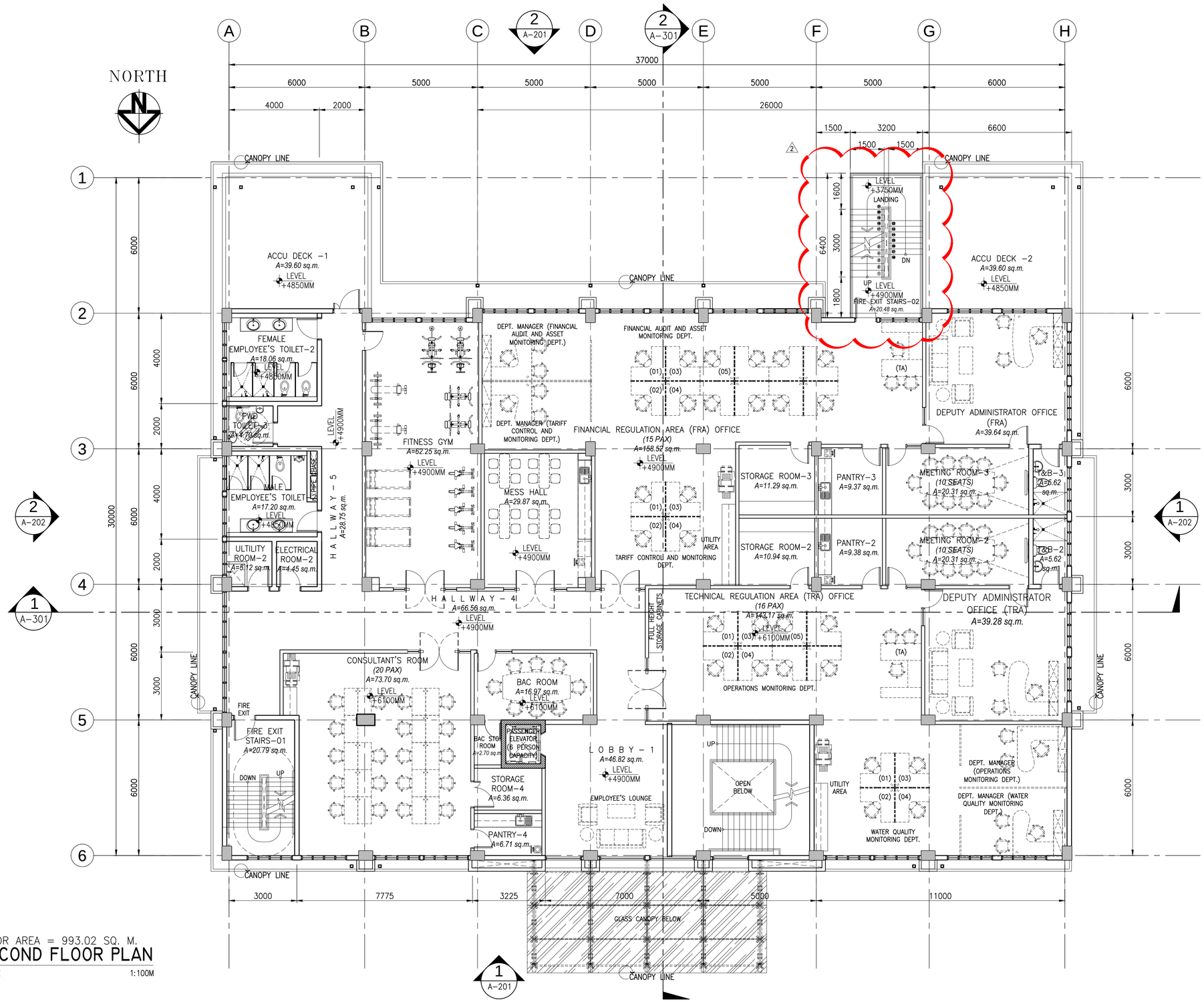

FLOOR AREA = 993.02 SQ. M.

SECOND FLOOR PLAN

I / A–102

SCALE 1:100M

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CERTIFIED BY

MICHELANGELA O. SALVADOR, UAP
ARCHITECT

REG. NO.: 0021601
IAPOA : 17156228123072318
TIN NO. : 271–680–669–000
PTR NO. : 6679972
DATE : 2/8/2018
PLACE : MAKATI CITY

OWNER: METROPOLITAN WATERWORKS AND SEWERAGE SYSTEM REGULATORY OFFICE
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

PROJECT TITLE/LOCATION: 3-STOREY OFFICE BUILDING WITH ROOF DECK
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

CLIENT
PROJECT PROPONENT: MELCHOR S. CORDOVA, ALTERNATE END–USER FOR RO BUILDING
APPROVED BY: PATRICK LESTER N. TY, CHIEF REGULATOR, MWSS RO

SHEET CONTENTS: SECOND FLOOR PLAN

R.A. 9266 SEC. 33
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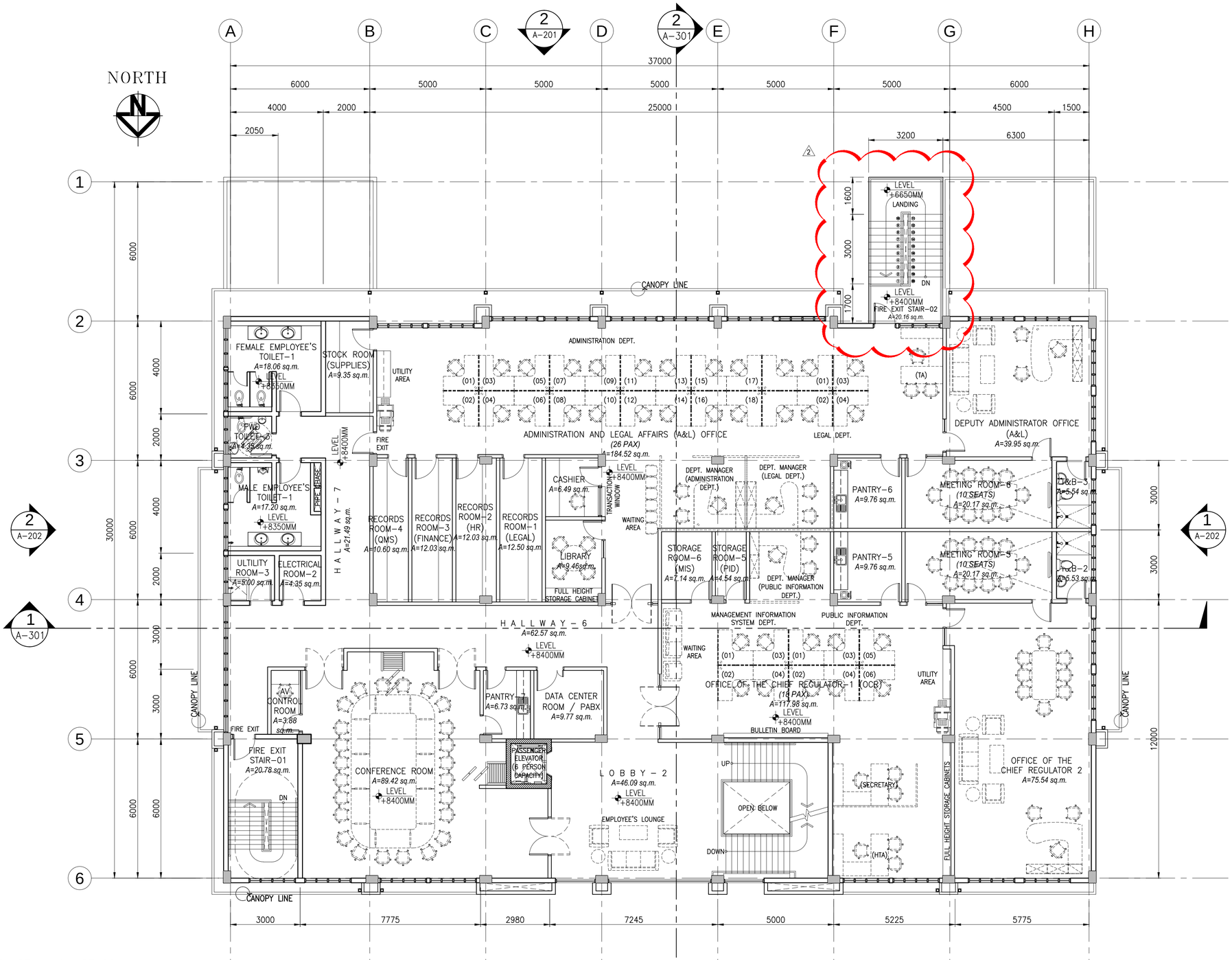
DESIGNED	DATE						
JDEC	JUL 2018					SCALE	PROJECT NO.
APPROVED	DATE	2	ADDITIONAL FIRE EXIT STAIRS		10–30–2018	AS SHOWN	SO-G-17-036
MOS	JUL 2018	1	SCHEMATIC DESIGN		03–09–2018		



FLOOR AREA = 914.57 SQ. M.

THIRD FLOOR PLAN

1 / A-103

SCALE 1:100M

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CERTIFIED BY

MICHELANGELA O. SALVADOR, UAP
ARCHITECT

REG. NO.	: 0021601
IAPOA	: 171562281230723 18
TIN NO.	: 271-680-669-000
PTR NO.	: 6679972
DATE	: 2/8/2018
PLACE	: MAKATI CITY

OWNER: METROPOLITAN WATERWORKS AND SEWERAGE SYSTEM REGULATORY OFFICE
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

PROJECT TITLE/LOCATION: 3-STOREY OFFICE BUILDING WITH ROOF DECK
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

CLIENT
PROJECT PROPONENT: MELCHOR S. CORDOVA, ALTERNATE END-USER FOR RO BUILDING
APPROVED BY: PATRICK LESTER N. TY, CHIEF REGULATOR, MWSS RO

SHEET CONTENTS: THIRD FLOOR PLAN

R.A. 9266 SEC. 33
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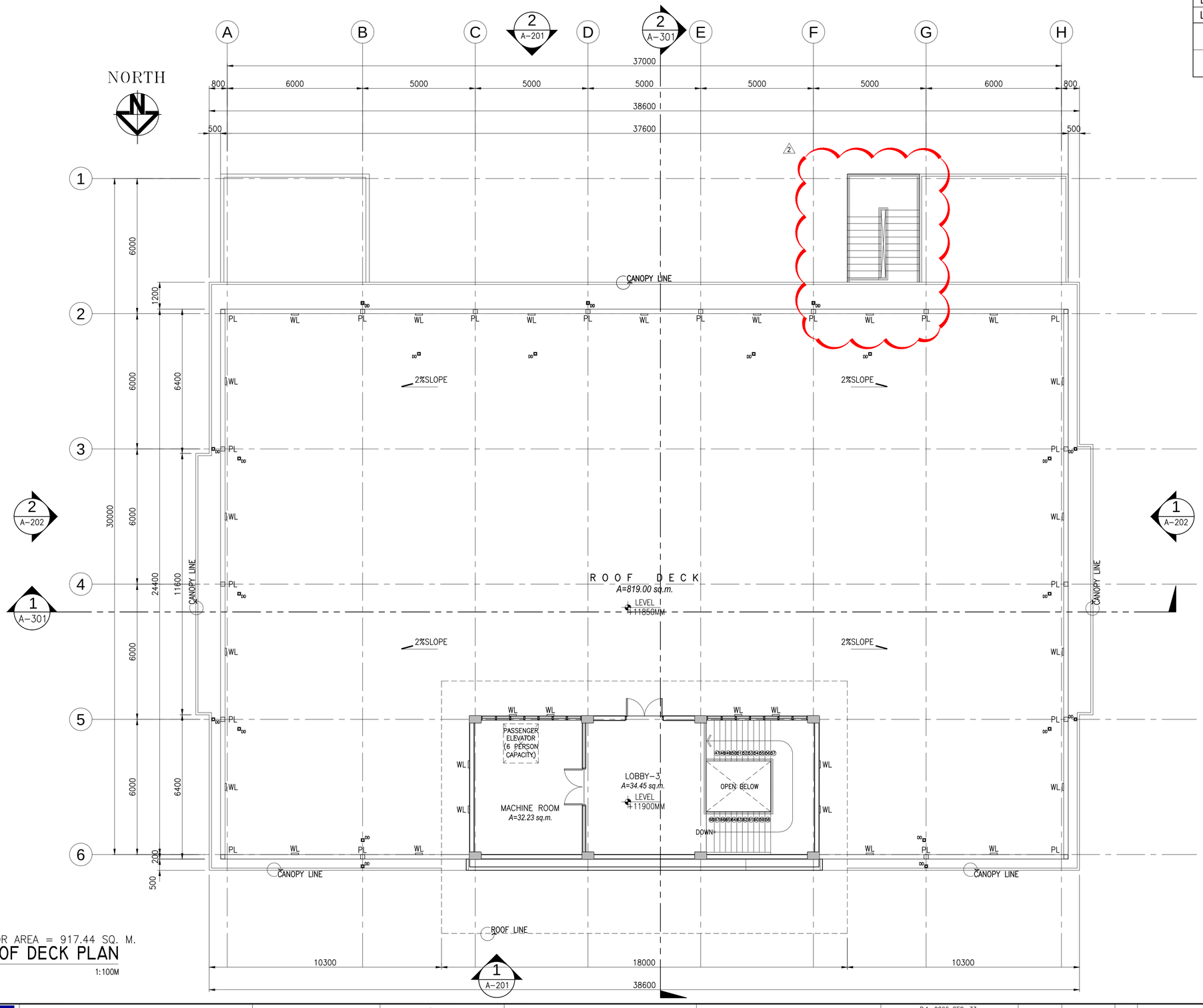
CADD	DATE	NO.	REVISIONS	CHK	DATE	PAPER SIZE	SHEET NO.
GMIT/NBR/SCEH	JUL 2018					20X30	A-103
DESIGNED	DATE						
JDEC	JUL 2018					SCALE	PROJECT NO.
APPROVED	DATE	2	ADDITIONAL FIRE EXIT STAIRS		10-30-2018	AS SHOWN	SO-G-17-036
MOS	JUL 2018	1	SCHEMATIC DESIGN		03-09-2018		

LEGEND	
LIGHTING FIXTURES	
WL	1X9W LED 160MM X 160MM X 31MM THICK WALL LUMINAIRE
PL	1X9W LED 140MM X 140MM X 350MM HIGH POST LUMINAIRE



FLOOR AREA = 917.44 SQ. M.

ROOF DECK PLAN

1 / A-104

SCALE 1:100M

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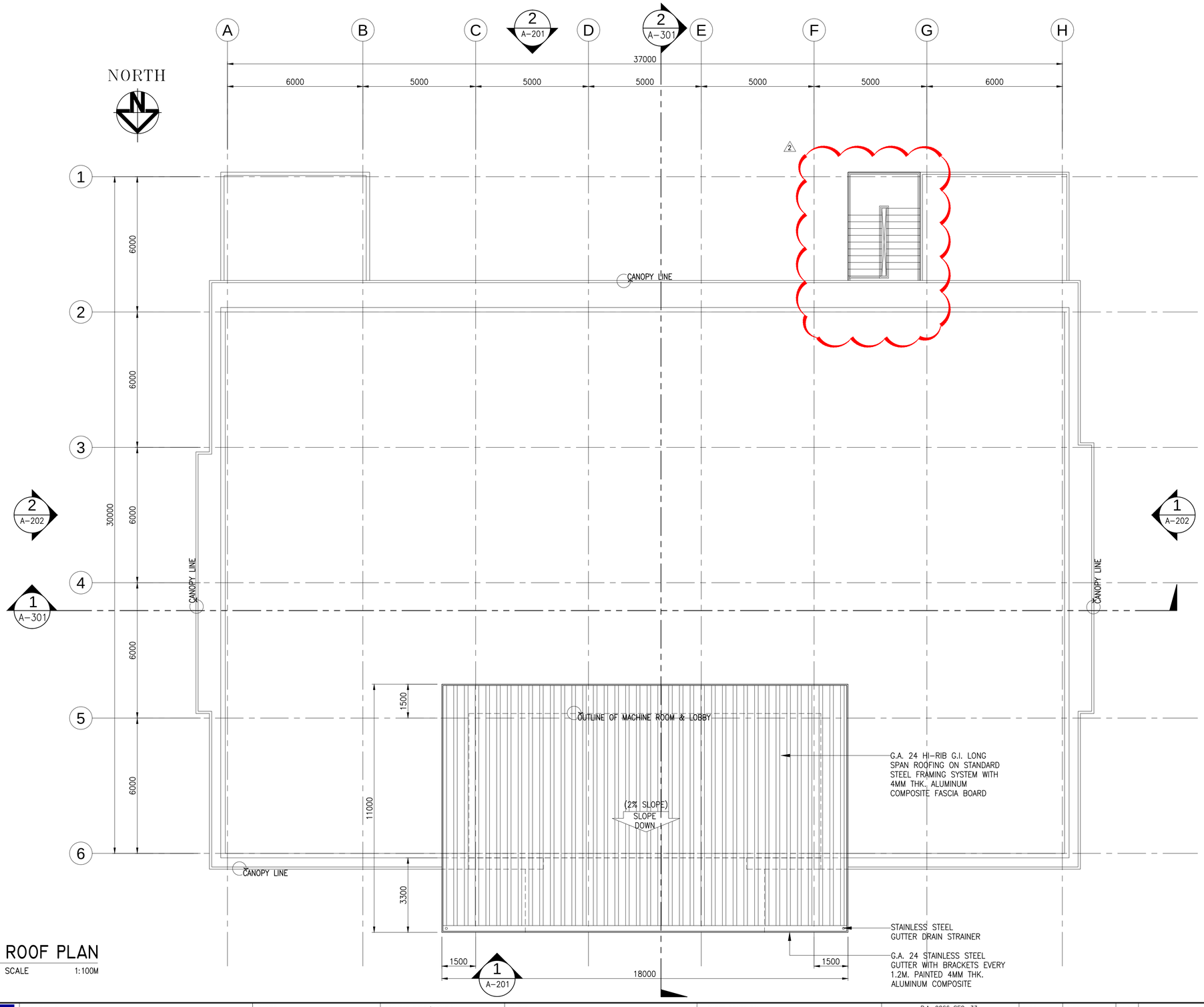

1 A-105 **ROOF PLAN**

SCALE 1:100M

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CERTIFIED BY	
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	IAPOA : 171562281230723 18
	TIN NO. : 271-680-669-000
ARCHITECT	PTR NO. : 6679972
	DATE : 2/8/2018
	PLACE : MAKATI CITY

OWNER: METROPOLITAN WATERWORKS AND SEWERAGE SYSTEM REGULATORY OFFICE
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

PROJECT TITLE/LOCATION: 3-STOREY OFFICE BUILDING WITH ROOF DECK
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CLIENT
PROJECT PROPONENT: MELCHOR S. CORDOVA, ALTERNATE END-USER FOR RO BUILDING
APPROVED BY: PATRICK LESTER N. TY, CHIEF REGULATOR, MWSS RO

SHEET CONTENTS: ROOF PLAN

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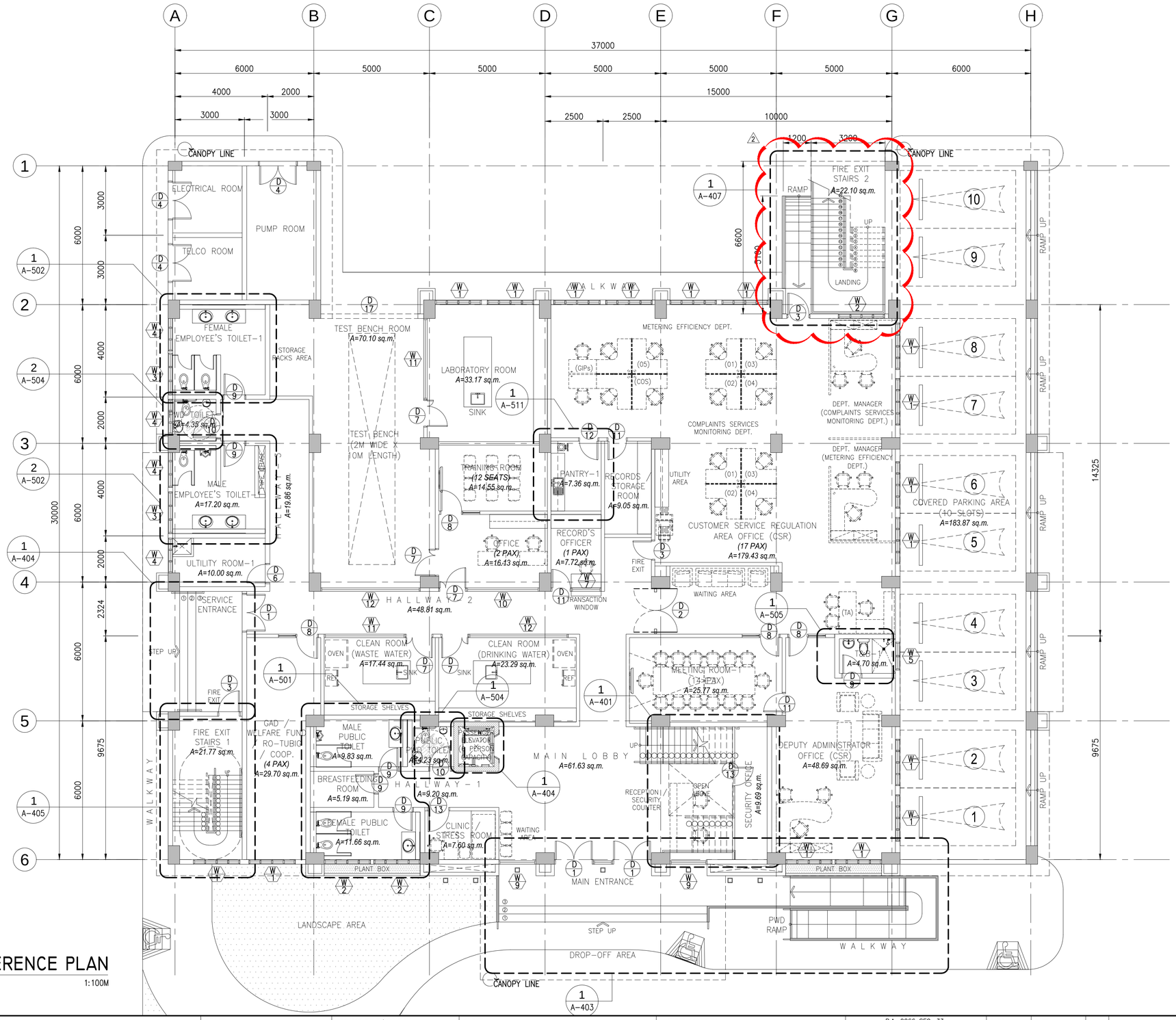
PAPER SIZE	SHEET NO.
20X30	A-105
SCALE	PROJECT NO.
AS SHOWN	SO-G-17-036

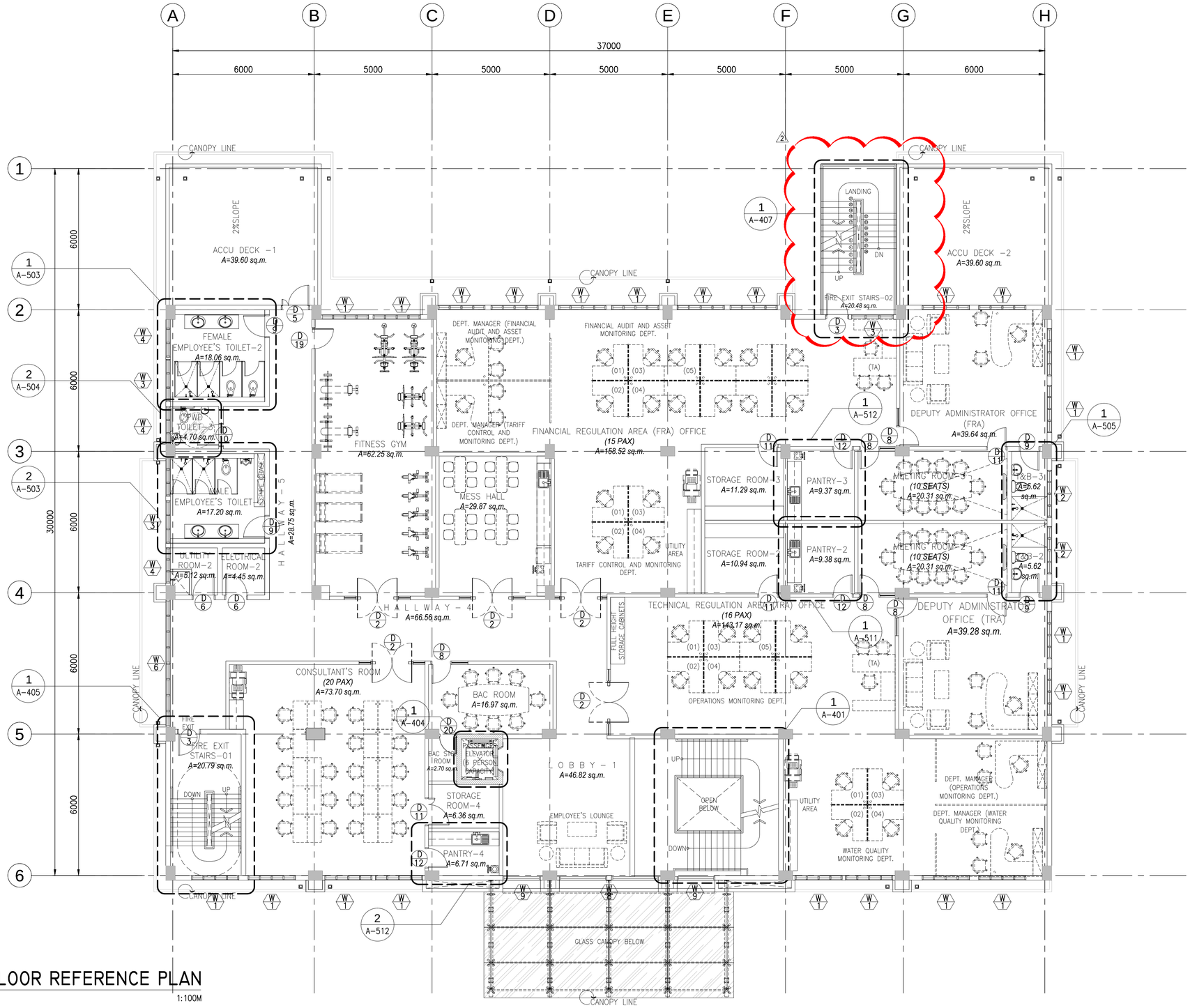


GROUND FLOOR REFERENCE PLAN

1 / A-111

SCALE 1:100M

a.c.ong CONSULTING INC. Engineering + Management ISO 9001:2015 Certified 2F LTA Building 118 Perea Street, Legaspi Village, 1229 Makati City, Philippines Tel. Nos.: +63 2 8935827 Fax No.: +63 2 8935829 Email: acoconsulting@aco.com.ph Website: www.aco.com.ph	CERTIFIED BY MICHELANGELA O. SALVADOR, UAP ARCHITECT	REG. NO.: 0021601 IAPOA : 171562281230723 18 TIN NO. : 271-680-669-000 PTR NO. : 6679972 DATE : 2/8/2018 PLACE : MAKATI CITY	OWNER METROPOLITAN WATERWORKS AND SEWERAGE SYSTEM REGULATORY OFFICE MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY	PROJECT TITLE/LOCATION 3-STOREY OFFICE BUILDING WITH ROOF DECK MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY	CLIENT PROJECT PROPONENT MELCHOR S. CORDOVA ALTERNATE END-USER FOR RO BUILDING	APPROVED BY: PATRICK LESTER N. TY CHIEF REGULATOR, MWSS RO	SHEET CONTENTS GROUND FLOOR REFERENCE PLAN	R.A. 9266 SEC. 33 DRAWINGS AND SPECIFICATIONS AND CONTRACT DOCUMENTS DULY SIGNED, STAMPED OR SEALED AS INSTRUMENTS FOR SERVICE ARE THE INTELLECTUAL PROPERTY AND DOCUMENTS OF ARCHITECT, WHETHER THE OBJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. IT SHALL BE UNLAWFUL FOR ANY PERSON TO DUPLICATE OR TO MAKE COPIES OF SAID DOCUMENTS FOR USE IN THE REPETITION OF AND FOR OTHER PROJECTS OR BUILDINGS, WHETHER EXECUTED PARTLY OR IN WHOLE, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR AUTHOR OF SAID DOCUMENTS.	CADD / GMIT/NBR/SCEH / JUL 2018 DESIGNED / JDEC / JUL 2018 APPROVED / MOS / JUL 2018	DATE / DATE / DATE / JUL 2018	NO. / 2 / 1	REVISIONS / ADDITIONAL FIRE EXIT STAIRS / SCHEMATIC DESIGN	CHK	DATE / 10-30-2018 / 03-09-2018	PAPER SIZE 20X30 SCALE AS SHOWN	SHEET NO. A-111 PROJECT NO. SO-G-17-036



SECOND FLOOR REFERENCE PLAN

I / A–112

SCALE 1:100M

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CERTIFIED BY

MICHELANGELA O. SALVADOR, UAP
ARCHITECT

REG. NO.:	0021601
IAPOA :	17156228123072318
TIN NO. :	271–680–669–000
PTR NO. :	6679972
DATE :	2/8/2018
PLACE :	MAKATI CITY

OWNER: METROPOLITAN WATERWORKS AND SEWERAGE SYSTEM REGULATORY OFFICE
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

PROJECT TITLE/LOCATION: 3-STOREY OFFICE BUILDING WITH ROOF DECK
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

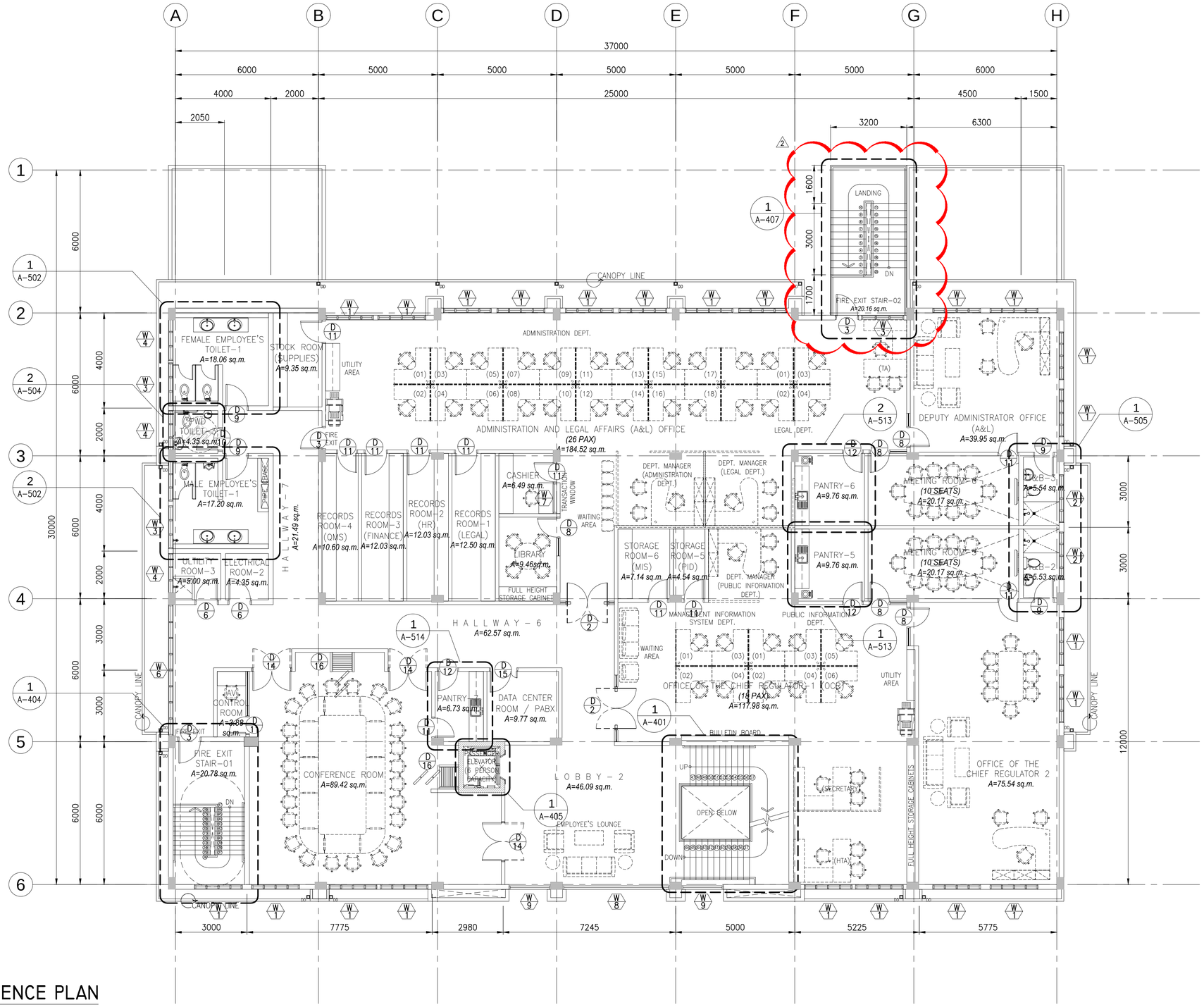
CLIENT
PROJECT PROPONENT: MELCHOR S. CORDOVA, ALTERNATE END–USER FOR RO BUILDING
APPROVED BY: PATRICK LESTER N. TY, CHIEF REGULATOR, MWSS RO

SHEET CONTENTS: SECOND FLOOR REFERENCE PLAN

R.A. 9266 SEC. 33
DRAWINGS AND SPECIFICATIONS AND CONTRACT DOCUMENTS DULY SIGNED, STAMPED OR SEALED AS INSTRUMENTS FOR SERVICE ARE THE INTELLECTUAL PROPERTY AND DOCUMENTS OF ARCHITECT, WHETHER THE OBJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. IT SHALL BE UNLAWFUL FOR ANY PERSON TO DUPLICATE OR TO MAKE COPIES OF SAID DOCUMENTS FOR USE IN THE REPETITION OF AND FOR OTHER PROJECTS OR BUILDINGS, WHETHER EXECUTED PARTLY OR IN WHOLE, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR AUTHOR OF SAID DOCUMENTS.

CADD	DATE	NO.	REVISIONS	CHK	DATE
GMIT/NBR/SCEH	JUL 2018				
DESIGNED	DATE				
JDEC	JUL 2018				
APPROVED	DATE	2	ADDITIONAL FIRE EXIT STAIRS		10–30–2018
MOS	JUL 2018	1	SCHEMATIC DESIGN		03–09–2018

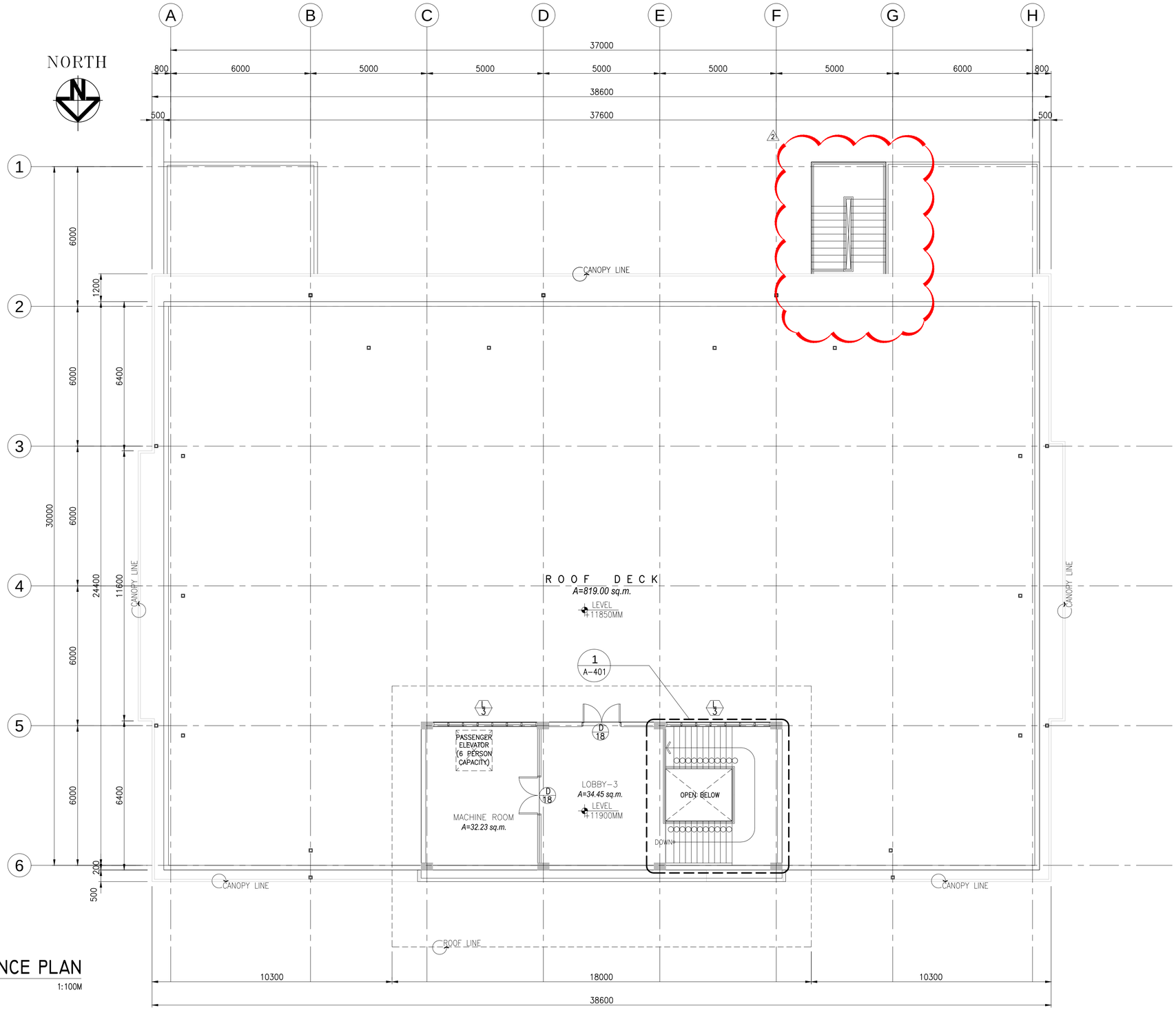
PAPER SIZE	SHEET NO.
20X30	A-112
SCALE	PROJECT NO.
AS SHOWN	SO-G-17-036



1 / A-113 THIRD FLOOR REFERENCE PLAN

SCALE 1:100M

a.c.ong CONSULTING INC. Engineering + Management ISO 9001:2015 Certified 2F LTA Building 118 Perea Street, Legaspi Village, 1229 Makati City, Philippines Tel. Nos.: +63 2 8935827 Fax No.: +63 2 8935829 Email: acoconsulting@aco.com.ph Website: www.aco.com.ph	CERTIFIED BY MICHELANGELA O. SALVADOR, UAP ARCHITECT	REG. NO.: 0021601 IAPOA : 171562281230723 18 TIN NO. : 271-680-669-000 PTR NO. : 6679972 DATE : 2/8/2018 PLACE : MAKATI CITY	OWNER METROPOLITAN WATERWORKS AND SEWERAGE SYSTEM REGULATORY OFFICE MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY	PROJECT TITLE/LOCATION 3-STOREY OFFICE BUILDING WITH ROOF DECK MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY	CLIENT PROJECT PROPONENT MELCHOR S. CORDOVA ALTERNATE END-USER FOR RO BUILDING	APPROVED BY: PATRICK LESTER N. TY CHIEF REGULATOR, MWSS RO	SHEET CONTENTS THIRD FLOOR REFERENCE PLAN	R.A. 9266 SEC. 33 DRAWINGS AND SPECIFICATIONS AND CONTRACT DOCUMENTS DULY SIGNED, STAMPED OR SEALED AS INSTRUMENTS FOR SERVICE ARE THE INTELLECTUAL PROPERTY AND DOCUMENTS OF ARCHITECT, WHETHER THE OBJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. IT SHALL BE UNLAWFUL FOR ANY PERSON TO DUPLICATE OR TO MAKE COPIES OF SAID DOCUMENTS FOR USE IN THE REPETITION OF AND FOR OTHER PROJECTS OR BUILDINGS, WHETHER EXECUTED PARTLY OR IN WHOLE, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR AUTHOR OF SAID DOCUMENTS.	CADD	DATE	NO.	REVISIONS	CHK	DATE	PAPER SIZE	SHEET NO.
									GMTT/NBR/SCEH	JUL 2018						20X30	A-113
									DESIGNED	DATE							
									JDEC	JUL 2018						SCALE	PROJECT NO.
									APPROVED	DATE	2	ADDITIONAL FIRE EXIT STAIRS		10-30-2018		AS SHOWN	SO-G-17-036
									MOS	JUL 2018	1	SCHEMATIC DESIGN		03-09-2018			



1 A-114 ROOF DECK REFERENCE PLAN

SCALE 1:100M

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CERTIFIED BY

MICHELANGELA O. SALVADOR, UAP
ARCHITECT

REG. NO.: 0021601
IAPOA : 171562281230723 18
TIN NO. : 271-680-669-000
PTR NO. : 6679972
DATE : 2/8/2018
PLACE : MAKATI CITY

OWNER: METROPOLITAN WATERWORKS AND SEWERAGE SYSTEM REGULATORY OFFICE
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

PROJECT TITLE/LOCATION: 3-STOREY OFFICE BUILDING WITH ROOF DECK
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

CLIENT
PROJECT PROPONENT: MELCHOR S. CORDOVA, ALTERNATE END-USER FOR RO BUILDING
APPROVED BY: PATRICK LESTER N. TY, CHIEF REGULATOR, MWSS RO

SHEET CONTENTS: ROOF DECK REFERENCE PLAN

R.A. 9266 SEC. 33
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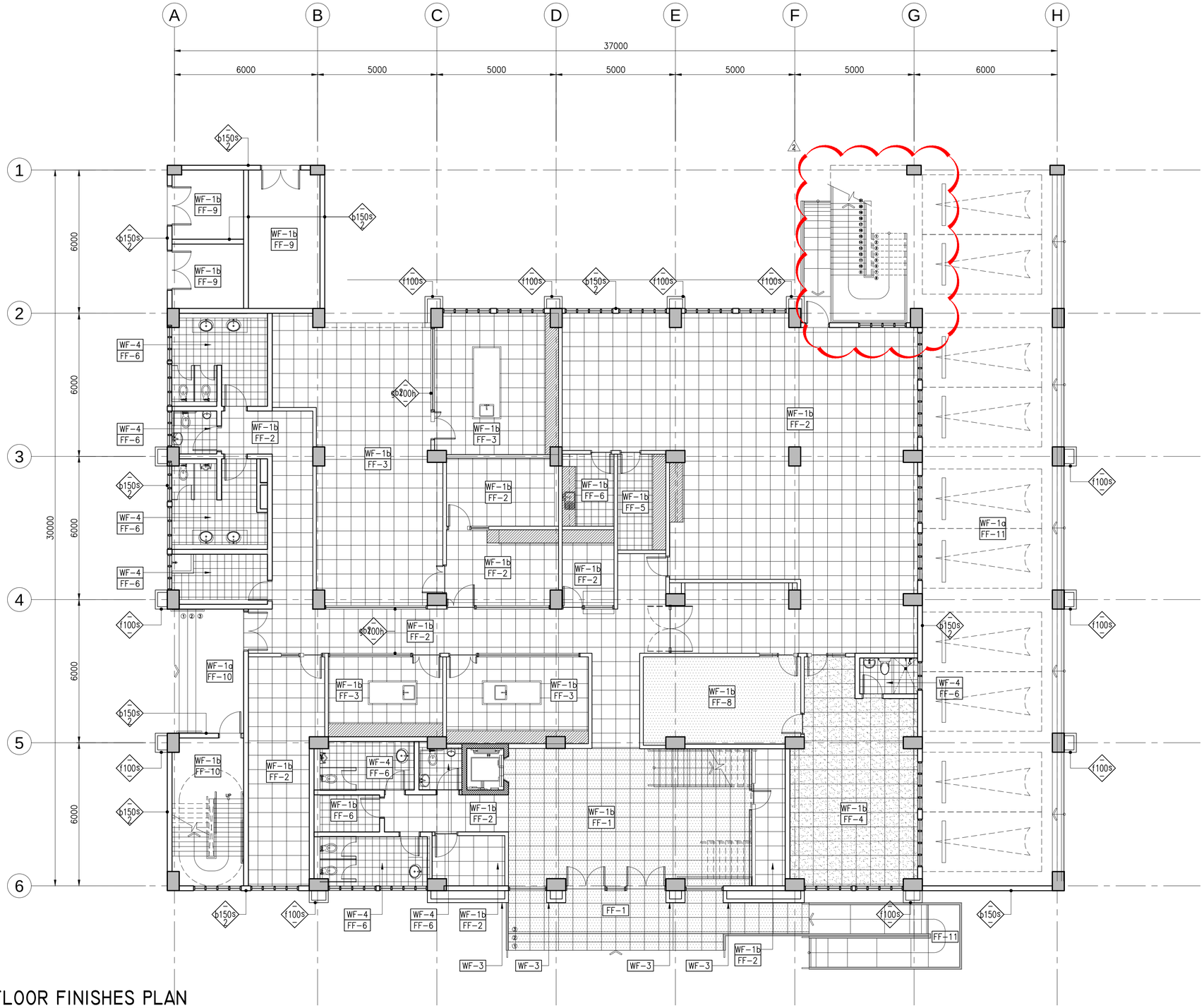
CADD	DATE	NO.	REVISIONS	CHK	DATE	PAPER SIZE	SHEET NO.
GMIT/NBR/SCEH	JUL 2018					20X30	A-114
DESIGNED	DATE						
JDEC	JUL 2018					SCALE	PROJECT NO.
APPROVED	DATE	2	ADDITIONAL FIRE EXIT STAIRS		10-30-2018	AS SHOWN	SO-G-17-036
MOS	JUL 2018	1	SCHEMATIC DESIGN		03-09-2018		



GROUND FLOOR FINISHES PLAN

I / A-121

SCALE 1:100M

LEGEND

WALL TYPE DESIGNATOR

WALL TYPE — b200s — WALL HEIGHT
WALL SIZE — FIRE RATING REQUIRED IN HOURS

WALL SIZE

– WALL THICKNESS IN MILLIMETER
* – AS PER MANUFACTURERS STANDARD

WALL HEIGHT

h = LIMITED HEIGHT AS INDICATED
p = TO 200MM ABOVE CEILING
s = TO STRUCTURE SLAB

WALL TYPES

b = CONCRETE MASONRY UNIT
bp = CONCRETE MASONRY UNIT –PARAPET
gb1 = 1 LAYER, DOUBLE SIDE GYPSUM BOARD WITH INSULATION
gb2 = 1 LAYER, DOUBLE SIDE GYPSUM BOARD WITHOUT INSULATION
f = ACP CLADDING ON TUBULAR STEEL FRAMING

FIRE RATING

1 = 1 HOUR (60 MIN.)
2 = 2 HOURS (120 MIN.)

WALL FINISH

WF-1a	SEMI-GLOSS ACRYLIC LATEX BASED PAINT OVER PRIMER
WF-1b	SEMI-GLOSS ACRYLIC LATEX BASED PAINT OVER PRIMER
WF-2	ALUMINUM COMPOSITE PANEL
WF-3	STONE ASSEMBLY
WF-4	300MMX300MM CERAMIC TILES (GLAZED)

FLOOR FINISH

FF-1	19mm THK. SANDBLASTED FIELD GRANITE STONE
FF-2	600MMX600MM HOMOGENEOUS TILES (POLISHED FINISH)
FF-3	600MMX600MM HOMOGENEOUS TILES (MATTE FINISH)
FF-4	600MMX600MM GRANITE TILES
FF-5	300MMX300MM VINYL TILES
FF-6	300MMX300MM HOMOGENEOUS TILES (MATTE FINISH)
FF-7	300MMX300MM ANTI-STATIC VINYL TILES
FF-8	CARPET TILES
FF-9	TROWELLED CONCRETE TOPPING WITH EPOXY FLOOR COATING
FF-10	TROWELLED CONCRETE TOPPING WITH HARDENER AND DUSTPROOFER
FF-11	STRAIGHT TO FINISH FLOORING W/ CONCRETE FLOOR HARDENER
FF-12	RUBBER FLOORING

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CERTIFIED BY

MICHELANGELA O. SALVADOR, UAP
ARCHITECT

REG. NO.: 0021601
IAPOA : 171562281230723 18
TIN NO. : 271-680-669-000
PTR NO. : 6679972
DATE : 2/8/2018
PLACE : MAKATI CITY

OWNER: METROPOLITAN WATERWORKS AND SEWERAGE SYSTEM REGULATORY OFFICE
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

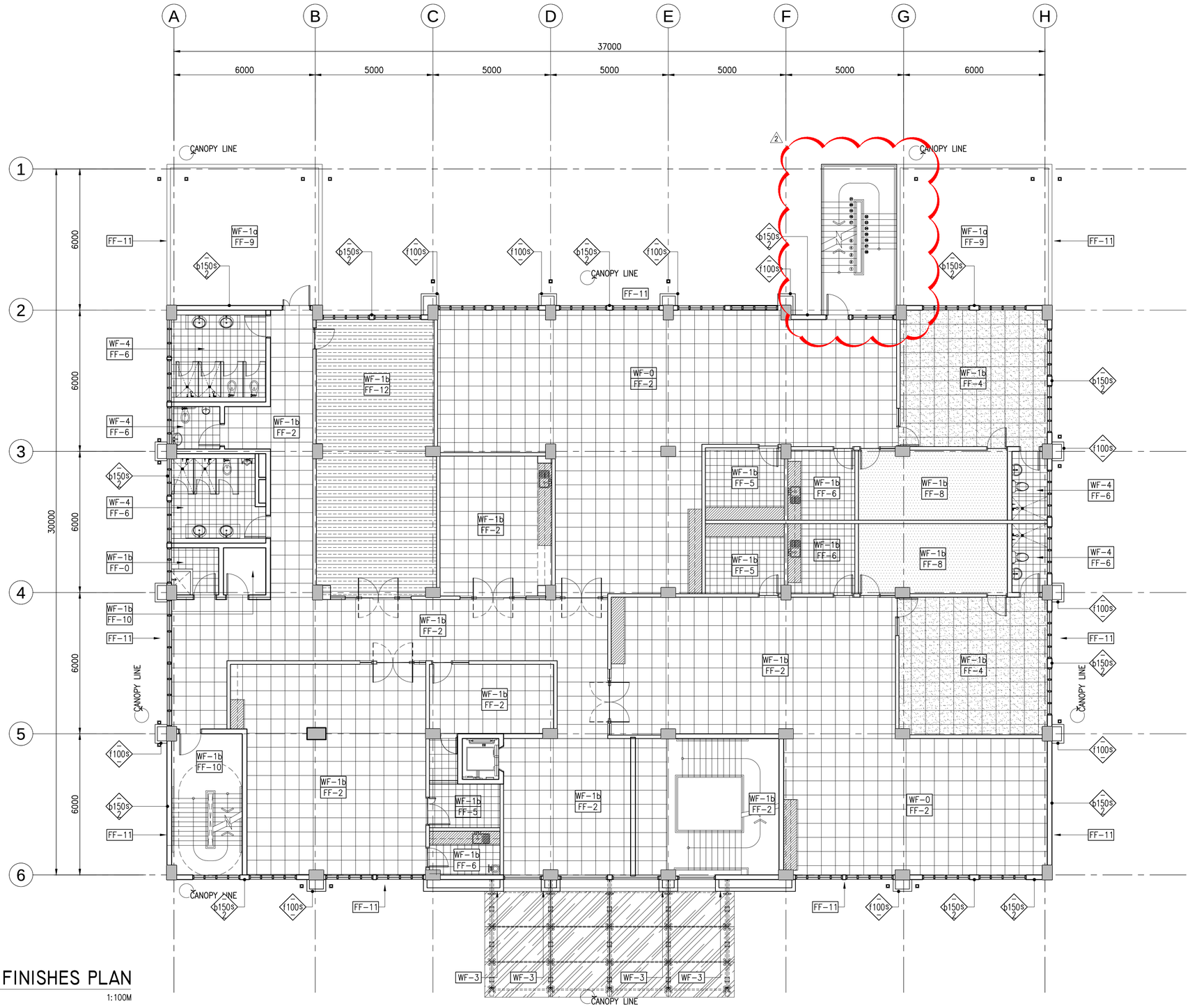
PROJECT TITLE/LOCATION: 3-STOREY OFFICE BUILDING WITH ROOF DECK
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

CLIENT
PROJECT PROPONENT: MELCHOR S. CORDOVA, ALTERNATE END-USER FOR RO BUILDING
APPROVED BY: PATRICK LESTER N. TY, CHIEF REGULATOR, MWSS RO

SHEET CONTENTS: GROUND FLOOR FINISHES PLAN

R.A. 9266 SEC. 33
DRAWINGS AND SPECIFICATIONS AND CONTRACT DOCUMENTS DULY SIGNED, STAMPED OR SEALED AS INSTRUMENTS FOR SERVICE ARE THE INTELLECTUAL PROPERTY AND DOCUMENTS OF ARCHITECT, WHETHER THE OBJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT, IT SHALL BE UNLAWFUL FOR ANY PERSON TO DUPLICATE OR TO MAKE COPIES OF SAID DOCUMENTS FOR USE IN THE REPETITION OF AND FOR OTHER PROJECTS OR BUILDINGS, WHETHER EXECUTED PARTLY OR IN WHOLE, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR AUTHOR OF SAID DOCUMENTS.

CADD	DATE	NO.	REVISIONS	CHK	DATE	PAPER SIZE	SHEET NO.
GMTT/NBR/SCEH	JUL 2018					20X30	A-121
DESIGNED	DATE					SCALE	PROJECT NO.
JDEC	JUL 2018					AS SHOWN	SO-G-17-036
APPROVED	DATE	2	ADDITIONAL FIRE EXIT STAIRS		10-30-2018		
MOS	JUL 2018	1	SCHEMATIC DESIGN		03-09-2018		



SECOND FLOOR FINISHES PLAN

I
A-122

SCALE 1:100M

LEGEND

WALL TYPE DESIGNATOR

WALL TYPE — b200s — WALL HEIGHT
WALL SIZE — FIRE RATING REQUIRED IN HOURS

WALL SIZE

– WALL THICKNESS IN MILLIMETER
* – AS PER MANUFACTURERS STANDARD

WALL HEIGHT

h = LIMITED HEIGHT AS INDICATED
p = TO 200MM ABOVE CEILING
s = TO STRUCTURE SLAB

WALL TYPES

b = CONCRETE MASONRY UNIT
bp = CONCRETE MASONRY UNIT –PARAPET
gb1 = 1 LAYER, DOUBLE SIDE GYPSUM BOARD WITH INSULATION
gb2 = 1 LAYER, DOUBLE SIDE GYPSUM BOARD WITHOUT INSULATION
f = 1 LAYER, ONE SIDE FIBER CEMENT BOARD

FIRE RATING

1 = 1 HOUR (60 MIN.)
2 = 2 HOURS (120 MIN.)

WALL FINISH

WF-1a	SEMI-GLOSS ACRYLIC LATEX BASED PAINT OVER PRIMER
WF-1b	SEMI-GLOSS ACRYLIC LATEX BASED PAINT OVER PRIMER
WF-2	ALUMINUM COMPOSITE PANEL
WF-3	STONE ASSEMBLY
WF-4	300MMX300MM CERAMIC TILES (GLAZED)

FLOOR FINISH

FF-1	19mm THK. SANDBLASTED FIELD GRANITE STONE
FF-2	600MMX600MM HOMOGENEOUS TILES (POLISHED FINISH)
FF-3	600MMX600MM HOMOGENEOUS TILES (MATTE FINISH)
FF-4	600MMX600MM GRANITE TILES
FF-5	300MMX300MM VINYL TILES
FF-6	300MMX300MM HOMOGENEOUS TILES (MATTE FINISH)
FF-7	300MMX300MM ANTI-STATIC VINYL TILES
FF-8	CARPET TILES
FF-9	TROWELLED CONCRETE TOPPING WITH EPOXY FLOOR COATING
FF-10	TROWELLED CONCRETE TOPPING WITH HARDENER AND DUSTPROOFER
FF-11	STRAIGHT TO FINISH FLOORING W/ CONCRETE FLOOR HARDENER
FF-12	RUBBER FLOORING

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CERTIFIED BY
MICHELANGELA O. SALVADOR, UAP
ARCHITECT
REG. NO.: 0021601
IAPOA : 171562281230723 18
TIN NO. : 271-680-669-000
PTR NO. : 6679972
DATE : 2/8/2018
PLACE : MAKATI CITY

OWNER
METROPOLITAN WATERWORKS AND SEWERAGE SYSTEM REGULATORY OFFICE
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

PROJECT TITLE/LOCATION
3-STOREY OFFICE BUILDING WITH ROOF DECK
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

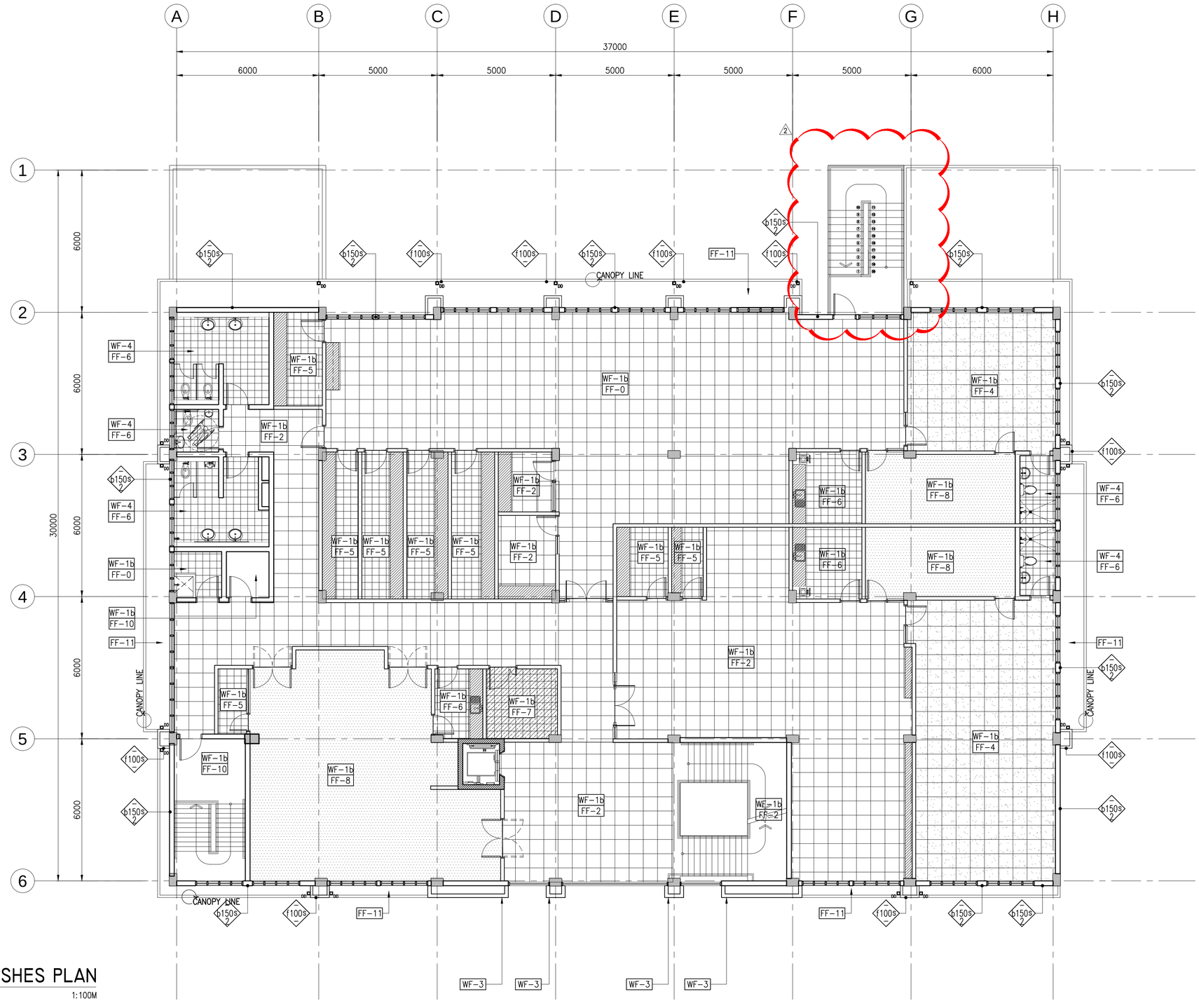
CLIENT
PROJECT PROPONENT
MELCHOR S. CORDOVA
ALTERNATE END-USER FOR RO BUILDING

APPROVED BY:
PATRICK LESTER N. TY
CHIEF REGULATOR, MWSS RO

SHEET CONTENTS
SECOND FLOOR FINISHES PLAN

R.A. 9266 SEC. 33
DRAWINGS AND SPECIFICATIONS AND CONTRACT DOCUMENTS DULY SIGNED, STAMPED OR SEALED AS INSTRUMENTS FOR SERVICE ARE THE INTELLECTUAL PROPERTY AND DOCUMENTS OF ARCHITECT, WHETHER THE OBJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. IT SHALL BE UNLAWFUL FOR ANY PERSON TO DUPLICATE OR TO MAKE COPIES OF SAID DOCUMENTS FOR USE IN THE REPETITION OF AND FOR OTHER PROJECTS OR BUILDINGS, WHETHER EXECUTED PARTLY OR IN WHOLE, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR AUTHOR OF SAID DOCUMENTS.

CADD	DATE	NO.	REVISIONS	CHK	DATE	PAPER SIZE	SHEET NO.
GMTT/NBR/SCEH	JUL 2018					20X30	A-122
DESIGNED	DATE						
JDEC	JUL 2018					SCALE	PROJECT NO.
APPROVED	DATE	2	ADDITIONAL FIRE EXIT STAIRS		10-30-2018	AS SHOWN	SO-G-17-036
MOS	JUL 2018	1	SCHEMATIC DESIGN		03-09-2018		



THIRD FLOOR FINISHES PLAN

I / A-123

SCALE 1:100M

LEGEND

WALL TYPE DESIGNATOR

WALL TYPE — b200s — WALL HEIGHT

WALL SIZE — FIRE RATING REQUIRED IN HOURS

WALL SIZE

– WALL THICKNESS IN MILLIMETER
* – AS PER MANUFACTURERS STANDARD

WALL HEIGHT

h = LIMITED HEIGHT AS INDICATED
p = TO 200MM ABOVE CEILING
s = TO STRUCTURE SLAB

WALL TYPES

b = CONCRETE MASONRY UNIT
bp = CONCRETE MASONRY UNIT –PARAPET
gb1 = 1 LAYER, DOUBLE SIDE GYPSUM BOARD WITH INSULATION
gb2 = 1 LAYER, DOUBLE SIDE GYPSUM BOARD WITHOUT INSULATION
f = ACP CLADDING ON TUBULAR STEEL FRAMING

FIRE RATING

1 = 1 HOUR (60 MIN.)
2 = 2 HOURS (120 MIN.)

WALL FINISH

WF-1a	SEMI-GLOSS ACRYLIC LATEX BASED PAINT OVER PRIMER
WF-1b	SEMI-GLOSS ACRYLIC LATEX BASED PAINT OVER PRIMER
WF-2	ALUMINUM COMPOSITE PANEL
WF-3	STONE ASSEMBLY
WF-4	300MMX300MM CERAMIC TILES (GLAZED)

FLOOR FINISH

FF-1	19mm THK. SANDBLASTED FIELD GRANITE STONE
FF-2	600MMX600MM HOMOGENEOUS TILES (POLISHED FINISH)
FF-3	600MMX600MM HOMOGENEOUS TILES (MATTE FINISH)
FF-4	600MMX600MM GRANITE TILES
FF-5	300MMX300MM VINYL TILES
FF-6	300MMX300MM HOMOGENEOUS TILES (MATTE FINISH)
FF-7	300MMX300MM ANTI-STATIC VINYL TILES
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FF-12	RUBBER FLOORING

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TIN NO. : 271-680-669-000
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PLACE : MAKATI CITY

OWNER: METROPOLITAN WATERWORKS AND SEWERAGE SYSTEM REGULATORY OFFICE
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

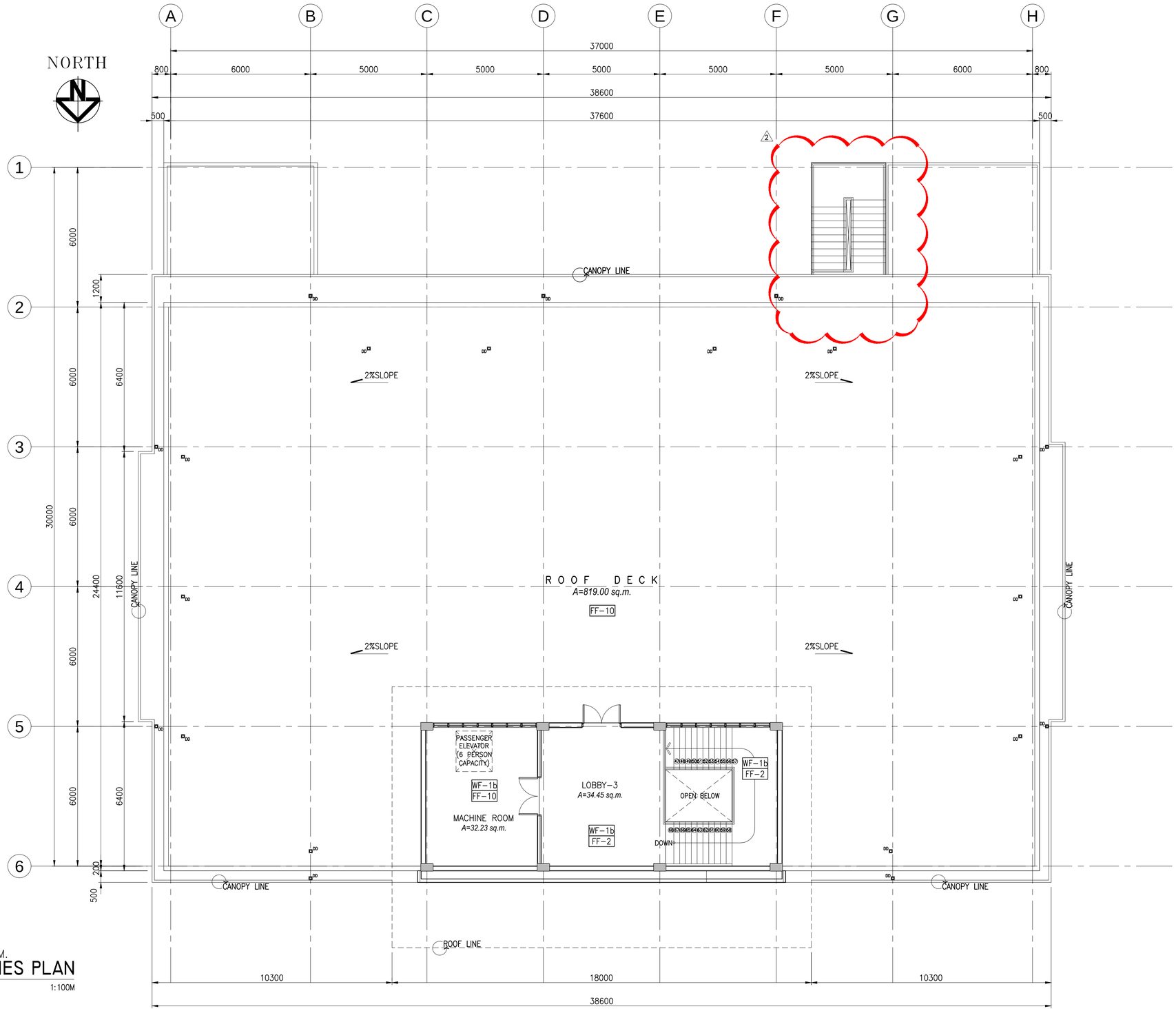
PROJECT TITLE/LOCATION: 3-STOREY OFFICE BUILDING WITH ROOF DECK
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

CLIENT
PROJECT PROPONENT: MELCHOR S. CORDOVA, ALTERNATE END-USER FOR RO BUILDING
APPROVED BY: PATRICK LESTER N. TY, CHIEF REGULATOR, MWSS RO

SHEET CONTENTS: THIRD FLOOR FINISHES PLAN

R.A. 9266 SEC. 33
DRAWINGS AND SPECIFICATIONS AND CONTRACT DOCUMENTS DULY SIGNED, STAMPED OR SEALED AS INSTRUMENTS FOR SERVICE ARE THE INTELLECTUAL PROPERTY AND DOCUMENTS OF ARCHITECT, WHETHER THE OBJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. IT SHALL BE UNLAWFUL FOR ANY PERSON TO DUPLICATE OR TO MAKE COPIES OF SAID DOCUMENTS FOR USE IN THE REPETITION OF AND FOR OTHER PROJECTS OR BUILDINGS, WHETHER EXECUTED PARTLY OR IN WHOLE, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR AUTHOR OF SAID DOCUMENTS.

CADD	DATE	NO.	REVISIONS	CHK	DATE	PAPER SIZE	SHEET NO.
GMTI/NBR/SCEH	JUL 2018					20X30	A-123
DESIGNED	DATE						
JDEC	JUL 2018					SCALE	PROJECT NO.
APPROVED	DATE	2	ADDITIONAL FIRE EXIT STAIRS		10-30-2018	AS SHOWN	SO-G-17-036
MOS	JUL 2018	1	SCHEMATIC DESIGN		03-09-2018		



FLOOR AREA = 916.94 SQ. M.

ROOF DECK FINISHES PLAN

1 / A-124

SCALE 1:100M

LEGEND

WALL TYPE DESIGNATOR

WALL TYPE — b200s — WALL HEIGHT

WALL SIZE — FIRE RATING REQUIRED IN HOURS

WALL SIZE
- – WALL THICKNESS IN MILLIMETER
* – AS PER MANUFACTURERS STANDARD

WALL HEIGHT
h = LIMITED HEIGHT AS INDICATED
p = TO 200MM ABOVE CEILING
s = TO STRUCTURE SLAB

WALL TYPES
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gb1 = 1 LAYER, DOUBLE SIDE GYPSUM BOARD WITH INSULATION
gb2 = 1 LAYER, DOUBLE SIDE GYPSUM BOARD WITHOUT INSULATION
f = ACP CLADDING ON TUBULAR STEEL FRAMING

FIRE RATING
1 = 1 HOUR (60 MIN.)
2 = 2 HOURS (120 MIN.)

WALL FINISH

WF-1a	SEMI-GLOSS ACRYLIC LATEX BASED PAINT OVER PRIMER
WF-1b	SEMI-GLOSS ACRYLIC LATEX BASED PAINT OVER PRIMER
WF-2	ALUMINUM COMPOSITE PANEL
WF-3	STONE ASSEMBLY
WF-4	300MMX300MM CERAMIC TILES (GLAZED)

FLOOR FINISH

FF-1	19mm THK. SANDBLASTED FIELD GRANITE STONE
FF-2	600MMX600MM HOMOGENEOUS TILES (POLISHED FINISH)
FF-3	600MMX600MM HOMOGENEOUS TILES (MATTE FINISH)
FF-4	600MMX600MM GRANITE TILES
FF-5	300MMX300MM HOMOGENEOUS TILES (POLISHED FINISH)
FF-6	300MMX300MM HOMOGENEOUS TILES (MATTE FINISH)
FF-7	300MMX300MM ANTI-STATIC VINYL TILES
FF-8	CARPET TILES
FF-9	TROWELLED CONCRETE TOPPING WITH EPOXY FLOOR COATING
FF-10	TROWELLED CONCRETE TOPPING WITH HARDENER AND DUSTPROOFER
FF-11	STRAIGHT TO FINISH FLOORING W/ CONCRETE FLOOR HARDENER

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REG. NO.: 0021601
IAPOA : 171562281230723 18
TIN NO. : 271-680-669-000
PTR NO. : 6679972
DATE : 2/8/2018
PLACE : MAKATI CITY

OWNER: METROPOLITAN WATERWORKS AND SEWERAGE SYSTEM REGULATORY OFFICE — MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

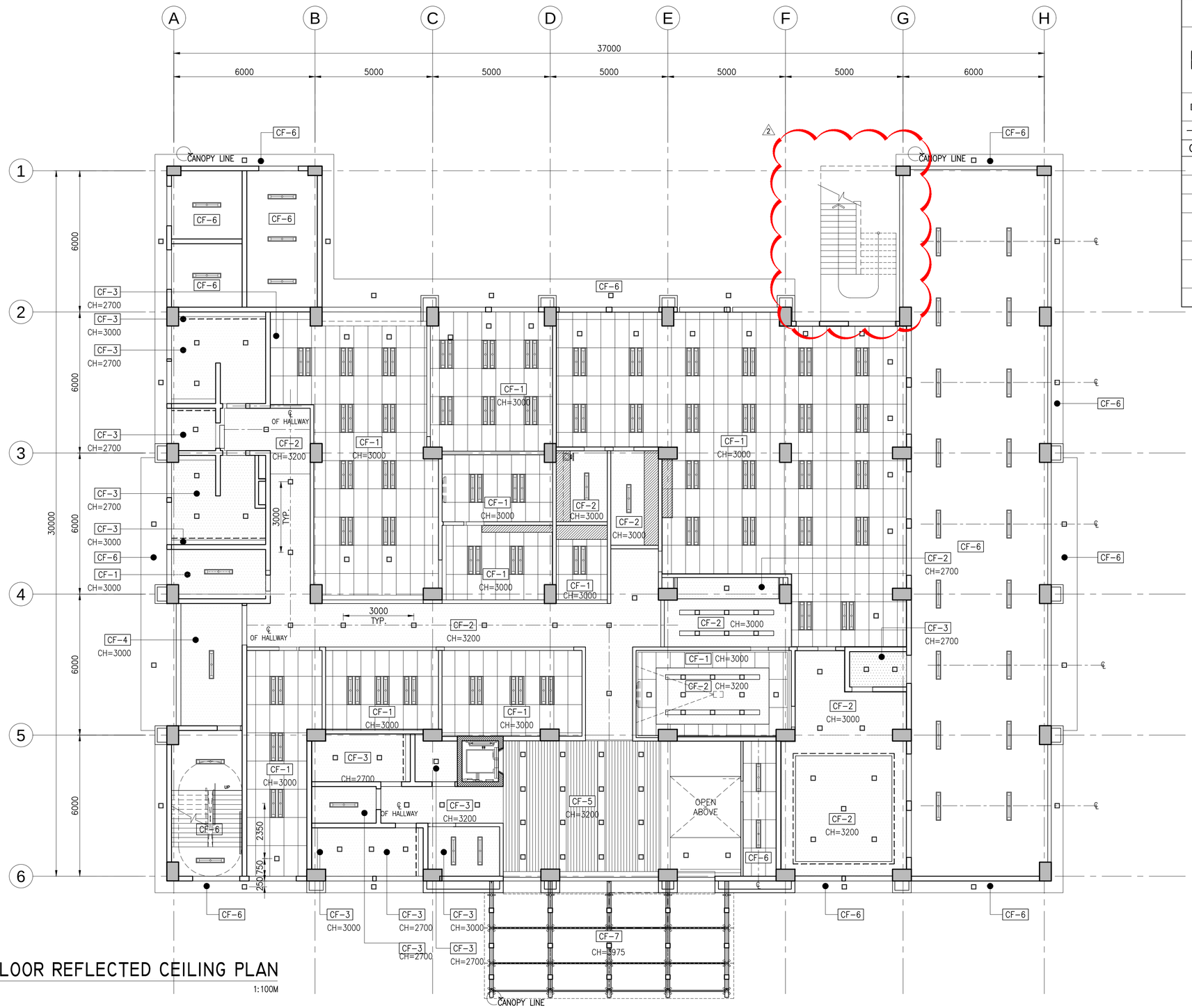
PROJECT TITLE/LOCATION: 3-STOREY OFFICE BUILDING WITH ROOF DECK — MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

CLIENT
PROJECT PROPONENT: MELCHOR S. CORDOVA — ALTERNATE END-USER FOR RO BUILDING
APPROVED BY: PATRICK LESTER N. TY — CHIEF REGULATOR, MWSS RO

SHEET CONTENTS: ROOF DECK FINISHES PLAN

R.A. 9266 SEC. 33
DRAWINGS AND SPECIFICATIONS AND CONTRACT DOCUMENTS DULY SIGNED, STAMPED OR SEALED AS INSTRUMENTS FOR SERVICE ARE THE INTELLECTUAL PROPERTY AND DOCUMENTS OF ARCHITECT, WHETHER THE OBJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. IT SHALL BE UNLAWFUL FOR ANY PERSON TO DUPLICATE OR TO MAKE COPIES OF SAID DOCUMENTS FOR USE IN THE REPETITION OF AND FOR OTHER PROJECTS OR BUILDINGS, WHETHER EXECUTED PARTLY OR IN WHOLE, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR AUTHOR OF SAID DOCUMENTS.

CADD	DATE	NO.	REVISIONS	CHK	DATE	PAPER SIZE	SHEET NO.
GMTT/NBR/SCEH	JUL 2018					20X30	A-124
DESIGNED	DATE						
JDEC	JUL 2018					SCALE	PROJECT NO.
APPROVED	DATE	2	ADDITIONAL FIRE EXIT STAIRS		10-30-2018	AS SHOWN	SO-G-17-036
MOS	JUL 2018	1	SCHEMATIC DESIGN		03-09-2018		



LEGEND

LIGHTING FIXTURES	
	1X9W LED SUSPENDED OR SURFACE MOUNTED DOWNLIGHT
	2X15W T-5 RECESSED MOUNTED LED LAMP WITH CENTRAL LOUVER AND WHITE POWDER COATED BACKING REFLECTOR, ZINC PHOSPHATED STEEL SHEET HOUSING WITH POWDER COAT PAINT FINISH, MIRROR FINISH ANNODIZED ALUMINUM REFLECTOR AND SPECULAR LOUVER
	1X15W LED T-5 SUSPENDED OR SURFACE MOUNTED INDUSTRIAL LIGHTING FIXTURE WITH BATTERY PACK
- - - - -	14W LED LAMP COVELIGHT

CEILING FINISHES	
CF-1	600mm X 1200mm ACOUSTICAL CEILING PANEL
CF-2	PAINTED FINISH, 12mm THK. TYPE X GYPSUM BOARD
CF-3	PAINTED FINISH, 12mm THK. MR TYPE GYPSUM BOARD
CF-4	PAINTED FINISH, 12mm THK. FIBER CEMENT BOARD
CF-5	LINEAR METAL CEILING
CF-6	PAINTED FINISH, FAIR FACED CONCRETE UNDERSLABS, SOFFIT, AND BEAMS
CF-7	12mm THK. CLEAR TEMPERED GLASS PANEL

I / A-131 GROUND FLOOR REFLECTED CEILING PLAN

SCALE 1:100M

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MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

PROJECT TITLE/LOCATION: 3-STOREY OFFICE BUILDING WITH ROOF DECK
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

CLIENT
PROJECT PROPONENT: MELCHOR S. CORDOVA, ALTERNATE END-USER FOR RO BUILDING
APPROVED BY: PATRICK LESTER N. TY, CHIEF REGULATOR, MWSS RO

SHEET CONTENTS: GROUND FLOOR REFLECTED CEILING PLAN

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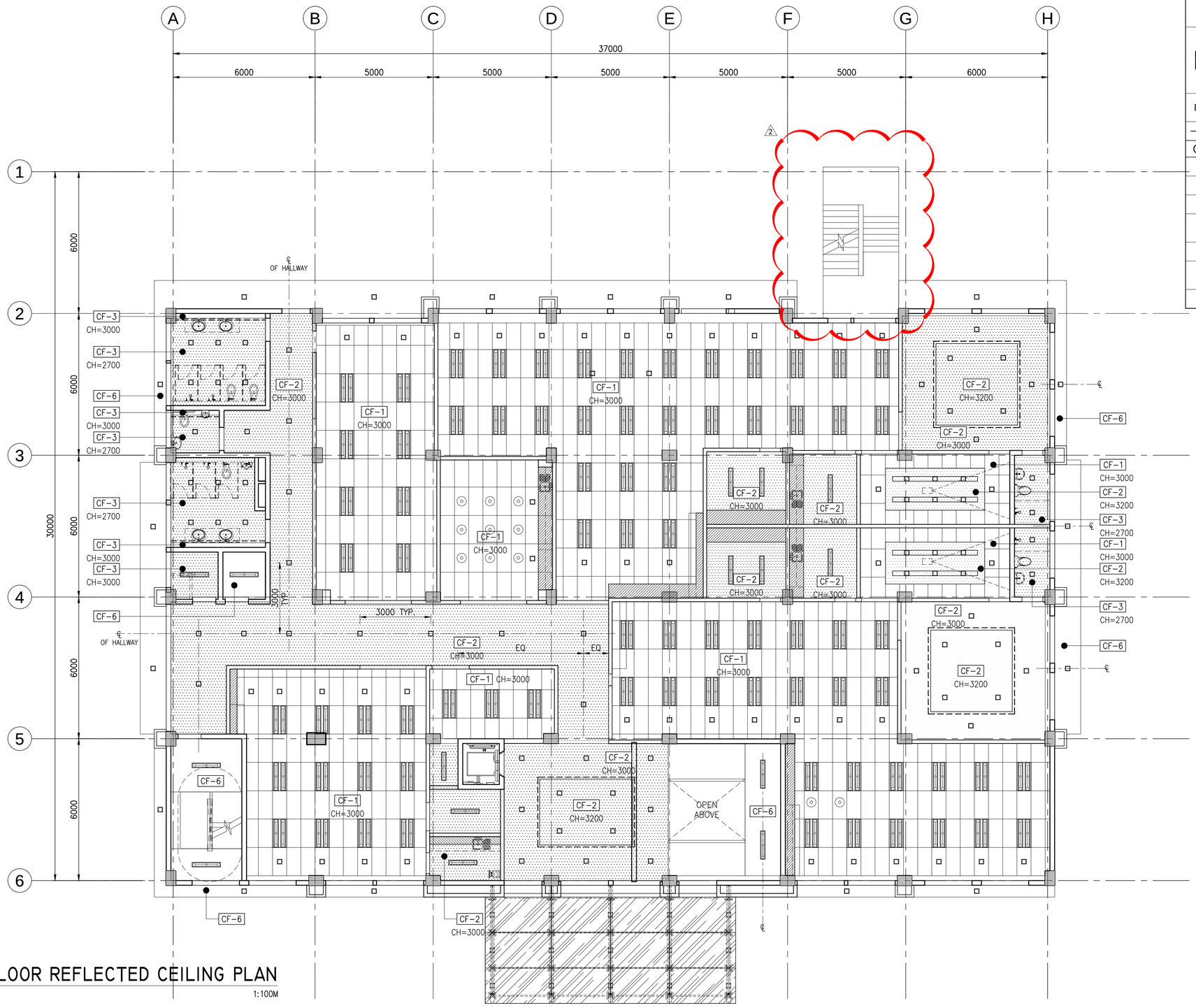
GMIT/NBR/SCEH	JUL 2018					20X30	A-131
DESIGNED	DATE						
JDEC	JUL 2018					SCALE	PROJECT NO.
APPROVED	DATE	2	ADDITIONAL FIRE EXIT STAIRS		10-30-2018	AS SHOWN	SO-G-17-036
MOS	JUL 2018	1	SCHEMATIC DESIGN		03-09-2018		



I SECOND FLOOR REFLECTED CEILING PLAN

A-132 SCALE 1:100M

LEGEND

LIGHTING FIXTURES	
	1X9W LED SUSPENDED OR SURFACE MOUNTED DOWNLIGHT
	2X15W T-5 RECESSED MOUNTED LED LAMP WITH CENTRAL LOUVER AND WHITE POWDER COATED BACKING REFLECTOR, ZINC PHOSPHATED STEEL SHEET HOUSING WITH POWDER COAT PAINT FINISH, MIRROR FINISH ANNODIZED ALUMINUM REFLECTOR AND SPECULAR LOUVER
	1X15W LED T-5 SUSPENDED OR SURFACE MOUNTED INDUSTRIAL LIGHTING FIXTURE WITH BATTERY PACK
- - - - -	14W LED LAMP COVELIGHT

CEILING FINISHES	
CF-1	600mm X 1200mm ACOUSTICAL CEILING PANEL
CF-2	PAINTED FINISH, 12mm THK. TYPE X GYPSUM BOARD
CF-3	PAINTED FINISH, 12mm THK. MR TYPE GYPSUM BOARD
CF-4	PAINTED FINISH, 12mm THK. FIBER CEMENT BOARD
CF-5	LINEAR METAL CEILING
CF-6	PAINTED FINISH, FAIR FACED CONCRETE UNDERSLABS, SOFFIT, AND BEAMS
CF-7	12mm THK. CLEAR TEMPERED GLASS PANEL

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PLACE : MAKATI CITY

OWNER: METROPOLITAN WATERWORKS AND SEWERAGE SYSTEM REGULATORY OFFICE
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

PROJECT TITLE/LOCATION: 3-STOREY OFFICE BUILDING WITH ROOF DECK
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

CLIENT
PROJECT PROPONENT: MELCHOR S. CORDOVA, ALTERNATE END-USER FOR RO BUILDING
APPROVED BY: PATRICK LESTER N. TY, CHIEF REGULATOR, MWSS RO

SHEET CONTENTS: SECOND FLOOR REFLECTED CEILING PLAN

R.A. 9266 SEC. 33
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DESIGNED	DATE						
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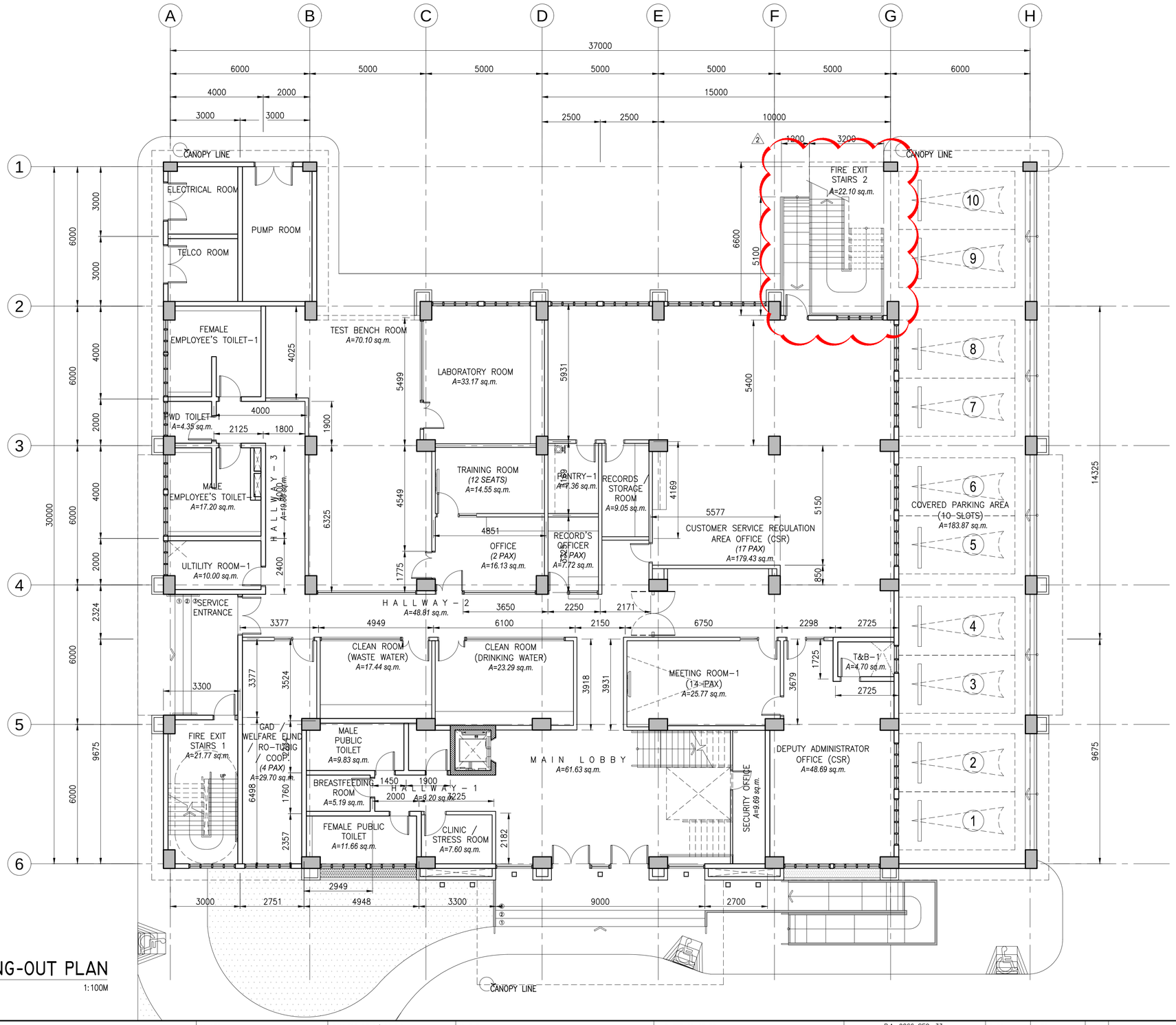
APPROVED	DATE	2	ADDITIONAL FIRE EXIT STAIRS		10-30-2018	AS SHOWN	SO-G-17-036
MOS	JUL 2018	1	SCHEMATIC DESIGN		03-09-2018		



I
A–141

GROUND FLOOR SETTING-OUT PLAN

SCALE 1:100M

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PTR NO. : 6679972
DATE : 2/8/2018
PLACE : MAKATI CITY

OWNER
METROPOLITAN WATERWORKS AND SEWERAGE SYSTEM REGULATORY OFFICE
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

PROJECT TITLE/LOCATION
3-STOREY OFFICE BUILDING WITH ROOF DECK
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

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PROJECT PROPONENT: MELCHOR S. CORDOVA, ALTERNATE END–USER FOR RO BUILDING
APPROVED BY: PATRICK LESTER N. TY, CHIEF REGULATOR, MWSS RO

SHEET CONTENTS
GROUND FLOOR SETTING-OUT PLAN

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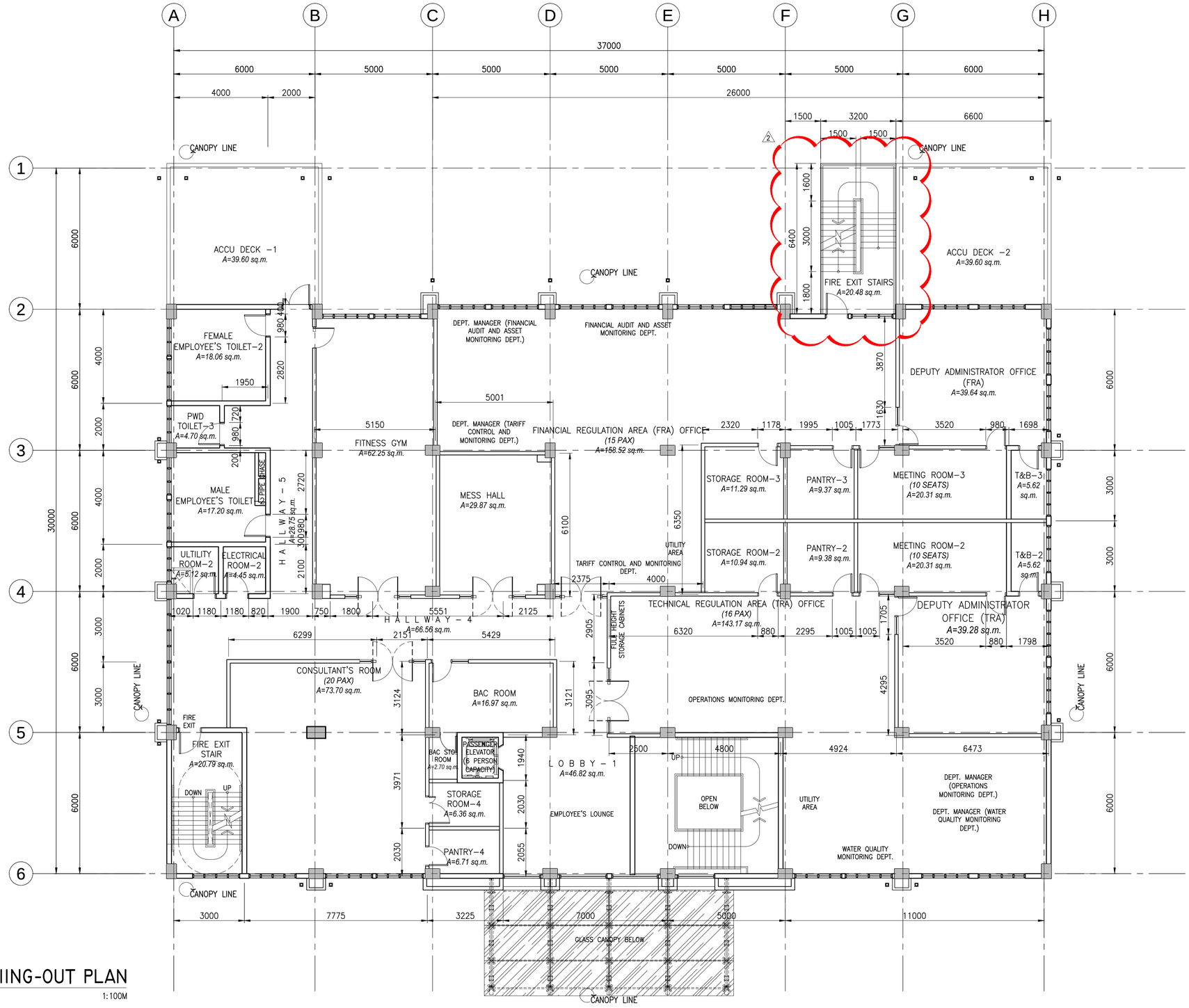
MOS	JUL 2018	1	SCHEMATIC DESIGN		03–09–2018		



I
A–142

SECOND FLOOR SETIING-OUT PLAN

SCALE 1:100M

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PLACE : MAKATI CITY

OWNER
METROPOLITAN WATERWORKS AND SEWERAGE SYSTEM REGULATORY OFFICE
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

PROJECT TITLE/LOCATION
3-STOREY OFFICE BUILDING WITH ROOF DECK
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

CLIENT
PROJECT PROPONENT: MELCHOR S. CORDOVA, ALTERNATE END–USER FOR RO BUILDING
APPROVED BY: PATRICK LESTER N. TY, CHIEF REGULATOR, MWSS RO

SHEET CONTENTS
SECOND FLOOR SETIING-OUT PLAN

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GMTT/NBR/SCEH	JUL 2018					20X30	A-142
DESIGNED	DATE						
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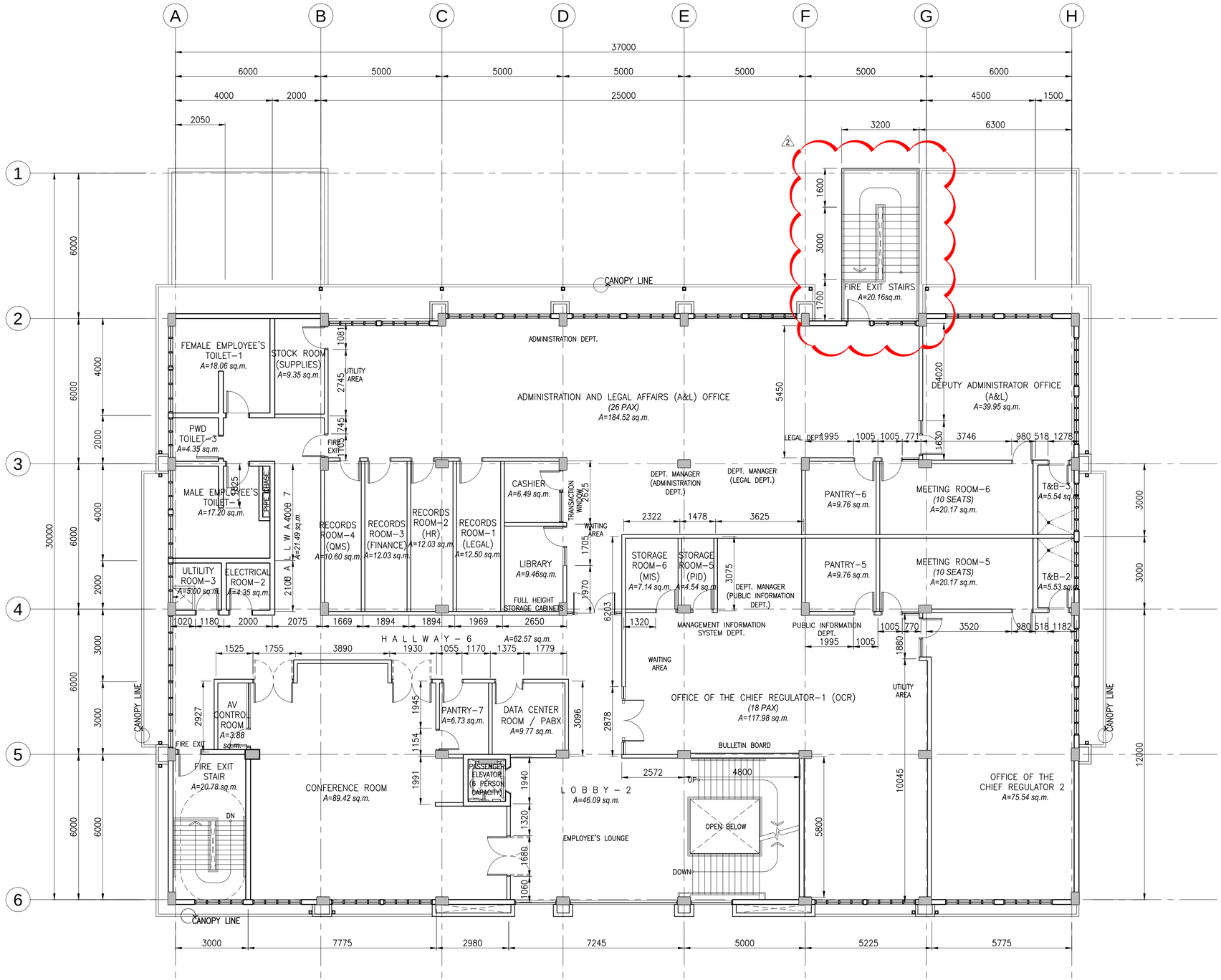
APPROVED	DATE	2	ADDITIONAL FIRE EXIT STAIRS		10–30–2018	AS SHOWN	SO-G-17-036
MOS	JUL 2018	1	SCHEMATIC DESIGN		03–09–2018		



I
A–143

THIRD FLOOR SETTING-OUT PLAN

SCALE 1:100M

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PLACE	MAKATI CITY

OWNER: METROPOLITAN WATERWORKS AND SEWERAGE SYSTEM REGULATORY OFFICE
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

PROJECT TITLE/LOCATION: 3-STOREY OFFICE BUILDING WITH ROOF DECK
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

CLIENT
PROJECT PROPONENT: MELCHOR S. CORDOVA, ALTERNATE END–USER FOR RO BUILDING
APPROVED BY: PATRICK LESTER N. TY, CHIEF REGULATOR, MWSS RO

SHEET CONTENTS: THIRD FLOOR SETTING-OUT PLAN

R.A. 9266 SEC. 33
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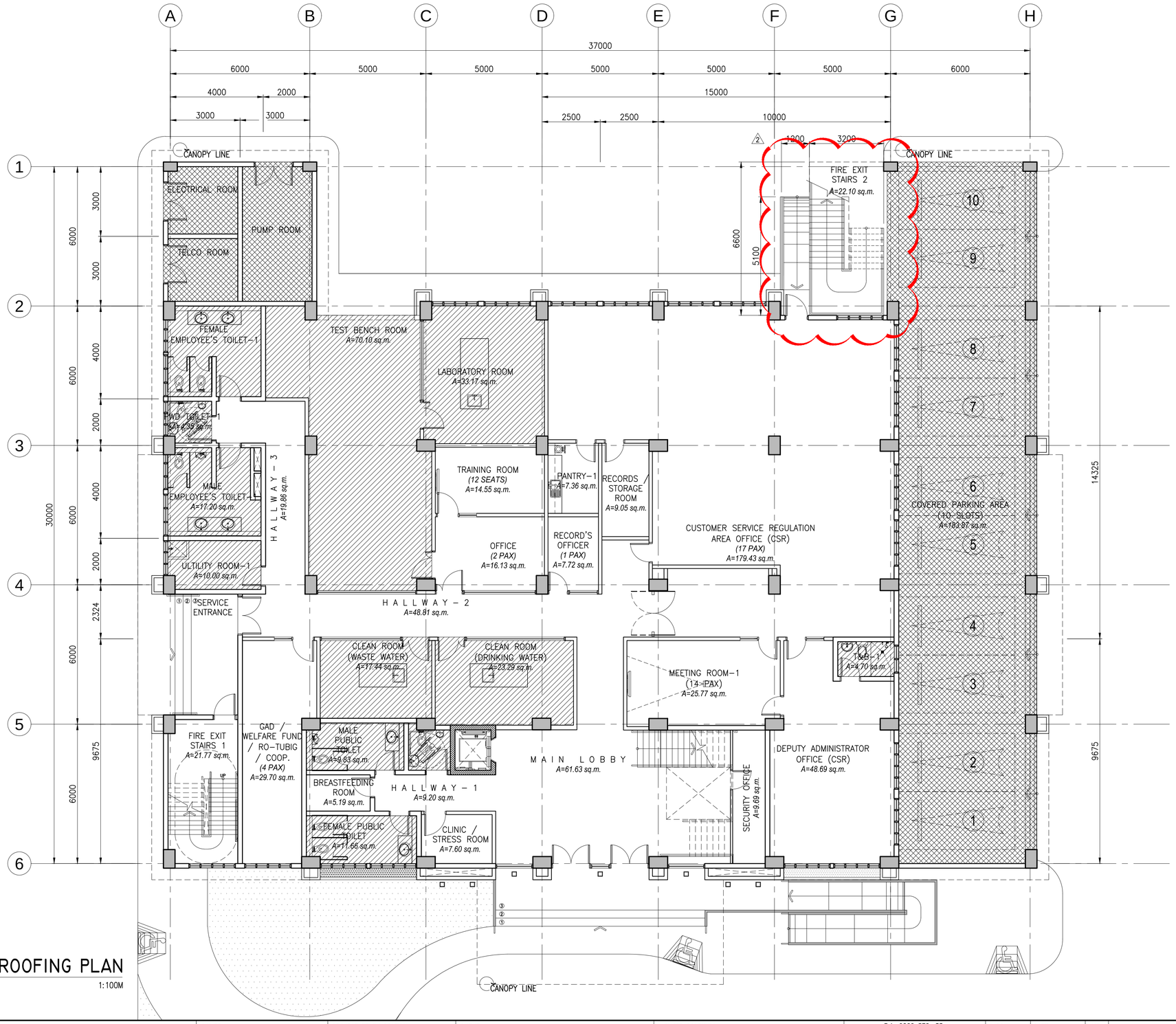
APPROVED	DATE	2	ADDITIONAL FIRE EXIT STAIRS		10–30–2018	AS SHOWN	SO-G-17-036
MOS	JUL 2018	1	SCHEMATIC DESIGN		03–09–2018		

LEGEND	
	FLUID–APPLIED WATERPROOFING
	TRAFFICABLE LIQUID–APPLIED WATERPROOFING



I
A–151

GROUND FLOOR WATERPROOFING PLAN

SCALE 1:100M

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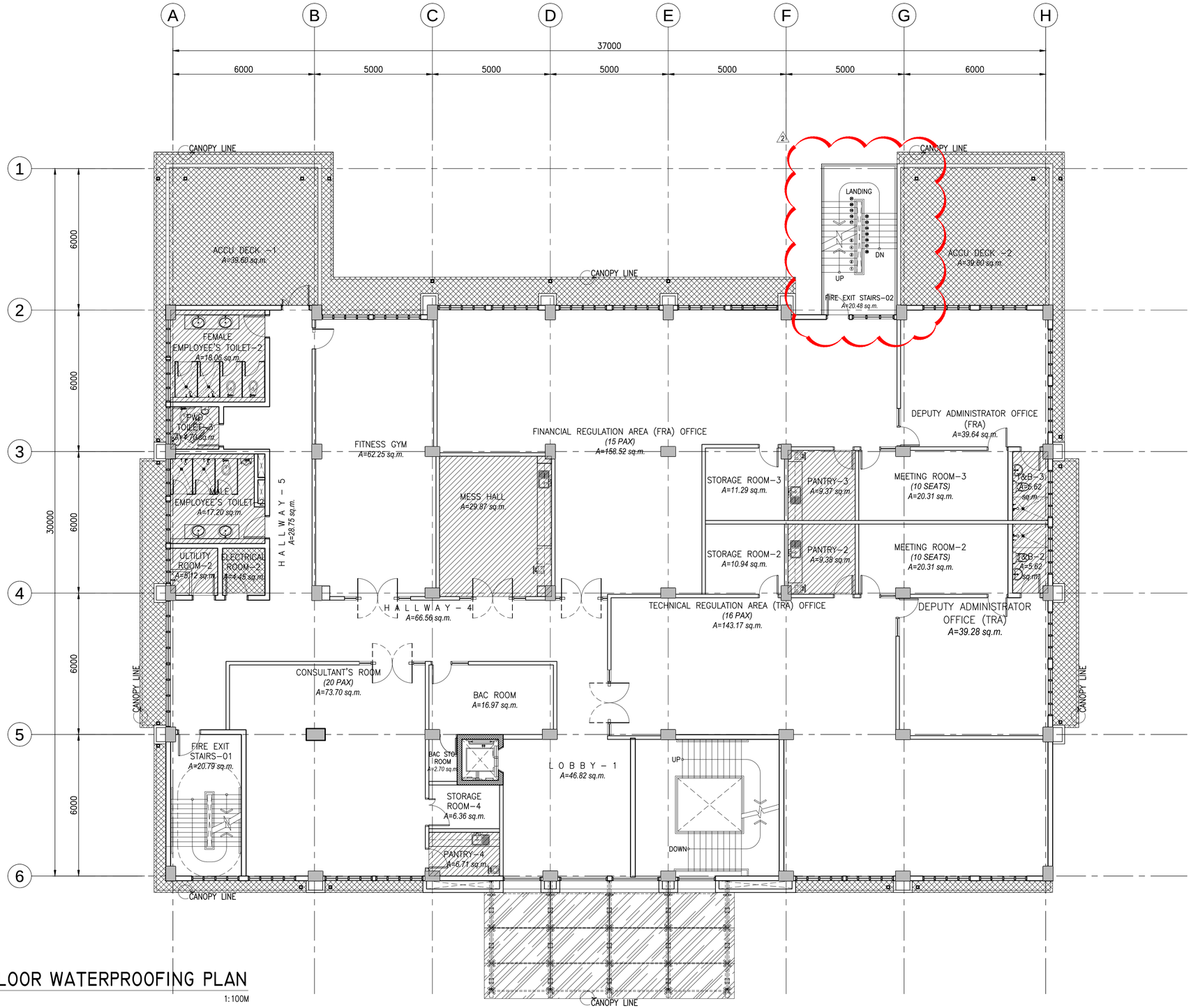
LEGEND	
	FLUID–APPLIED WATERPROOFING
	TRAFFICABLE LIQUID–APPLIED WATERPROOFING



I
A–152

SECOND FLOOR WATERPROOFING PLAN

SCALE 1:100M

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OWNER: METROPOLITAN WATERWORKS AND SEWERAGE SYSTEM REGULATORY OFFICE
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

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CLIENT
PROJECT PROPONENT: MELCHOR S. CORDOVA, ALTERNATE END–USER FOR RO BUILDING
APPROVED BY: PATRICK LESTER N. TY, CHIEF REGULATOR, MWSS RO

SHEET CONTENTS: SECOND FLOOR WATERPROOFING PLAN

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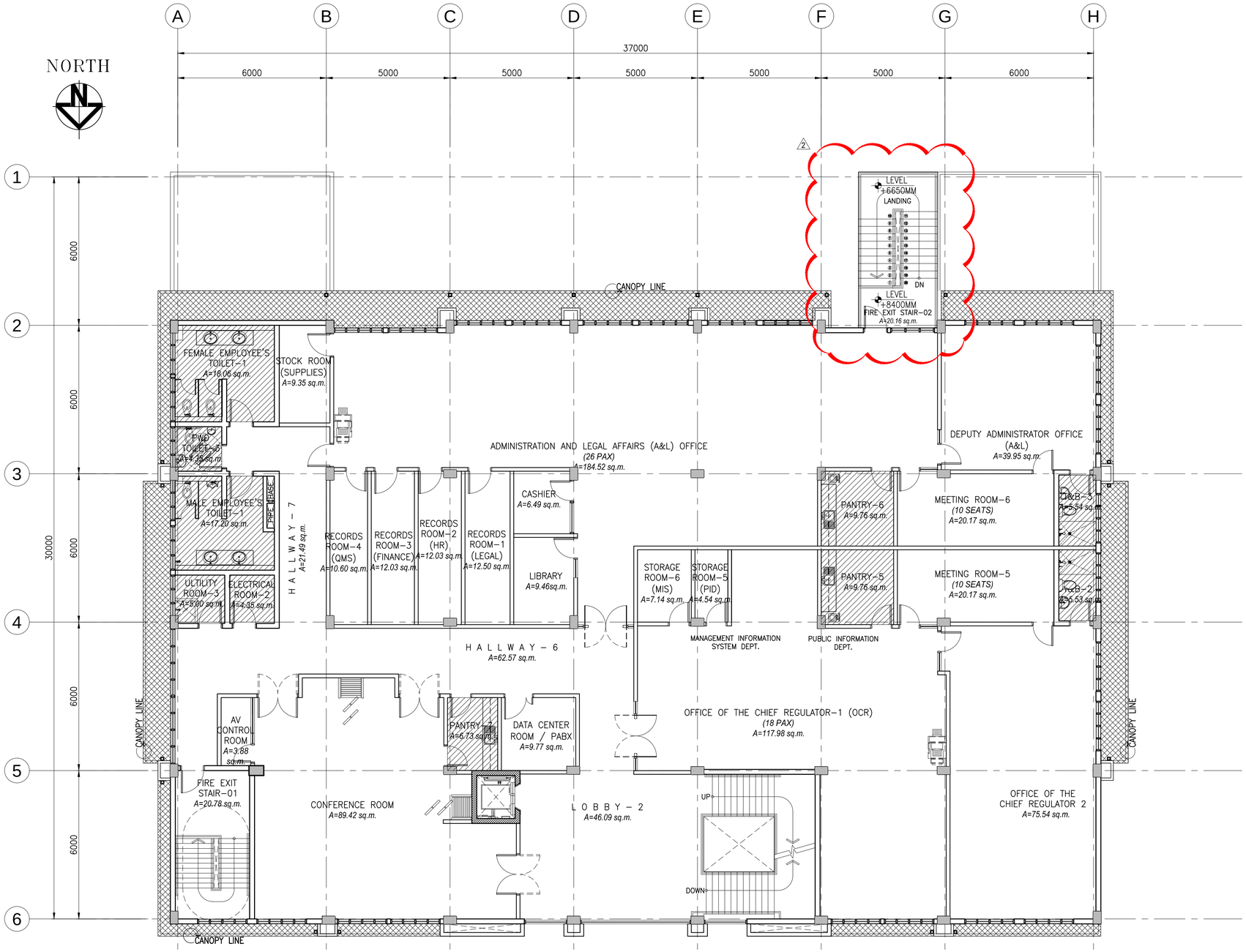
	TRAFFICABLE LIQUID–APPLIED WATERPROOFING



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A–153

THIRD FLOOR WATERPROOFING PLAN

SCALE 1:100M

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TIN NO.	: 271–680–669–000
PTR NO.	: 6679972
DATE	: 2/8/2018
PLACE	: MAKATI CITY

OWNER: METROPOLITAN WATERWORKS AND SEWERAGE SYSTEM REGULATORY OFFICE
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

PROJECT TITLE/LOCATION: 3-STOREY OFFICE BUILDING WITH ROOF DECK
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

CLIENT
PROJECT PROPONENT: MELCHOR S. CORDOVA, ALTERNATE END–USER FOR RO BUILDING
APPROVED BY: PATRICK LESTER N. TY, CHIEF REGULATOR, MWSS RO

SHEET CONTENTS: THIRD FLOOR WATERPROOFING PLAN

R.A. 9266 SEC. 33
DRAWINGS AND SPECIFICATIONS AND CONTRACT DOCUMENTS DULY SIGNED, STAMPED OR SEALED AS INSTRUMENTS FOR SERVICE ARE THE INTELLECTUAL PROPERTY AND DOCUMENTS OF ARCHITECT, WHETHER THE OBJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. IT SHALL BE UNLAWFUL FOR ANY PERSON TO DUPLICATE OR TO MAKE COPIES OF SAID DOCUMENTS FOR USE IN THE REPETITION OF AND FOR OTHER PROJECTS OR BUILDINGS, WHETHER EXECUTED PARTLY OR IN WHOLE, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR AUTHOR OF SAID DOCUMENTS.

CADD	DATE	NO.	REVISIONS	CHK	DATE	PAPER SIZE	SHEET NO.
GMIT/NBR/SCEH	JUL 2018					20X30	A-153
DESIGNED	DATE						
JDEC	JUL 2018					SCALE	PROJECT NO.
APPROVED	DATE	2	ADDITIONAL FIRE EXIT STAIRS		10–30–2018	AS SHOWN	SO-G-17-036
MOS	JUL 2018	1	SCHEMATIC DESIGN		03–09–2018		

LEGEND	
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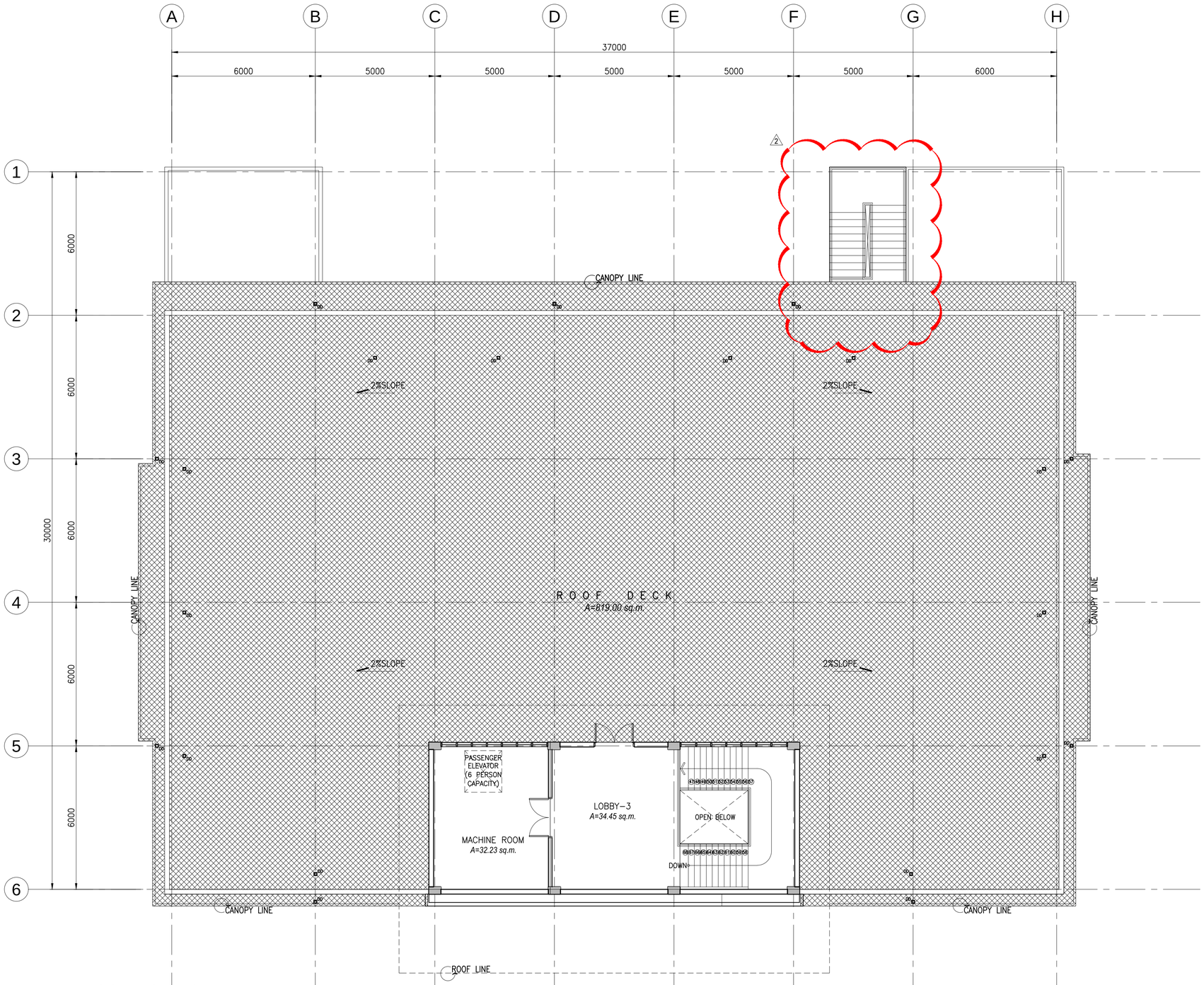
	TRAFFICABLE LIQUID–APPLIED WATERPROOFING



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A–154

ROOF DECK WATERPROOFING PLAN

SCALE 1:100M

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CERTIFIED BY

MICHELANGELA O. SALVADOR, UAP
ARCHITECT

REG. NO.: 0021601
IAPOA : 171562281230723 18
TIN NO. : 271–680–669–000
PTR NO. : 6679972
DATE : 2/8/2018
PLACE : MAKATI CITY

OWNER
METROPOLITAN WATERWORKS AND SEWERAGE SYSTEM REGULATORY OFFICE
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

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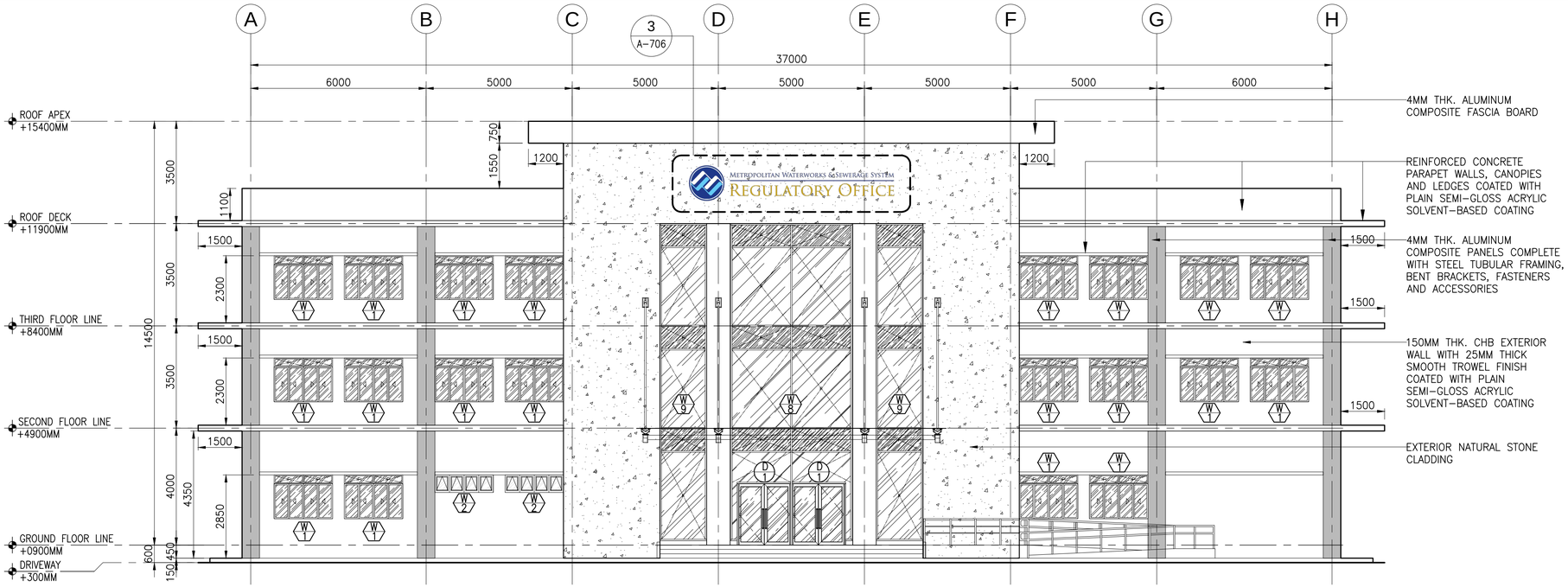
MOS	JUL 2018	1	SCHEMATIC DESIGN		03–09–2018		



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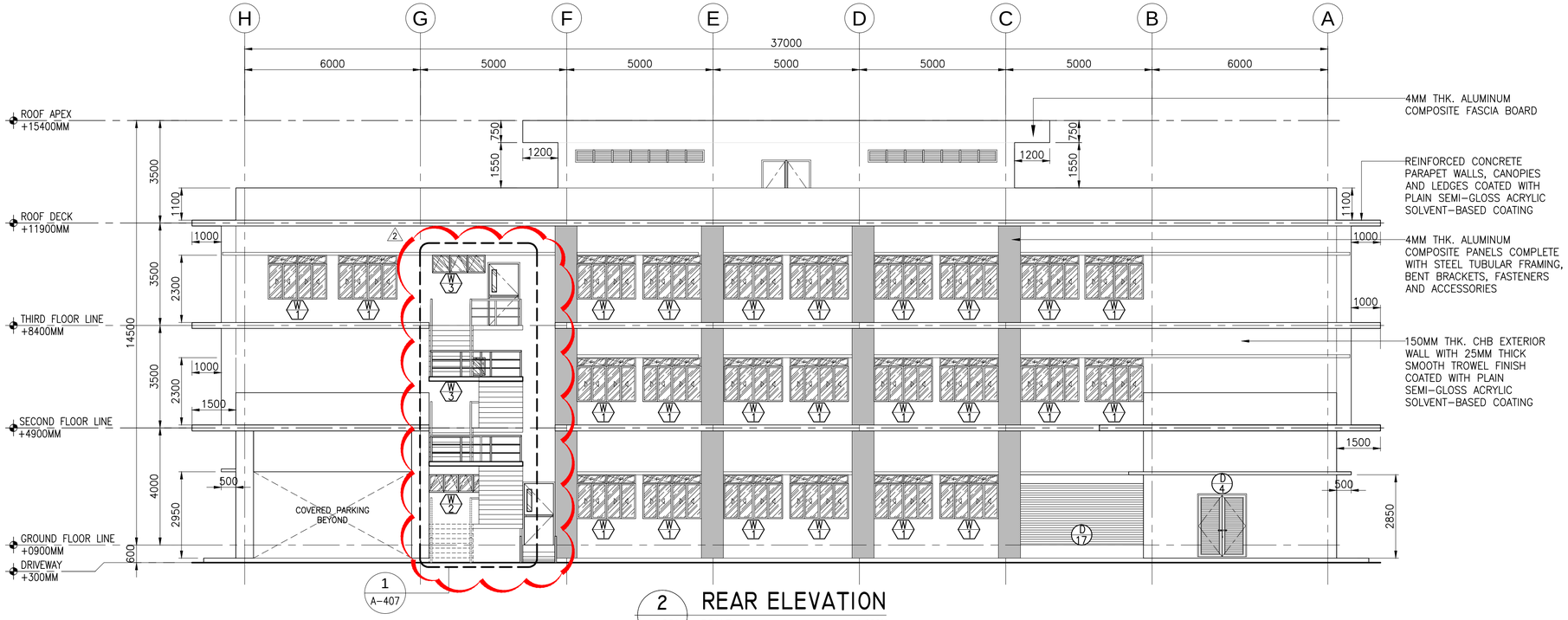

2 / A-201 REAR ELEVATION

SCALE 1:100M

a.c.ong CONSULTING INC. Engineering + Management ISO 9001:2015 Certified 2F LTA Building 118 Perea Street, Legaspi Village, 1229 Makati City, Philippines Tel. Nos.: +63 2 8935827 Fax No.: +63 2 8935829 Email: acoconsulting@aco.com.ph Website: www.aco.com.ph	CERTIFIED BY MICHELANGELA O. SALVADOR, UAP ARCHITECT	REG. NO.: 0021601 IAPOA : 171562281230723 18 TIN NO. : 271-680-669-000 PTR NO. : 6679972 DATE : 2/8/2018 PLACE : MAKATI CITY	OWNER METROPOLITAN WATERWORKS AND SEWERAGE SYSTEM REGULATORY OFFICE MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY	PROJECT TITLE/LOCATION 3-STOREY OFFICE BUILDING WITH ROOF DECK MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY	CLIENT PROJECT PROPONENT: MELCHOR S. CORDOVA, ALTERNATE END-USER FOR RO BUILDING APPROVED BY: PATRICK LESTER N. TY, CHIEF REGULATOR, MWSS RO	SHEET CONTENTS FRONT ELEVATION REAR ELEVATION

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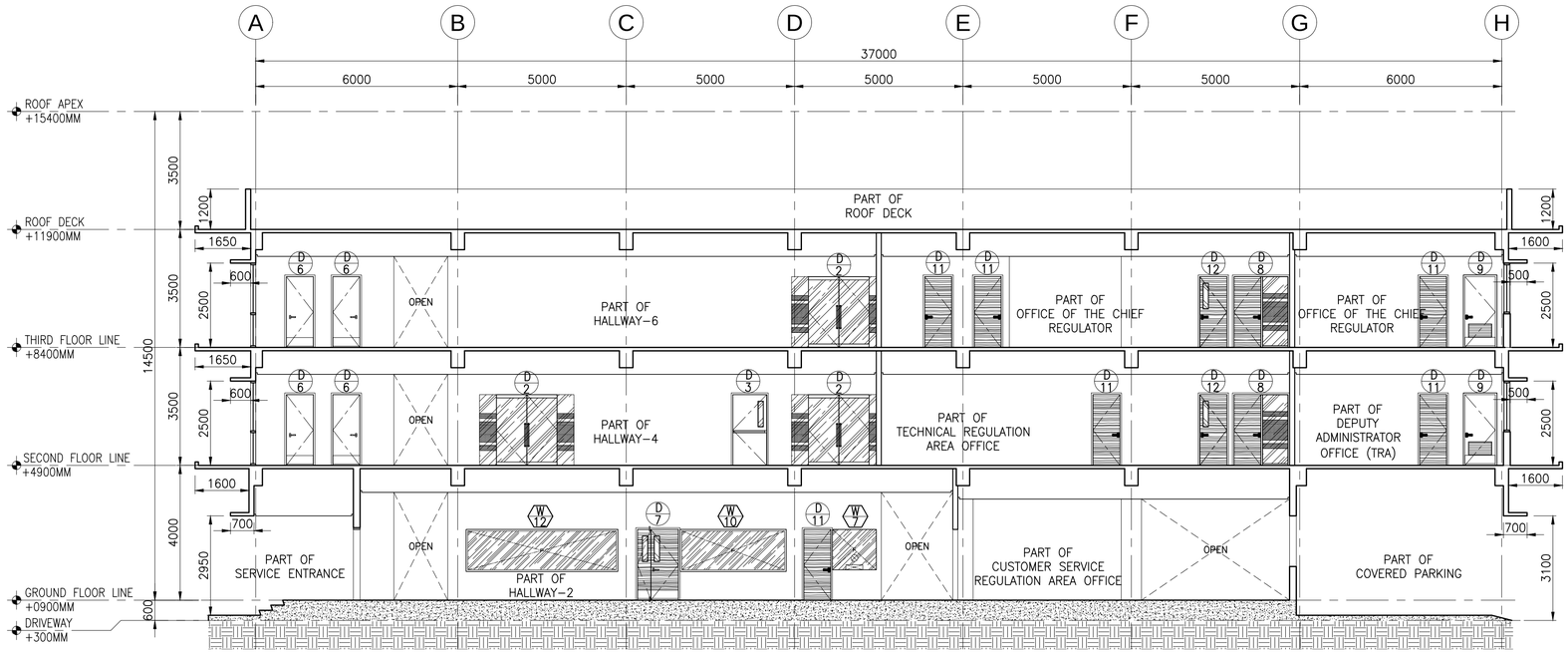

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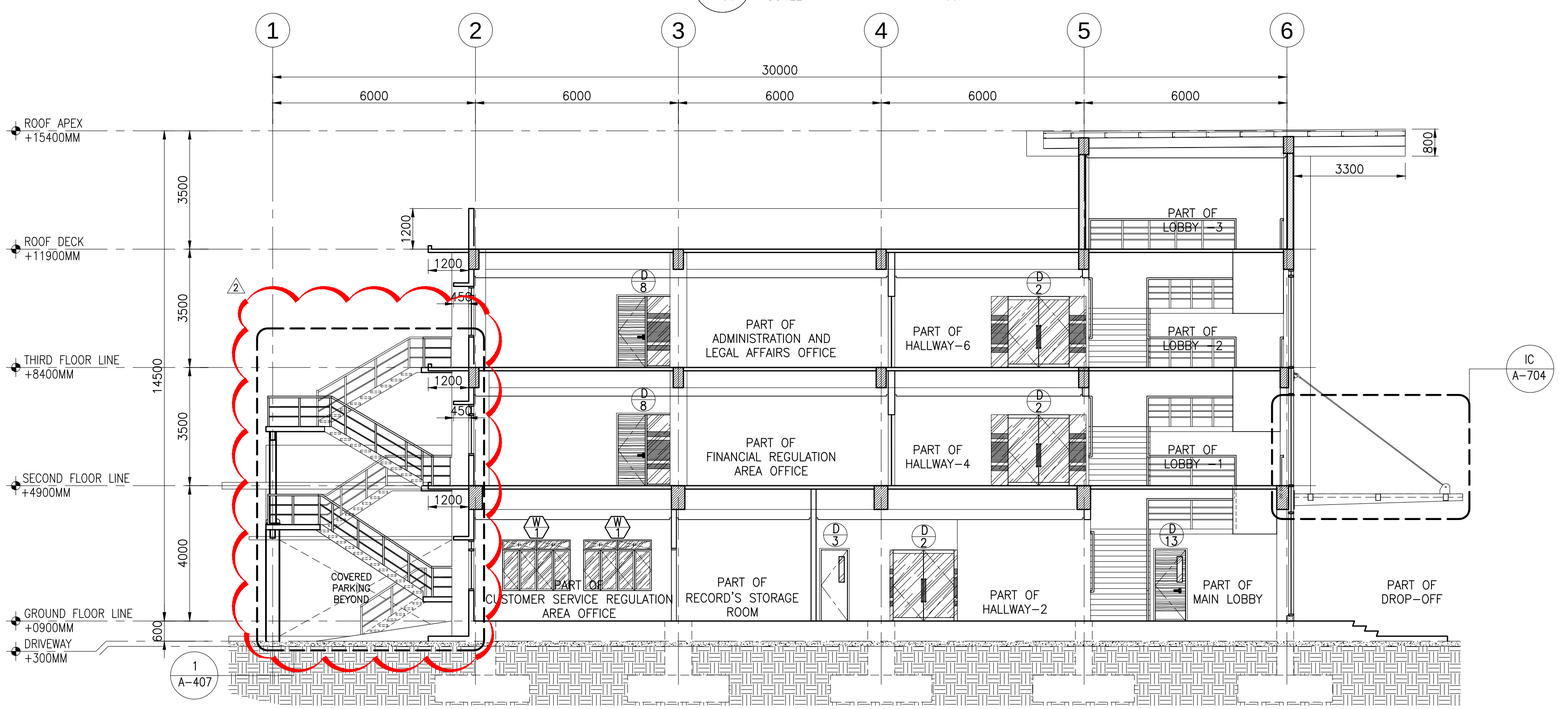

2 LONGITUDINAL SECTION

A-301 SCALE 1:100M

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MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

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SHEET CONTENTS: CROSS SECTION, LONGITUDINAL SECTION

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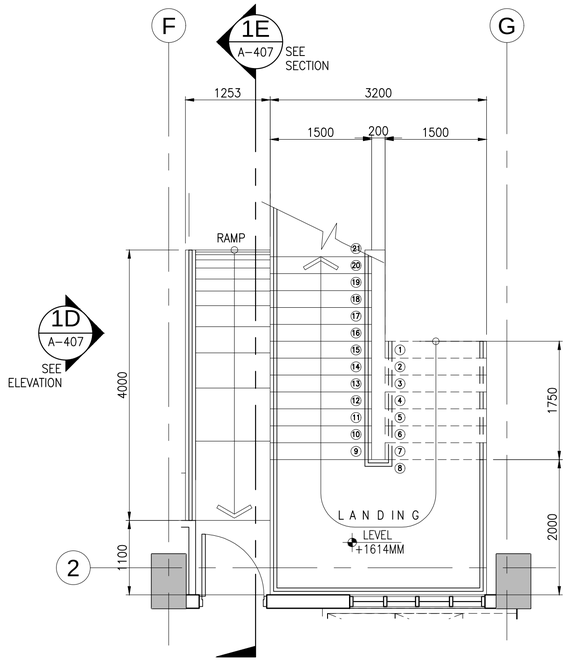
MOS	JUL 2018	1	SCHEMATIC DESIGN		03-09-2018		



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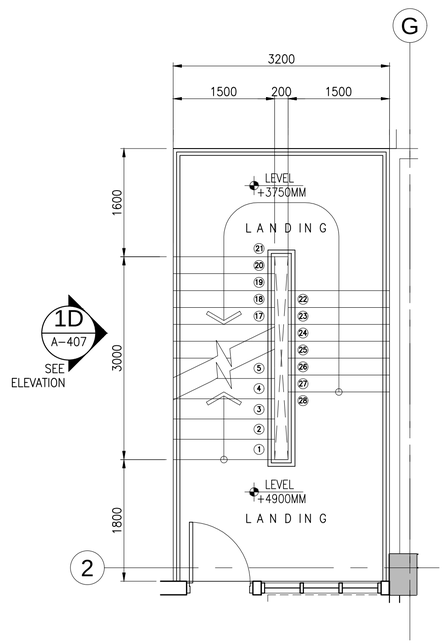

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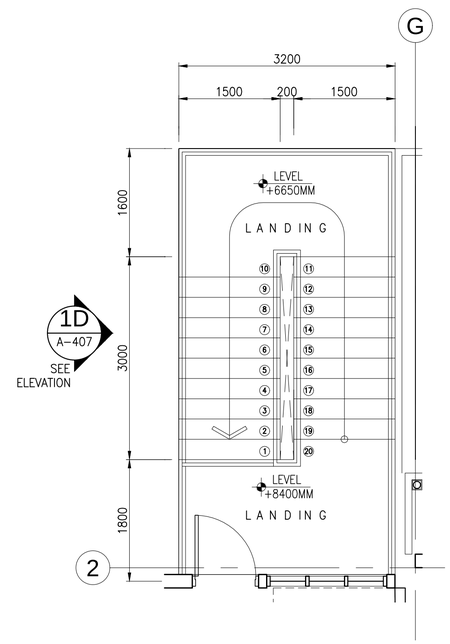
A-407 SCALE 1:50M



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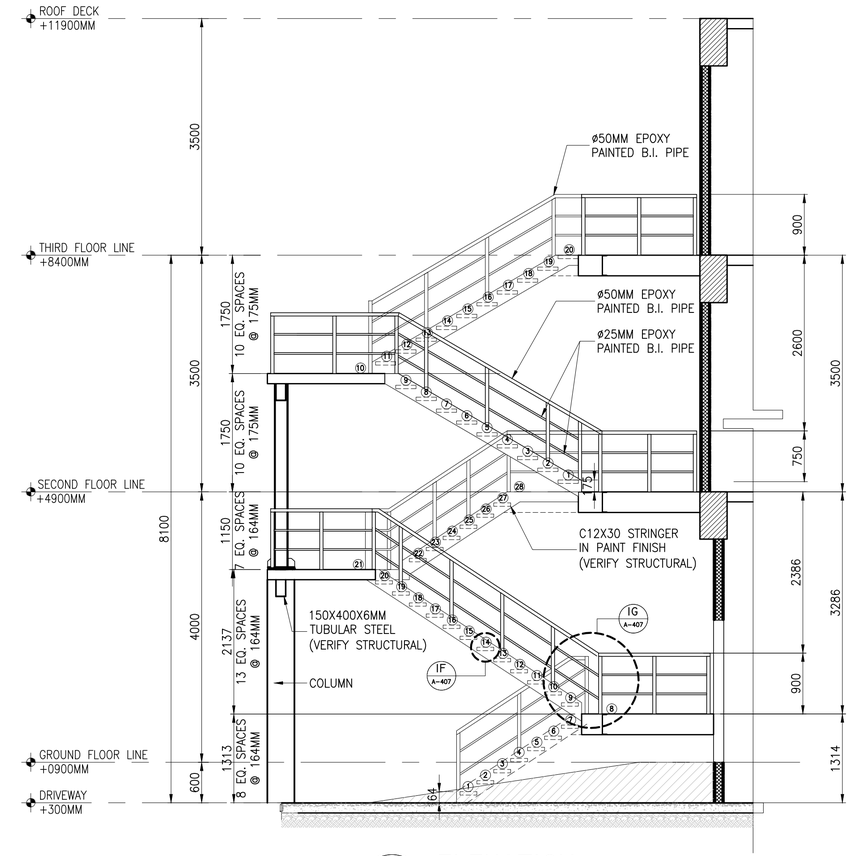

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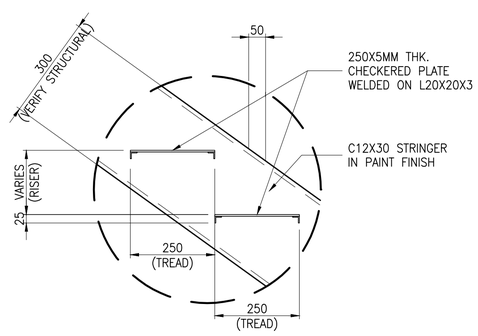

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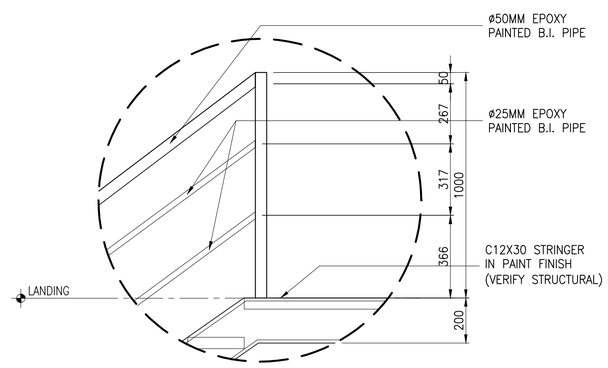

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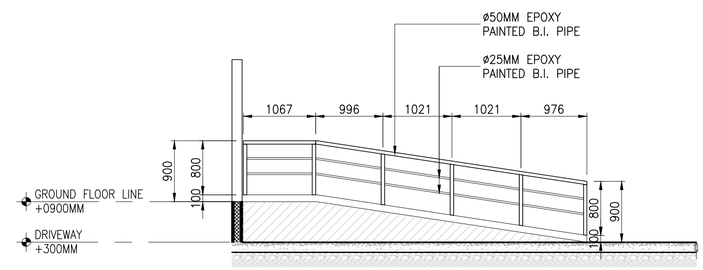
A-407 SCALE 1:10M



IE RAMP SECTION DETAIL
A-407 SCALE 1:50M

I FIRE EXIT-02 DETAILS
A-407 SCALE AS SHOWN

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ARCHITECT
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TIN NO. : 271-680-669-000
PTR NO. : 6679972
DATE : 2/8/2018
PLACE : MAKATI CITY

OWNER: METROPOLITAN WATERWORKS AND SEWERAGE SYSTEM REGULATORY OFFICE
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

PROJECT TITLE/LOCATION: 3-STOREY OFFICE BUILDING WITH ROOF DECK
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CLIENT
PROJECT PROPONENT: MELCHOR S. CORDOVA, ALTERNATE END-USER FOR RO BUILDING
APPROVED BY: PATRICK LESTER N. TY, CHIEF REGULATOR, MWSS RO

SHEET CONTENTS: FIRE EXIT-02 DETAILS

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DESIGNED	DATE						
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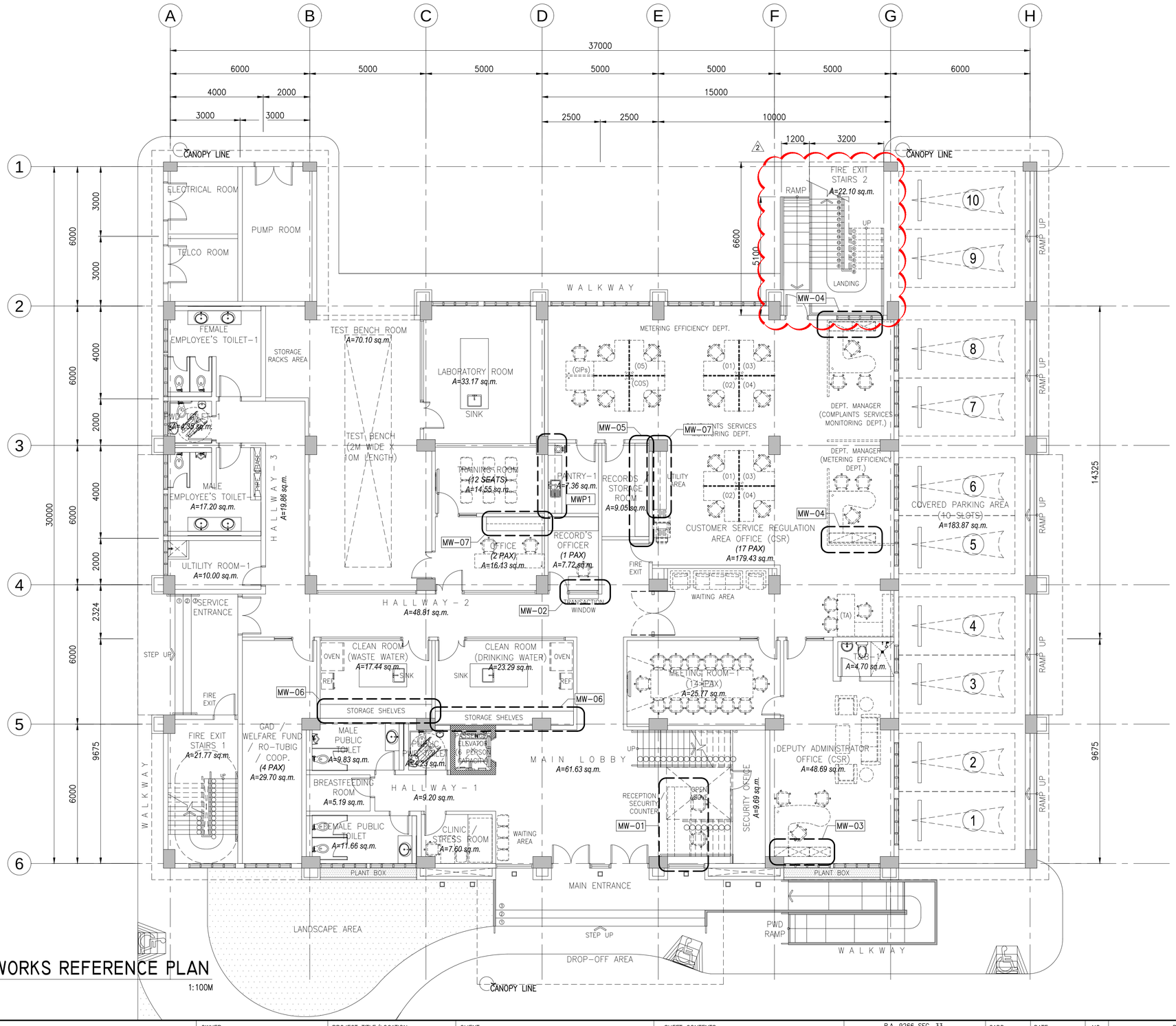
MOS	JUL 2018	1	SCHEMATIC DESIGN		03-09-2018		

INTERIOR DESIGN



1 GROUND FLOOR MILLWORKS REFERENCE PLAN

AI-101 SCALE 1:100M

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2F LTA Building 118 Perea Street, Legaspi Village, 1229 Makati City, Philippines
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APPROVED BY: PATRICK LESTER N. TY, CHIEF REGULATOR, MWSS RO

SHEET CONTENTS: GROUND FLOOR MILLWORKS REFERENCE PLAN

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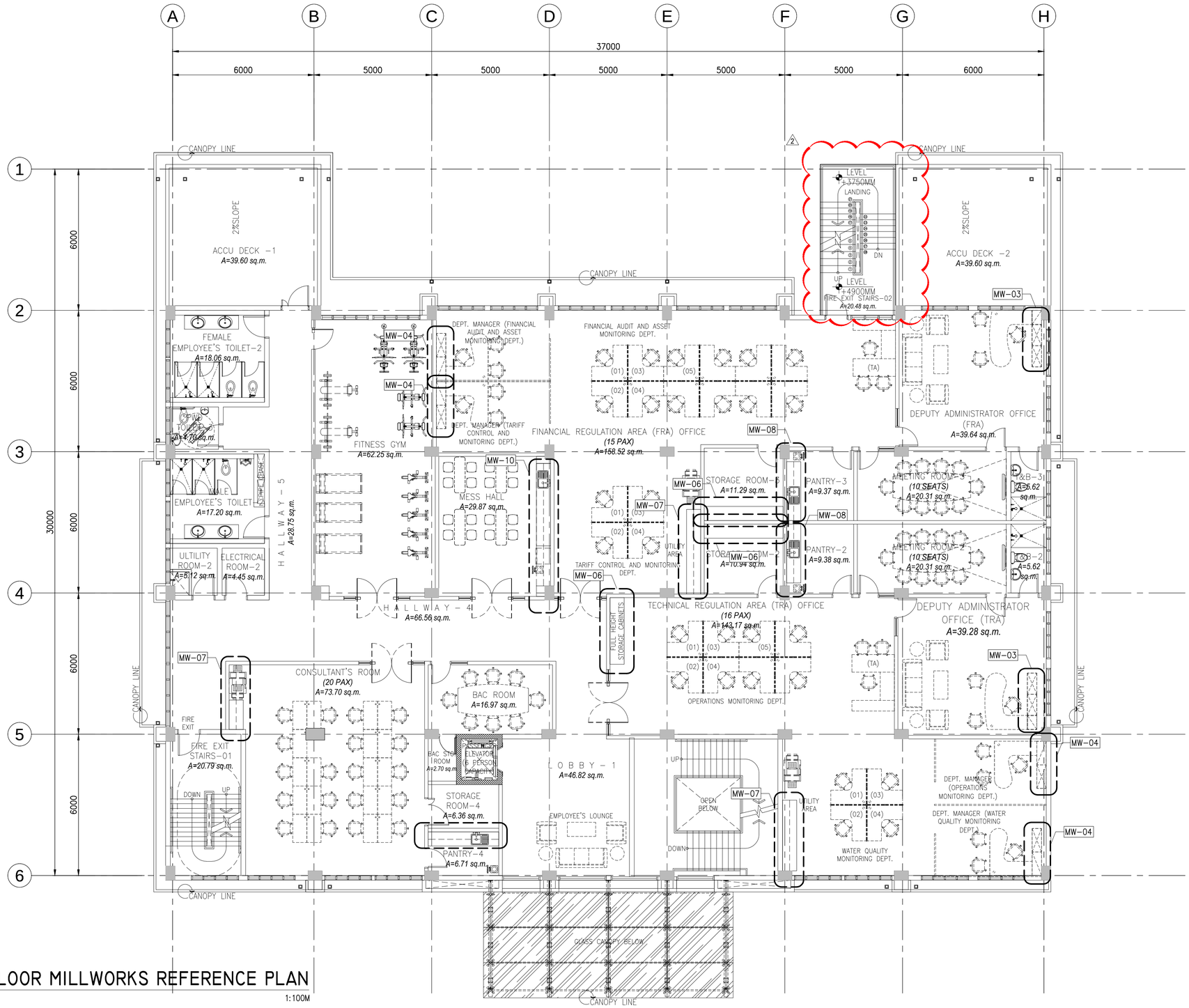

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AI–102

SECOND FLOOR MILLWORKS REFERENCE PLAN

SCALE 1:100M

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SHEET CONTENTS: SECOND FLOOR MILLWORKS REFERENCE PLAN

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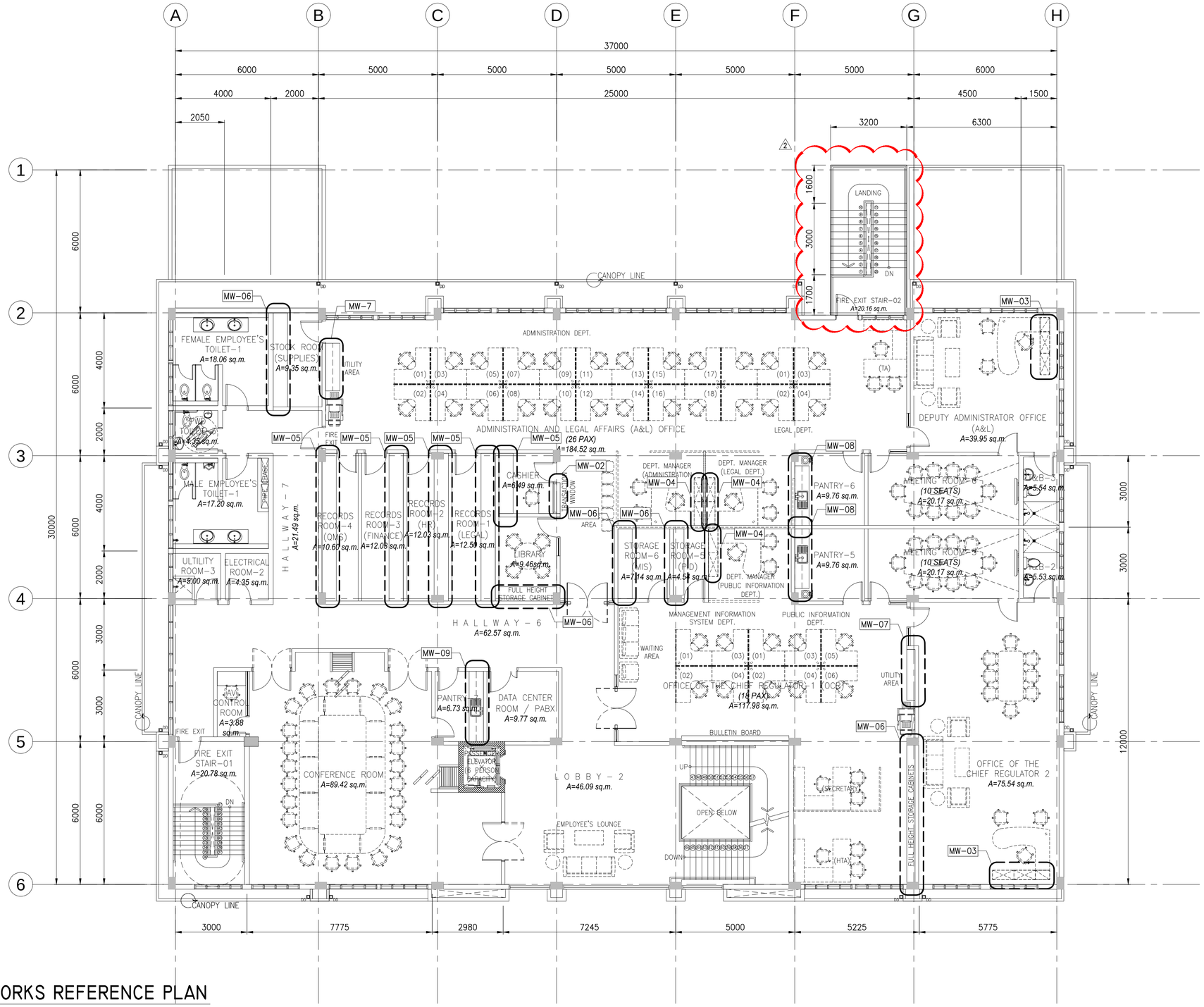

1 / AI-103 THIRD FLOOR MILLWORKS REFERENCE PLAN

SCALE 1:100M

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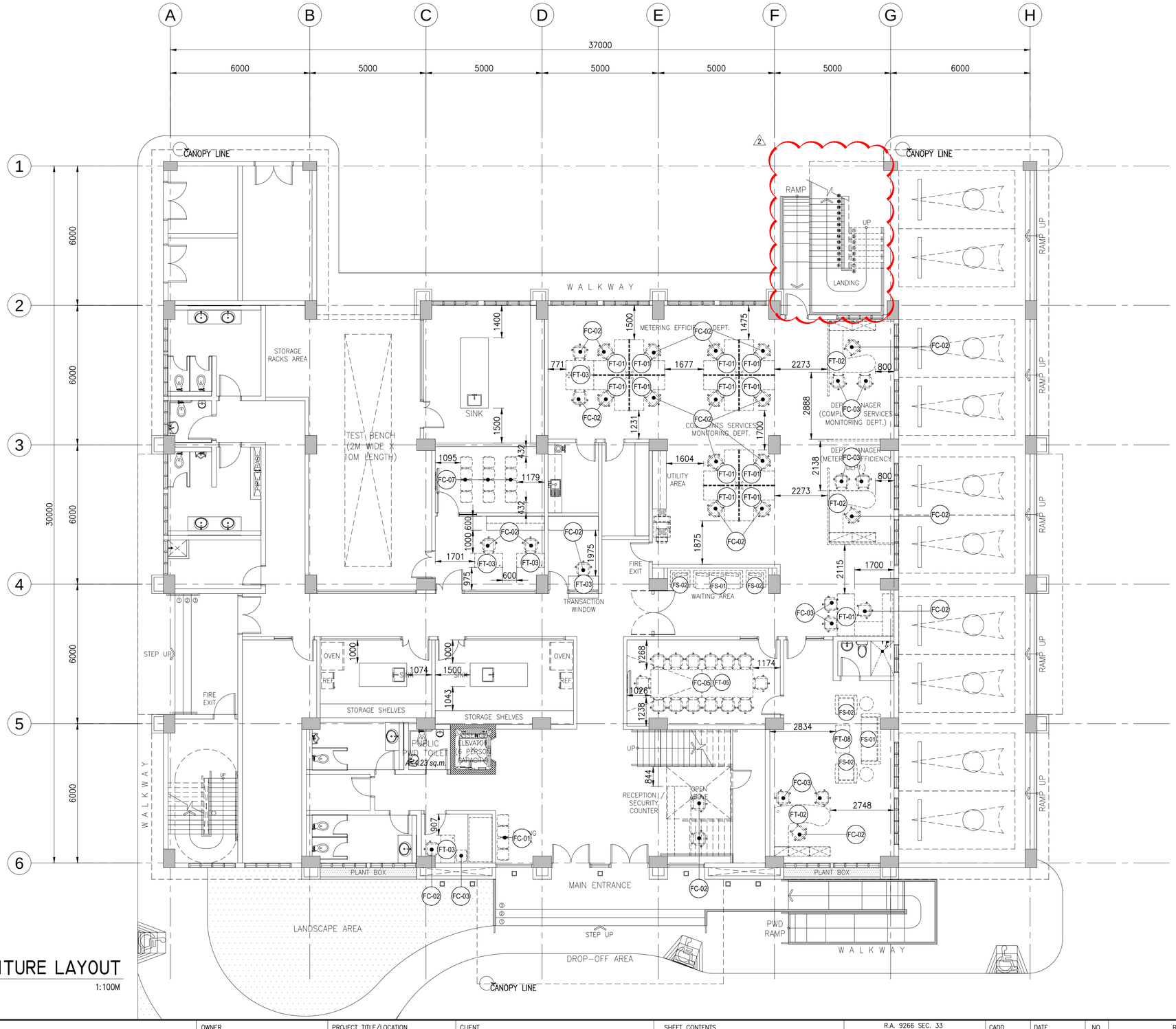
SCALE	PROJECT NO.
AS SHOWN	SO-G-17-036



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AI-201

GROUND FLOOR FURNITURE LAYOUT

SCALE 1:100M

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TIN NO. : 271-680-669-000
PTR NO. : 6679972
DATE : 2/8/2018
PLACE : MAKATI CITY

OWNER
METROPOLITAN WATERWORKS AND SEWERAGE SYSTEM REGULATORY OFFICE
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

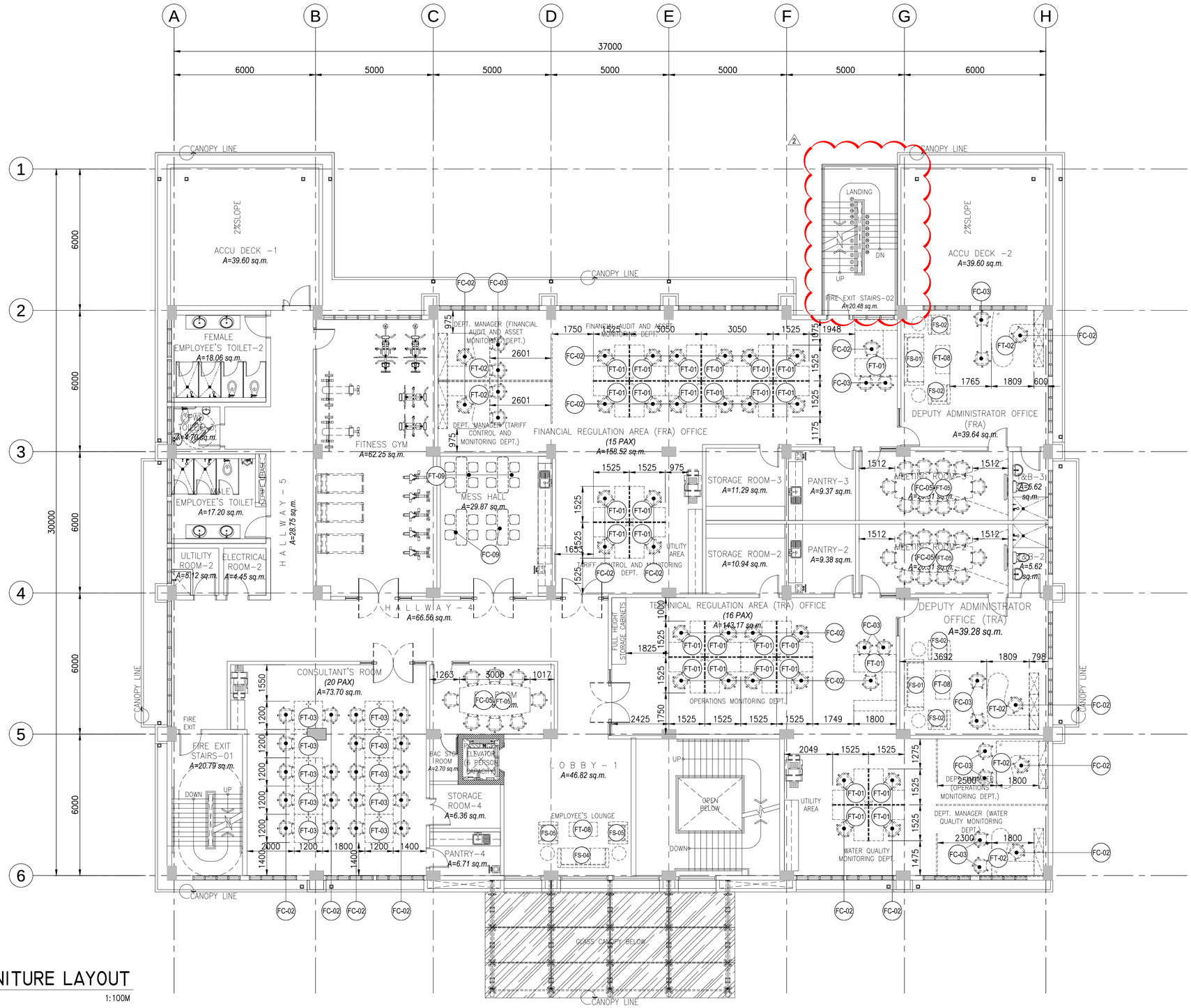
PROJECT TITLE/LOCATION
3-STOREY OFFICE BUILDING WITH ROOF DECK
MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

CLIENT
PROJECT PROPONENT
MELCHOR S. CORDOVA
ALTERNATE END-USER FOR RO BUILDING
APPROVED BY:
PATRICK LESTER N. TY
CHIEF REGULATOR, MWSS RO

SHEET CONTENTS
GROUND FLOOR FURNITURE LAYOUT

R.A. 9266 SEC. 33
DRAWINGS AND SPECIFICATIONS AND CONTRACT DOCUMENTS DULY SIGNED, STAMPED OR SEALED AS INSTRUMENTS FOR SERVICE ARE THE INTELLECTUAL PROPERTY AND DOCUMENTS OF ARCHITECT, WHETHER THE OBJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. IT SHALL BE UNLAWFUL FOR ANY PERSON TO DUPLICATE OR TO MAKE COPIES OF SAID DOCUMENTS FOR USE IN THE REPETITION OF AND FOR OTHER PROJECTS OR BUILDINGS, WHETHER EXECUTED PARTLY OR IN WHOLE, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR AUTHOR OF SAID DOCUMENTS.

CADD	DATE	NO.	REVISIONS	CHK	DATE	PAPER SIZE	SHEET NO.
GMIT/NBR/SCEH	JUL 2018					20X30	AI-201
DESIGNED	DATE						
JDEC	JUL 2018					SCALE	PROJECT NO.
APPROVED	DATE	2	ADDITIONAL FIRE EXIT STAIRS		10-30-2018	AS SHOWN	SO-G-17-036
MOS	JUL 2018	1	SCHEMATIC DESIGN		03-09-2018		

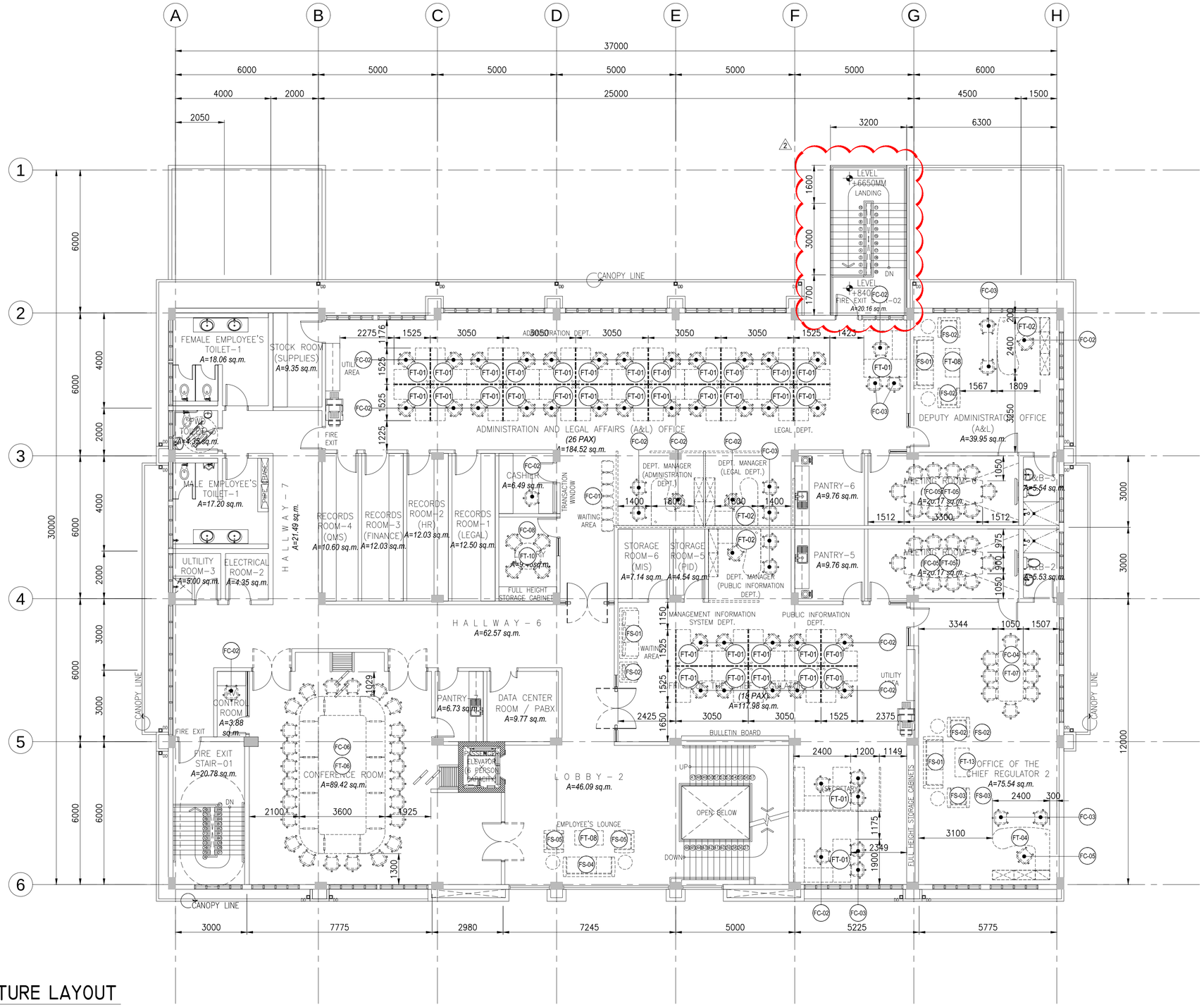


SECOND FLOOR FURNITURE LAYOUT

I / AI–202

SCALE 1:100M

a.C.ONG CONSULTING INC. Engineering + Management ISO 9001:2015 Certified 2F LTA Building 118 Perea Street, Legaspi Village, 1229 Makati City, Philippines Tel. Nos.: +63 2 8935827 Fax No.: +63 2 8935829 Email: acoconsulting@aco.com.ph Website: www.aco.com.ph	CERTIFIED BY MICHELANGELA O. SALVADOR, UAP ARCHITECT	REG. NO.: 0021601 IAPOA : 171562281230723 18 TIN NO. : 271–680–669–000 PTR NO. : 6679972 DATE : 2/8/2018 PLACE : MAKATI CITY	OWNER METROPOLITAN WATERWORKS AND SEWERAGE SYSTEM REGULATORY OFFICE MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY	PROJECT TITLE/LOCATION 3-STOREY OFFICE BUILDING WITH ROOF DECK MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY	CLIENT PROJECT PROPONENT MELCHOR S. CORDOVA ALTERNATE END–USER FOR RO BUILDING	APPROVED BY: PATRICK LESTER N. TY CHIEF REGULATOR, MWSS RO	SHEET CONTENTS SECOND FLOOR FURNITURE LAYOUT	R.A. 9266 SEC. 33 DRAWINGS AND SPECIFICATIONS AND CONTRACT DOCUMENTS DULY SIGNED, STAMPED OR SEALED AS INSTRUMENTS FOR SERVICE ARE THE INTELLECTUAL PROPERTY AND DOCUMENTS OF ARCHITECT, WHETHER THE OBJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. IT SHALL BE UNLAWFUL FOR ANY PERSON TO DUPLICATE OR TO MAKE COPIES OF SAID DOCUMENTS FOR USE IN THE REPETITION OF AND FOR OTHER PROJECTS OR BUILDINGS, WHETHER EXECUTED PARTLY OR IN WHOLE, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR AUTHOR OF SAID DOCUMENTS.	CADD GMIT/NBR/SCEH JUL 2018 DESIGNED DATE JDEC JUL 2018 APPROVED DATE MOS JUL 2018	NO. 2 ADDITIONAL FIRE EXIT STAIRS 1 SCHEMATIC DESIGN	CHK DATE 10–30–2018 03–09–2018	PAPER SIZE 20X30 SCALE AS SHOWN	SHEET NO. AI-202 PROJECT NO. SO-G-17-036



THIRD FLOOR FURNITURE LAYOUT

I / AI-203

SCALE 1:100M

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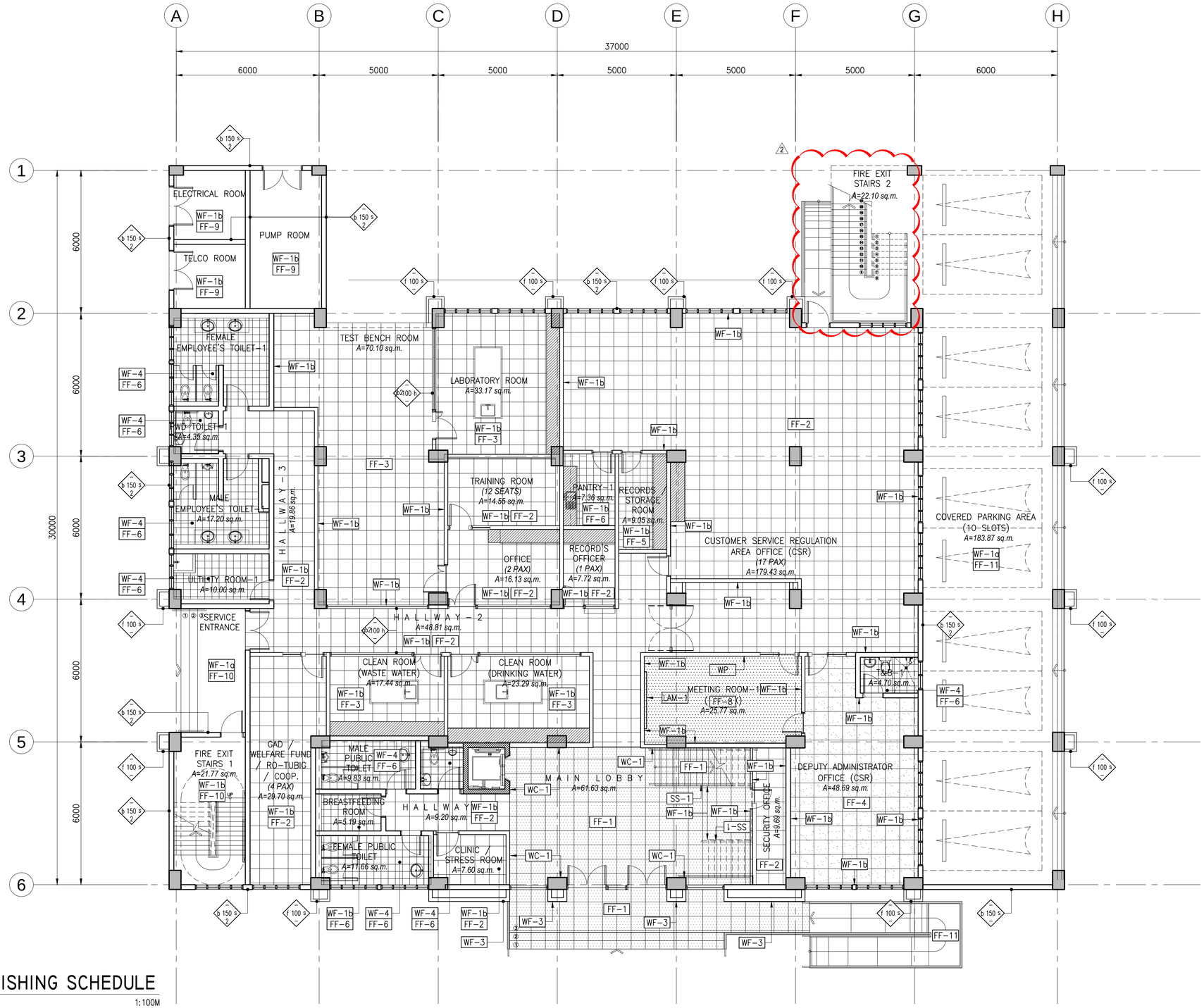

GROUND FLOOR FINISHING SCHEDULE

1 | ####

SCALE 1:100M

LEGEND

WALL TYPE DESIGNATOR

WALL TYPE — b 200 s — WALL HEIGHT
WALL SIZE — 1 — FIRE RATING REQUIRED IN HOURS

WALL SIZE

- – WALL THICKNESS IN MILLIMETER
- * – AS PER MANUFACTURERS STANDARD

WALL HEIGHT

- h = LIMITED HEIGHT AS INDICATED
- p = TO 200MM ABOVE CEILING
- s = TO STRUCTURE SLAB

WALL TYPES

- b = CONCRETE MASONRY UNIT
- bp = CONCRETE MASONRY UNIT –PARAPET
- gb1 = 1 LAYER, DOUBLE SIDE GYPSUM BOARD WITH INSULATION
- gb2 = 1 LAYER, DOUBLE SIDE GYPSUM BOARD WITHOUT INSULATION
- f = ACP CLADDING ON TUBULAR STEEL FRAMING

FIRE RATING

- 1 = 1 HOUR (60 MIN.)
- 2 = 2 HOURS (120 MIN.)

WALL FINISH

WF-1a	SEMI-GLOSS ACRYLIC LATEX BASED PAINT OVER PRIMER (EXTERIOR-VERIFY COLOR)
WF-1b	SEMI-GLOSS ACRYLIC LATEX BASED PAINT OVER PRIMER (INTERIOR-VERIFY COLOR)
WF-2	ALUMINUM COMPOSITE PANEL
WF-3	STONE ASSEMBLY
WF-4	300MMX300MM CERAMIC TILES (GLAZED)
WC-1	STONE WALL CLADDING
WC-2	FAUX BRICK WALL CLADDING
WP	WALL PAPER (VERIFY DESIGN)
LAM-1	WOOD LAMINATES
MI	MIRROR
SS-1	STAINLESS STEEL AND GLASS STAIR RAILINGS

FLOOR FINISH

FF-1	19mm THK. SANDBLASTED FIELD GRANITE STONE
FF-2	600MMX600MM HOMOGENEOUS TILES (POLISHED FINISH)
FF-3	600MMX600MM HOMOGENEOUS TILES (MATTE FINISH)
FF-4	600MMX600MM GRANITE TILES
FF-5	300MMX300MM VINYL TILES
FF-6	300MMX300MM HOMOGENEOUS TILES (MATTE FINISH)
FF-7	300MMX300MM ANTI-STATIC VINYL TILES
FF-8	CARPET TILES
FF-9	TROWELLED CONCRETE TOPPING WITH EPOXY FLOOR COATING
FF-10	TROWELLED CONCRETE TOPPING WITH HARDENER AND DUSTPROOFER
FF-11	STRAIGHT TO FINISH FLOORING W/ CONCRETE FLOOR HARDENER
FF-12	RUBBER FLOORING

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ARCHITECT

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TIN NO. :	271-680-669-000
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MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

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CLIENT
PROJECT PROPONENT: MELCHOR S. CORDOVA, ALTERNATE END-USER FOR RO BUILDING
APPROVED BY: PATRICK LESTER N. TY, CHIEF REGULATOR, MWSS RO

SHEET CONTENTS: GROUND FLOOR FINISHING SCHEDULE

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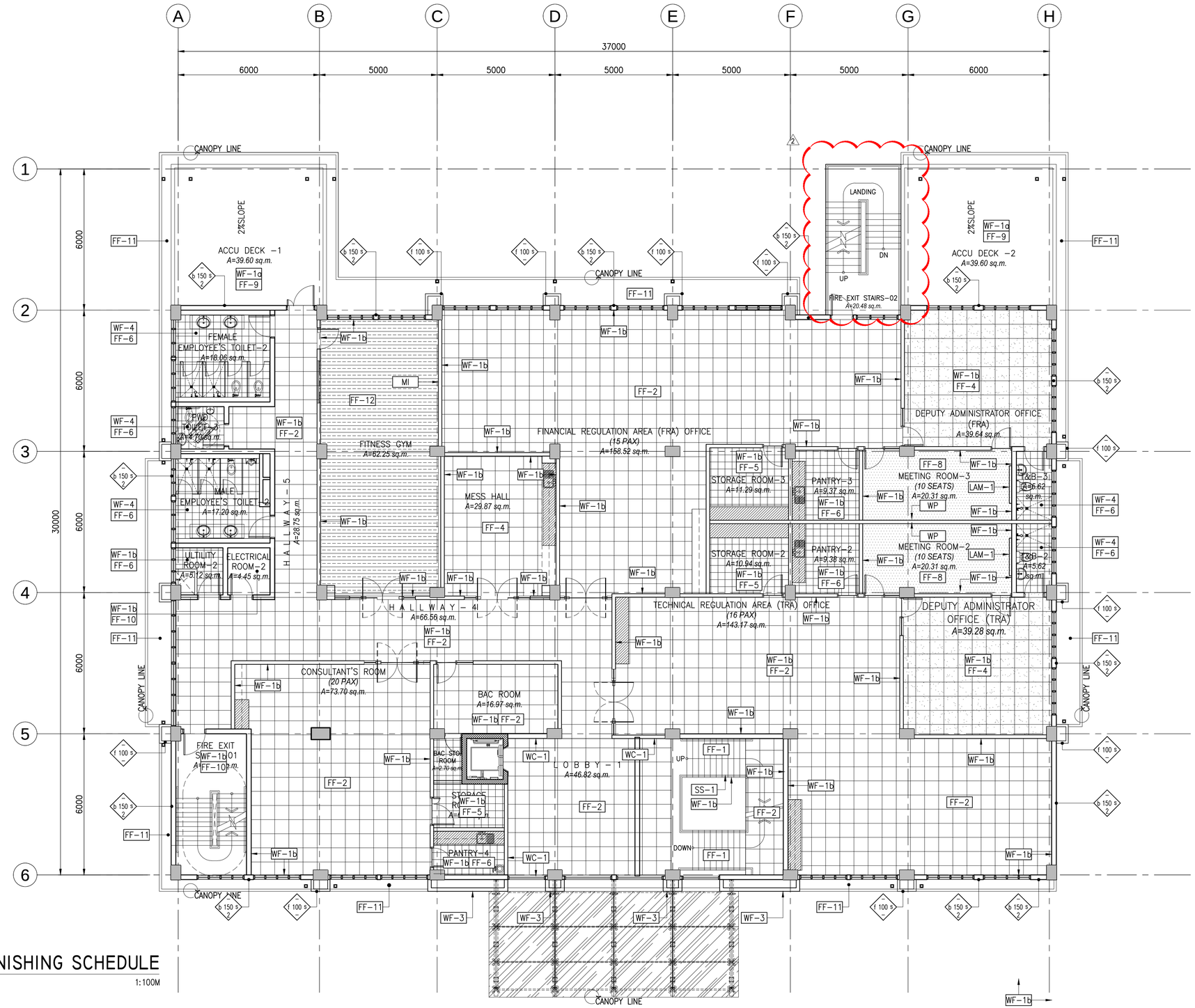
GMTT/NBR/SCEH	JUL 2018					20X30	AI-301
DESIGNED	DATE					SCALE	PROJECT NO.
JDEC	JUL 2018					AS SHOWN	SO-G-17-036
APPROVED	DATE	2	ADDITIONAL FIRE EXIT STAIRS		10-30-2018		
MOS	JUL 2018	1	SCHEMATIC DESIGN		03-09-2018		



SECOND FLOOR FINISHING SCHEDULE

I / AI–30

SCALE 1:100M

LEGEND

WALL TYPE DESIGNATOR

WALL TYPE — b 200 s — WALL HEIGHT; WALL SIZE; FIRE RATING REQUIRED IN HOURS

WALL SIZE

– WALL THICKNESS IN MILLIMETER
* – AS PER MANUFACTURERS STANDARD

WALL HEIGHT

h = LIMITED HEIGHT AS INDICATED
p = TO 200MM ABOVE CEILING
s = TO STRUCTURE SLAB

WALL TYPES

b = CONCRETE MASONRY UNIT
bp = CONCRETE MASONRY UNIT –PARAPET
gb1 = 1 LAYER, DOUBLE SIDE GYPSUM BOARD WITH INSULATION
gb2 = 1 LAYER, DOUBLE SIDE GYPSUM BOARD WITHOUT INSULATION
f = ACP CLADDING ON TUBULAR STEEL FRAMING

FIRE RATING

1 = 1 HOUR (60 MIN.)
2 = 2 HOURS (120 MIN.)

WALL FINISH

WF–1a	SEMI–GLOSS ACRYLIC LATEX BASED PAINT OVER PRIMER (EXTERIOR–VERIFY COLOR)
WF–1b	SEMI–GLOSS ACRYLIC LATEX BASED PAINT OVER PRIMER (INTERIOR–VERIFY COLOR)
WF–2	ALUMINUM COMPOSITE PANEL
WF–3	STONE ASSEMBLY
WF–4	300MMX300MM CERAMIC TILES (GLAZED)
WC–1	STONE WALL CLADDING
WC–2	FAUX BRICK WALL CLADDING
WP	WALL PAPER (VERIFY DESIGN)
LAM–1	WOOD LAMINATES
MI	MIRROR
SS–1	STAINLESS STEEL AND GLASS STAIR RAILINGS

FLOOR FINISH

FF–1	19mm THK. SANDBLASTED FIELD GRANITE STONE
FF–2	600MMX600MM HOMOGENEOUS TILES (POLISHED FINISH)
FF–3	600MMX600MM HOMOGENEOUS TILES (MATTE FINISH)
FF–4	600MMX600MM GRANITE TILES
FF–5	300MMX300MM VINYL TILES
FF–6	300MMX300MM HOMOGENEOUS TILES (MATTE FINISH)
FF–7	300MMX300MM ANTI–STATIC VINYL TILES
FF–8	CARPET TILES
FF–9	TROWELLED CONCRETE TOPPING WITH EPOXY FLOOR COATING
FF–10	TROWELLED CONCRETE TOPPING WITH HARDENER AND DUSTPROOFER
FF–11	STRAIGHT TO FINISH FLOORING W/ CONCRETE FLOOR HARDENER
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PTR NO.	: 6679972
DATE	: 2/8/2018
PLACE	: MAKATI CITY

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MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

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MWSS COMPOUND, KATIPUNAN AVENUE, MATANDANG BALARA, QUEZON CITY

CLIENT
PROJECT PROPONENT: MELCHOR S. CORDOVA, ALTERNATE END–USER FOR RO BUILDING
APPROVED BY: PATRICK LESTER N. TY, CHIEF REGULATOR, MWSS RO

SHEET CONTENTS: SECOND FLOOR FINISHING SCHEDULE

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CADD	DATE	NO.	REVISIONS	CHK	DATE	PAPER SIZE	SHEET NO.
GMIT/NBR/SCEH	JUL 2018					20X30	AI-302
DESIGNED	DATE						
JDEC	JUL 2018					SCALE	PROJECT NO.
APPROVED	DATE	2	ADDITIONAL FIRE EXIT STAIRS		10–30–2018	AS SHOWN	SO-G-17-036
MOS	JUL 2018	1	SCHEMATIC DESIGN		03–09–2018		

I
AI-30

THIRD FLOOR FINISHING SCHEDULE

SCALE 1:100M

LEGEND

WALL TYPE DESIGNATOR

WALL TYPE — WALL HEIGHT — WALL SIZE — FIRE RATING REQUIRED IN HOURS

b 200 s 1

WALL SIZE

– WALL THICKNESS IN MILLIMETER
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WALL HEIGHT

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FIRE RATING

1 = 1 HOUR (60 MIN.)
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WALL FINISH

WF-1a	SEMI-GLOSS ACRYLIC LATEX BASED PAINT OVER PRIMER (EXTERIOR-VERIFY COLOR)
WF-1b	SEMI-GLOSS ACRYLIC LATEX BASED PAINT OVER PRIMER (INTERIOR-VERIFY COLOR)
WF-2	ALUMINUM COMPOSITE PANEL
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WC-1	STONE WALL CLADDING
WC-2	FAUX BRICK WALL CLADDING
WP	WALL PAPER (VERIFY DESIGN)
LAM-1	WOOD LAMINATES
MI	MIRROR
SS-1	STAINLESS STEEL AND GLASS STAIR RAILINGS

FLOOR FINISH

FF-1	19mm THK. SANDBLASTED FIELD GRANITE STONE
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PROJECT PROPONENT: MELCHOR S. CORDOVA, ALTERNATE END-USER FOR RO BUILDING
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SHEET CONTENTS: THIRD FLOOR FINISHING SCHEDULE

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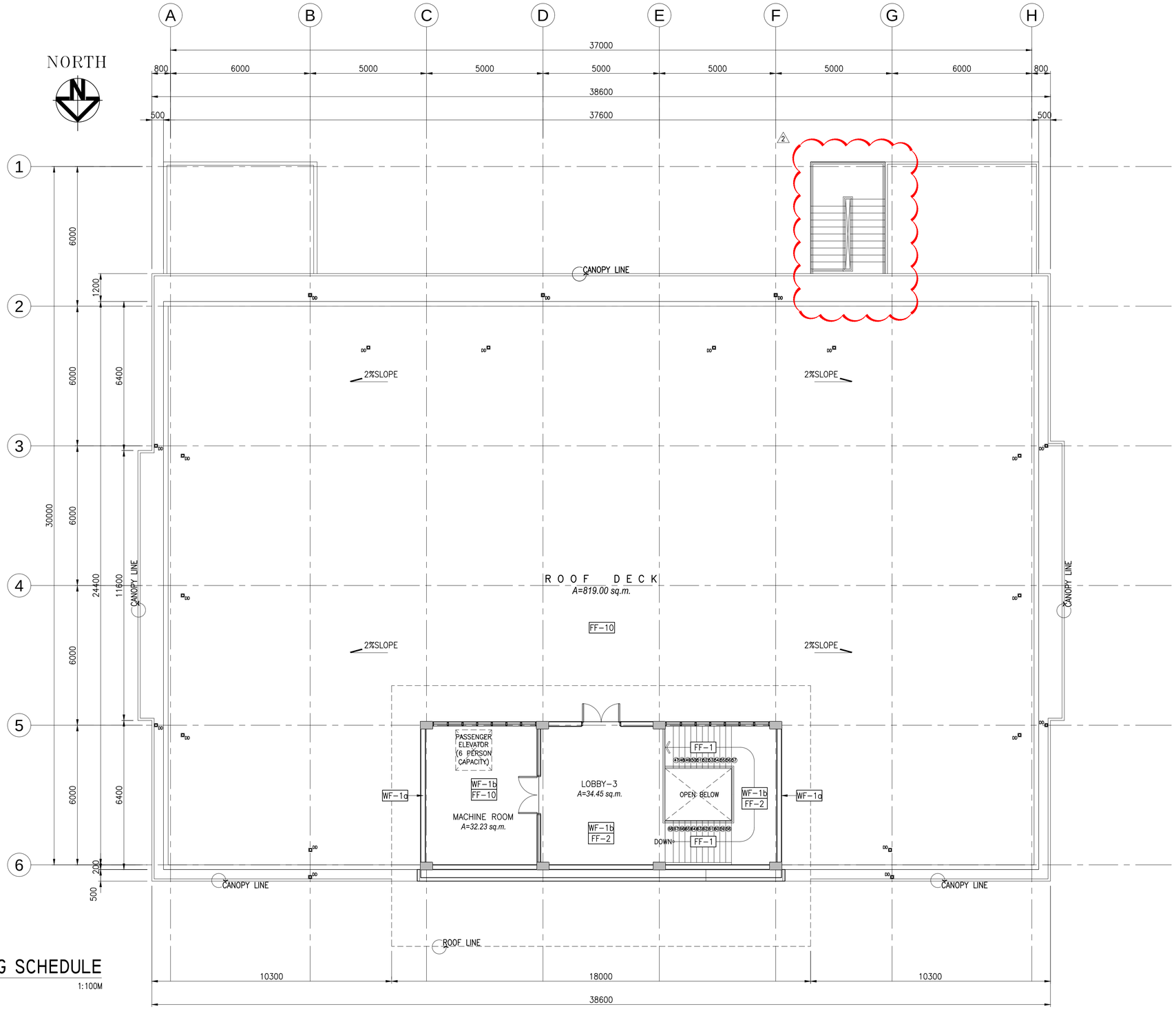

FLOOR AREA = 916.94 SQ. M.

ROOF DECK FINISHING SCHEDULE

I / AI-30

SCALE 1:100M

LEGEND

WALL TYPE DESIGNATOR

WALL TYPE — WALL HEIGHT — WALL SIZE — FIRE RATING REQUIRED IN HOURS

b 200 s

WALL SIZE

– WALL THICKNESS IN MILLIMETER
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WF–4	300MMX300MM CERAMIC TILES (GLAZED)
WC–1	STONE WALL CLADDING
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APPROVED BY: PATRICK LESTER N. TY — CHIEF REGULATOR, MWSS RO

SHEET CONTENTS: ROOF DECK FINISHING SCHEDULE

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	DATE	NO.	REVISIONS	CHK	DATE
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