GENERAL NOTES:

1. IN THE CASE OF CONFLICT BETWEEN WRITTEN NOTES/SPECIFICATIONS AND THE DRAWINGS, THE NOTES/SPECIFICATIONS SHALL GOVERN. DETAILS SHALL GOVERN GENERAL DRAWINGS. DRAWINGS AND SPECIFICATIONS ARE CORRELATIVE. ANY WORK AND MATERIALS SHOWN ON EITHER SHALL BE EXECUTED BY THE CONTRACTOR. ANY UNRESOLVED CONFLICT BETWEEN DOCUMENT SHALL BE RESOLVED BY THE DESIGNER AS TO INTENT AND EXECUTION
2. DRAWINGS INDICATE GENERAL DETAILS OF CONSTRUCTION WHERE FIELD CONDITIONS ARE NOT IDENTICAL TO THE CONTRACT DOCUMENTS, BUT ARE OF SIMILAR CHARACTER TO THE DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY ARCHITECT PRIOR TO CONSTRUCTION. WHERE CONSTRUCTION DETAILS ARE SHOWN FOR SPECIFIC LOCATIONS, THEY SHALL APPLY TO SIMILAR CONDITIONS THROUGHOUT, WHETHER SPECIFICALLY MENTIONED IN THE DRAWINGS OR NOT.
3. INSTALL WORK PLUMB, LEVEL, SQUARE, TRUE, AND IN PROPER ALIGNMENT
4. DO NOT SUBSTITUTE, REVISE, OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
5. MAINTAIN STRICT CONTROL OF DUST AND DEBRIS EMANATING FROM THE PROJECT AREA. KEEP PROJECT AREA BROOM CLEAN AND CLEAR OF DEBRIS DAILY. AT ALL TIMES CONDUCT OPERATIONS AS TO ENSURE THE LAST INCONVENIENCE TO THE GENERAL PUBLIC. COMPLY WITH APPLICABLE CODES AND ORDINANCES FOR SAFETY. SCHEDULE AND PERFORM THE WORK SO THAT OTHER TENANTS IN THE BUILDING WILL NOT BE DISTURBED, DAMAGE TO EXISTING WORK OUTSIDE OF THE PROJECT AREA WILL NOT OCCUR, AND TO COMPLY WITH THE BUILDING OWNER'S REQUIREMENTS.
6. THE CONTRACTOR SHALL BE IN CHARGE OF THIS CONTRACT WITHIN THE LIMITS OF THE SITE, AND SHALL DIRECT AND SCHEDULE THE WORK. FINAL RESPONSIBILITY FOR PERFORMANCE, CODE COMPLIANCE, INTERFACE, AND COMPLETION OF THE WORK AND THE PROJECT SHALL BE THE CONTRACTOR'S
7. THE DESIGNER'S RESERVE THE RIGHT TO REJECT MATERIALS AND WORK QUALITY WHICH IS NOT CONSIDERED TO BE UP TO THE SPECIFIED STANDARDS OF THE VARIOUS TRADES INVOLVED. SUCH INFERIOR MATERIALS OR WORK QUALITY SHALL BE REPAIRED OR REPLACED, AS DIRECTED, AT NO ADDITIONAL COST TO THE OWNER.
8. ITEMS OF EQUIPMENT, FIXTURES, AND MATERIALS NOT DEFINITELY SPECIFIED HEREIN, BUT NECESSARY FOR COMPLETION OF THE WORK, SHALL BE PROVIDED AS INDICATED ON THE DRAWINGS. SUCH ITEMS SHALL BE OF TYPE AND QUALITY SUITABLE FOR THE SERVICE REQUIRED AND COMPARABLE TO ADJACENT OR SIMILAR ITEMS IN THE BUILDING.
9. ALL SECURED DOORS WITH SECURITY DEVICES ARE TO BE PROVIDED WITH AN AUTOMATIC DOOR RELEASE MECHANISM IN CASE OF EMERGENCY.

FINISHING REFERENCE

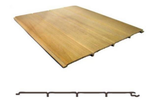
600X600 CERAMIC TILES (UNGLAZED)

QUARTZ STONES SLAB

PIN LIGHT

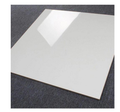
CHANDELIER

400X400 CERAMIC TILES (UNGLAZED)


PVC BIOWOOD SLATS, NATURAL WOOD GRAIN FINISH (VERIFY ARCHITECT)

CEILING MOUNTED CIRCULAR LIGHT

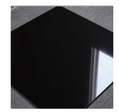
PENDANT LIGHT


600X600 CERAMIC TILES (GLAZED) WHITE

PEBBLE WASHED CONCRETE

DIRECTIONAL PIN LIGHT

SPECIAL LIGHT


600X600 CERAMIC TILES (GLAZED) BLACK

ROUGH STONE FLOORING

CHANDELIER

SQUARE PIN LIGHT

LEGENDS

	CHB
	STEEL
	CONCRETE
DX XXX	DOOR TAG
WX XXX	WINDOW TAG
50mm	CHANGE IN ELEVATION
TSP	TILE STARTING POINT
	CHANGE IN FINISH
00	BALLOON ASSIGNMENT
GROUND LEVEL EL.+0000	FINISHED FLOOR LEVEL
	CEILING MOUNTED CENTER LIGHT
	DIRECTION PIN LIGHT
	PIN LIGHT
	CEILING MOUNTED CIRCULAR LIGHT
	SPECIAL LIGHT
	PENDANT LIGHT

FINISHING TAGS AND ABBREIATIONS

REF.	CODE	DESCRIPTION	LOCATION	REMARKS
CEILING FINISHES	C1	PVC BIOWOOD SLATS, NATURAL WOOD GRAIN FINISH (VERIFY ARCHITECT)	FOYER, BALCONY, LAUNDRY	
	C2	SINGLE GYPSUM BOARD T=12 WITH PAINT ON LGS FRAME	FOYER, BALCONY, LAUNDRY	
	C3	SINGLE MOISTURE RESISTANT, GYPSUM BOARD ON LGS FRAME WITH PAINT	MASTER T&B, POWDER ROOM, COMMON T&B	
FLOOR FINISHES	F1	600X600 CERAMIC TILES (GLAZED) WHITE	LIVING AREA, DINING AREA, MASTER BEDROOM, BEDROOM 1 AND 2	
	F2	600X600 CERAMIC TILES (GLAZED) BLACK	KITCHEN, POWDER ROOM, MASTER T&B, COMMON T&B	
	F3	600X600 CERAMIC TILES (UNGLAZED)	MASTER T&B, POWDER ROOM, LAUNDRY, BALCONY	
	F4	400X400 CERAMIC TILES (UNGLAZED)	STAIRWELL	
	F5	PEBBLE WASHED CONCRETE	DRYING AREA, RESTING AREA	
	F6	ROUGH STONE FLOORING	FOYER	
WALL FINISHES	W1	BOYSEN ACRYTEX SEMI-GLOSS TOP COAT-WHITE, SEMI ROUGH FINISH	(SEE PERSPECTIVE)	
	W2	30X60 CERAMIC TILES, NATURAL WOOD GRAIN FINISH (VERIFY ARCHITECT)	(SEE PERSPECTIVE)	
	W3	30X60 DECO-STONE TILES (VERIFY ARCHITECT)	(SEE PERSPECTIVE)	
	W4	BOYSEN ACRYTEX SEMI-GLOSS TOP COAT-CHARCOAL, SEMI ROUGH FINISH	(SEE PERSPECTIVE)	
	W5	BOYSEN PERMACOAT LATEX SEMI-GLOSS TOP COAT WHITE, PLAIN FINISH	(SEE PERSPECTIVE)	
	W6	BOYSEN PERMACOAT SEMI-GLOSS TOP COAT - AQUAMARINE, PLAIN FINISH	(SEE PERSPECTIVE)	

SCHEDULE OF FINISHES

RM. NAME \ MATERIAL	FLOOR						WALL			CEILING			CEILING HEIGHT (mm)	REMARKS
	600X600 CERAMIC TILE (GLAZED) WHITE	600X600 CERAMIC TILE (GLAZED) BLACK	600x600 CERAMIC TILE (UNGLAZED)	400X400 CERAMIC TILE (UNGLAZED)	PEBBLE WASH ON CONCRETE	ROUGH STONE FLOORING	CHB WALL t=150mm PLASTERED	GYPSUM BOARD DRYWALL	600X600 CERAMIC TILE (GLAZED) BLACK	SINGLE GYPSUM BOARD t=12mm WITH PAINT ON LGS FRAME	SINGLE MOISTURE RESISTANT GYPSUM BOARD ON LGS FRAME WITH PAINT	PVC LAMINATED 600x1200		
GROUND FLOOR														
FOYER			●			●	●					●	3000	
LIVING AREA	●						●			●			3000	
DINING AREA	●		●				●			●			3000	
KITCHEN		●					●				●		2700	
MP ROOM	●						●			●			2700	
STAIRWELL				●			●			●				
MASTER BEDROOM	●						●			●			3000	
MASTER T&B			●					●	●		●		2800	
POWDER ROOM			●					●	●		●		2800	
SECOND FLOOR														
BALCONY			●				●					●	3000	
STAIRWELL				●			●			●				
DINING AREA	●						●			●			2700	
LIVING AREA	●						●			●			2700	
KITCHEN		●					●			●			2400	
LAUNDRY			●				●			●			2700	
MASTER BEDROOM	●						●			●			2700	
BEDROOM 1	●						●			●			2700	
BEDROOM 2	●						●			●			2700	
HALLWAY	●						●			●			2700	
COMMON T&B											●		2400	
ROOF DECK														
MULTI-PURPOSE AREA					●		●							
STORAGE		●					●			●			2400	
RELAXING AREA					●		●							
POWDER ROOM			●				●				●		2400	
TANK STORAGE					●		●				●		2400	
STAIRWELL					●		●			●				
KITCHEN		●									●		2400	

REFERENCE SHEET

AR-101 – GENERAL NOTES, SPECIFICATIONS AND FINISHES
AR-102 – SITE DEVELOPMENT PLAN
AR-103 – PERSPECTIVES
AR-104 – FLOOR PLANS
AR-105 – ELEVATIONS
AR-106 – SECTIONS
AR-107 – SCHEDULE OF DOORS AND WINDOWS

NOTE:

ALL DIMENSIONS ARE IN MILIMETER, LEVELS IN METERS UNLESS NOTED OTHERWISE

FOR BUILDING PERMIT

LMC ENGINEERING FRONT
ENGINEERING & CONSULTANCY
"Your engineering front in planning, designing & providing sustainable green city living"
805-2C, PALMDALE HEIGHTS, SANDOVAL AVE. PINAGBUHATAN, PASIG CITY

DESIGNER & IN-CHARGE OF CONSTRUCTION:
HILARIO A. CUEVA
Civil Engineer

PRC NO.: 0054094	DATE : 12/22/1987	PRC NO.:	DATE :
PTR NO.: BCE6439752	DATE : 1/03/2020	PTR NO.:	DATE :
TIN: 902-986-429-000	PLACE: PASIG CITY	TIN:	PLACE:

DESIGNER & IN-CHARGE OF CONSTRUCTION:

PROJECT NAME:
CALINGA RESIDENCE
HOME RENOVATION
NIA ROAD, BAYANAN, BACOOR CITY, CAVITE

OWNER REPRESENTATIVE:
MRS. JUANITA C. CALINGA
OWNER
168 NIA ROAD, BAYANAN, BACOOR CITY, CAVITE

REVISIONS

REV.No	DATE	DESCRIPTION	PREPARED	CHECKED
REV00		For Building Permit	REV01PREP	REV01CHK

CONTENTS:
GENERAL NOTES, ARCHT'L SPECS AND FINISHES

SHEET NO.
AR-101