

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

I, **RICHARD MARANION DE GUZMAN**, of legal age, married to Marilou Soriano De Guzman, Filipino citizen, and a resident of 57 South Central, Aurora Hill, Baguio City, Philippines, hereby NAME, CONSTITUTE, and APPOINT **CRISANTO DE GUZMAN**, of legal age, Filipino citizen, and a resident of 57 South Central, Aurora Hill, Baguio City, Philippines, to be my true and lawful attorney-in-fact for me and in my name; to do and perform acts in relation to a property covered by Original Certificate of Title No. 2021000070 which I own and possess for myself and for my siblings, and to do the following acts in relation thereto:

1. To transact with the City Buildings and Architecture Office (CBAO), other government agencies and private offices in relation to our application for a building permit in the name of CRISANTO DE GUZMAN; and
2. To execute, process, and receive documents, make the necessary payments, and perform all other acts that may be necessary or incidental to carry out effectively the foregoing purpose.

HEREBY GIVING AND GRANTING unto my attorney-in-fact full power and authority to execute and perform every act lawfully done hereunder and within powers herein stated necessary to render effective the special power granted in this instrument as though I myself has so performed it, and **HEREBY APPROVING AND RATIFYING** all that he may do by virtue thereof.

IN WITNESS WHEREOF, I have hereunto affixed my signature this 3rd day of March 2023 at Baguio City, Philippines.



RICHARD MARANION DE GUZMAN
Principal
Driver's License No. A01-98-069377

REPUBLIC OF THE PHILIPPINES)
CITY OF BAGUIO) S.S.

ACKNOWLEDGMENT

BEFORE ME, a Notary Public for and in the City of Baguio, Philippines this 3rd day of March 2023, appeared **RICHARD MARANION DE GUZMAN**, exhibiting to me valid proof of his identity, known to me to be the same person who executed the foregoing instrument and acknowledged to me that the same is her free act and voluntary deed.

The foregoing instrument refers to a Special Power of Attorney consisting of TWO (2) pages including the page where the acknowledgment is written.

WITNESS MY HAND AND SEAL this 3rd day of March 2023 at Baguio City.


YNA DARLA M. OLARTE

Notary Public for Baguio City

N.A. NC-65-NEW-22 valid until 12/31/2023

Roll of Attorneys No. 77119 | 05/06/2022

IBP No. 255131 | 12/28/2022 | Baguio-Benguet Chapter

PTR No. 5635832 | 01/03/2023 | Baguio City

MCLE for the 8th compliance period (pending)

Lidua, Daping & Partners Law Office

Email Address: ynadarlaolarte@gmail.com

Doc No. 411;

Page No. 84;

Book No. I;

Series of 2023.

PARKING SPACE LEASE AGREEMENT

This **AGREEMENT** made and entered into by and between:

PONCIANO V. SALAMAT, JR., of legal age, married, Filipino and a resident of 73 South Central, Aurora Hill Proper, Baguio City, hereinafter referred to as the LESSOR,

- And -

CRISANTO DE GUZMAN, of legal age, married, Filipino and a resident of 57 South Central, Aurora Hill Proper, Baguio City, hereinafter referred to as the LESSEE;

Witnesseth:-

That the LESSOR is the owner of the said residential area, who has a vacant portion for a **PARKING SPACE**, fit for ONE vehicle;

That the LESSEE is willing to LEASE the said vacant portion under the following terms and conditions:

1. **Items Left in Vehicle.** Lessor shall not be responsible for damage or loss to possessions or items left in Lessee's vehicle.
2. **Damage to Vehicle.** Lessor shall not be responsible for damage to Lessee's vehicle, whether or not such damage is caused by other vehicle(s) or person(s) in the parking lot and surrounding area.
3. **Term.** The term of lease is for **FIVE (5) years**, commencing on January 1, 2022 and expiring on December 31, 2026. Upon its expiration, this lease may be renewed under the same terms and conditions. Written notice of intention to renew lease shall be served upon the Lessor not later than thirty (30) days prior to the expiration of the lease term.
4. **Payments.** Lessee agrees to pay the amount of **ONE THOUSAND TWO HUNDRED PESOS (Php1,200.00)** per month,
5. **Termination.** Either party may terminate this Agreement by giving a 30-day notice in writing, prior to the date of intended termination.
6. **Damages and Loss of Equipment.** Lessee is responsible for any and all damages beyond normal wear and tear to the parking facilities. Lessee shall also be responsible for the replacement of any lost, stolen, damaged or misplaced garage door controller or other parking facility related equipment he had access to during the pendency of the lease.

IN WITNESS WHEREOF the parties have hereunto set their hands this
JUL 09 2023, in the City of Baguio, Philippines.

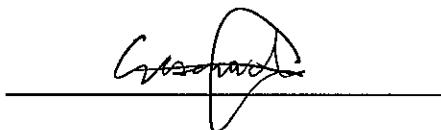
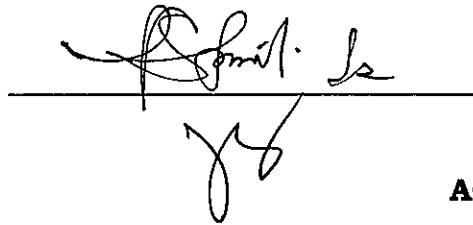


PONCIANO V. SALAMAT, JR.
Lessor
DLR No. C10-89-058308



CRISANTO DE GUZMAN
Lessee
TIN 479-195-365

Signed in the presence of:



ACKNOWLEDGMENT

Republic of the Philippines)
CITY OF BAGUIO.....) S.S.

BEFORE ME, a Notary Public, for and in the City of Baguio, personally appeared the above-named persons with their identification cards indicated below their respective names.

Personally known to me, identified by me through competent evidence, and presenting this integrally complete instrument. Representing to me that the signatures on the instrument were voluntary affixed by them for the purpose stated, declaring that they executed the document as their free and voluntary act and deed.

I hereby certify that the foregoing instrument, which relates to a Parking Space Lease Agreement, consists of two (2) pages including this page where the acknowledgement is written; and that each every page thereof has been duly signed and the instrumental witnesses and sealed with my notarial seal.

WITNESS MY HAND AND SEAL, this JUL 09 2023, in the City of Baguio, Philippines.

Doc. No. 514;
Page No. 105;
Book No. C1;
Series of 2023.

JUAN ANTONIO REYES ALBERTO III
NOTARY PUBLIC
Until December 31, 2024
PTR No. 5955969 / 12.16.2022 / Baguio City
ICR Lifetime No.01059 / 12.20.96 / Baguio City
N.A. No. 216-NC-22-(R)
Roll No. 35781 / TIN 122-443-599
MCLE No. VII-0911813 / Exp. 04.14.2025
3rd Floor - 11th flr., Session Road, Baguio City

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF TRANSPORTATION
LAND TRANSPORTATION OFFICE
DRIVER'S LICENSE



Signature of licensee



Last Name, First Name, Middle Name
SALAMAT, PONCIANO JR VIRAY
Nationality Sex Date of Birth Weight (kg) Height(m)
PHL M 1969/10/25 72 1.76
Address
73 SOUTH CENTRAL AURORA HILL PROPER
BAGUIO CITY BENGUET
License No. Expiration Date Agency Code
C10-89-058308 2026/10/25 P07
Blood Type Eyes Color
O+ BROWN
DL Codes Conditions
A,A1,B,B1,B2 NONE
C,D
EDGAR C. SALVANTE *Swastik*
Assistant Secretary

Swastik Jr
Swastik Jr

REPUBLIC OF THE PHILIPPINES
OFFICE OF THE BUILDING OFFICIAL
CITY OF BAGUIO

HAS SUBSTANTIALLY COMPLETED THE PROVISIONS OF PD 1096
RECOMMENDING APPROVAL:

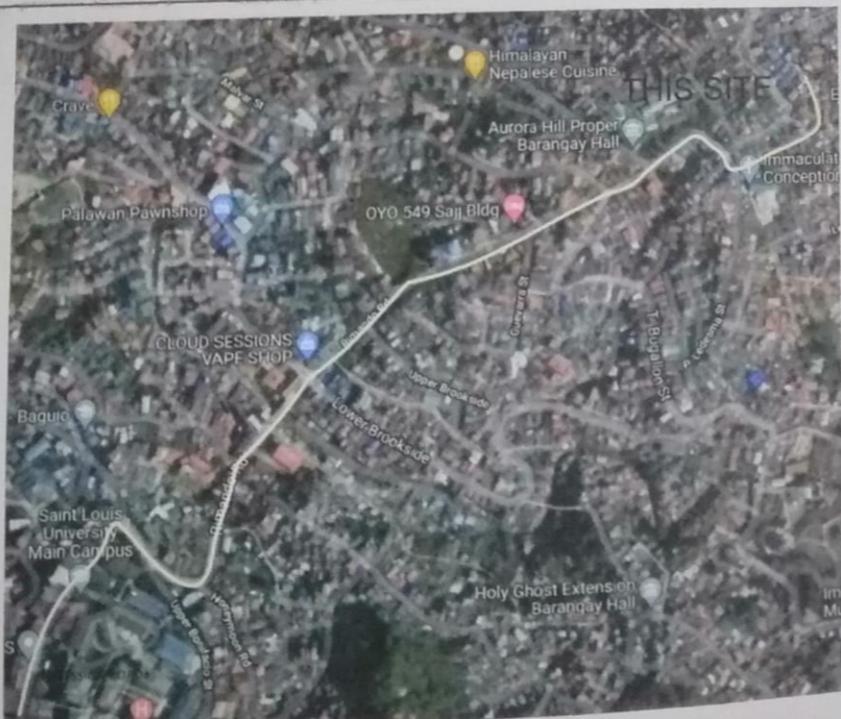
ARCH. HOMER M. SORIANO
CHIEF, BUILDING MANAGEMENT DIVISION

APPROVED BY:

ARCH. JOHNNY A. DEGAY
BUILDING OFFICIAL



CS PERSPECTIVE
1 2 N T S



CS VICINITY MAP
1 2 N T S

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	39	BSMT CWL & STORM DRAIN LAYOUT
E-2	40	GF CWL & STORM DRAIN LAYOUT
	41	2F CWL & STORM DRAIN LAYOUT
	42	RD CWL & STORM DRAIN LAYOUT
	43	BSMT SANITARY & SEWER ISOMETRIC
	44	GF SANITARY & SEWER ISOMETRIC
E-3	45	2F SANITARY & SEWER ISOMETRIC
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	73	2F CWL & STORM DRAIN LAYOUT
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ELECTRICAL

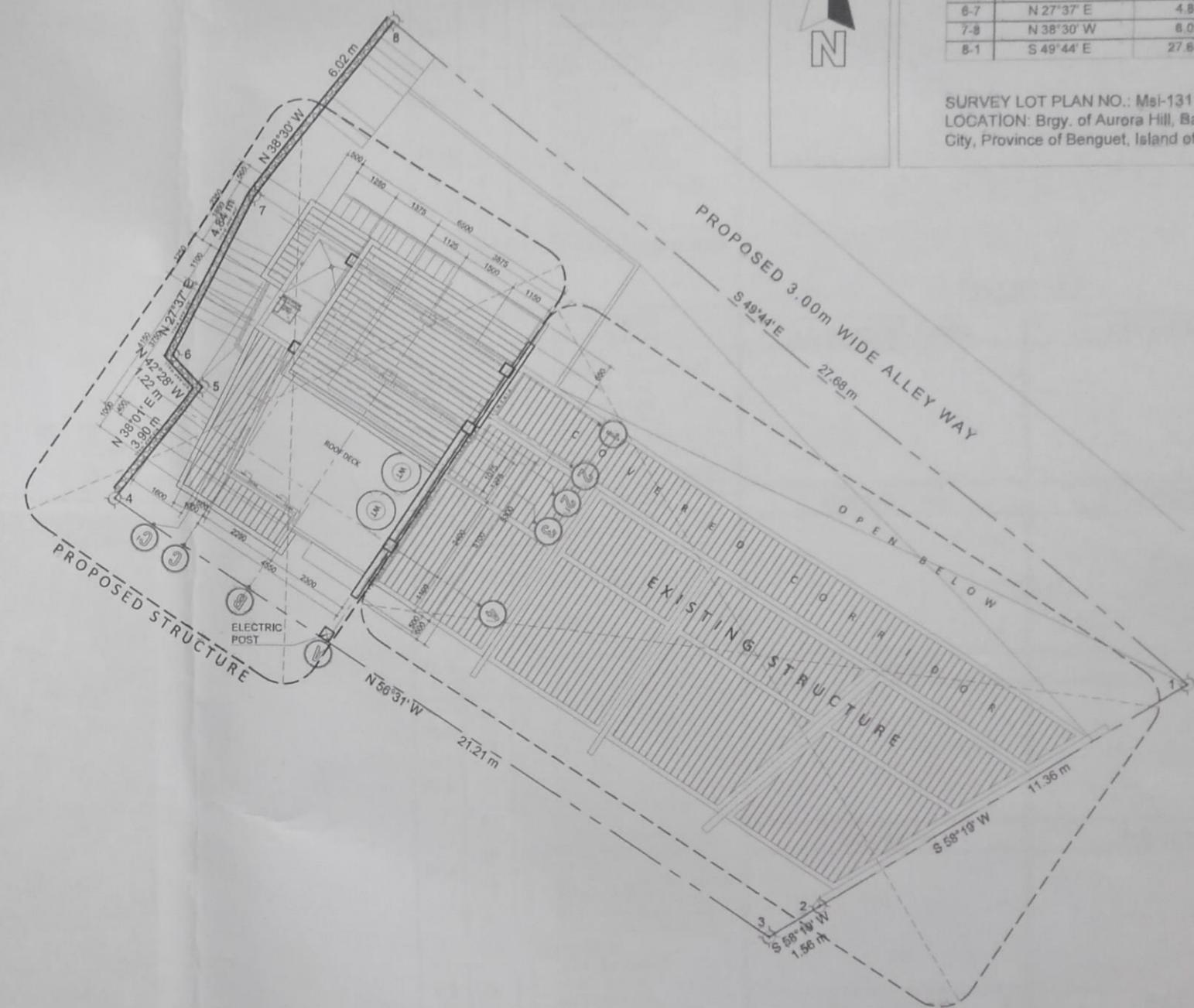
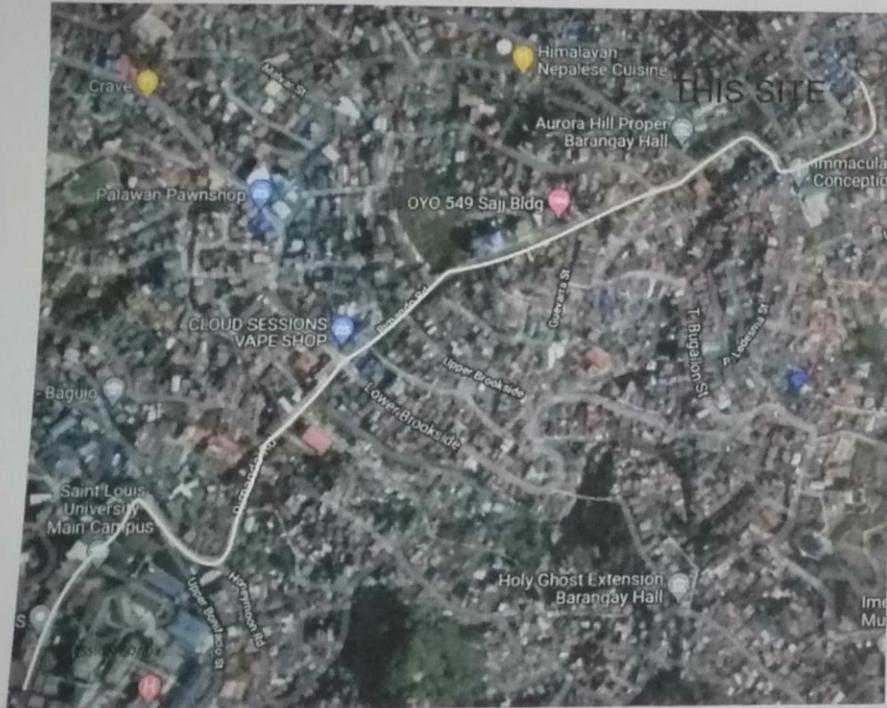
E-1	25	GF LIGHTING LAYOUT	
	26	2F LIGHTING LAYOUT	
	27	RD LIGHTING LAYOUT	
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NOTHING FOLLOWS

OWNER:	R.A. 9266 ART.IV SEC.33	PROJECT TITLE:	A PROPOSED GROUND FLOOR, SECOND FLOOR AND ROOF DECK
ARCHITECT:	FRANCIS MICHAEL C. PASCUAL	DRAWN FMP	SHEET CONTENT
DATE:	03/17/22	DESIGNED FMP	PERSPECTIVE
TIN:	749-195-365-000	CHECKED FMP	VICINITY MAP
PRC:	0047660	DATE:	02
CODEX STUDIO	DATE: 03/17/22	DRAWING NO.	CS-01
ADDRESS: 908 M. VILLANUEVA, BAGUIO CITY	PHONE: +63 917 520 0000	LOCATION:	LEDESMA, AURORA HILL, BAGUIO CITY
TIN: 749-195-365-000			
CTC: CCI2019 09179333			

POINT	BEARING	DISTANCE (m)
1-2	S 58°19' W	11.36 m
2-3	S 58°19' W	1.56 m
3-4	N 58°31' W	21.21 m
4-5	N 38°01' E	3.90 m
5-6	N 42°28' W	1.22 m
6-7	N 27°37' E	4.84 m
7-8	N 38°30' W	8.02 m
8-1	S 49°44' E	27.68 m

SURVEY LOT PLAN NO.: Msi-131102-2767
LOCATION: Brgy. of Aurora Hill, Baguio City, Province of Benguet, Island of Luzon



VICINITY MAP

SITE DEVELOPMENT PLAN

CS
2 1

SCALE

1:150MTS

OWNER	PROJECT TITLE	DRAWN BY	sheet content	SHEET NO.	QR CODE
CRISANTO DE GUZMAN	A PROPOSED GROUND FLOOR, SECOND FLOOR AND ROOF DECK	FMP	VICINITY MAP	01	



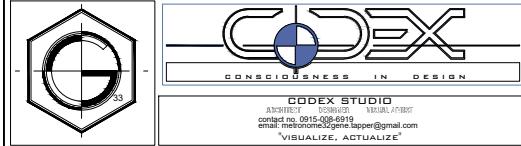
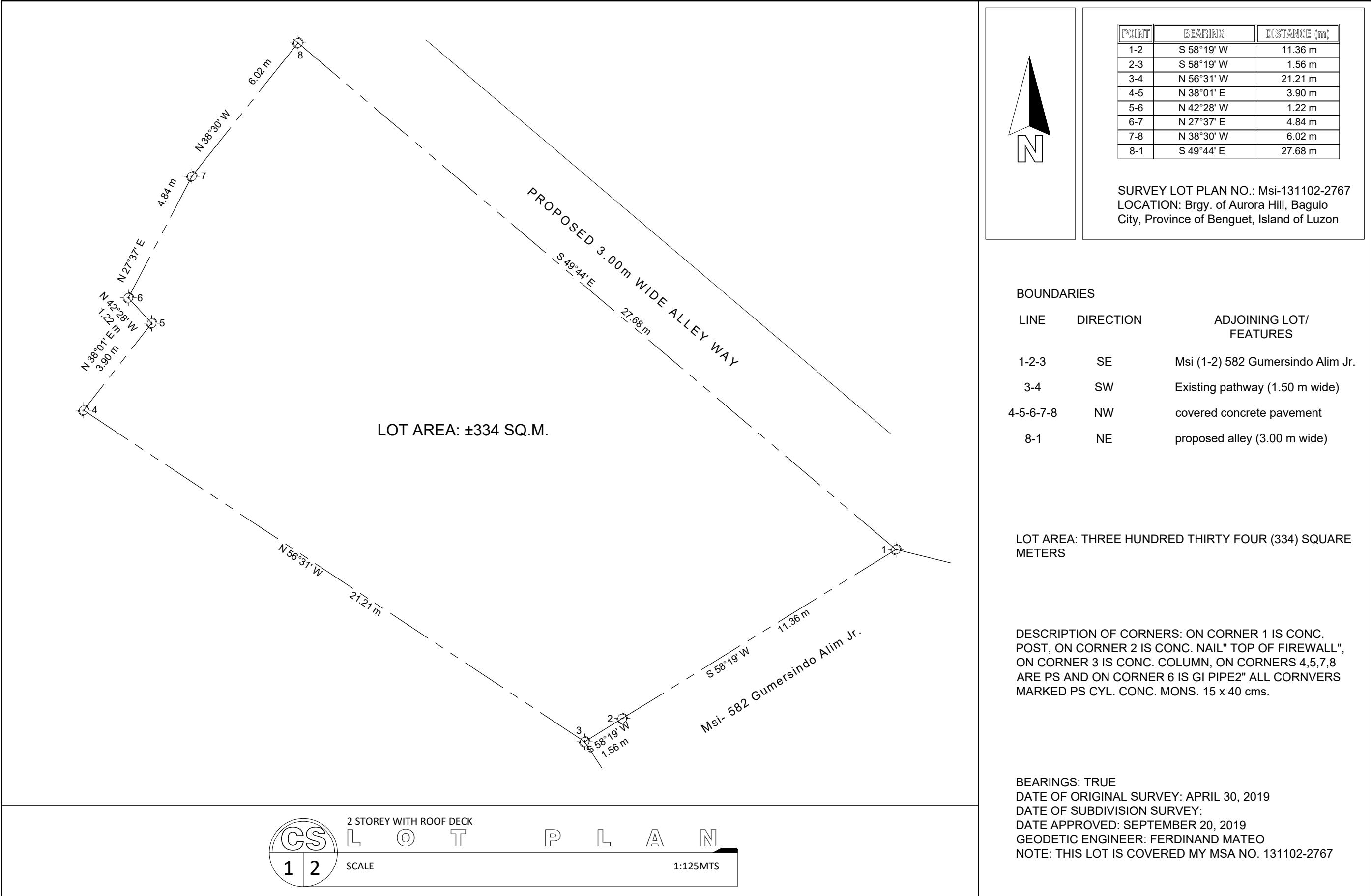
ARCHITECT
FRANCIS MICHAEL C. PASCUAL
PRC: 0047660 TIN: 769-981-974-000
PTR: 5490720 DATE: 03/17/22

R.A. 9266 ART. IV SEC.33

Drawings and specifications and other contract documents duly signed, stamped or sealed, are instrument of services to the intellectual property and documents of the 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 building, whether executed partly or in whole, without the written consent of the architect or author of said documents.

TIN: 749-195-365-000
CTC: CCI2019 09179333

PROJECT TITLE:
A PROPOSED GROUND FLOOR,
SECOND FLOOR AND ROOF DECK
LOCATION LEDESMA, AURORA HILL, BAGUIO CITY



ARCHITECT:
FRANCIS MICHAEL C. PASCUAL
ARCHITECT
PRC: 0047660 TIN: 769-981-974-000
PTR: 4899664 DATE: 02/15/21

R.A. 9266 ART.IV SEC.33

OWNER:

PROJECT TITLE:

DRAWN:

LOT PLAN

2

XXXXXX

DESIGNED: FMCP

DRAWING NO.

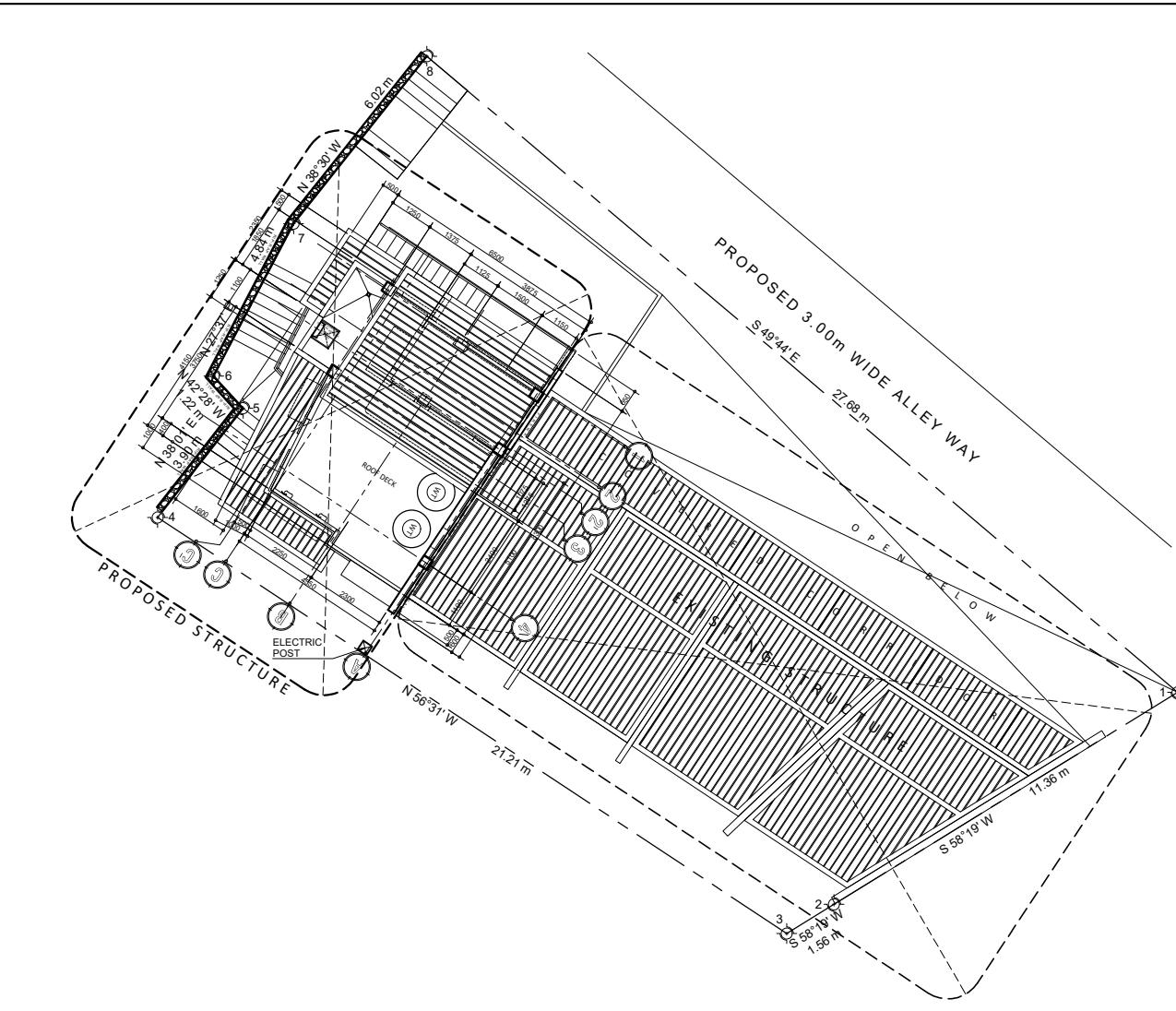
TIN: 2 STOREY WITH ROOF DECK
ON STILT

CHECKED: FMCP

CS-1

CTC: LOCATION: LEDESMA, AURORA HILL, BAGUIO CITY

DATE:



POINT	BEARING	DISTANCE (m)
1-2	S 58°19' W	11.36 m
2-3	S 58°19' W	1.56 m
3-4	N 56°31' W	21.21 m
4-5	N 38°01' E	3.90 m
5-6	N 42°28' W	1.22 m
6-7	N 27°37' E	4.84 m
7-8	N 38°30' W	6.02 m
8-1	S 49°44' E	27.68 m

SURVEY LOT PLAN NO.: Msi-131102-2767
LOCATION: Brgy. of Aurora Hill, Baguio City, Province of Benguet, Island of Luzon

BOUNDARIES

LINE	DIRECTION	ADJOINING LOT/FEATURES
1-2-3	SE	Msi (1-2) 582 Gumerindo Alim Jr.
3-4	SW	Existing pathway (1.50 m wide)
4-5-6-7-8	NW	covered concrete pavement
8-1	NE	proposed alley (3.00 m wide)

LOT AREA: THREE HUNDRED THIRTY FOUR (334) SQUARE METERS

DESCRIPTION OF CORNERS: ON CORNER 1 IS CONC. POST, ON CORNER 2 IS CONC. NAIL" TOP OF FIREWALL", ON CORNER 3 IS CONC. COLUMN, ON CORNERS 4,5,7,8 ARE PS AND ON CORNER 6 IS GI PIPE2" ALL CORNVERS MARKED PS CYL. CONC. MONS. 15 x 40 cms.

BEARINGS: TRUE

DATE OF ORIGINAL SURVEY: APRIL 30, 2019

DATE OF SUBDIVISION SURVEY:

DATE APPROVED: SEPTEMBER 20, 2019

GEODETIC ENGINEER: FERDINAND MATEO

NOTE: THIS LOT IS COVERED MY MSA NO. 131102-2767



2 STOREY WITH ROOF DECK
SITE DEVELOPMENT PLAN

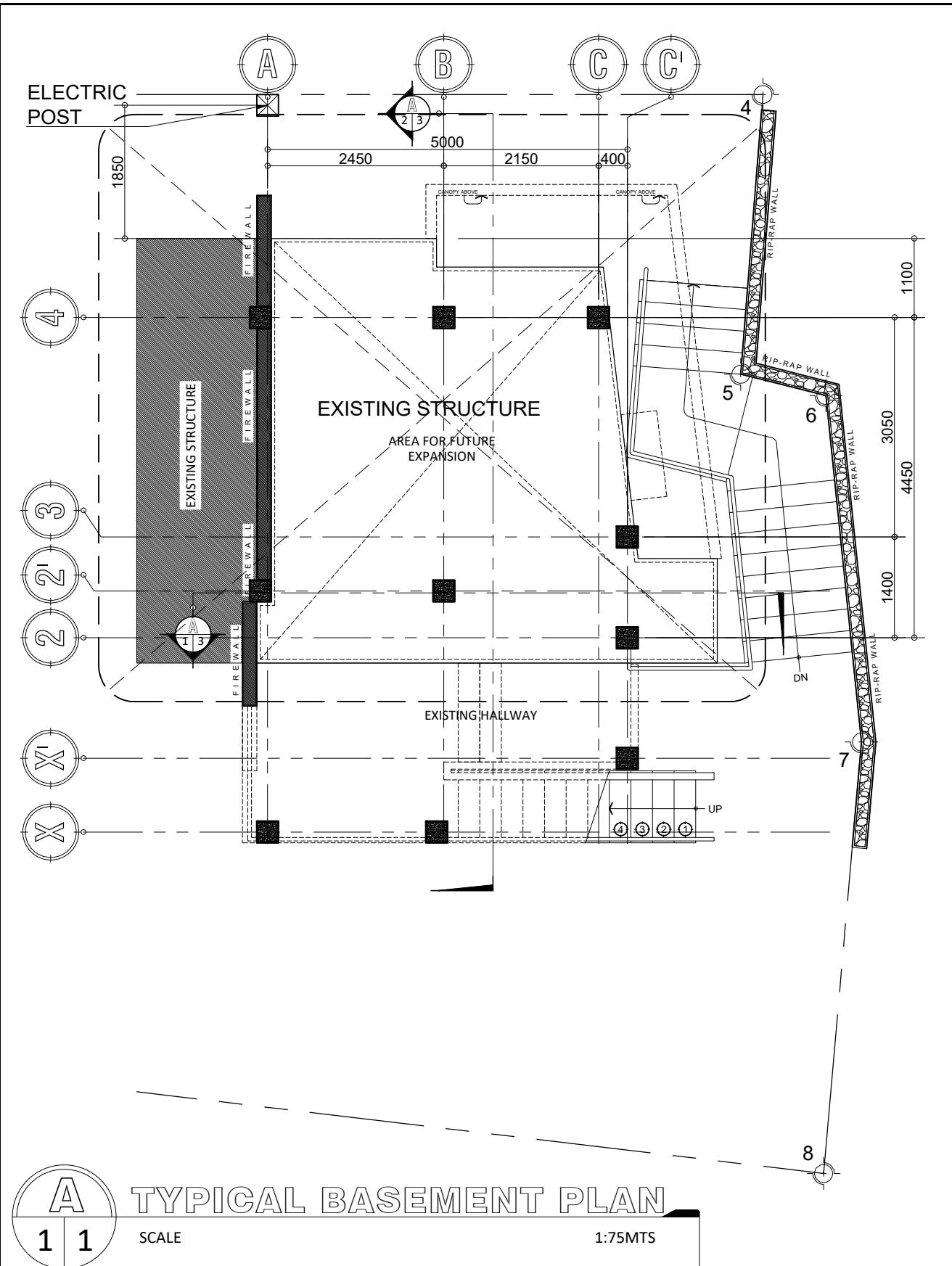
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2

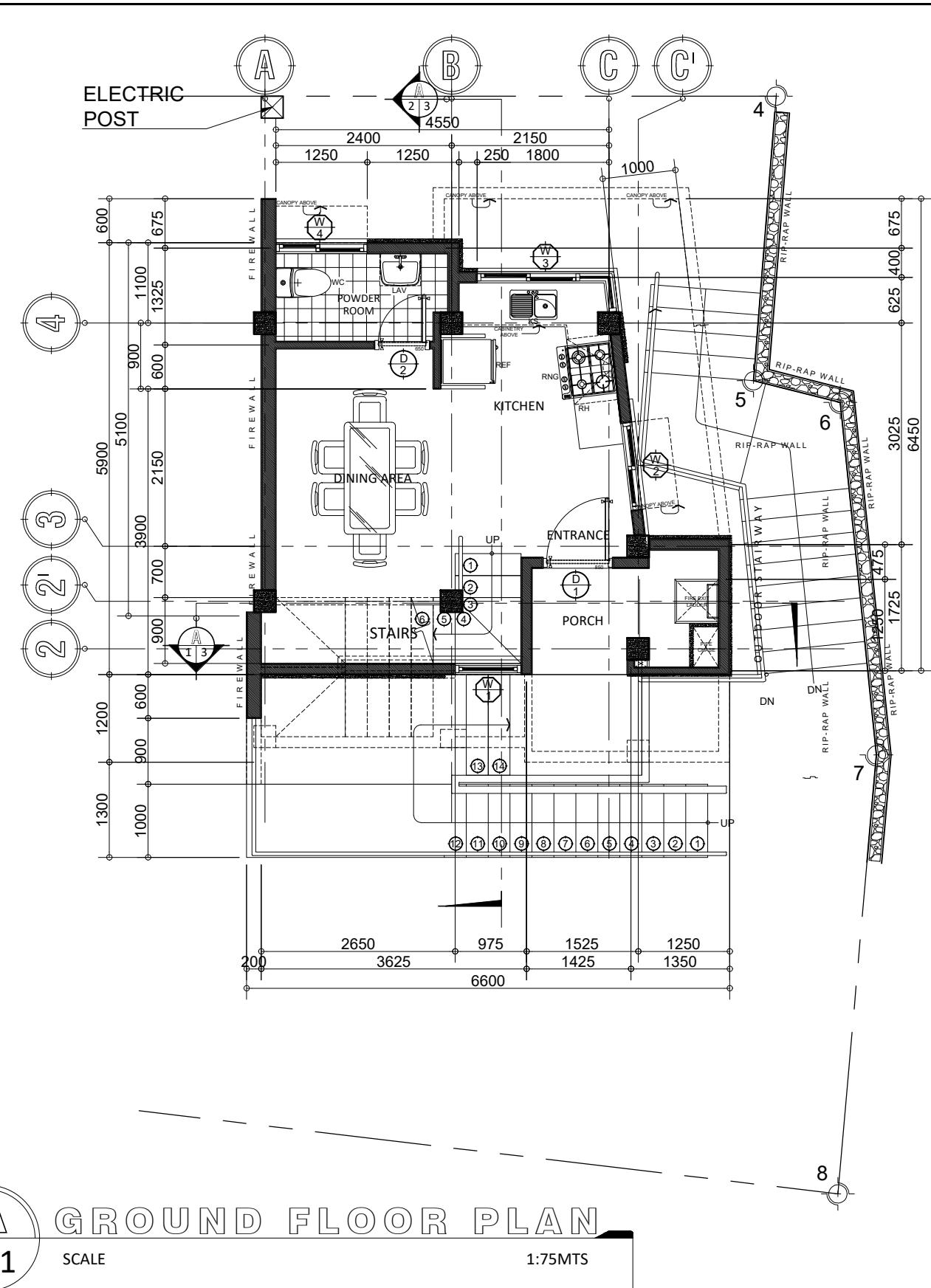
SCALE

1:125MTS

ARCHITECT: FRANCIS MICHAEL C. PASCUAL ARCHITECT	R.A. 9266 ART.IV SEC.33	OWNER: XXXXXXXXXX	PROJECT TITLE: 2 STOREY WITH ROOF DECK ON STILT	DRAWN: DESIGNED: FMCP	SHEET CONTENT: SITE DEVELOPMENT PLAN	SHEET NO. 3
PRC: 0047660	TIN: 769-981-974-000	TIN:	LOCATION: LEDESMA, AURORA HILL, BAGUIO CITY	CHECKED: FMCP	DRAWING NO. CS-1	
PRC: 4899664	DATE: 02/15/21	CTC:		DATE:		

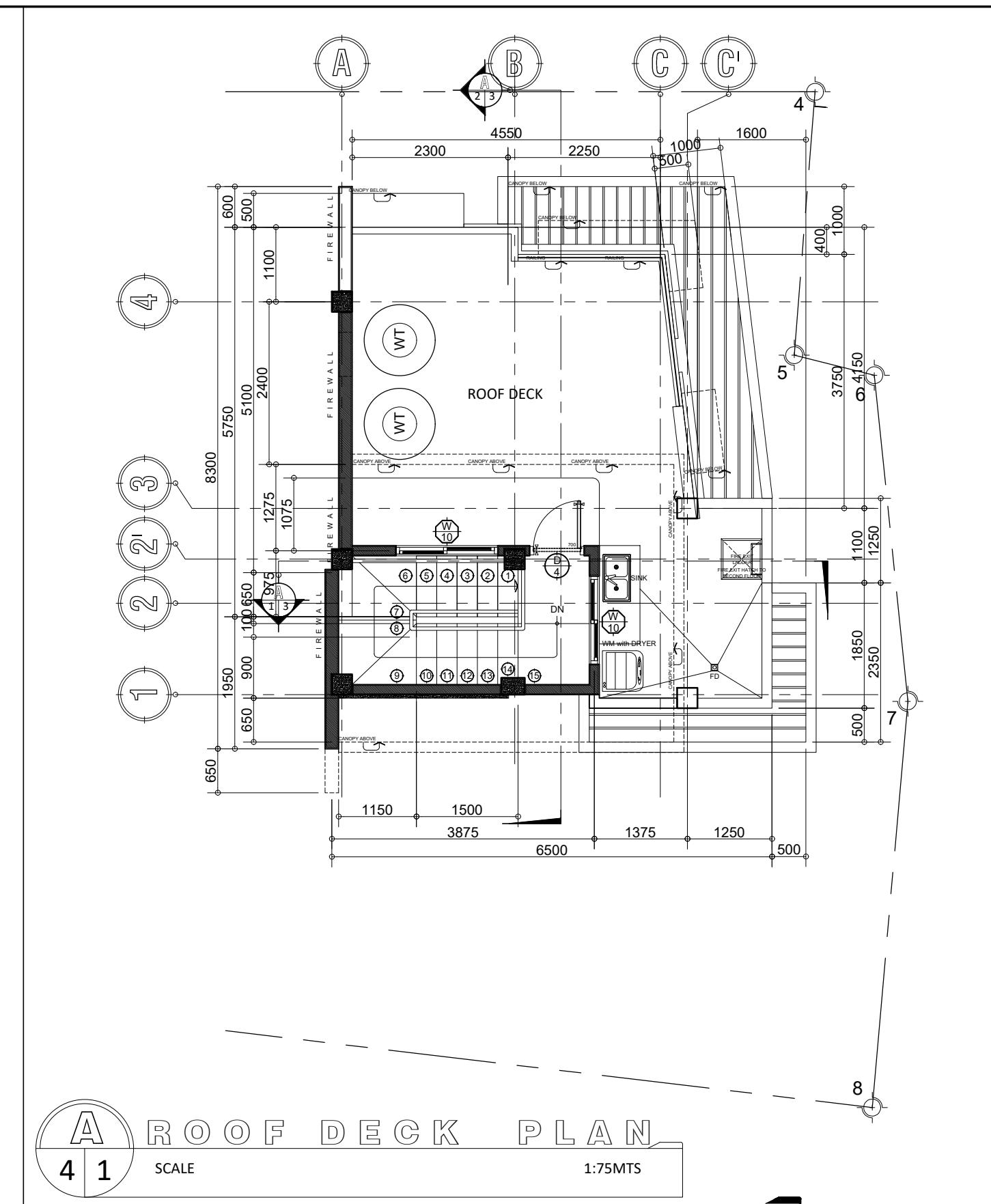
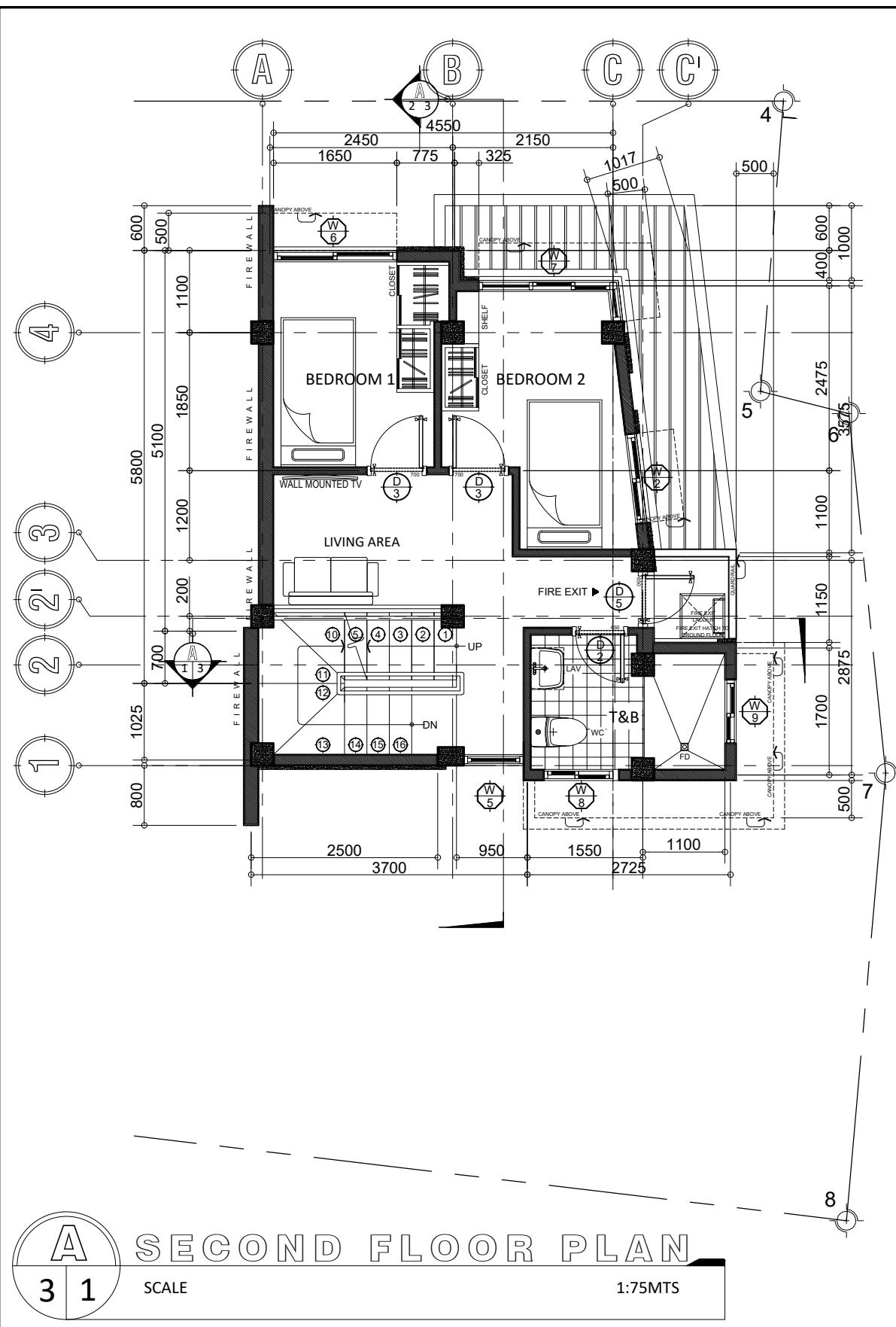


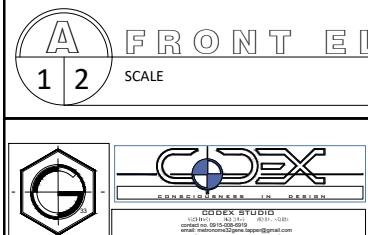
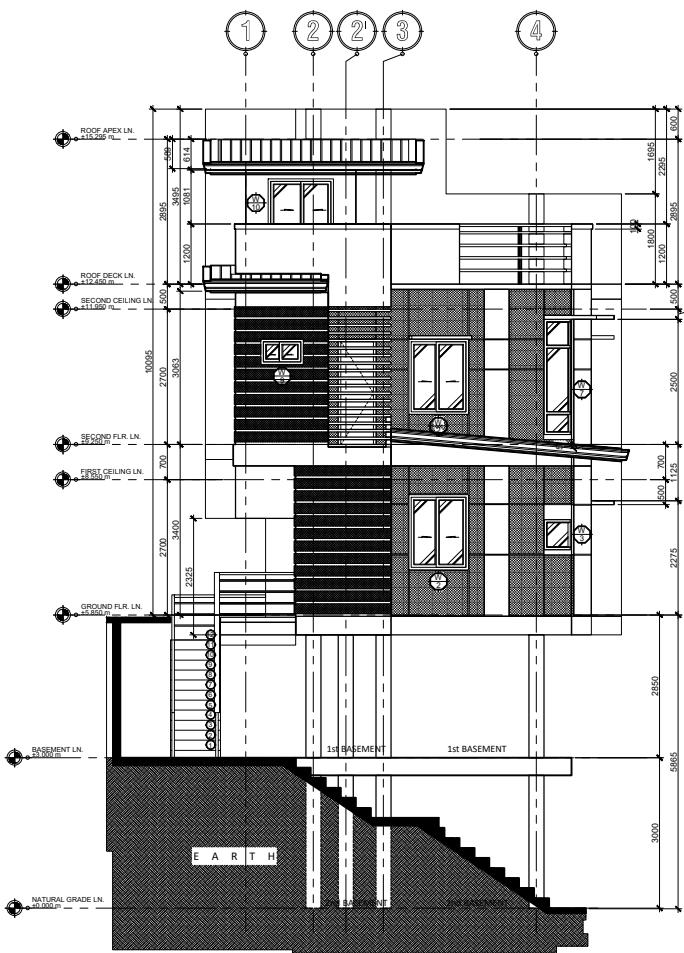
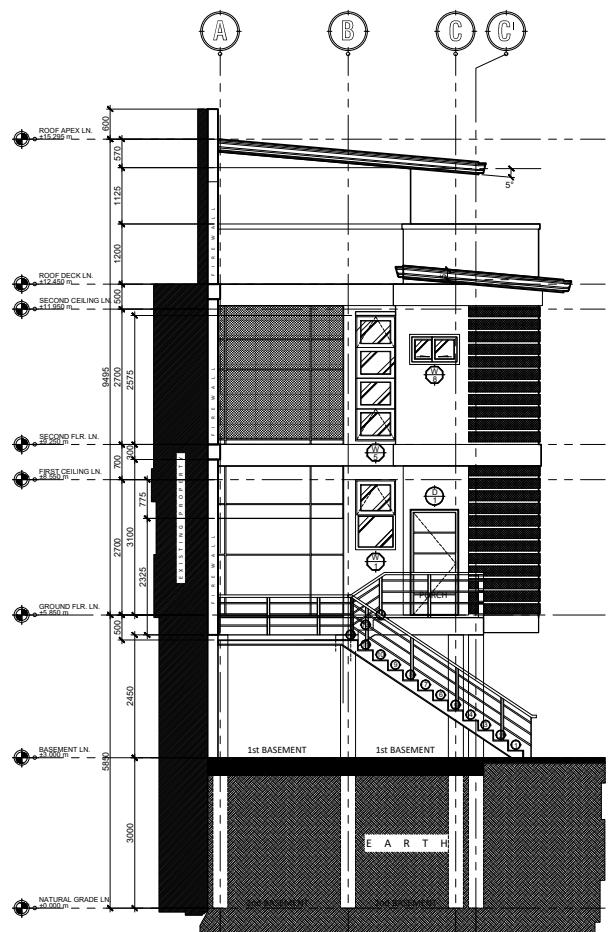
A 1 1 TYPICAL BASEMENT PLAN
SCALE 1:75MTS



A 2 1 GROUND FLOOR PLAN
SCALE 1:75MTS

	ARCHITECT: FRANCIS MICHAEL C. PASCUAL ARCHITECT	R.A. 9266 ART.IV SEC.33	OWNER: CRISANTO DE GUZMAN	PROJECT TITLE: A PROPOSED TWO (2) STOREY WITH ROOFDECK ON STILT	DRAWN: FMP	SHEET CONTENT: TYPICAL BASEMENT PLAN	SHEET NO. 03	QR CODE:
CODEX CONSCIOUSNESS IN DESIGN CODEX STUDIO ARCHITECT - DESIGNER - VISUAL ARTIST email: metronome2gene.lapepe@gmail.com "VISUALIZE, ACTUALIZE"	ARCHITECT: FRANCIS MICHAEL C. PASCUAL R.P.C. 0047660 TIN: 769-981-974-000 PTR: 5490720 DATE: 03/17/22	Drawings and specifications and other contract documents duly signed, stamped or sealed, as instrument of service, are the intellectual property and documents of the 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 building, whether executed partly or in whole, without the written consent of ARCHITECT or author of said documents.	TIN: 749-195-365-000 CTC: CCI2019 09179333	LOCATION: LEDESMA, AURORA HILL, BAGUIO CITY	DESIGNED: FMP CHECKED: FMP DATE:	GROUND FLOOR PLAN LOCATION: LEDESMA, AURORA HILL, BAGUIO CITY	DRAWING NO. AR-01	





ARCHITECT:
FRANCIS MICHAEL C. PASCUAL
ARCHITECT

R.A. 9266 ART.IV SEC.33

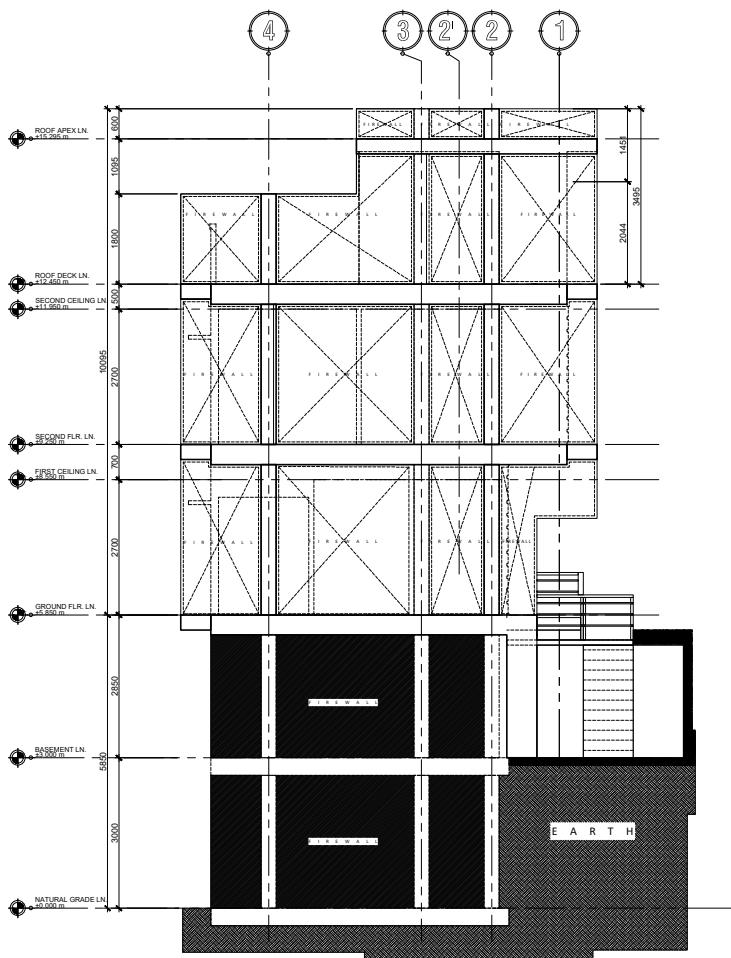
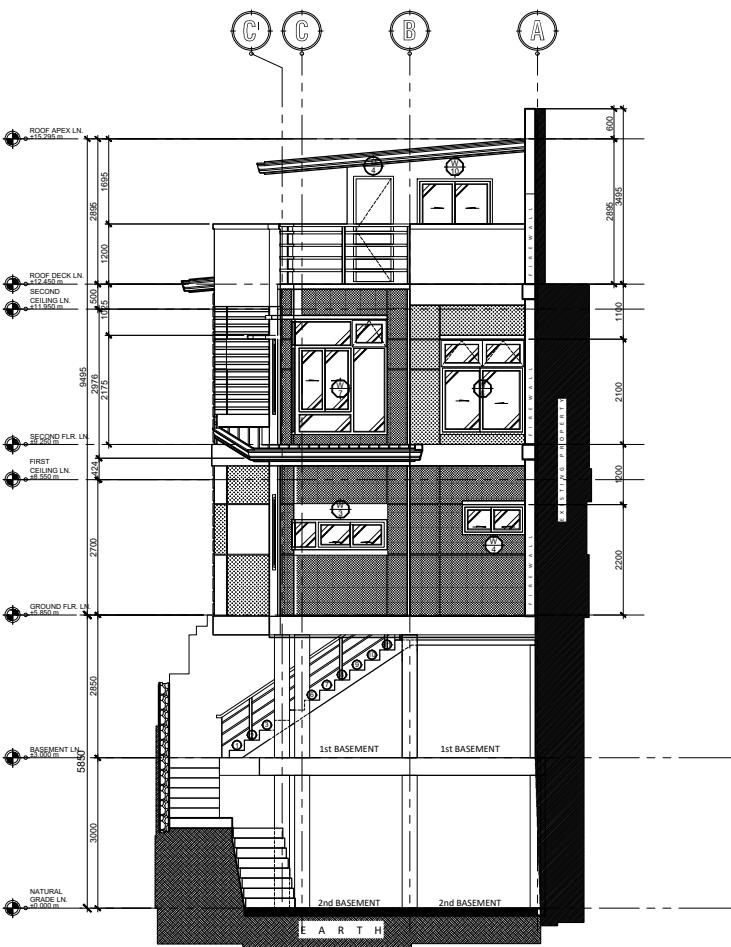
OWNER:
CRISANTO DE GUZMAN

PROJECT TITLE:
A PROPOSED TWO (2) STOREY WITH ROOFDECK ON STILT

TIN: 749-195-365-000
CTC.CC/2019.09/179333

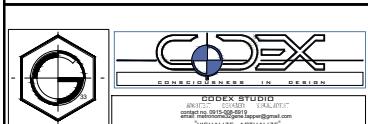
LOCATION: LEDESMA, AURORA HILL, BAGUIO CITY

DRAWN:	FMP	SHEET CONTENT:	SHEET NO.	QR CODE:
DESIGNED:	FMP	FRONT ELEVATION	05	
CHECKED:	FMP	RIGHT ELEVATION		
DATE:				
		DRAWING NO.	AR-02	



A 3 2 REAR ELEVATION
SCALE 1:100MTS

A 4 2 LEFT ELEVATION
SCALE 1:100MTS

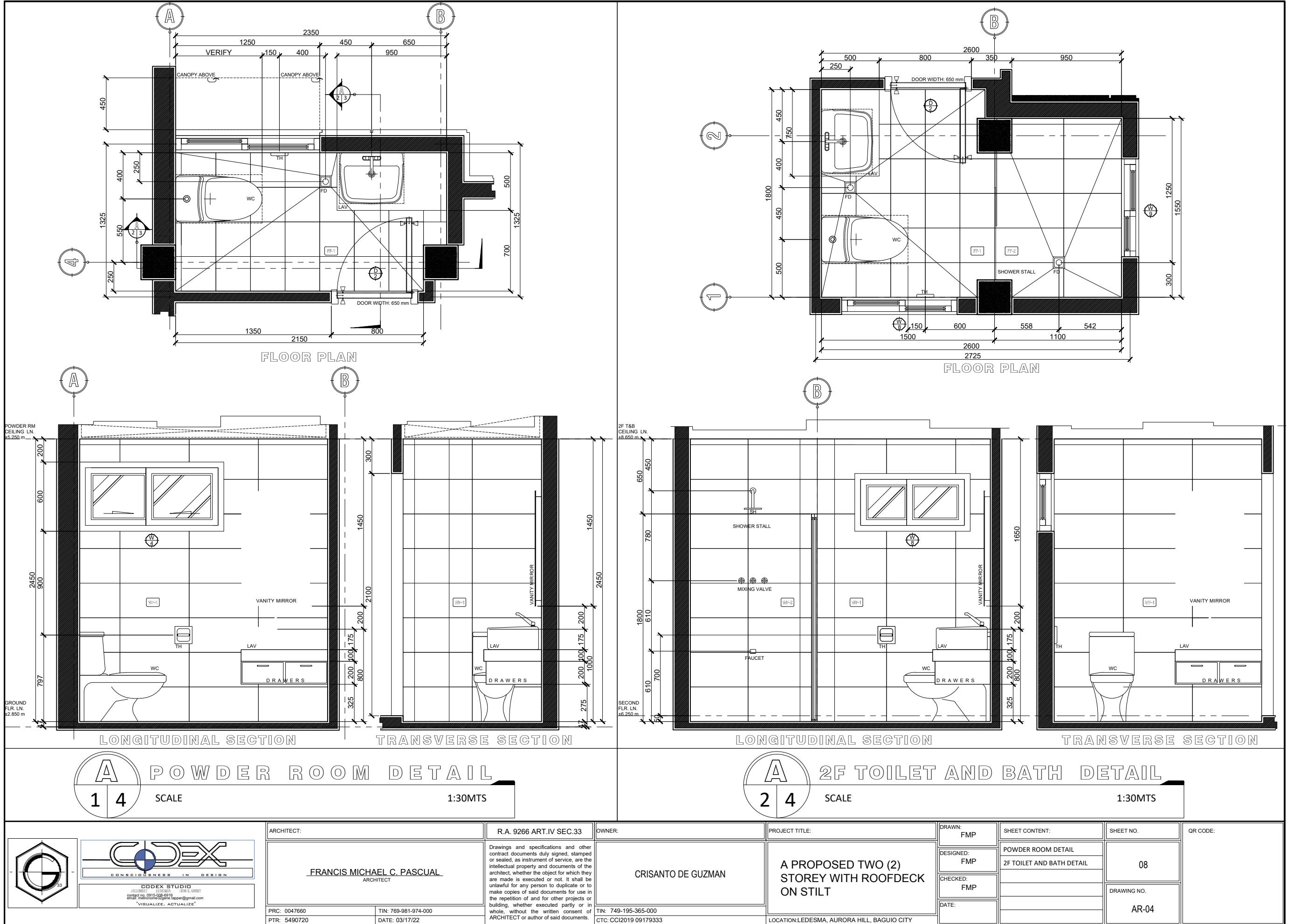


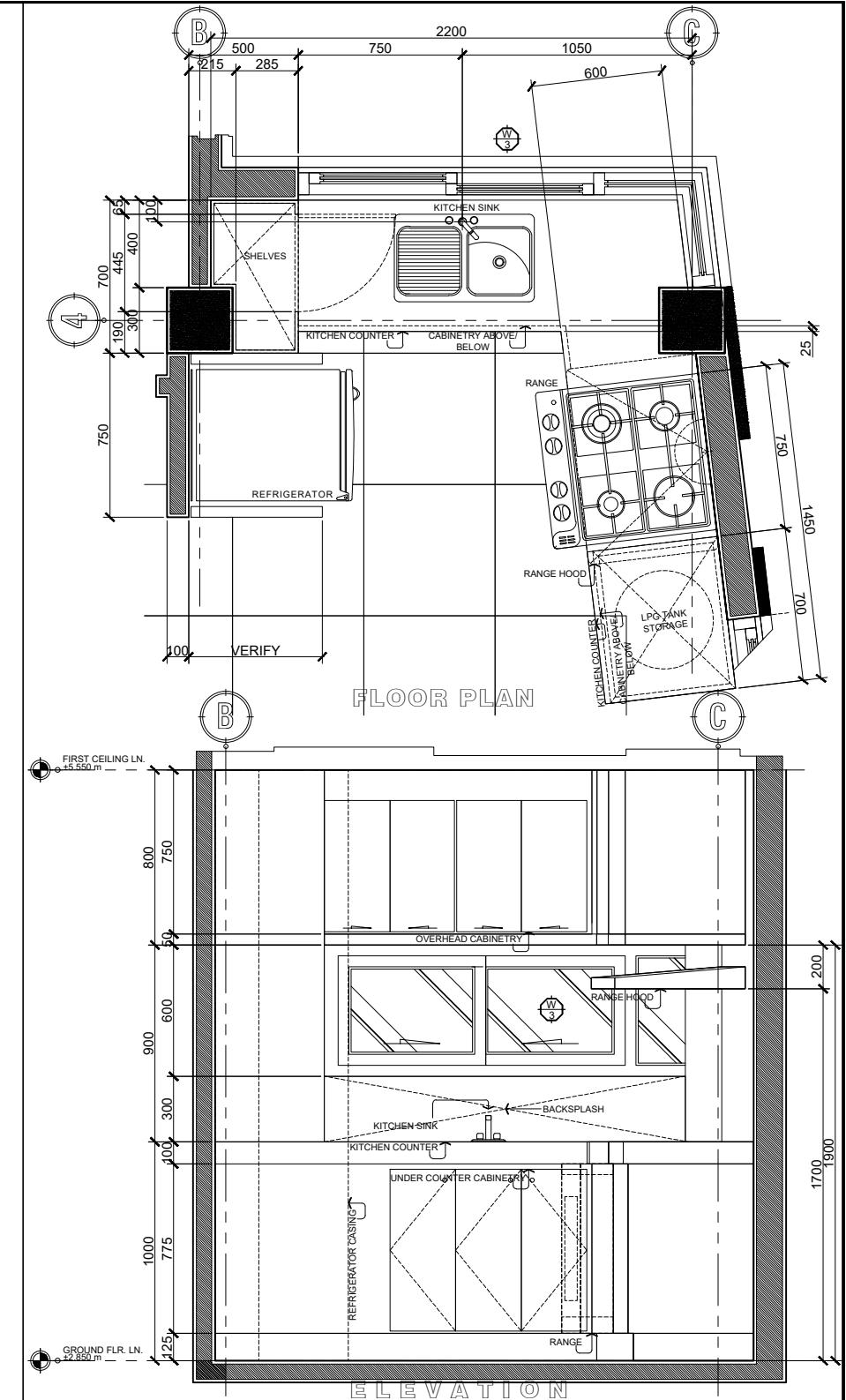
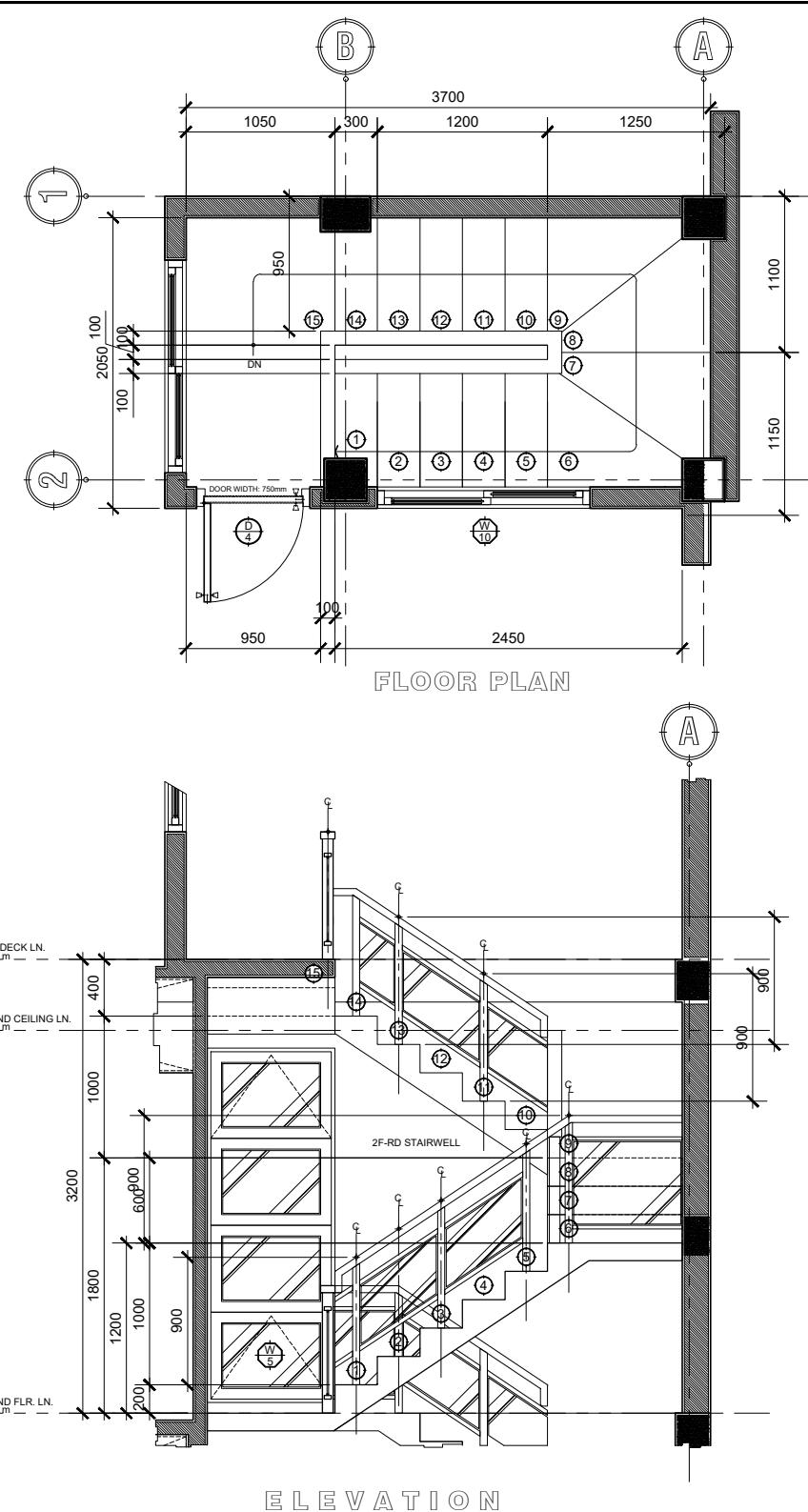
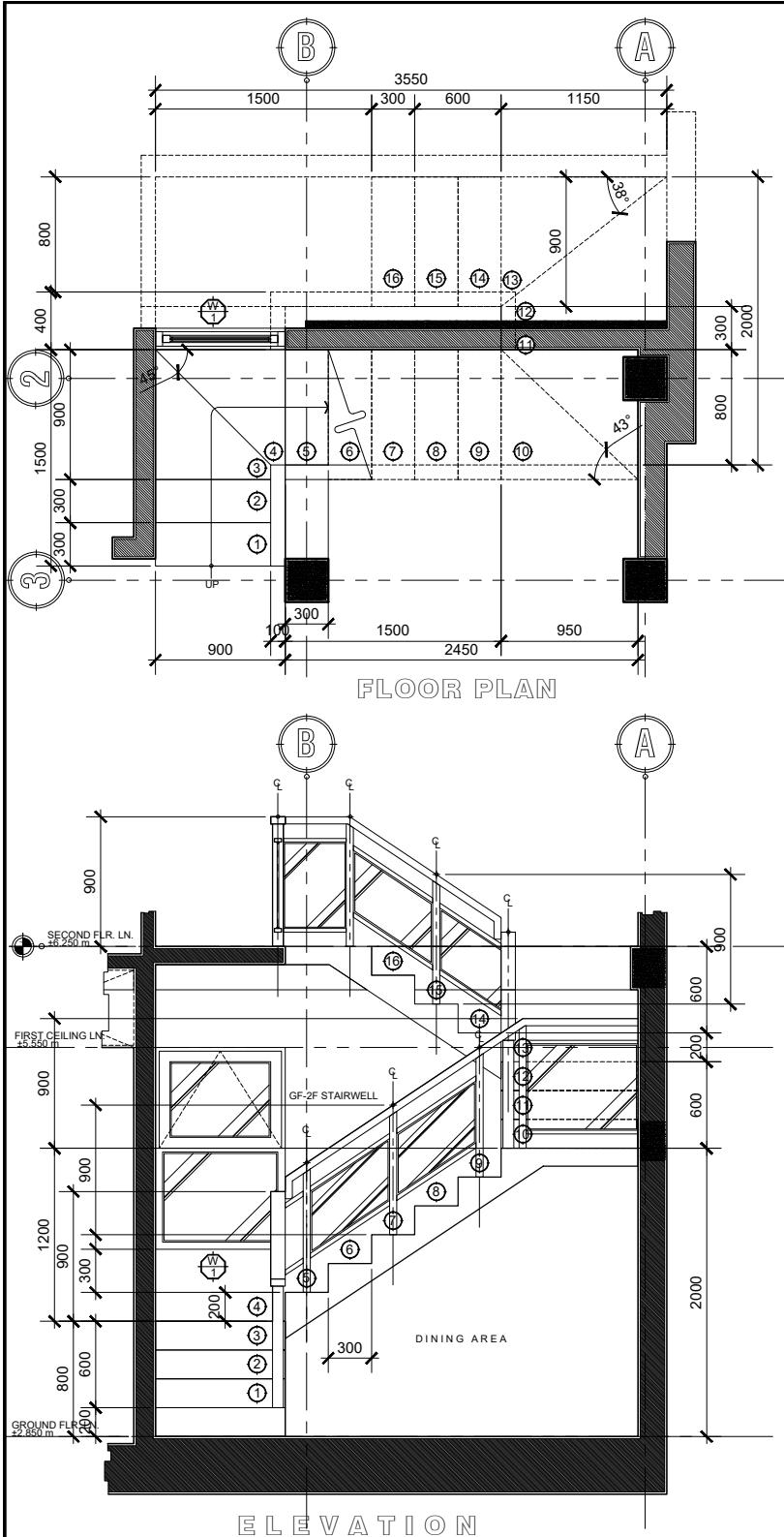
ARCHITECT: R.A. 9266 ART.IV SEC.33
FRANCIS MICHAEL C. PASCUAL
OWNER:
PRC: 0047660 TIN: 709-981-974-000
PTR: 5490720 DATE: 03/17/22

Drawings and specifications and other contract documents duly signed, stamped or sealed in the name of the architect are the intellectual property and documents of the architect, whether the object for which they are made or prepared is accepted or not, it shall be unlawful for any person to duplicate or to make copies of said documents for use in the preparation of other drawings or plans of the building, whether executed partly or in whole, without the written consent of ARCHITECT or owner of said documents.

PROJECT TITLE: CRISANTO DE GUZMAN
TIN: 749-195-365-000
CTC: CC2019 09179333
LOCATION LEDESMA, AURORA HILL, BAGUIO CITY

DRAWN: FMP
DESIGNED: FMP
CHECKED: FMP
DATE: _____
SHEET CONTENT: REAR ELEVATION
LEFT ELEVATION
DRAWING NO. AR-02
SHEET NO. 06
QR CODE: _____





A GF -2F STAIR DETAIL
3 4 SCALE 1:50MTS



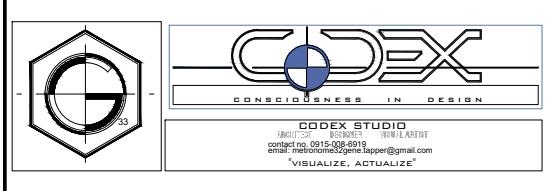
2F - RD STAIR DETAIL

SCALE 1:50MTS



KITCHEN DETAIL

5 4 SCALE 1:30MTS



ARCHITE

FRANCIS MICHAEL C. PASCUAL
ARCHITECT

PRC: 0047660 TIN: 769-981-974-000

R.A. 0266 ART IV SEC 33

	<p>Drawings and specifications and other contract documents duly signed, stamped or sealed, as instrument of service, are the intellectual property and documents of the 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, unless executed partly or in whole, without the written consent of the architect.</p>
	TIN: 74

10 of 10

CRISANTO DE GUZMAN	A PROPOSED TWO (2) STOREY WITH ROOFDECK ON STILT
5-365-000	

DRAWN:

DESIGNE
CHECKER
DATE:

1

ANSWER

FEET CON

-2F STA
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6

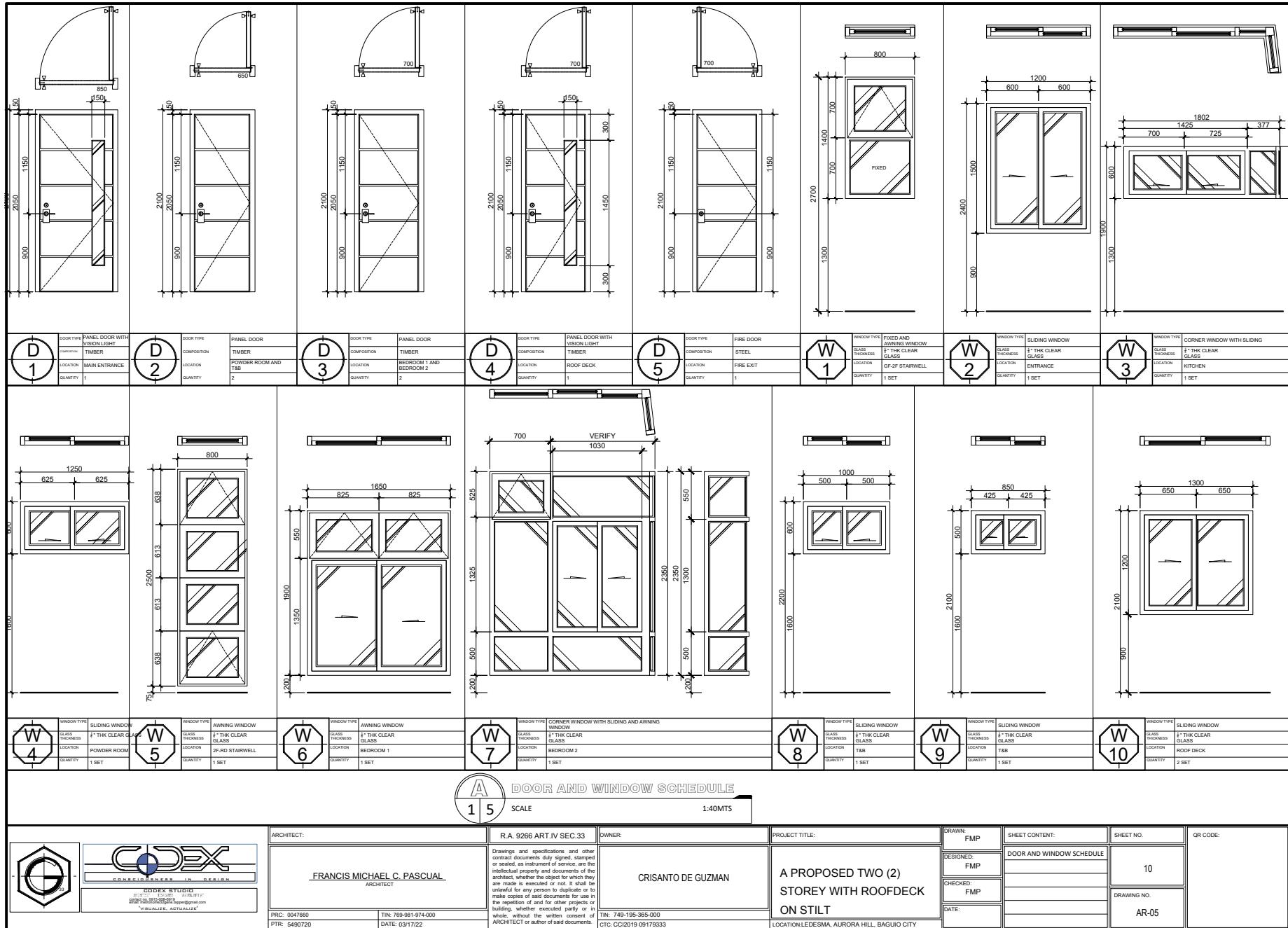
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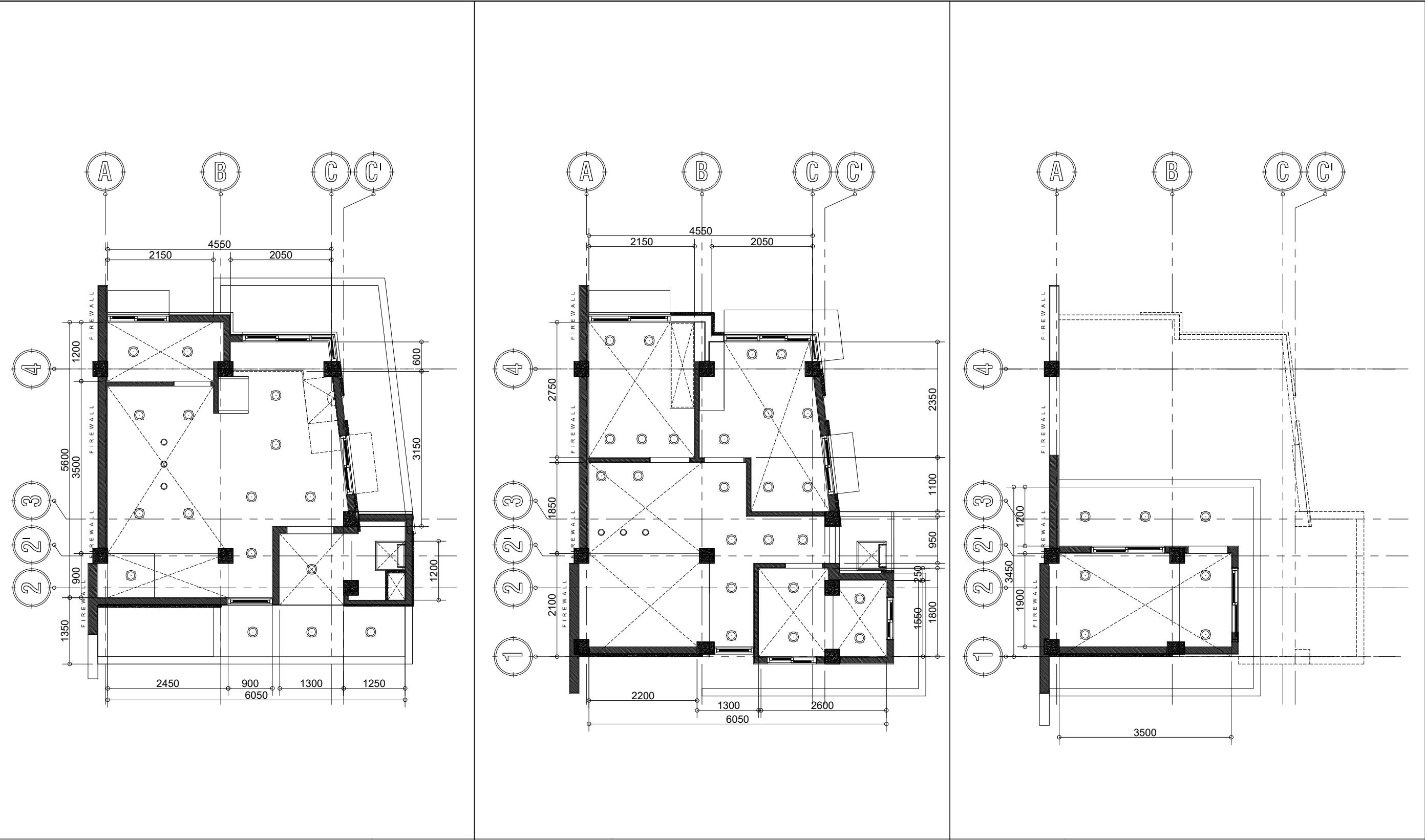
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WING NO.
AR-

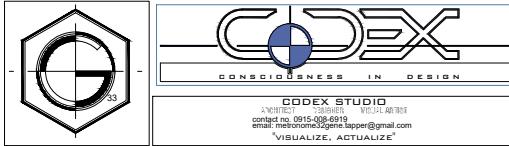




A
2 STOREY WITH ROOF DECK
GF REFLECTED CEILING PLAN
1 6 SCALE 1:75MTS

A
2 STOREY WITH ROOF DECK
2F REFLECTED CEILING PLAN
2 6 SCALE 1:75MTS

A
2 STOREY WITH ROOF DECK
RD REFLECTED CEILING PLAN
3 6 SCALE 1:75MTS



ARCHITECT:
R.A. 9266 ART.IV SEC.33
FRANCIS MICHAEL C. PASCUAL
ARCHITECT
PRC: 0047660 TIN: 769-981-974-000
PTR: 4899664 DATE: 02/15/21

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OWNER:
MR. CRISANTO DE GUZMAN
TIN: 749-195-365-000
CTC: CCI2019 09179333

PROJECT TITLE:
A PROPOSED TWO (2)
STOREY WITH ROOFDECK
ON STILT
LOCATION: LEDESMA, AURORA HILL, BAGUIO CITY

DRAWN: FMCP
DESIGNED: FMCP
CHECKED:
DATE:
SHEET CONTENT:
GF REFLECTED CEILING PLAN
2F REFLECTED CEILING PLAN
RD REFLECTED CEILING PLAN

SHEET NO.: 12
DRAWING NO.: AR-6