

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

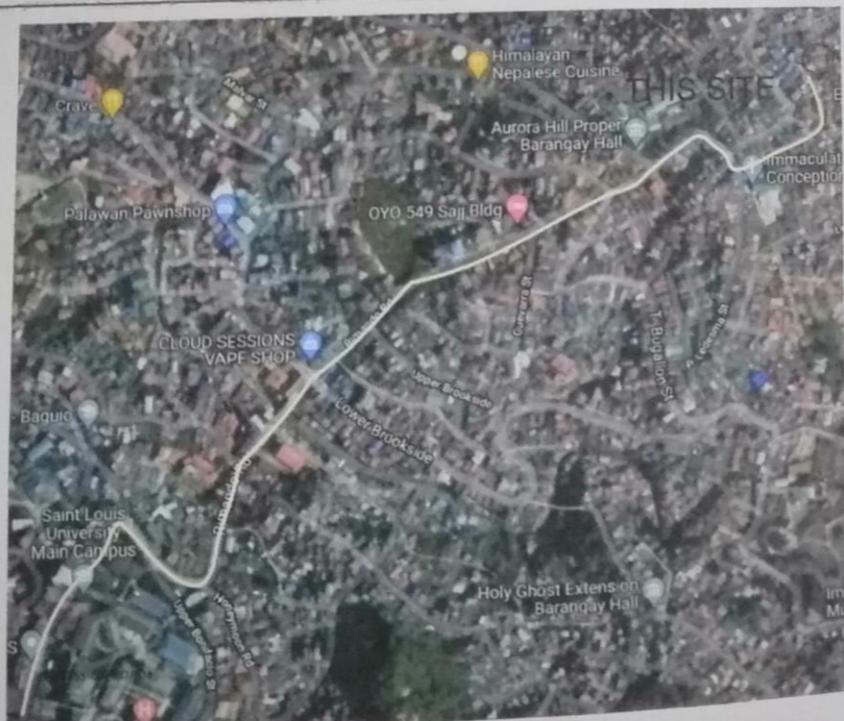
APPROVED BY:

ARCH. JOHNNY A. DEGAY
BUILDING OFFICIAL



CS
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P E R S P E C T I V E



CS
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V I C I N I T Y M A P

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		3	RD SANITARY & SEWER ISOMETRIC
		4	BSMT CWL & STORM DRAIN ISOMETRIC
		5	GF CWL & STORM DRAIN ISOMETRIC
		6	2F CWL & STORM DRAIN ISOMETRIC
		7	RD CWL & STORM DRAIN ISOMETRIC
		8	BSMT CWL & STORM DRAIN ISOMETRIC

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NOTHING FOLLOWS

LAND USE AND ZONING

LINE AND GRADE

ARCHITECTURAL

CIVIL/ STRUCTURAL

ELECTRICAL

SANITARY

MECHANICAL

ELECTRONICS

BUREAU OF FIRE

CEPMO

DRAWN FMP	SHEET CONTENT	SHEET NO.	QR CODE
DESIGNED FMP	PERSPECTIVE		
CHECKED FMP	VICINITY MAP	02	
DATE			
	DRAWING NO.		
	CS-01		

ARCHITECT:
FRANCIS MICHAEL C. PASCUAL
ARCHITECT

R.A. 9266 ART.IV SEC.33
OWNER:
CRISANTO DE GUZMAN
PROJECT TITLE:
A PROPOSED GROUND FLOOR, SECOND FLOOR AND ROOF DECK
DRAWING NO.
TIN: 749-195-365-000
CTC: CCI2019 09179333
LOCATION LEDESMA, AURORA HILL, BAGUIO CITY

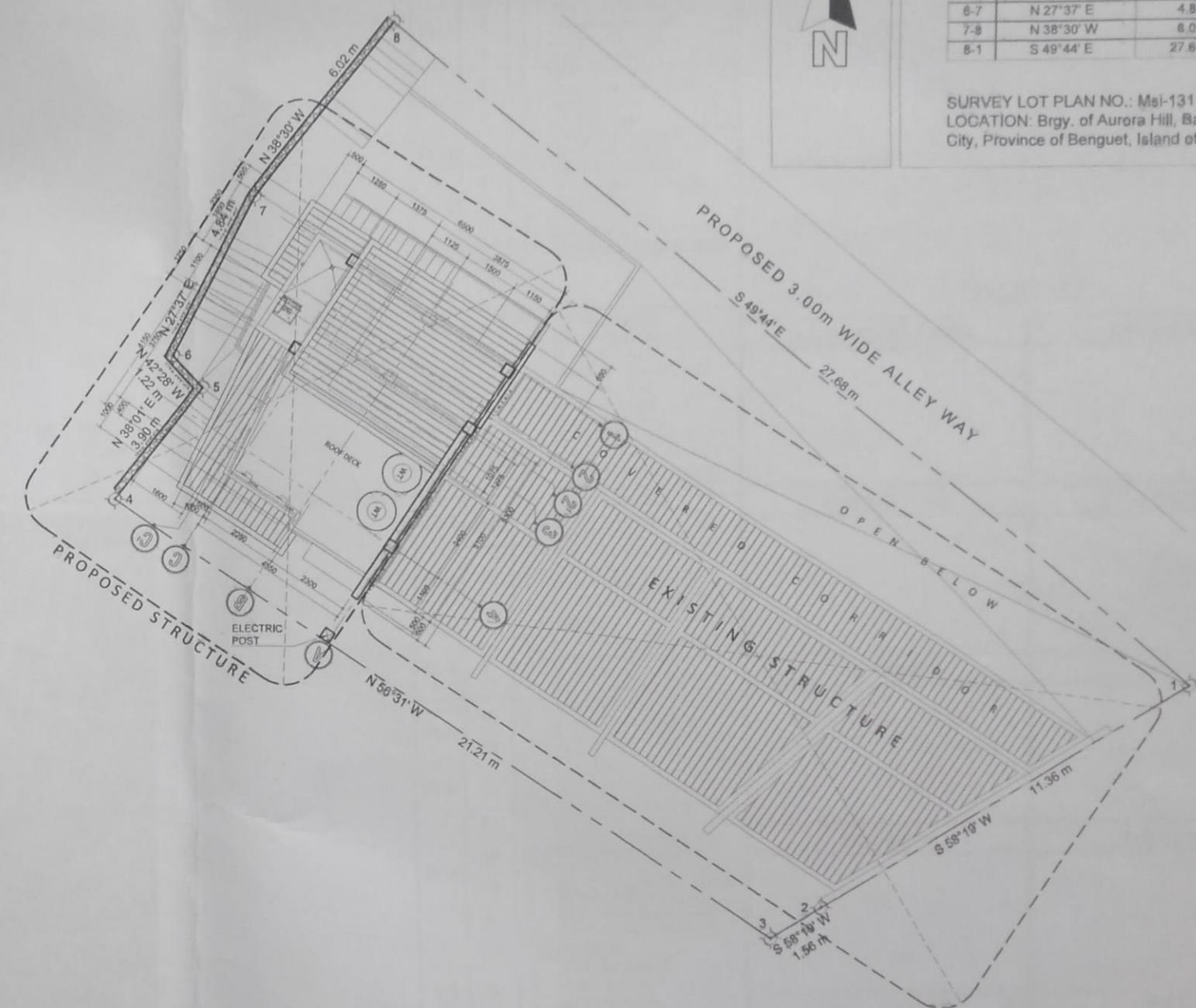
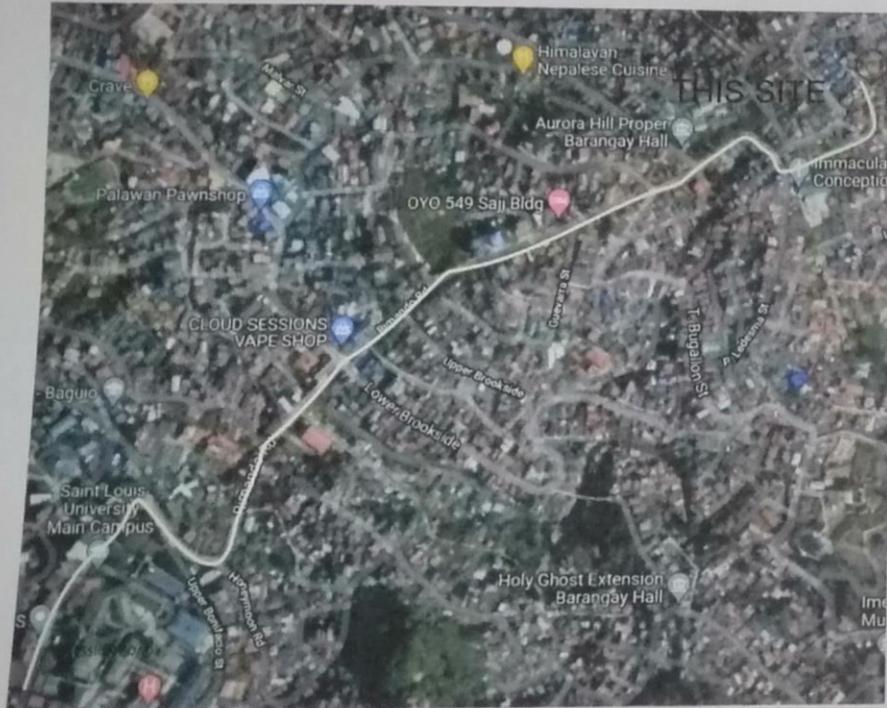
PRC: 0047660
TIN: 769-081-674-000
DATE: 03/17/22
PTR: 5490720



CODEX
ENGINEERING IN DESIGN
CODEX STUDIO
Architectural Design
Visualized. Actualized.
www.codexstudio.com.ph

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

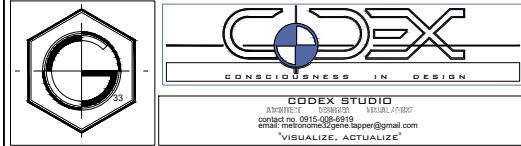
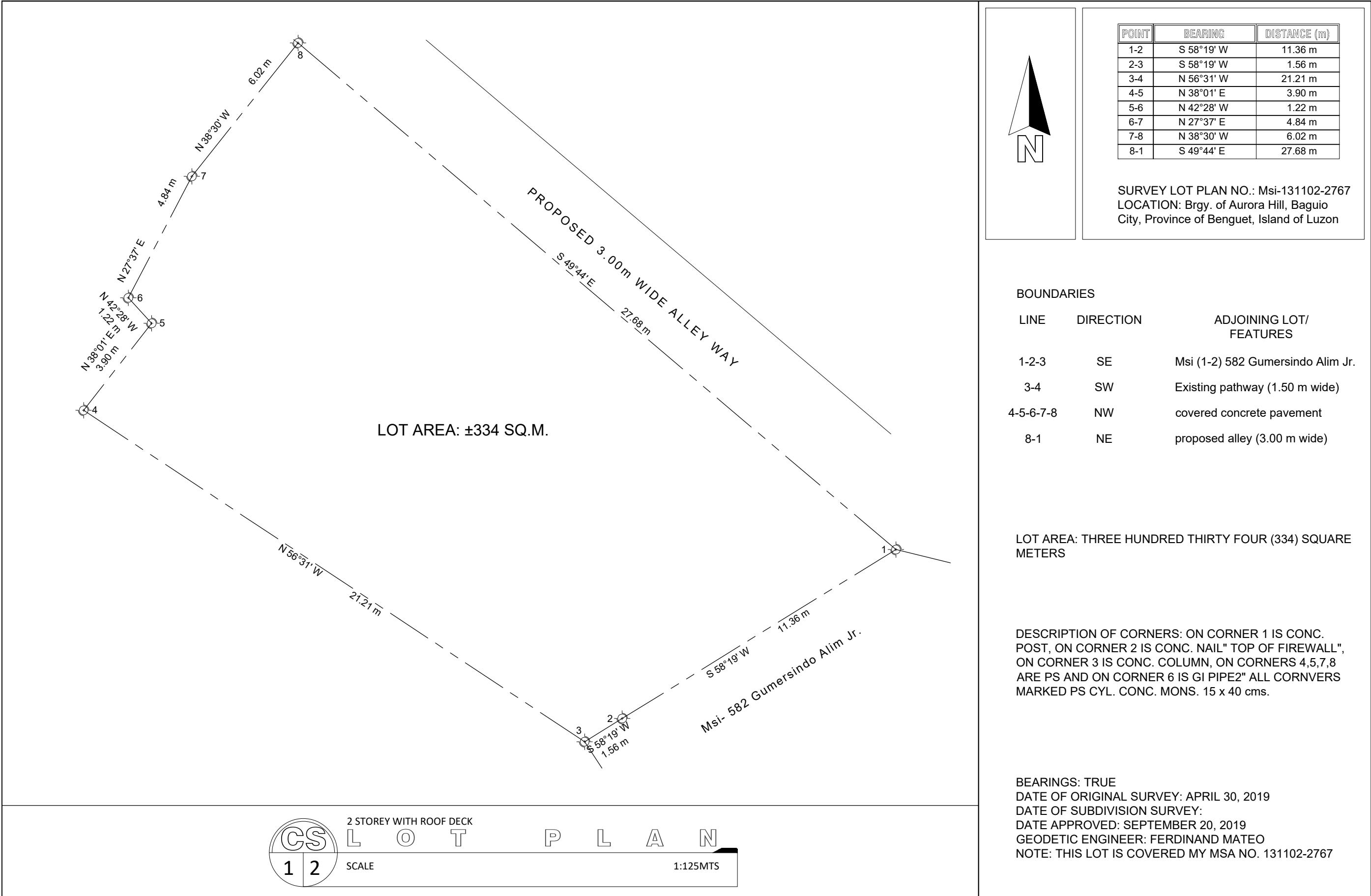


CS 1 1 N T S VICINITY MAP



CS 2 1 SCALE 1:150MTS SITE DEVELOPMENT PLAN

R.A. 9266 ART.IV SEC.33	OWNER	PROJECT TITLE	DRAWN BY FMP	sheet content	SHEET NO.	QR CODE
ARCHITECT	FRANCIS MICHAEL C. PASCUAL	CRISANTO DE GUZMAN	DESIGNED BY FMP	VICINITY MAP	01	
PRC: 0047660	TIN: 769-981-974-000	A PROPOSED GROUND FLOOR, SECOND FLOOR AND ROOF DECK	CHECKED BY FMP	SITE DEVELOPMENT PLAN	DRAWING NO.	CS-01
PTR: 5490720	DATE: 03/17/22	TIN: 749-195-365-000	DATE			
		CTC CCI2019 09179333				
				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.

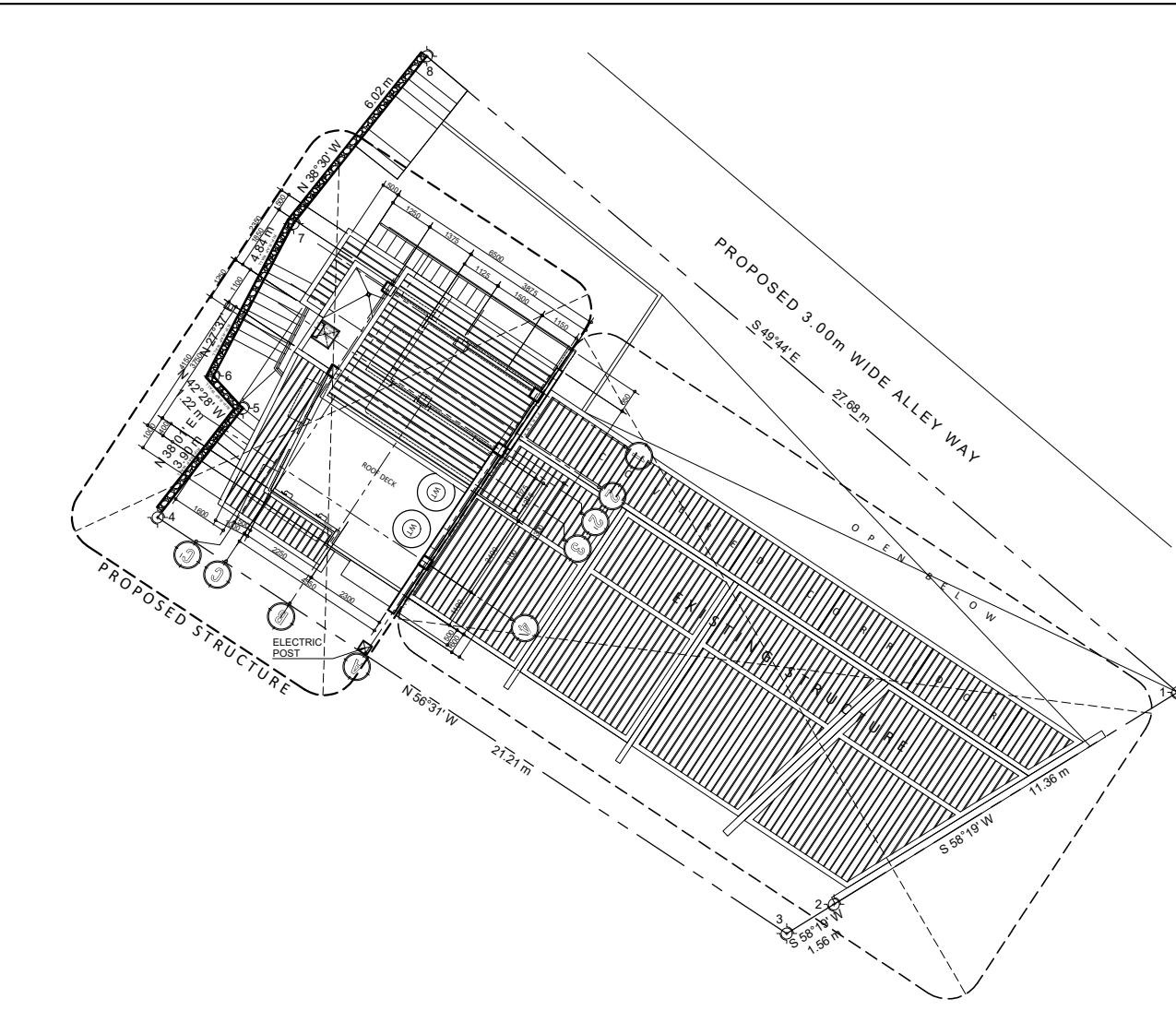
TIN: 2 STOREY WITH ROOF DECK ON STILT

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 Gumersindo 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

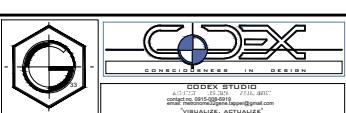
DATE OF ORIGINAL SURVEY: APRIL 30, 2019

DATE OF SUBDIVISION SURVEY:

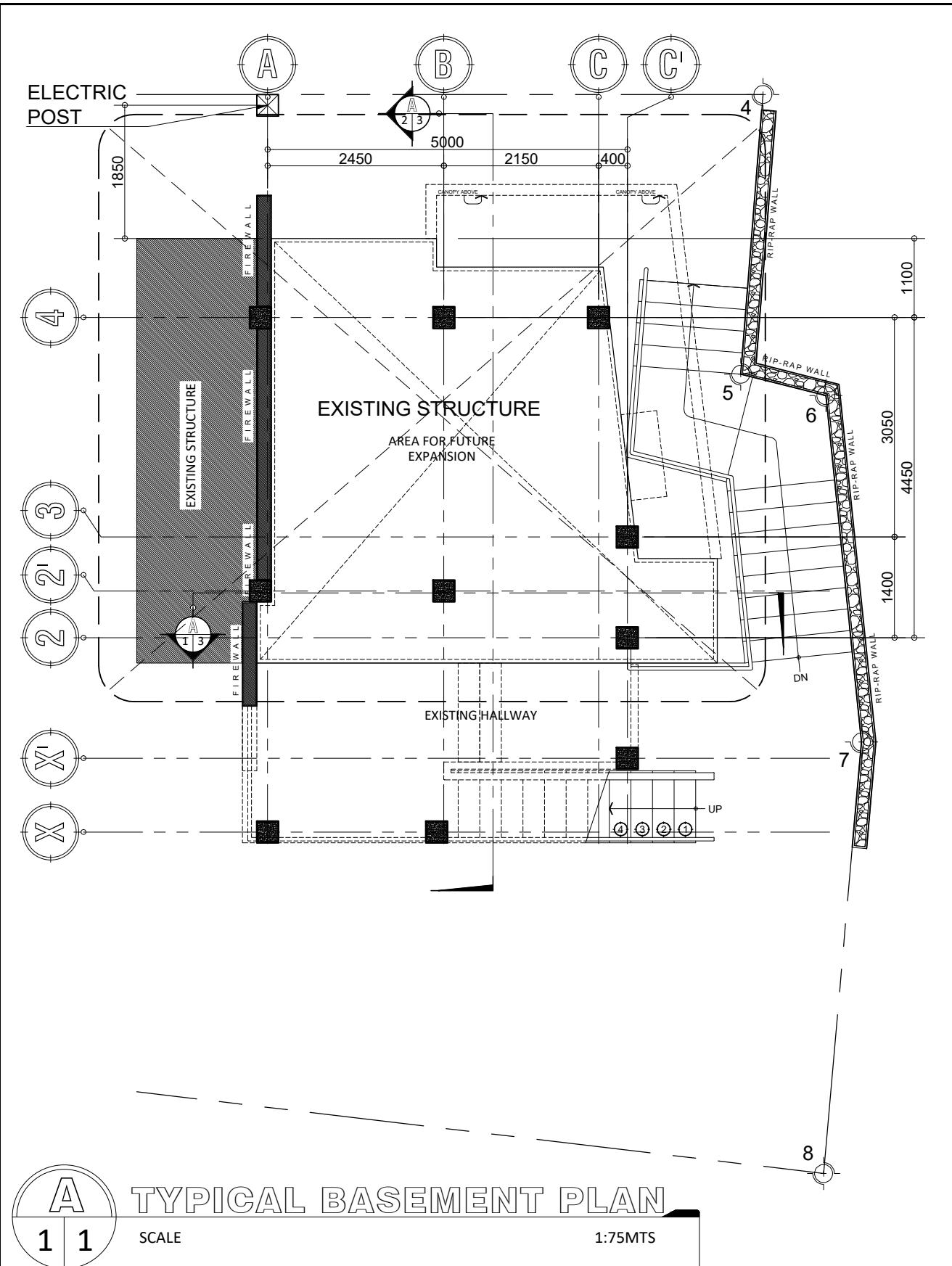
DATE APPROVED: SEPTEMBER 20, 2019

GEODETIC ENGINEER: FERDINAND MATEO

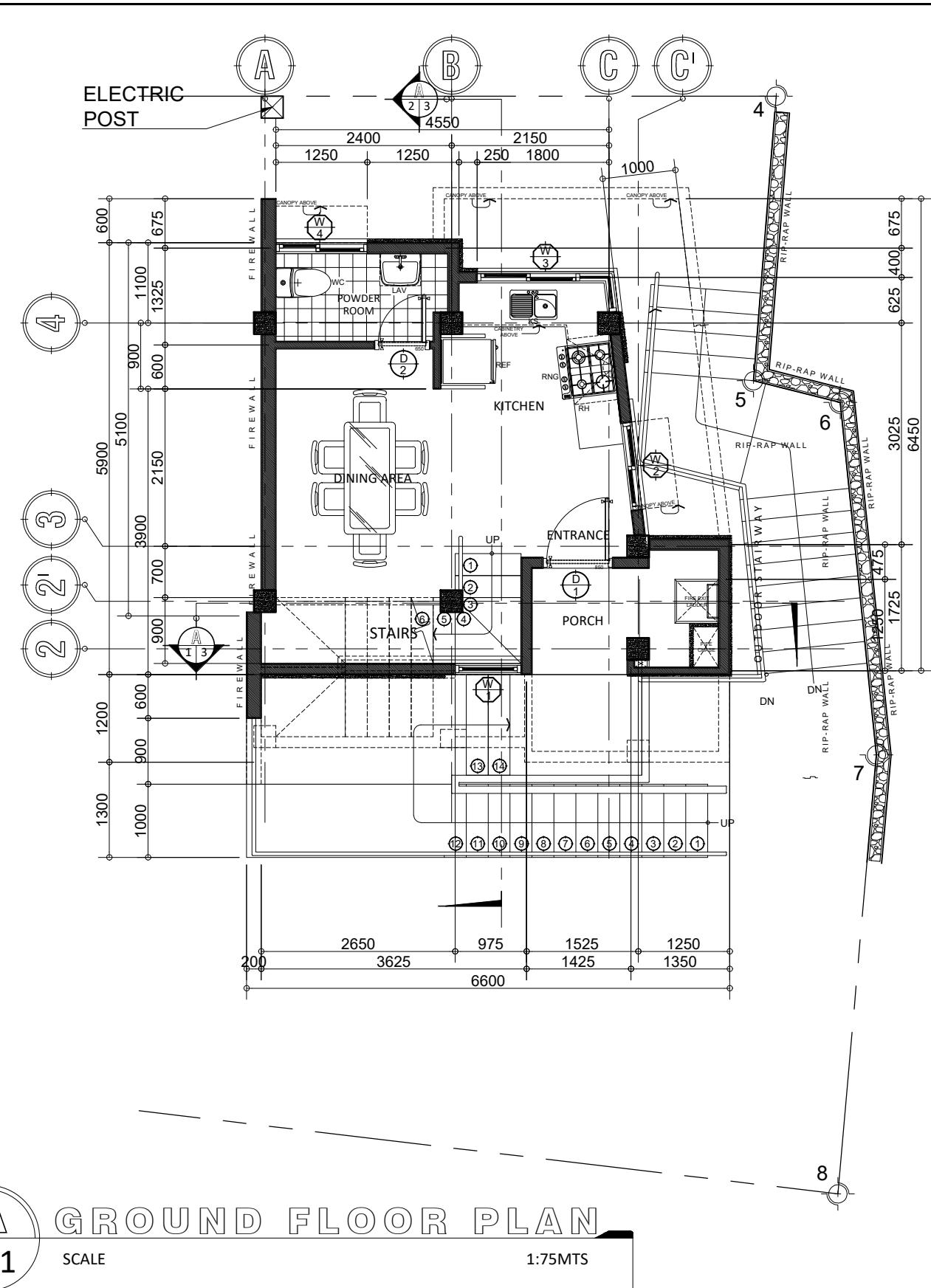
NOTE: THIS LOT IS COVERED MY MSA NO. 131102-2767



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:		

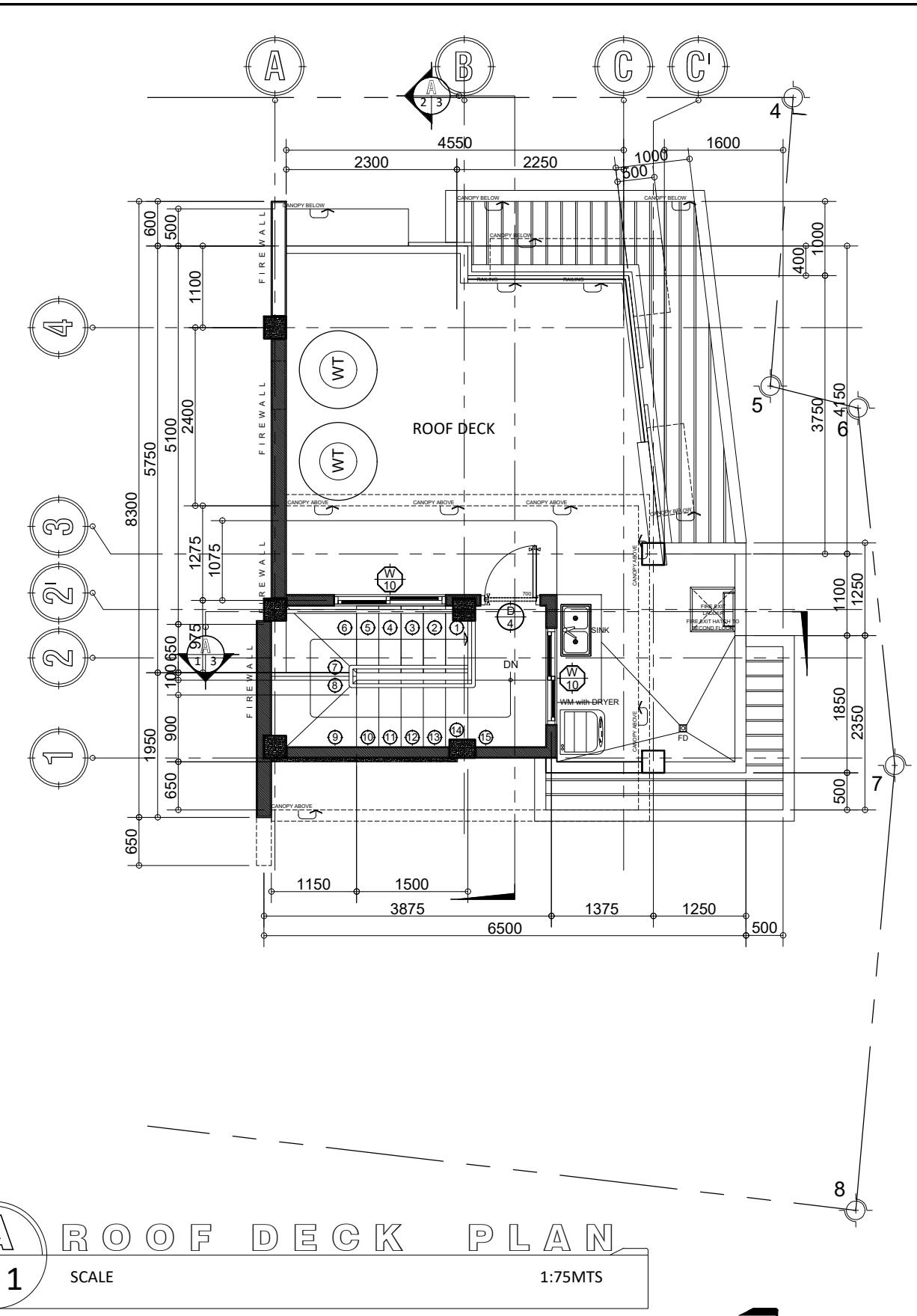
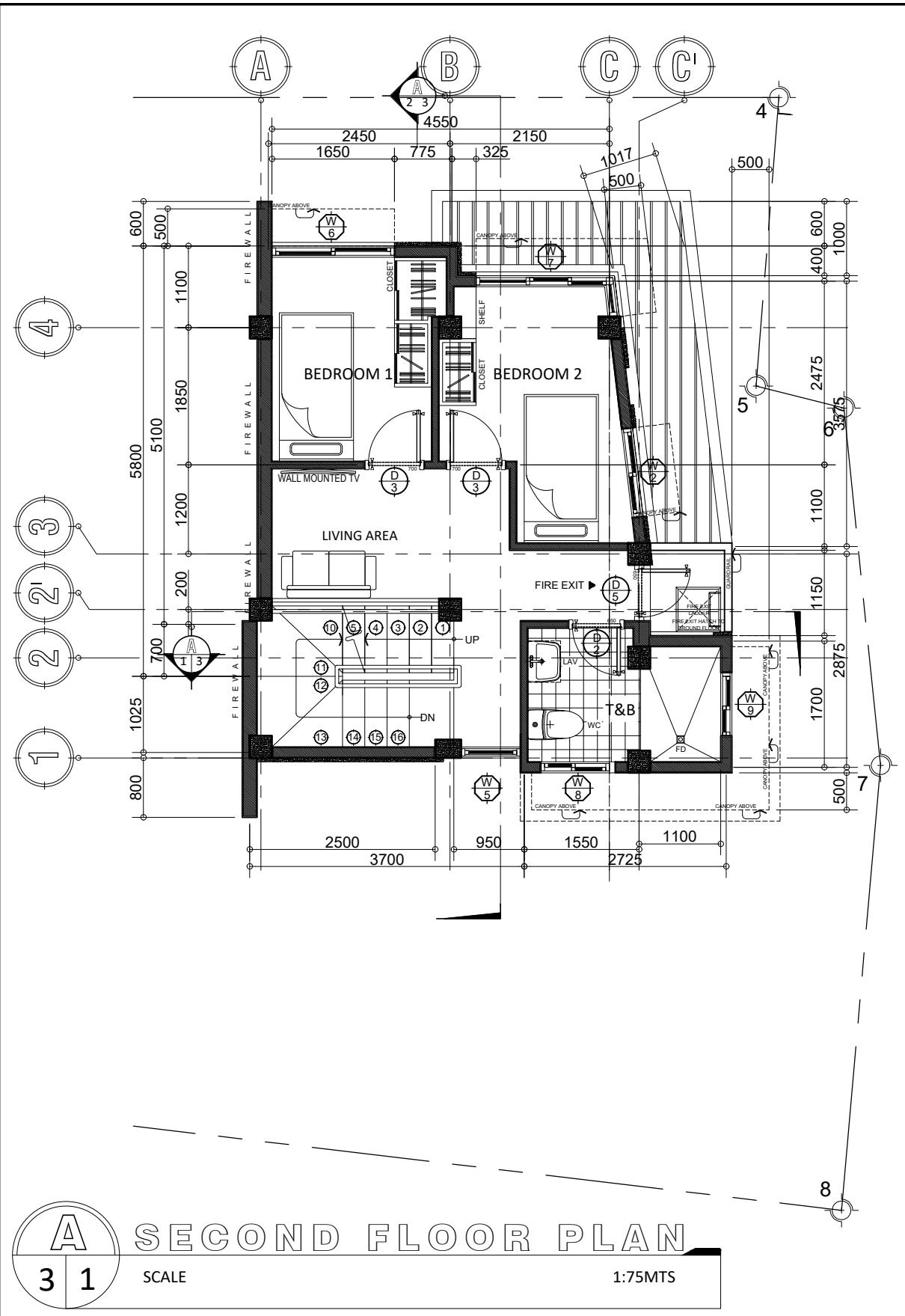


A 1 1 TYPICAL BASEMENT PLAN
SCALE 1:75MTS

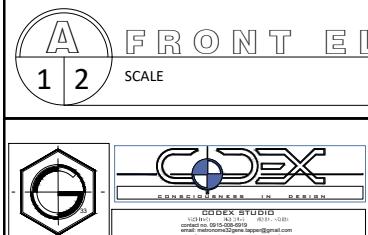
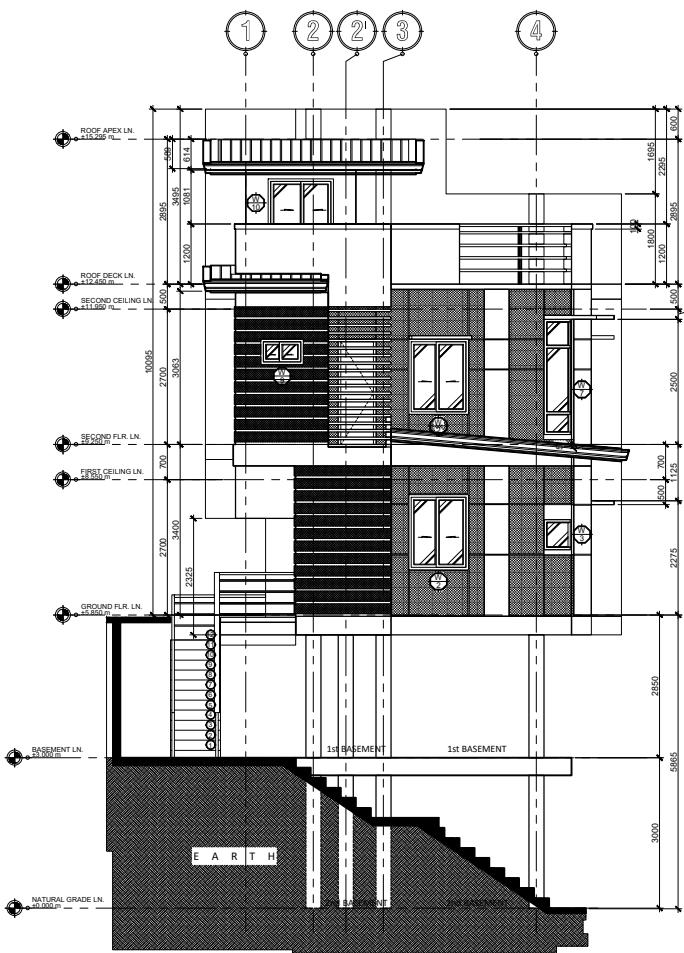
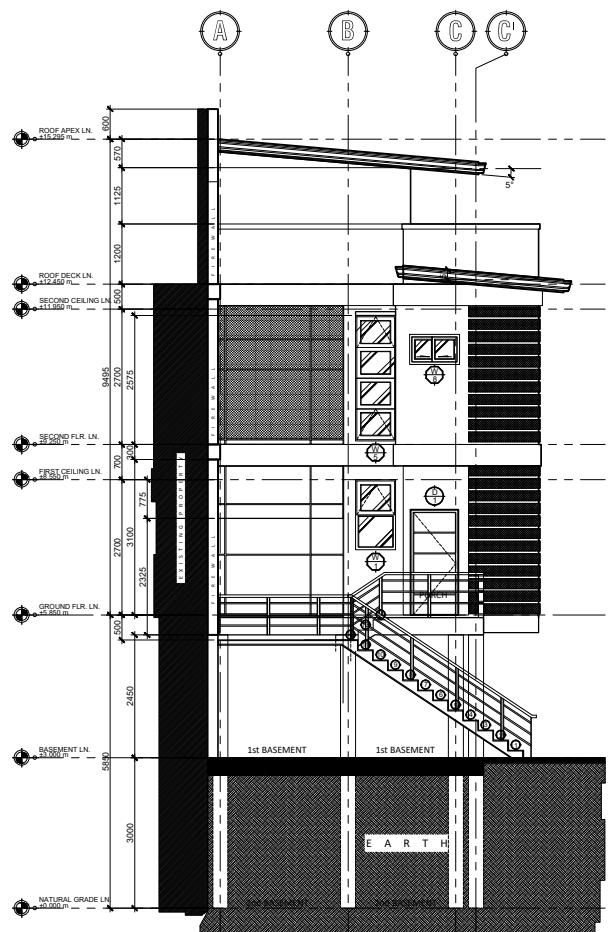


A 2 1 GROUND FLOOR PLAN
SCALE 1:75MTS

ARCHITECT:	R.A. 9266 ART.IV SEC.33	OWNER:	PROJECT TITLE:	DRAWN:	SHEET CONTENT:	SHEET NO.	QR CODE:
CODEX CONSCIOUSNESS IN DESIGN <small>CODEX STUDIO ARCHITECT: FRANCIS MICHAEL C. PASCUAL VISUALIZE, ACTUALIZE</small>	R.A. 9266 ART.IV SEC.33 FRANCIS MICHAEL C. PASCUAL <small>ARCHITECT</small> PRC: 0047660 TIN: 769-981-974-000 PTR: 5490720 DATE: 03/17/22	<small>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.</small>	CRISANTO DE GUZMAN <small>TIN: 749-195-365-000 CTC: CCI2019 09179333 LOCATION: LEDESMA, AURORA HILL, BAGUIO CITY</small>	FMP <small>DESIGNED: CHECKED: DATE:</small>	<small>TYPICAL BASEMENT PLAN GROUND FLOOR PLAN</small>	03	
			A PROPOSED TWO (2) STOREY WITH ROOFDECK ON STILT			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	DRAWN: FMP	SHEET CONTENT: SECOND FLOOR PLAN	SHEET NO: 04	QR CODE:
<p>PRC: 0047660 TIN: 769-981-974-000 PTR: 5490720 DATE: 03/17/22</p>	<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 building, whether executed partly or in whole, without the written consent of ARCHITECT or author of said documents.</p> <p>TIN: 749-195-365-000 CTC: CCI2019 09179333 LOCATION: LEDESMA, AURORA HILL, BAGUIO CITY</p>	<p>DESIGNED: FMP</p> <p>CHECKED: FMP</p> <p>DATE:</p>	<p>ROOF DECK PLAN</p>	<p>DRAWING NO. AR-01</p>				



ARCHITECT:
FRANCIS MICHAEL C. PASCUAL
ARCHITECT

R.A. 9266 ART.IV SEC.33

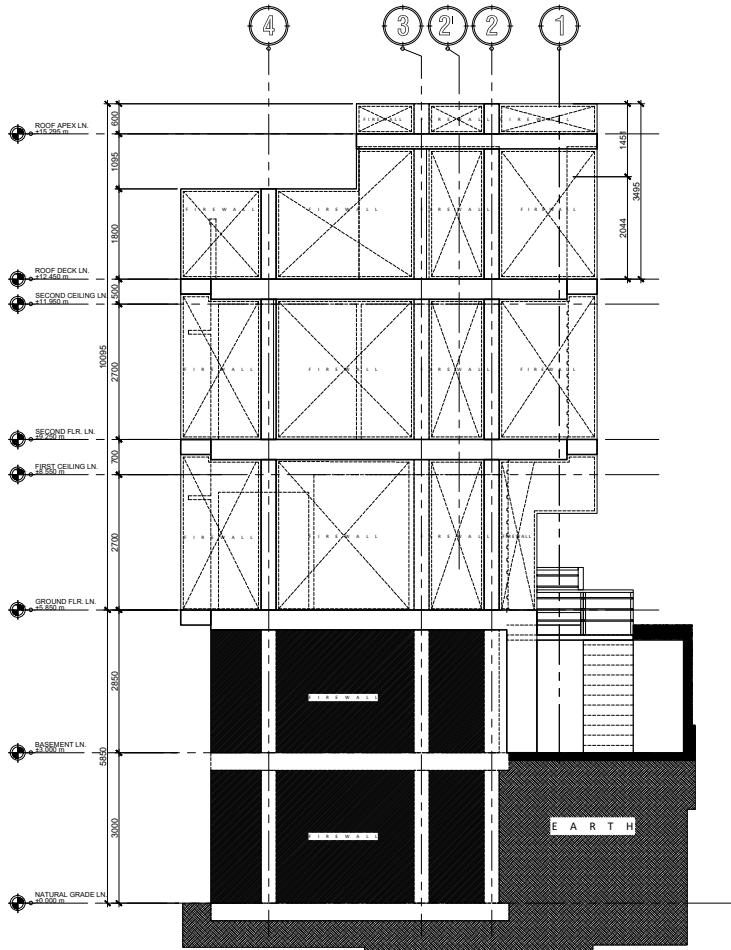
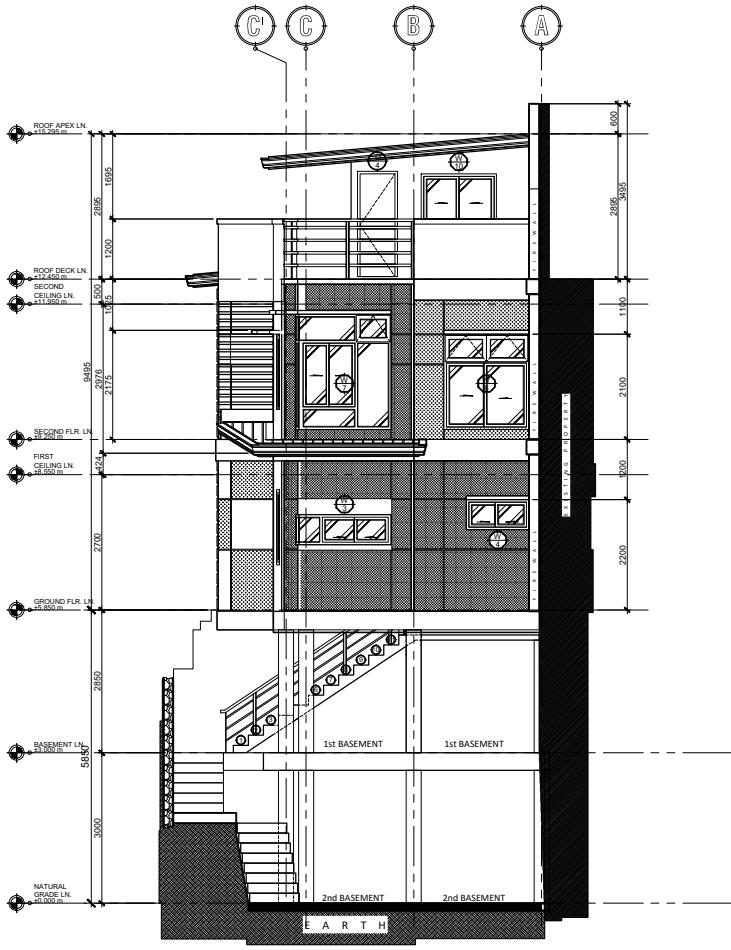
OWNER:
CRISANTO DE GUZMAN

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		
CHECKED:	FMP	RIGHT ELEVATION		
DATE:			05	
		DRAWING NO.	AR-02	

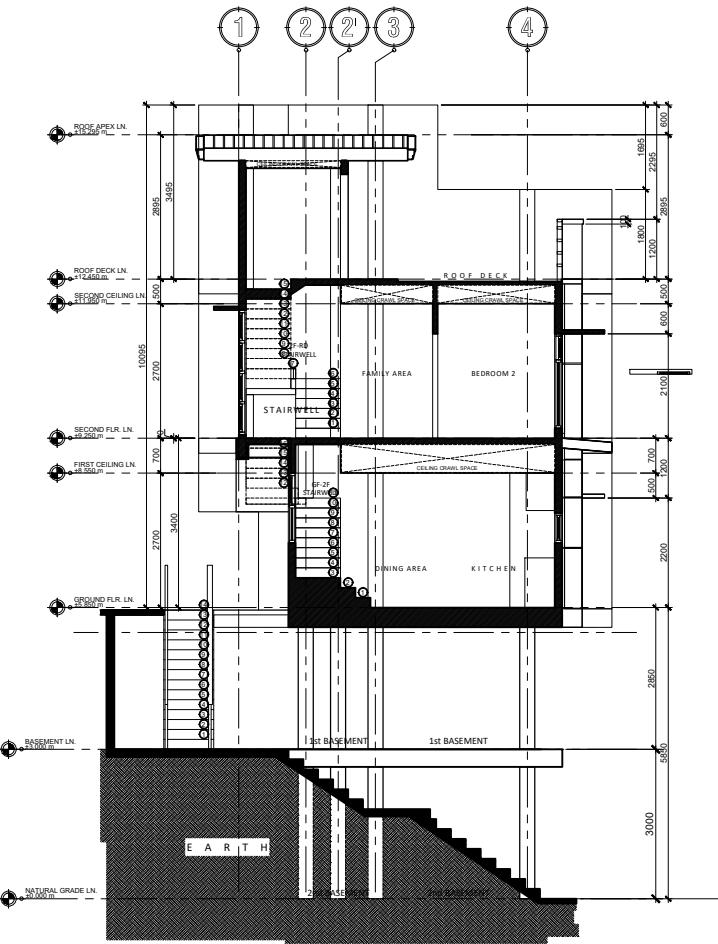
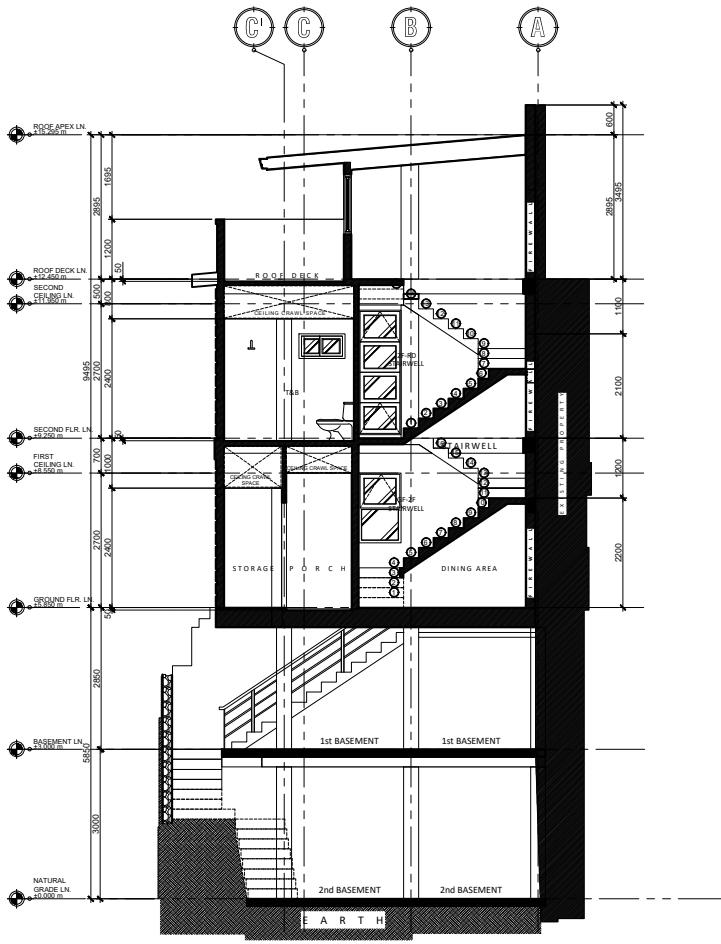


R E A R E L E V A T I O N



A LEFT ELEVATION
4 2 SCALE 1:100MTS

	ARCHITECT:	R.A. 0266 ART.IV SEC.33	OWNER:	PROJECT TITLE:	DRAWN:	SHEET CONTENT:	SHEET NO.	QR CODE:
	FRANCIS MICHAEL C. PASCUAL ARCHITECT		CRISANTO DE GUZMAN	A PROPOSED TWO (2) STOREY WITH ROOFDECK ON STILT	FMP	REAR ELEVATION		
					DESIGNED:	LEFT ELEVATION	06	
					CHECKED:			
					DATE:	DRAWING NO.	AR-02	
PRC: 0047660	TIN: 769-981-974-000		TIN: 749-195-365-000	LOCATION: LEDESMA, AURORA HILL, BAGUIO CITY	CTC: CICD2019 09179333			
PTR: 5490720	DATE: 03/17/22							



A TRANSVERSE SECTION
1 3 SCALE 1:75MTS

A LONGITUDINAL SECTION
2 3 SCALE 1:75MTS



ARCHITECT:
FRANCIS MICHAEL C. PASCUAL
ARCHITECT

R.A. 9266 A

IV SEC.33
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	PROJECT TITLE
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DESIGNED:
FMP

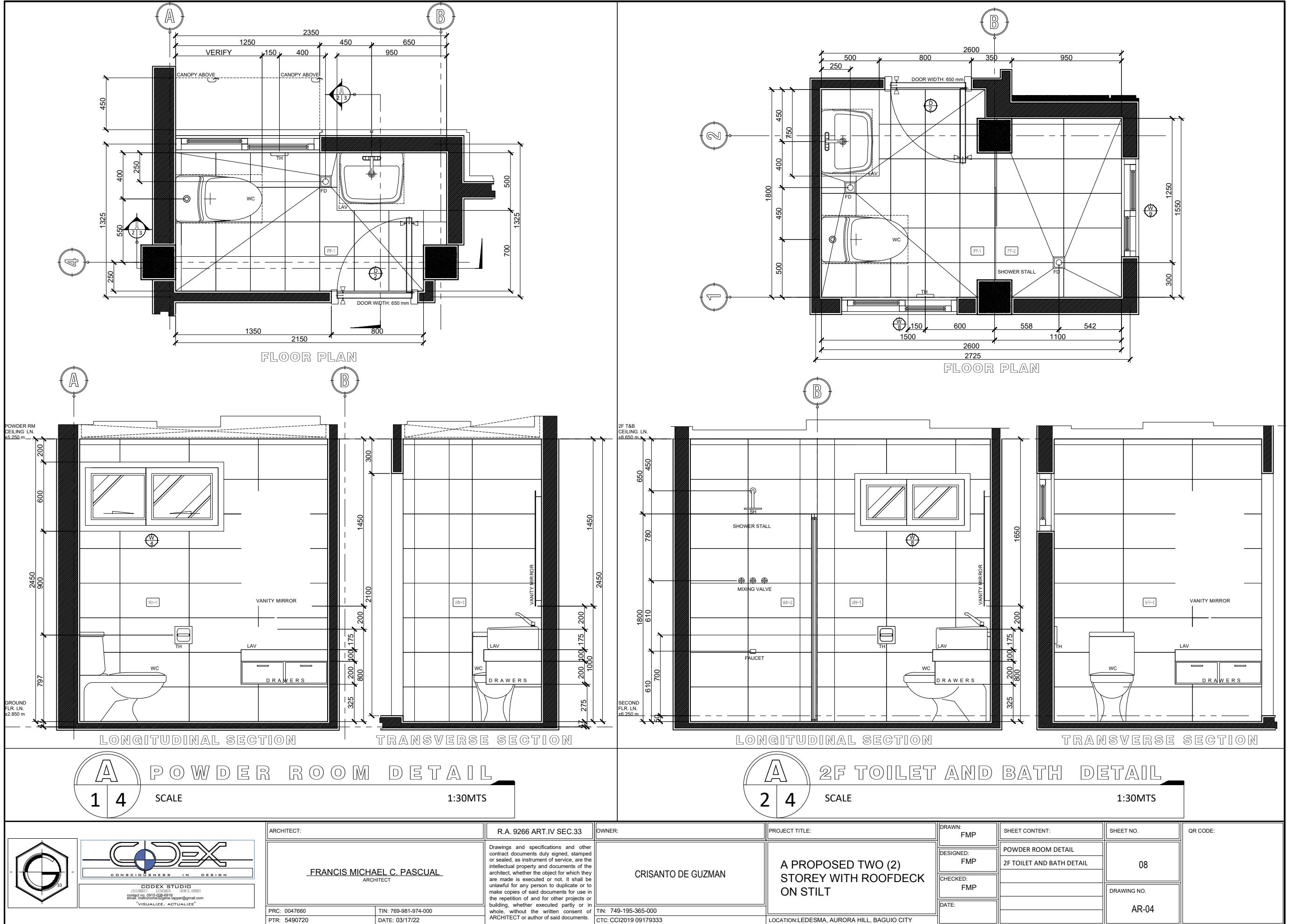
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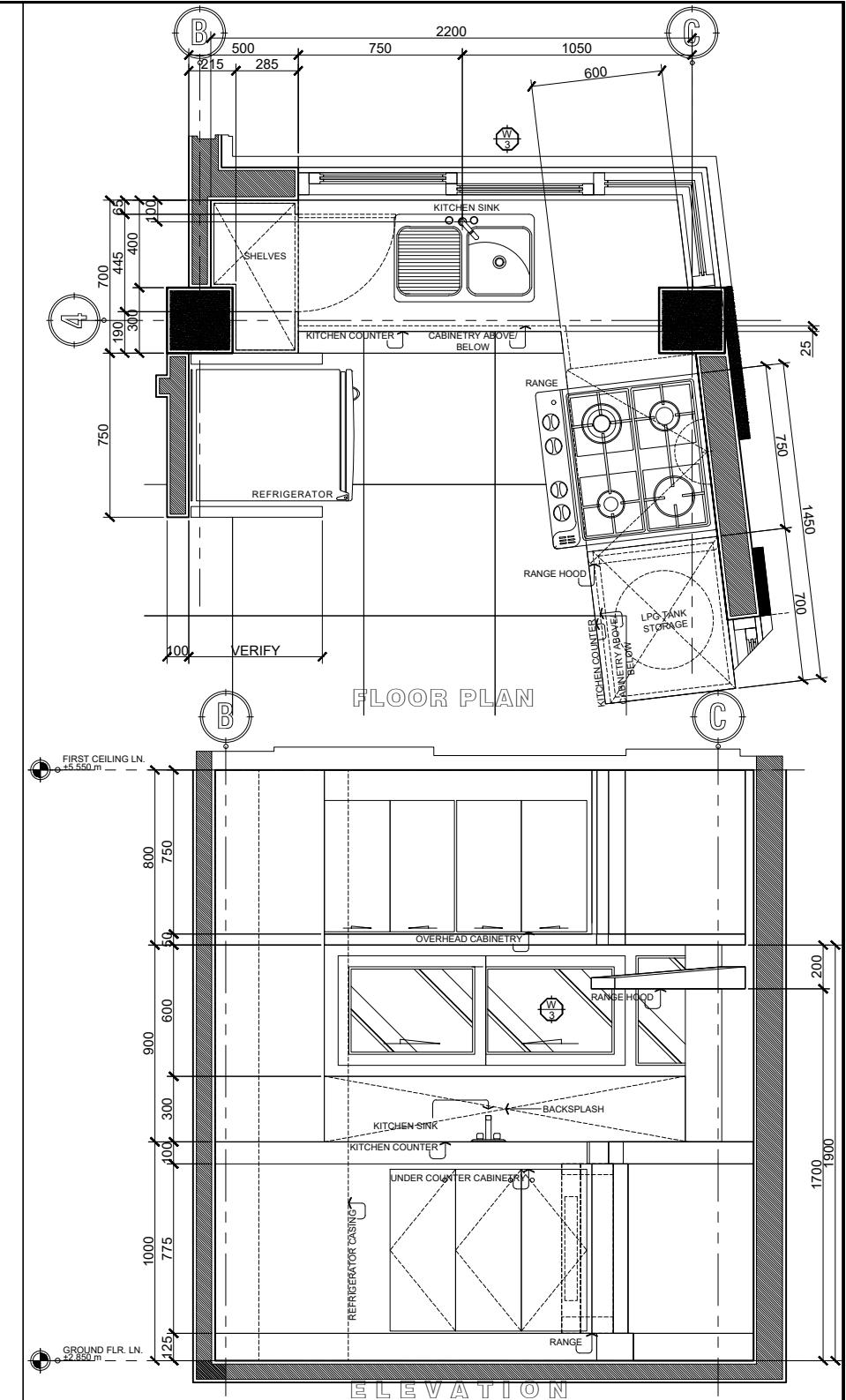
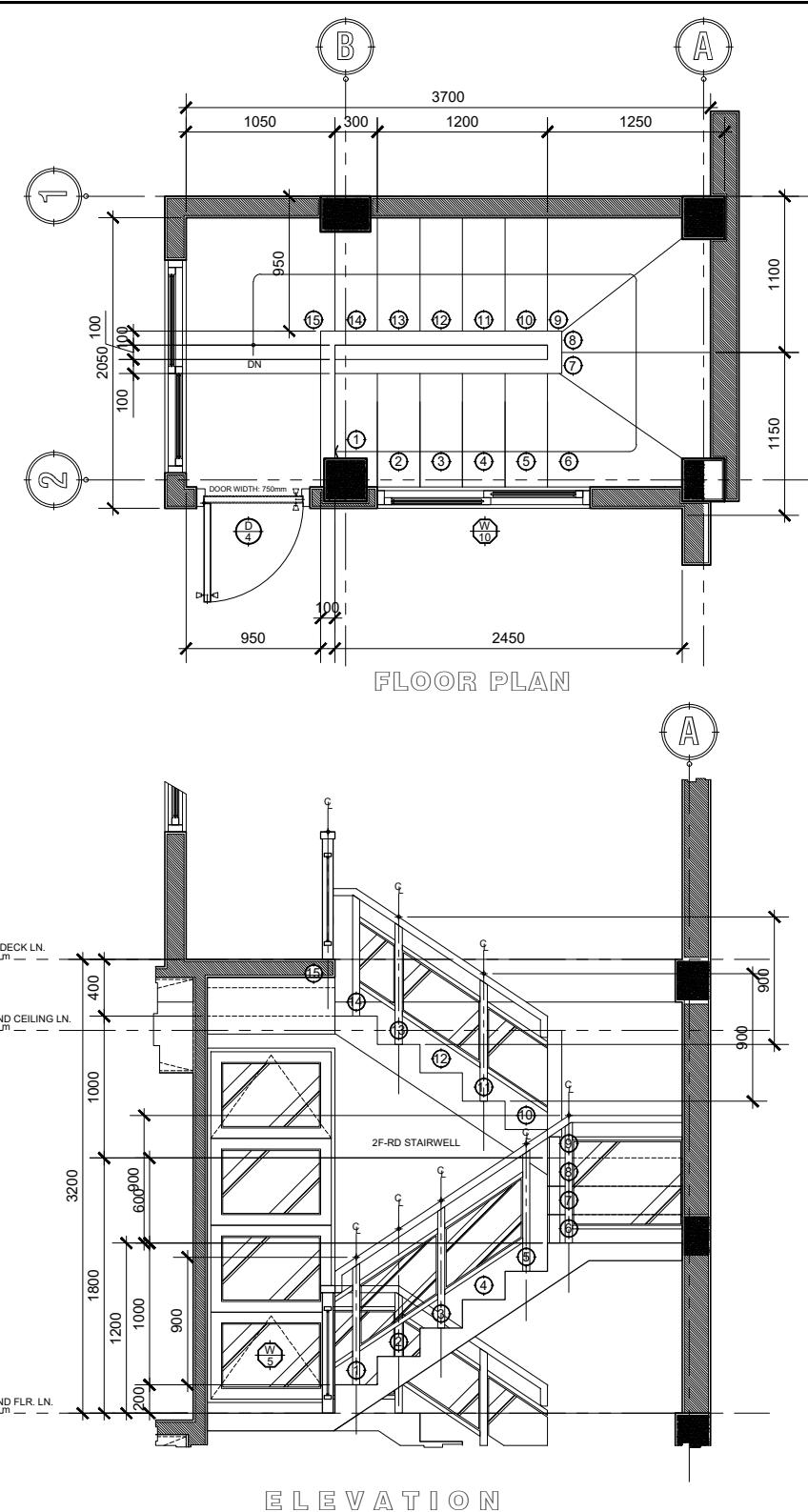
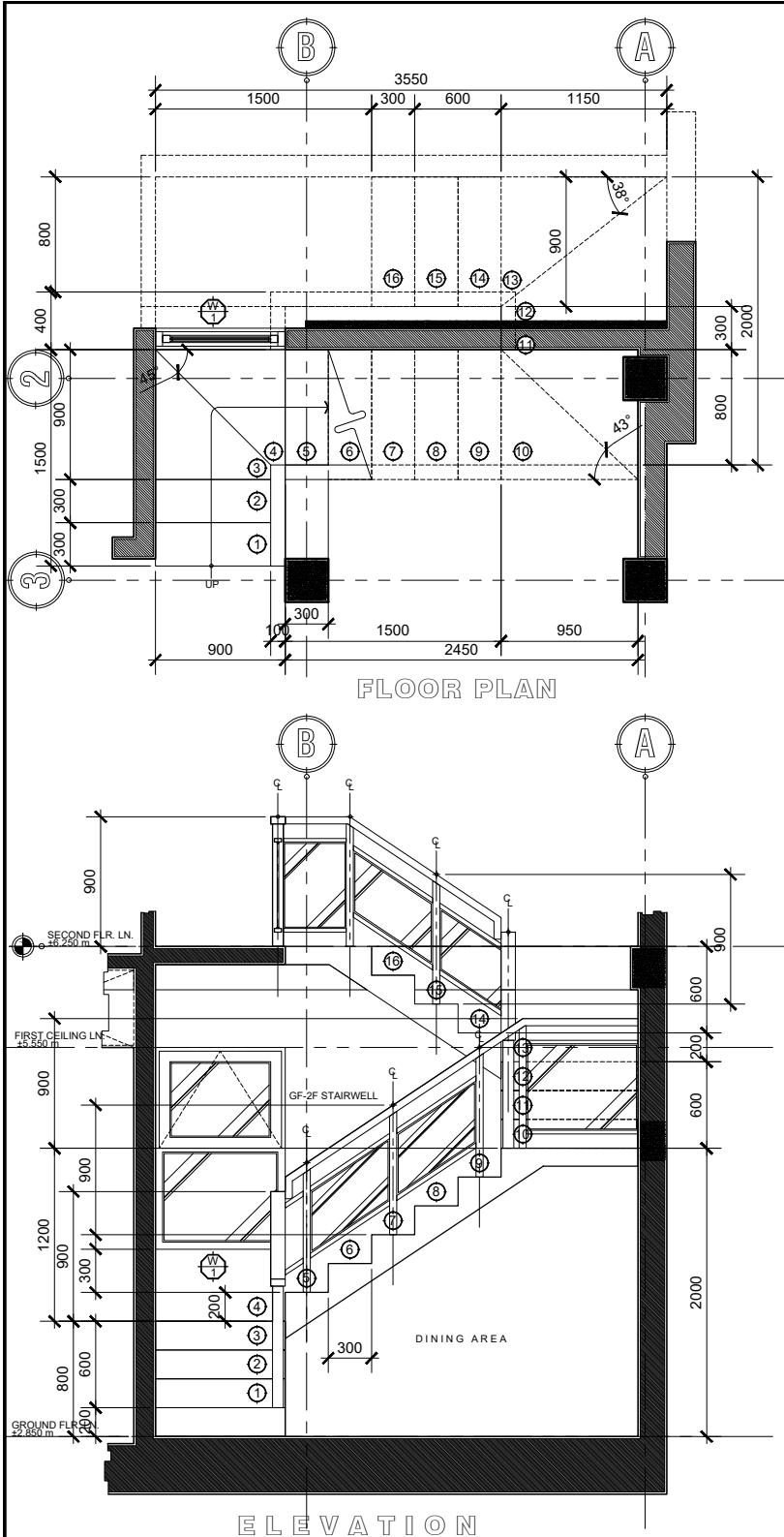
DATE:

SHEET CONTENT:
REAR ELEVATION
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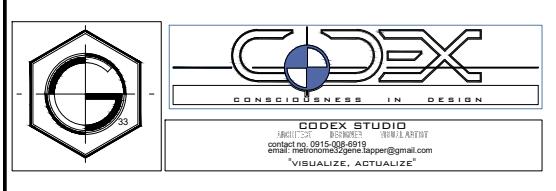




A GF -2F STAIR DETAIL
3 4 SCALE 1:50MTS

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

KITCHEN DETAIL



ARCHITE

FRANCIS MICHAEL C. PASCUAL
ARCHITECT

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

R.A. 0266 ART IV SEC 33

	KRA 02000000000000000000
	<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> <p>TIN: 74</p>

10 of 10

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

AWN:

SIGNED: FM
CHECKED: FM
DATE:

1

ANSWER

SHEET C

GF-2F S
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KITCHEN

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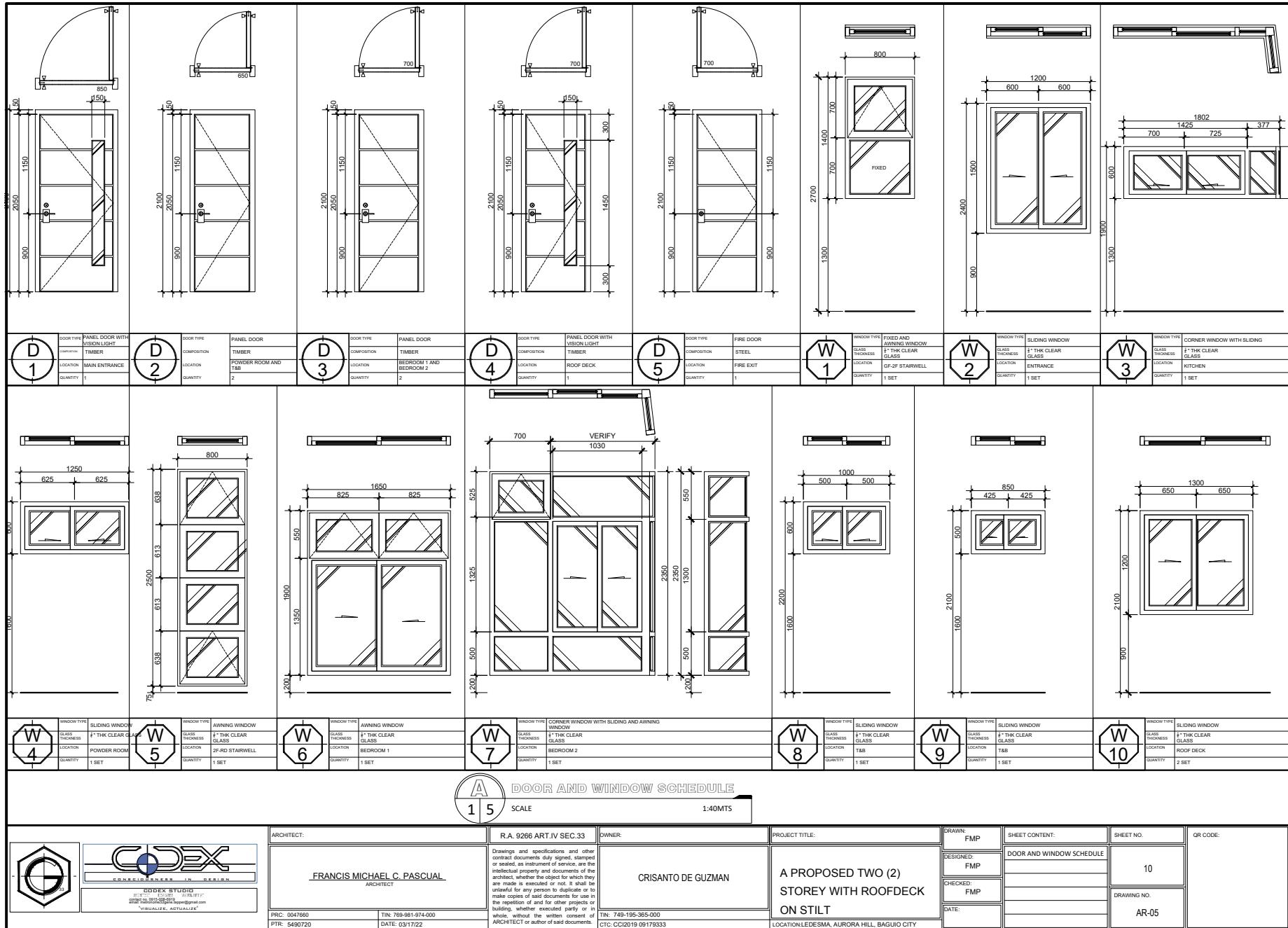
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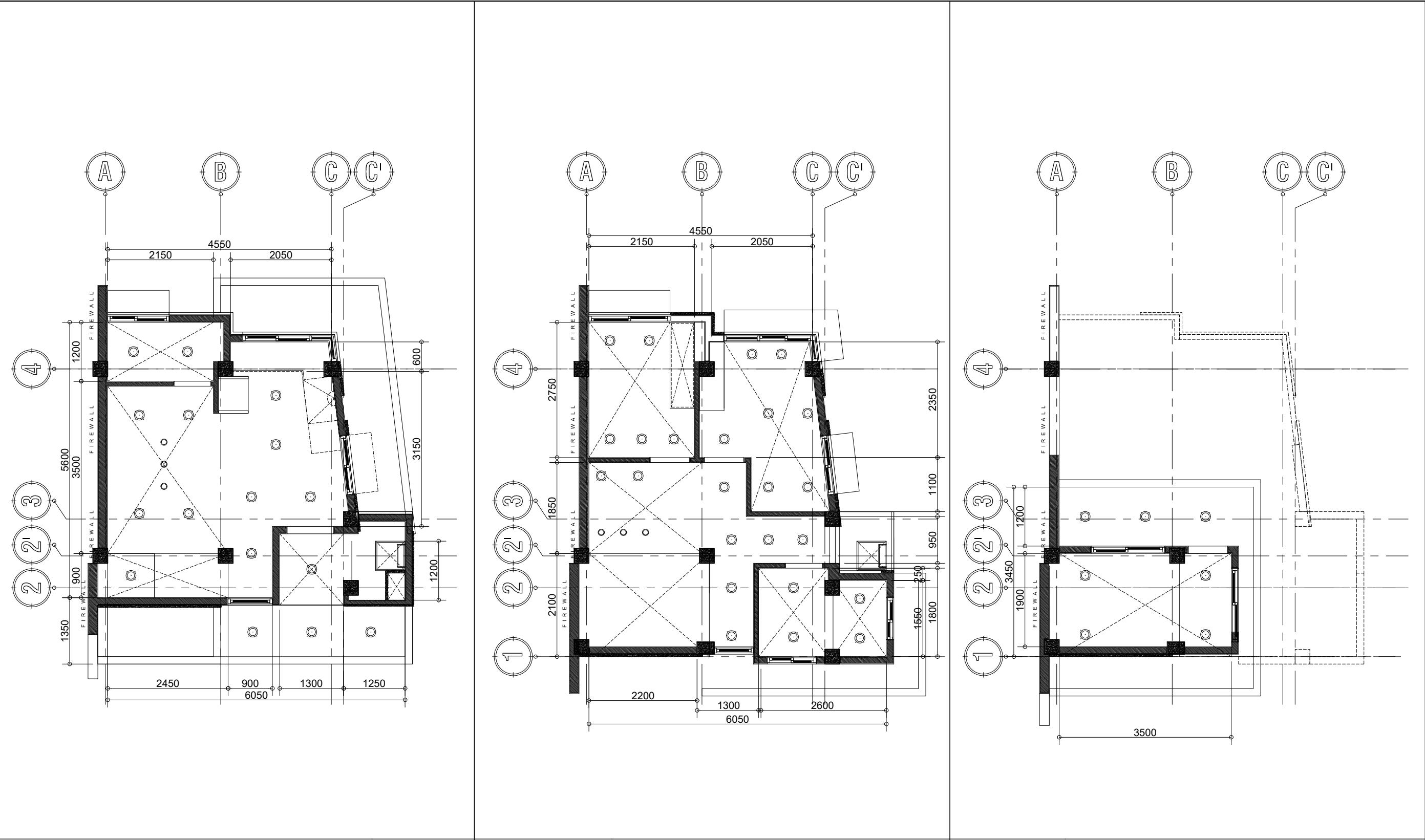
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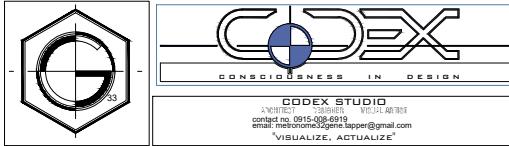




A
2 STOREY WITH ROOF DECK
GF REFLECTED CEILING PLAN
1 6 SCALE 1:75MTS

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