

# OCT FOR PARKING

ago Nobyembre, 1989

SN Blg. 0079769  
SN Blg. 0079769

REPUBLIKA NG PILIPINAS  
KAGAWARAN NG KATARUNGAN  
PANGASIWAAN SA PATALAAN NG LUPAIN  
PATALAAN NG MGA KASULATAN AT ARI-ARIAN SA  
LUNGSOD/LALAWIGAN NG **BAGUIO**

Katibayan ng Orihinal na Titulo

Blg. .... P-4047

Pinagkasunduan ayon sa Seksyon 103 ng Atas ng Pangulo Blg. 1529, alinsunod sa patente na pinungkulan ng Pangulo ng Pilipinas, sa **Baguio City**, noong ika-**22nd** ng **January**, **two thousand eight**, at nakatala sa mga kasulatan ng **Catalina T. Antonio**, na taong labinsiyam na raan, gaya ng mga sumusunod:

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN  
REHIYON BLG. ....

PATENTE NG SAMU-SARING PAGBIBILI BLG. 131102-221-R-08

SA LAHAT NG MAKATUTUNGHAY NG KASULATANG ITO, BATI:

SAPAGKAT, alinsunod sa mga tadhana ng Kabanata IX ng Batas Komonwelt Blg. 141, a pagkakasusog at ang mga karagdagang Batas dito, Batas Republika Blg. 730 na sinusugan ng Pangulo Blg. 2004, na namamahala sa pagbibili ng mga bahagi ng ari-ariang bayan, na ipinagtanggap ng **Catalina T. ANTONIO**, na lupang panahanan pa nasa sitio ng **Engr's Hill Brgy**, Res. Sec. "C", Bayan ng **Baguio City**, Baryo ng **Benguet**, Lalawigan ng **Luzon**, Pulo ng **457**, metro kuwadrado ayon sa

Pilipinas na may kabuuang sukat na **457**, na plat na partikular na inilalarawan sa likod nito:

SAPAGKAT, ang bumili ay aktwal na umuokupa sa lupain at nagsagawa ng mga mehora dito, a nakabayad sa halaga ng bilihang nion;

NGAYON, DAHIL DITO, IPINAAALAM SA LAHAT, NA sa bisa ng kapangyarihan ng Konsyuno ng Pilipinas, at bilang pag-alinsunod sa mga tadhana nito, at ng Batas Komonwelt Blg. 141, a pagkakasusog ay ipinagkakaloob sa pamamagitan nito kay **Catalina T. ANTONIO, Filippi**, legal age, widow & a res. of 22 Old Forester, Engr's Hill, Baguio City

NA HAWAKAN AT ARIIN ng **Catalina T. ANTONIO**, at sa kanyang tagapagmamaa, o pinaglipatan na sasailalim sa mga tadhana ng Batas Komonwelt Blg. 141, pagkakasusog, na itinakda na ang lupang natamo sa pamamagitan nito, kalakip ang lahat ng karapribilehiyo na nauukol dito ay hindi magkakaroon ng pataw na sagutin, mapapasaiba o ililipat sa mga tao, mga korporasyon, mga samahan, o mga bakasan na maaaring magtamo ng lupain alinsunod sa Batas Komonwelt Blg. 141, ayon sa pagkakasusog, at sasailalim sa pangwakas sa mga kondisyon, mga paggamit ng bayan at ng ibang tao na kinilala at itinakda ng batas, lalo na iyong binabanggit sa Seksyon 109, 110, 111, 112, 113 at 114 ng Batas Komonwelt Blg. 141, ayon sa pagkabilang

BILANG KATUNAYAN NITO, at sa bisa ng kapangyarihan ng Republika ng Pilipinas.

**GLORIA MACAPAGAL ARROYO**

ng Pilipinas, sa pamamagitan nito'y ginawang patente ang mga kasulatang ito at ikinintal ang Republika ng Pilipinas, **Baguio City**, ngayong ika-

Nilagdaan sa **Baguio City**, ngayong ika-**22** ng **JAN**, **2008**  
sa taon ng Ating Panginoon, labinsiyam na raan at

SA BISA NG KAPANGYARIHAN  
PANGULONG PILIPINAS

**SAMUEL R. PEÑAFIEL, CESO**  
Regional Executive Director

Nakatala sa "Talaan Bng Kasulatan ng Lalawigan Lungsod ng **Baguio**"  
alinsunod sa tadhana ng Seksyon 103 ng Pangulo Blg. 1529, ngayong ika-**22** ng **April**, **2008**,  
**two thousand eight**,  
3:38 P.M.

22 Old Forestry Compd., Engr's Hill, B.C.  
(Tirahan ng May-ari)

**JUANITO M. ALFAG**  
Tagatala ng mga Kasulatan

(PAGLALARAWANG TEKNIKAL)  
TECHNICAL DESCRIPTION  
Lot No. 3 Block 17, Ccs-CAR-000247-D

Beginning at a point marked "1" of Lot No. 3, Block 17, Ccs-CAR-000247-D, being N. 68 deg 03' E., 624.34 m. from Triangulation Sta. "HAPPY", ownsite; thence

N.	28 deg. 11'	E.,	9.68	m. to point 2;
S.	72 deg. 13'	E.,	25.14	m. to point 3;
S.	18 deg. 50'	W.,	20.11	m. to point 4;
N.	72 deg. 30'	W.,	4.66	m. to point 5;
N.	45 deg. 37'	W.,	1.30	m. to point 6;
N.	75 deg. 13'	W.,	4.86	m. to point 7;
N.	70 deg. 02'	W.,	8.90	m. to point 8;
N.	8 deg. 33'	E.,	9.95	m. to point 9;
N.	70 deg. 55'	W.,	5.35	m. to point 1;

Containing an area of FOUR HUNDRED FIFTY-SEVEN (457) SQUARE METERS.

All points referred to are indicated on plan and marked on the ground by P.S. Cyl. Conc. Mons 15x40 cms.

Bounded on the NW., along lines 1-2 by Road Lot 2; on the NE., along line 3 by Alley Lot 15; on the SE., along line 3-4 by Alley Lot 13; on the S., along line 4-5-6-7 by Lot 4; on the SW., along line 7-8 by Lot 1; on the SW., along lines 8-9-1 to Lot 2; all in Block 17 of Ccs-CAR-000247-D.

Bearings true.

This lot was surveyed in accordance with law and existing regulations promulgated thereunder by Engr. Agustin N. Pisilen on February 27- March 27, 2001 and approved on February 16, 2004.

Note:

This lot is covered by MSA NO. 131102-062

CERTIFIED CORRECT

BENJAMIN A. VENTURA  
Chief, Regional Survey Division

JUANITO M. ALACION  
By Surveyor of Deeds

TALAAN NG MGA HADLANG

Pugpasok na Dilang

This Survey was conducted by Eusebio Agustino N. Pascual on February 19, 1962

This Survey is certified by MSA NO. 131102-4862

CERTIFIED COPY

BENJAMIN A. VENT  
Chief Surveyor  
JUAN L. SANTOS  
Deputy Surveyor

Compliance is guaranteed.

### TALAAN NG MGA HADLANG

Pagpasok na Bilang .....

(Karugtong sa pahina ..... -C,

Tagatala ng mga Kasulatan at Ari-ari

# **ARCHITECTURAL PLANS**

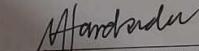
REPUBLIC OF THE PHILIPPINES      }  
PROVINCE OF BENGUET              }  
MUNICIPALITY OF LA TRINIDAD } S.S.

### AFFIDAVIT OF HEIR and COMPLIANCE

I, RAYMOND T. ANTONIO, of legal age, Filipino citizen, married, and a resident of the #22 Old Forestry Compound, Lower Engineer's Hill, Baguio City, Philippines after having been sworn in accordance with the law, depose and say that:

1. I am the heir of the late CATALINA ANTONIO, the owner of a residential lot located at Engineer's Hill, Baguio City containing an area of Four Hundred Fifty-Seven (457) square meters covered by Katibayan ng Orihinal na Titulo Blg. P-4047 issued by the Registry of Deeds of the City of Baguio;
2. I am planning to construct a residential house on a lot near the aforementioned parcel of land and on the process of applying for a Building Permit with the City Buildings and Architecture Office (CBAO) of Baguio City;
3. One of the requirements for securing a Building Permit from CBAO is to comply with the zoning ordinance for parking spaces to be issued by the City Planning Development Office (CPDO);
4. The site where I plan to construct a building has a 30-meter stairway leading to it and a width of only 1.5 to 2 meters with houses erected on both sides making it inaccessible to vehicles;
5. As such, I plan to utilize the property of my late mother, which by law is my lot, too, since I am the heir of CATALINA ANTONIO, pending extrajudicial settlement of her estate;
6. The said lot is along the road with three (3) parking slots and within 30 meters from the lot on which I intend to construct a building; hence, it is in accordance with the IRR of the National Building Code (P.D. 1096) and complies with the Baguio City zoning ordinance and requirement for an available parking space within 200-meter radius;
7. I am executing this affidavit to attest to the veracity of the foregoing facts, for the purpose of requesting the CITY PLANNING DEVELOPMENT OFFICE the issuance of a Locational Clearance or certificate of compliance with the parking space requirement and eventually for the CITY BUILDINGS AND ARCHITECTURE OFFICE (CBAO) to issue the necessary Building Permit for the aforementioned building construction, and for all legal intents and purposes this may legally serve.

IN WITNESS WHEREOF, I have hereunto set my hand this 27th day of June 2023 in La Trinidad, Benguet, Philippines.



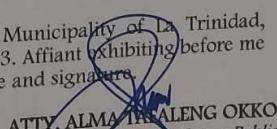
RAYMOND T. ANTONIO

Affiant

Driver's License No. A5987 64383 02561

Valid until: 02-15-2024

SUBSCRIBED AND SWORN to before me at the Municipality of La Trinidad, Province of Benguet, Philippines this 27th day of June 2023. Affiant exhibiting before me his Competent Evidence of Identity written below his name and signature.



ATTY. ALMA MATAYENG OKKO

Notary Public

Notarial Commission No. 221-NC-0561; Benguet, Philippines

Valid until December 31, 2023

Roll of Attorneys No. 74956-07-11-2020; Manila

IBP O.R. No. 289717; 01-17-2023; Manila

PTR No. 7723612; 01-16-2023; Benguet

Unit B3, 2nd Floor, IB-52, Km. 6, Betag, La Trinidad, Benguet

Contact Numbers: (074) 422-3069 / 0929-680-7909

okkoalma717@gmail.com

Doc. No. 036;  
Page No. 009;  
Book No. IV;  
Series of 2023.

3:05 PM

2.78 K/S 72



Street View

2.78 K/S 72



NORTH

CABINET  
HILL  
TALIPAPA

Department of Labor  
and Employment

DEPARTMENT  
OF LABOR AND  
EMPLOYMENT

LEONARDWOOD RD

ST. MICHAEL ST

LOMINAGI  
LOMI HOUSE

DTI  
GUEST  
HOUSE

SATELLITE  
MARKET

DOF  
COTTAGE

V. MARTINEZ ST

BASKETBALL  
COURT

R. VILLALON ST

MARCOVILLE ST

SITE  
(2010000019)  
018-2023000011  
RAYMOND ANTONIO

SITE

Σ  
30.0

PARKING  
PARKING AREA  
P-4047  
CATALINA ANTONIO



SITE FROM PARKING  
IS 30.0 M AWAY

Tap a location highlighted in blue to enter Street  
View.

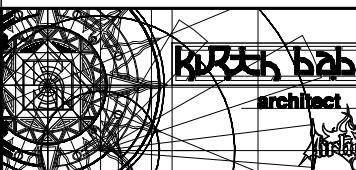


1  
A-1 A-1

## PERSPECTIVE

SCALE

1:100m



KURT H. BABAN

architect & map

0917 788 8871

DATE: 01.10.2022

PRO NO: 18704

PTB NO: 7000071

PLACE: BENGUET

DATE:

DESIGNED BY:

DATE:

DRAWN BY:

DATE:

CHECKED BY:

DATE:

PRO NO: 18704

PTB NO: 7000071

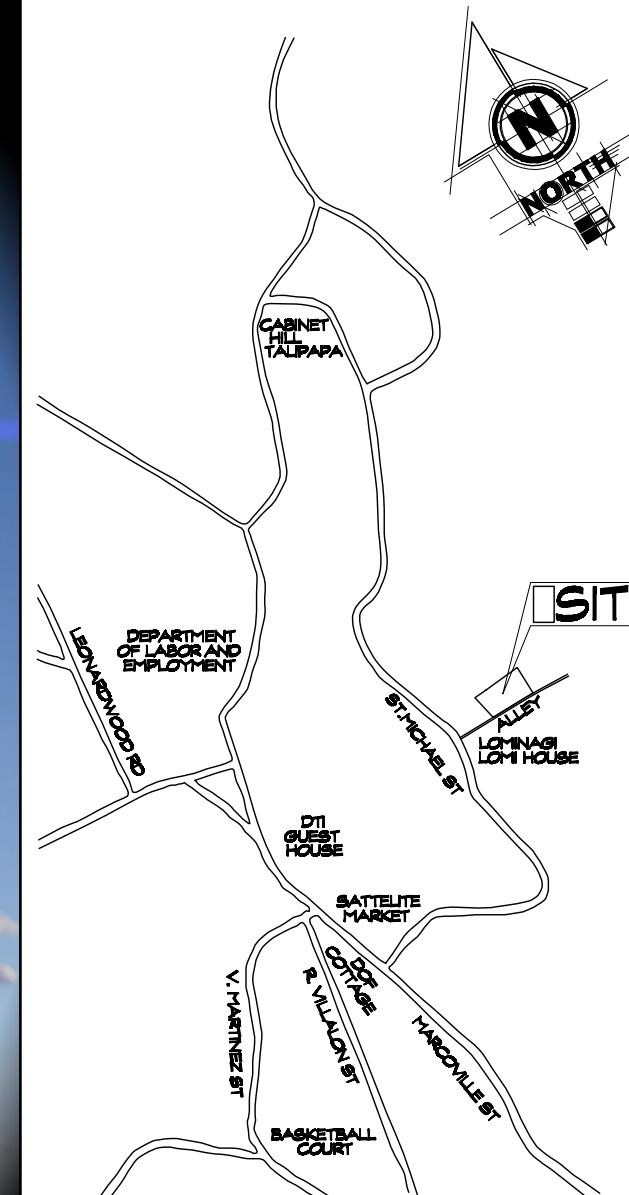
PLACE: BENGUET

DATE:

IMPORTANT:

These drawings, as instruments of service, are properties of the ARCHITECT and must be returned when no longer required for use on the building, and must not be duplicated or copied without the permission of the ARCHITECT.

REPUBLIC ACT 9226



2  
A-1 A-1

## VICINITY MAP

SCALE

NTS

REVISION	DATE	DESCRIPTION	PROJECT TITLE	OWNER	SHEET CONTENTS	SHEET NO.
			PROPOSED FOUR STORY APARTMENT WITH ROOFTOP	RAYMOND T. ANTONIO	PERSPECTIVE	A - 1
			PROJECT LOCATION			
			ENGINEERS HILL, BAGUIO CITY			

## INDEX OF DRAWINGS

### A ARCHITECTURAL

A-1	1 PERSPECTIVE	1
A-2	1 SITE DEVELOPMENT PLAN	2
A-3	1 GROUND FLOOR PLAN	3
A-4	1 THIRD FLOOR PLAN	4
A-5	1 ROOFDECK FLOOR PLAN	5
A-6	1 FRONT ELEVATION	6
A-7	2 RIGHT SIDE ELEVATION	7
A-8	2 REAR ELEVATION	8
A-9	1 CROSS SECTION	9
A-10	2 LONGITUDINAL SECTION	10
A-11	1 WINDOW SCHEDULE	
A-12	1 DOOR SCHEDULE	

### S STRUCTURAL

S-1	1 FOUNDATION PLAN	11
S-2	2 GROUND FLOOR FRAMING PLAN	12
S-3	2 SECOND FLOOR FRAMING PLAN	13
S-4	2 THIRD & FOURTH FLOOR FRAMING PLAN	13
S-5	2 ROOFDECK FLOOR FRAMING PLAN	
S-6	2 ROOF FRAMING PLAN	
S-7	1 FOOTING DETAILS	
S-8	2 FOOTING SCHEDULE	
S-9	3 COLUMN DETAILS	
S-10	4 SLAB SCHEDULE	
S-11	5 RAFTER DIAGRAM	
S-12	6 ROOF DETAILS	
S-13	7 BEAM NOMENCLATURE	
S-14	2 BEAM DETAILS	
S-15	3 GENERAL NOTES	

### E ELECTRICAL

E-1	1 GROUND FLOOR POWER LAYOUT	16
E-2	2 SECOND FLOOR POWER LAYOUT	16
E-3	1 THIRD FLOOR POWER LAYOUT	17
E-4	2 FOURTH FLOOR POWER LAYOUT	17
E-5	1 ROOFDECK POWER LAYOUT	18
E-6	2 GROUND FLOOR LIGHTING LAYOUT	18
E-7	1 SECOND FLOOR LIGHTING LAYOUT	19
E-8	2 THIRD FLOOR LIGHTING LAYOUT	19
E-9	1 FOURTH FLOOR LIGHTING LAYOUT	20
E-10	2 ROOFDECK LIGHTING LAYOUT	20
E-11	1 LOAD SCHEDULE	21
E-12	2 CIRCUIT DIAGRAM	21
E-13	1 LOAD SCHEDULE	22
E-14	2 CIRCUIT DIAGRAM	22
E-15	3 LEGENDS & SYMBOLS	22
E-16	1 RISER DIAGRAM	23
E-17	2 GENERAL NOTES	23

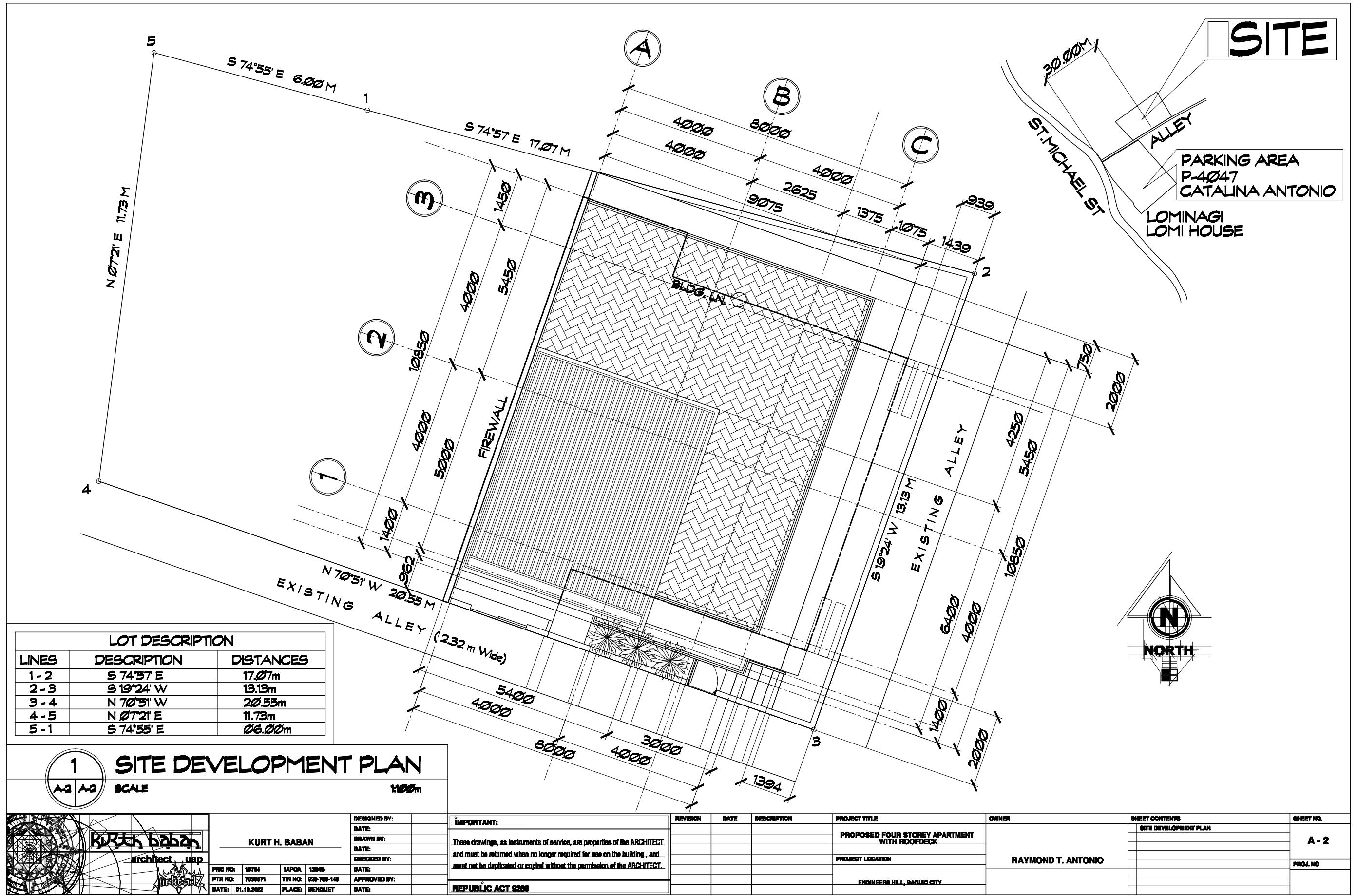
### P PLUMBING / SANITARY

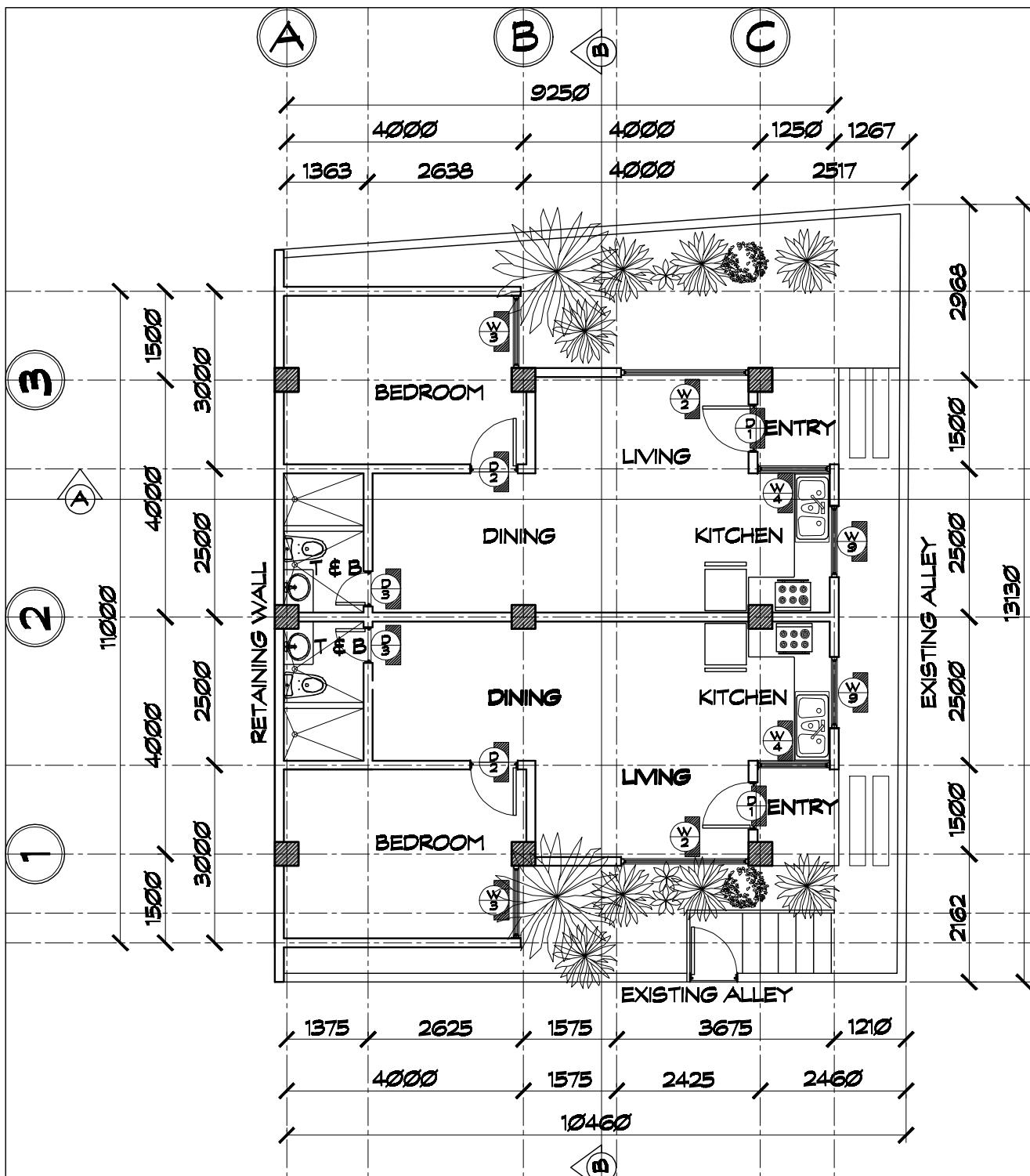
P-1	1 GROUND FLOOR SEWER LINE LAYOUT	24
P-2	2 SECOND FLOOR SEWER LINE LAYOUT	24
P-3	1 THIRD FLOOR SEWER LINE LAYOUT	25
P-4	2 FOURTH FLOOR SEWER LINE LAYOUT	25
P-5	1 ROOFDECK SEWER LINE LAYOUT	26
P-6	2 GROUND FLOOR WATER LINE LAYOUT	26
P-7	1 SECOND FLOOR WATER LINE LAYOUT	27
P-8	2 THIRD FLOOR WATER LINE LAYOUT	27
P-9	1 FOURTH FLOOR WATER LINE LAYOUT	28
P-10	2 ROOFDECK WATER LINE LAYOUT	28
P-11	1 LEGENDS & SYMBOLS	28
P-12	2 WALL CLEAN OUT DETAIL	29
P-13	3 FLOOR CLEAN OUT DETAIL	29
P-14	4 GENERAL NOTES	29
P-15	1 ISOMETRY	30
P-16	1 SEPTIC TANK DETAIL	31

### ELECTRICAL

### Mechanical

REPUBLIC OF THE PHILIPPINES  
D P W H  
OFFICE OF THE BUILDING OFFICIAL

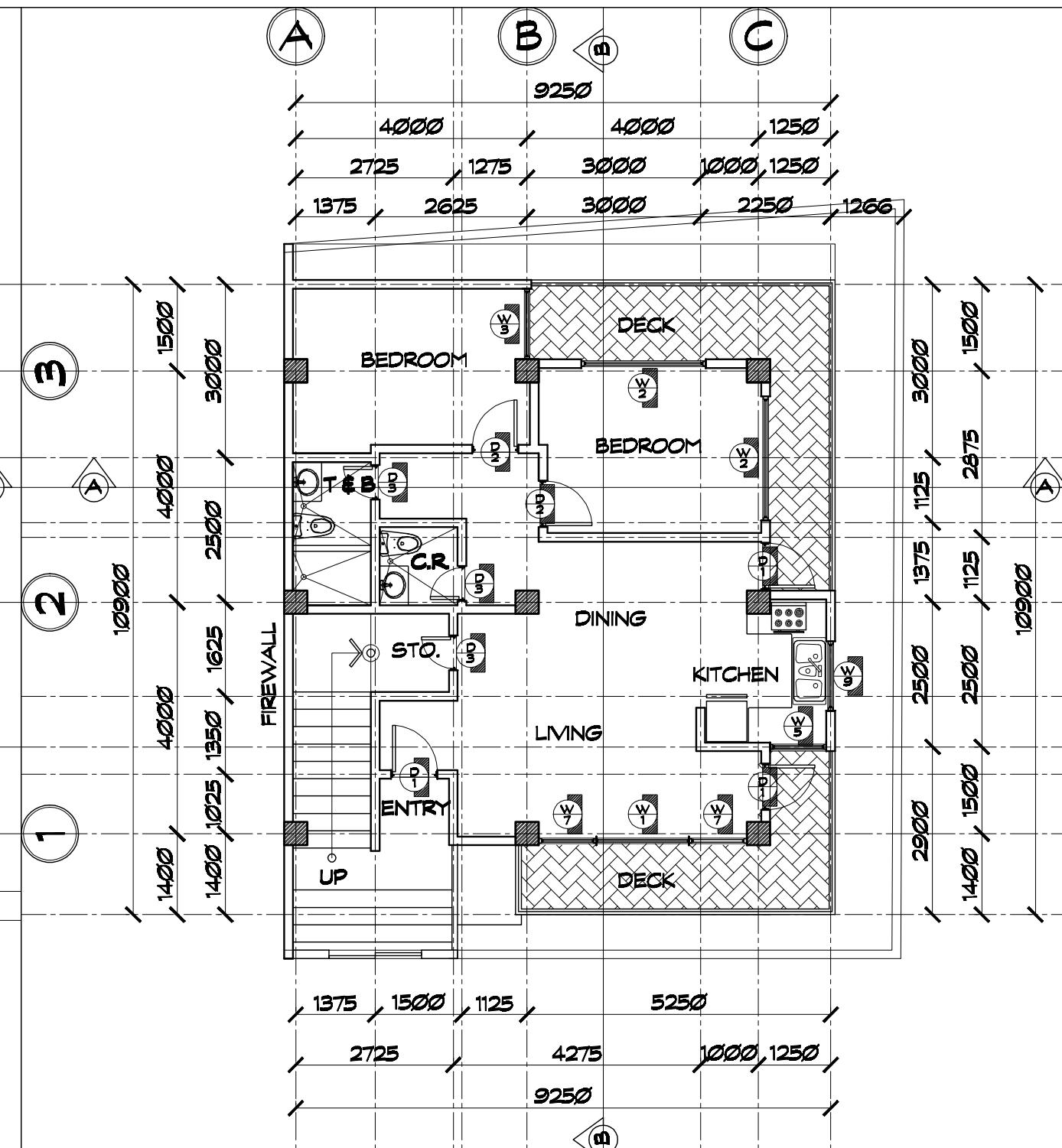




# **1 GROUND FLOOR PLAN**

**A3 A3 SCALE**

1:10 am

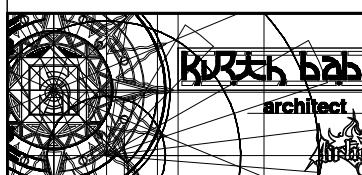
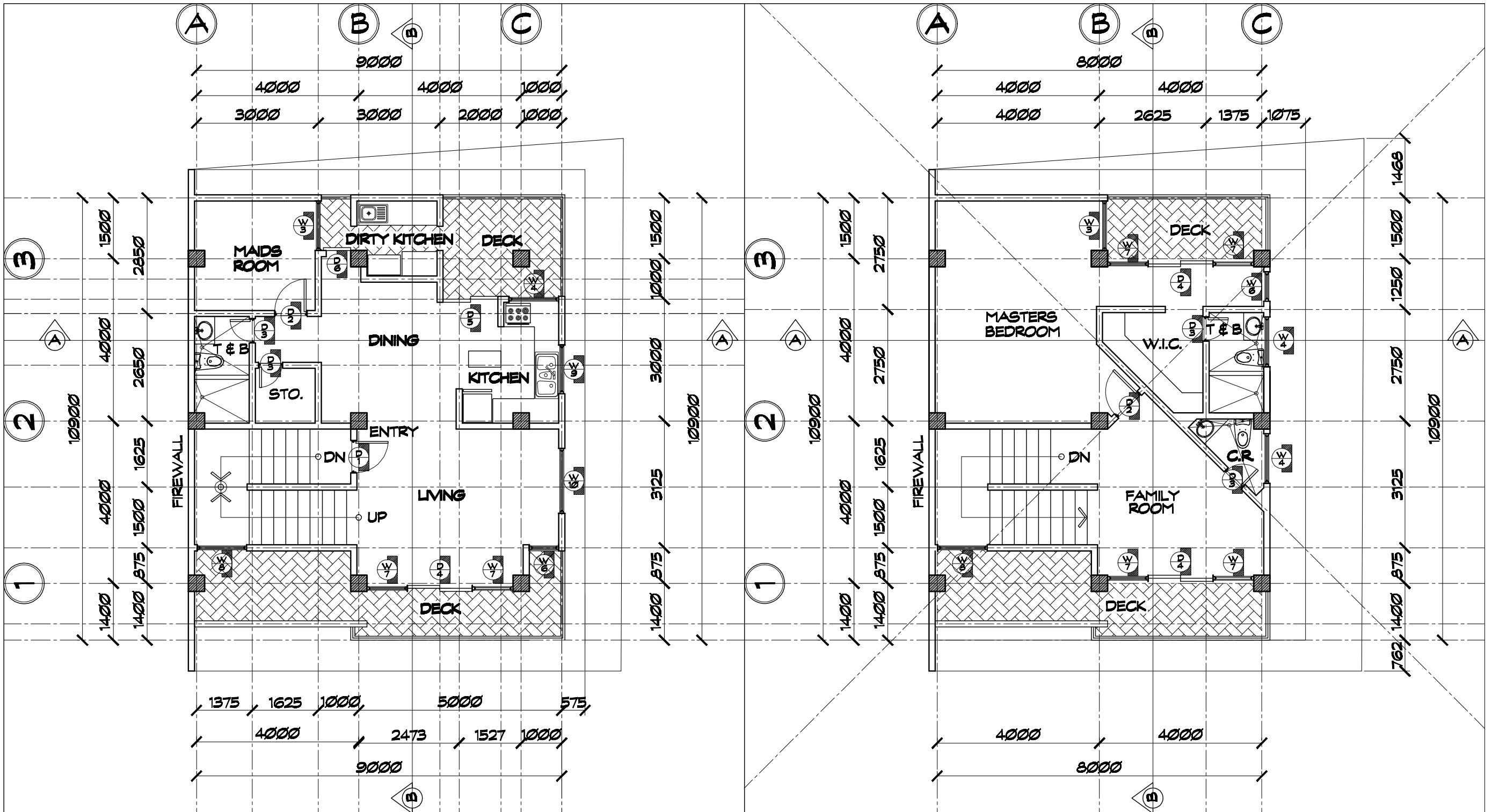


## **SECOND FLOOR PLAN**

A-3 A-3 SCALE

1:100m

	<b>KURT H. BABAN</b> <b>architect</b> <b>LANDSCAPE ARCHITECT</b>			DESIGNED BY:	
		<b>KURT H. BABAN</b> <b>architect</b> <b>LANDSCAPE ARCHITECT</b>		DRAWN BY:	
PROJ. NO.: 18704	IAPOA 18848	DATE:		<b>IMPORTANT:</b>	
PTR NO.: 7000571	TIN NO.: 820-706-146	DRAWN BY:		These drawings, as instruments of service, are properties of the ARCHITECT and must be returned when no longer required for use on the building, and must not be duplicated or copied without the permission of the ARCHITECT.	
DATE: 01.10.2022	PLACE: BENGUET	APPROVED BY:			
<b>REPUBLIC ACT 9236</b>					



KURT H. BABAN

architect • map.

LEARNED & ASSOCIATES

INC.

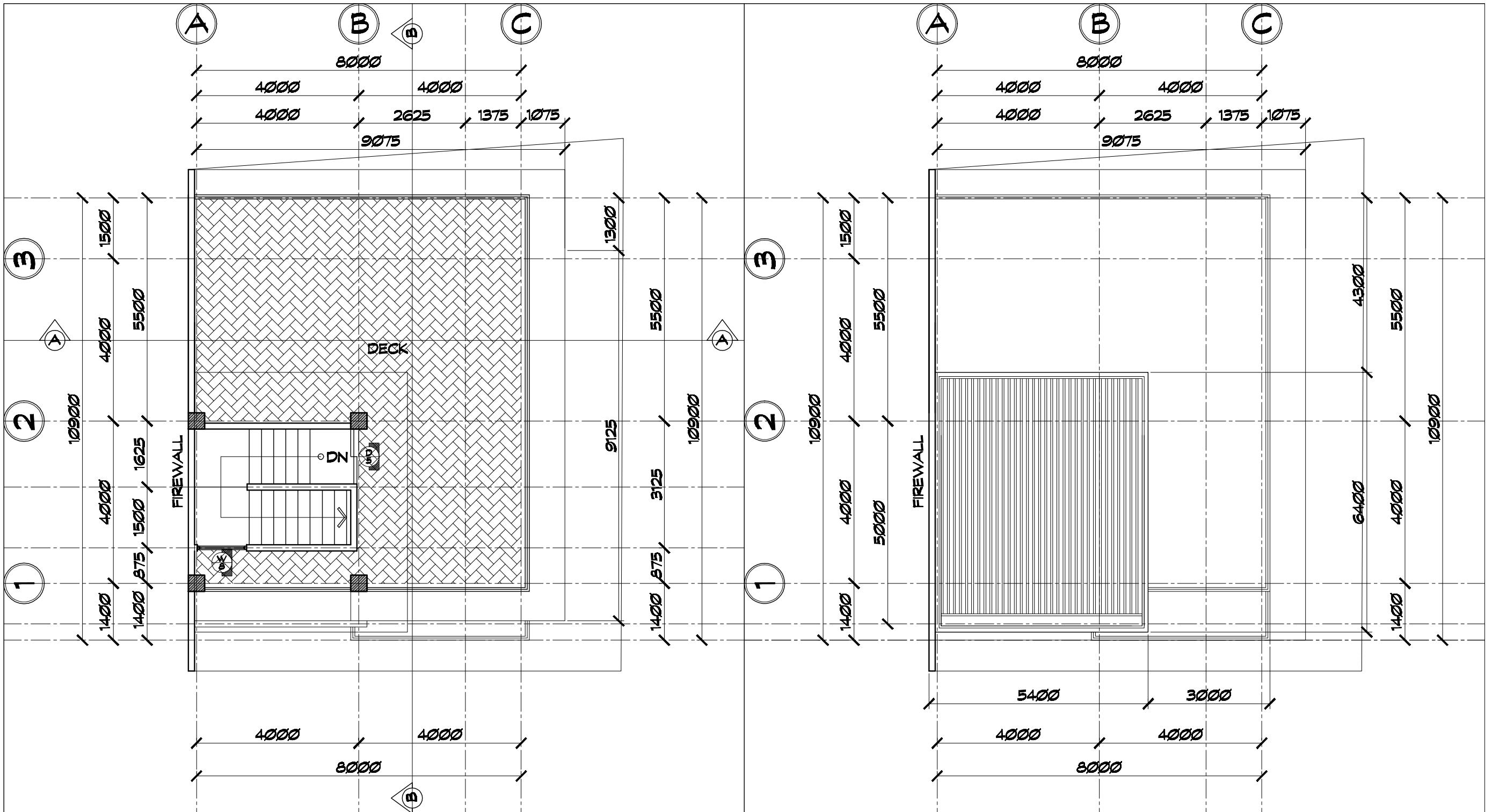
PRO NO: 18704	IAPOA 12846
PTR NO: 7688871	TIN NO: 828-786-148
DATE: 01.10.2022	APPROVED BY:
PLACE: BENGUET	DATE:

DESIGNED BY:  
DATE:  
DRAWN BY:  
DATE:  
CHECKED BY:  
DATE:

IMPORTANT:  
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REPUBLIC ACT 9226

REVISION	DATE	DESCRIPTION	PROJECT TITLE	OWNER	SHEET CONTENTS	SHEET NO.
			PROPOSED FOUR STORY APARTMENT WITH ROOFTOP	RAYMOND T. ANTONIO	THIRD FLOOR PLAN	A - 4
			PROJECT LOCATION		ENGINEERS HILL, BAGUIO CITY	



**1 ROOFDECK PLAN**

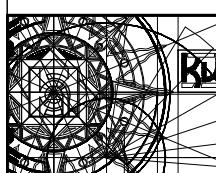
A-5 A-5 SCALE

1:100m

**2 ROOF PLAN**

A-5 A-5 SCALE

1:100m



Kurt H. Baban  
architect, IAPCA, IAPB

KURT H. BABAN

PRO NO: 18704 IAPCA 12846  
PTR NO: 7036871 TIN NO: 829-786-148 APPROVED BY:  
DATE: 01.10.2022 PLACE: BENQUET DATE:

DESIGNED BY:

DATE:

DRAWN BY:

DATE:

CHECKED BY:

DATE:

IMPORTANT:

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REPUBLIC ACT 9266

REVISION

DATE

DESCRIPTION

PROJECT TITLE

PROPOSED FOUR STORY APARTMENT WITH ROOFTOP

PROJECT LOCATION

ENGINEERS HILL, BAGUIO CITY

OWNER

RAYMOND T. ANTONIO

SHEET CONTENTS

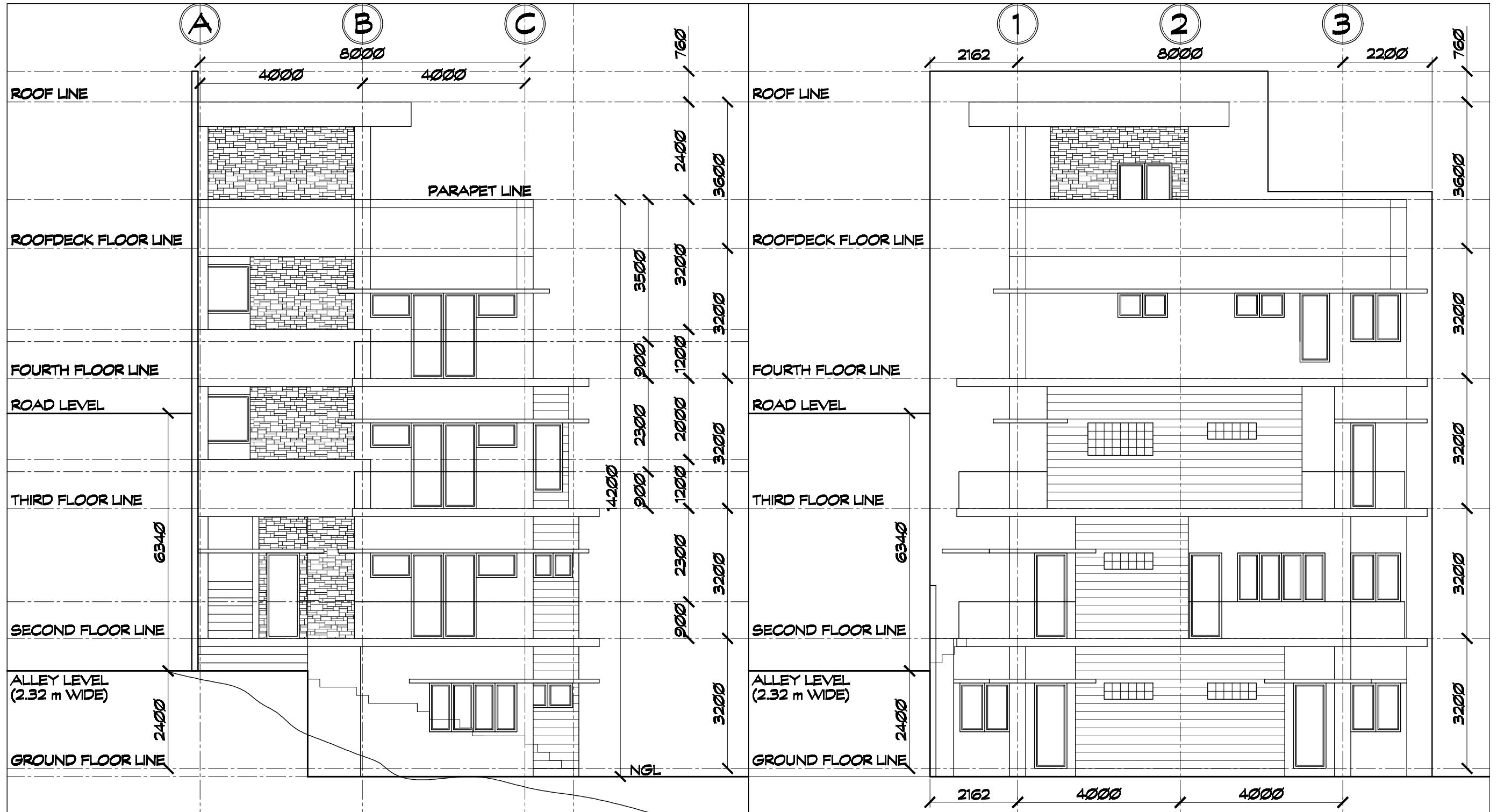
ROOFDECK PLAN

ROOF PLAN

SHEET NO.

A - 5

PROJ. NO.



**1 FRONT ELEVATION**

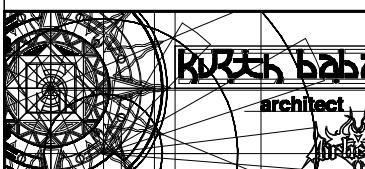
A6 A6 SCALE

1:100m

**2 RIGHT SIDE ELEVATION**

A6 A6 SCALE

1:100m



KURT H. BABAN

DESIGNED BY:

DATE:

DRAWN BY:

DATE:

CHECKED BY:

DATE:

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REPUBLIC ACT 9266

REVISION

DATE

DESCRIPTION

PROJECT TITLE

OWNER

FRONT ELEVATION

RIGHT SIDE ELEVATION

PROJECT LOCATION

ENGINEERS HILL, BAGUIO CITY

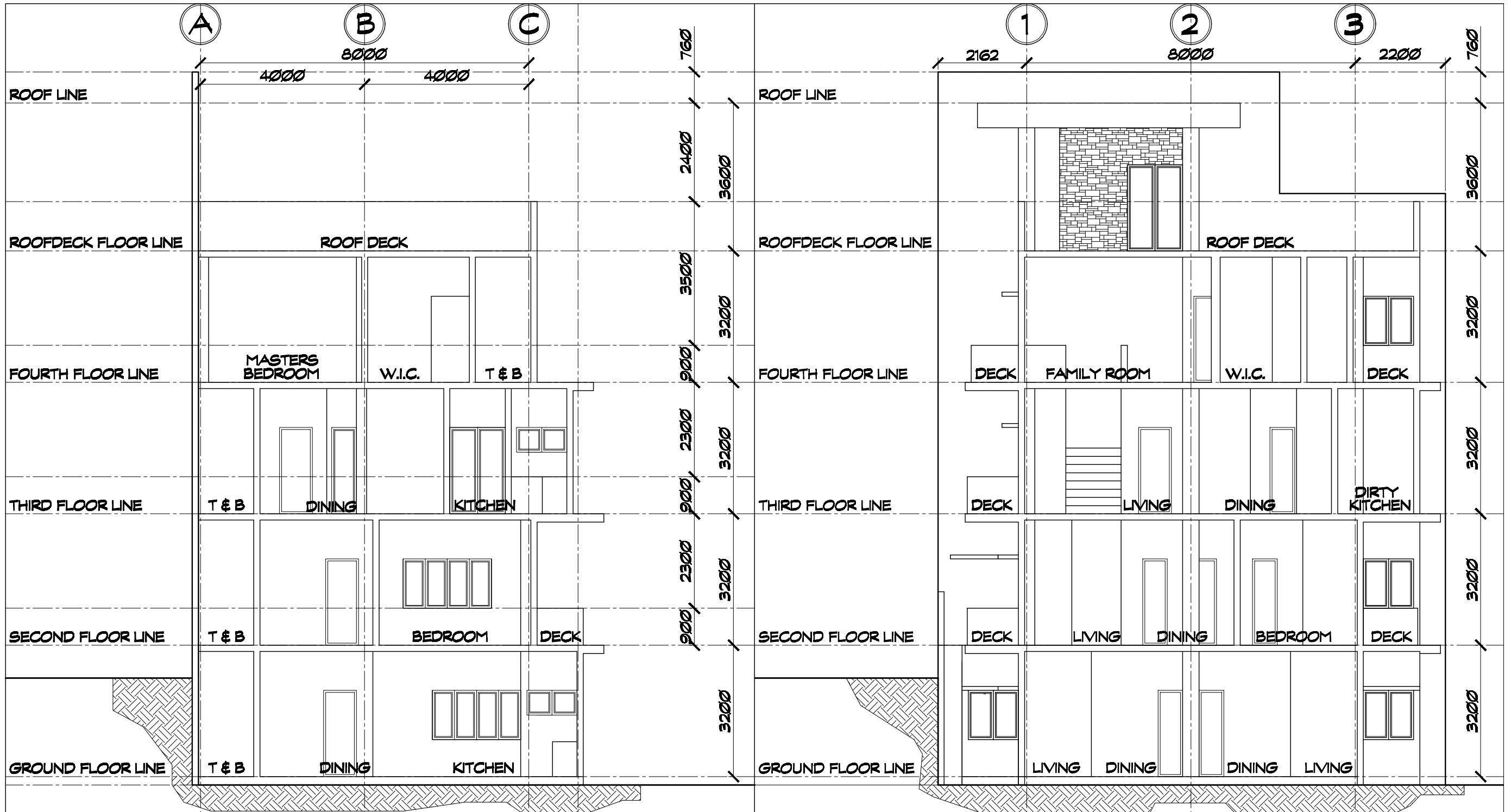
PROJ. NO.

SHEET NO.

A - 6

PROJ. NO.





1

**CROSS SECTION**

A-S A-S SCALE

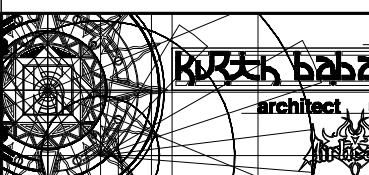
1:100m

2

**LONGITUDINAL SECTION**

A-S A-S SCALE

1:100m



KURT H. BABAN

PRO NO: 18704 IAPCA 12846  
PTR NO: 7036871 TIN NO: 828-786-148  
DATE: 01.10.2022 PLACE: BENGUET DATE:

DESIGNED BY:

DATE:

DRAWN BY:

DATE:

CHECKED BY:

DATE:

**IMPORTANT:**

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REPUBLIC ACT 9266

REVISION

DATE

DESCRIPTION

**PROJECT TITLE**

PROPOSED FOUR STORY APARTMENT WITH ROOFTOP

PROJECT LOCATION

ENGINEERS HILL, BAGUIO CITY

OWNER

RAYMOND T. ANTONIO

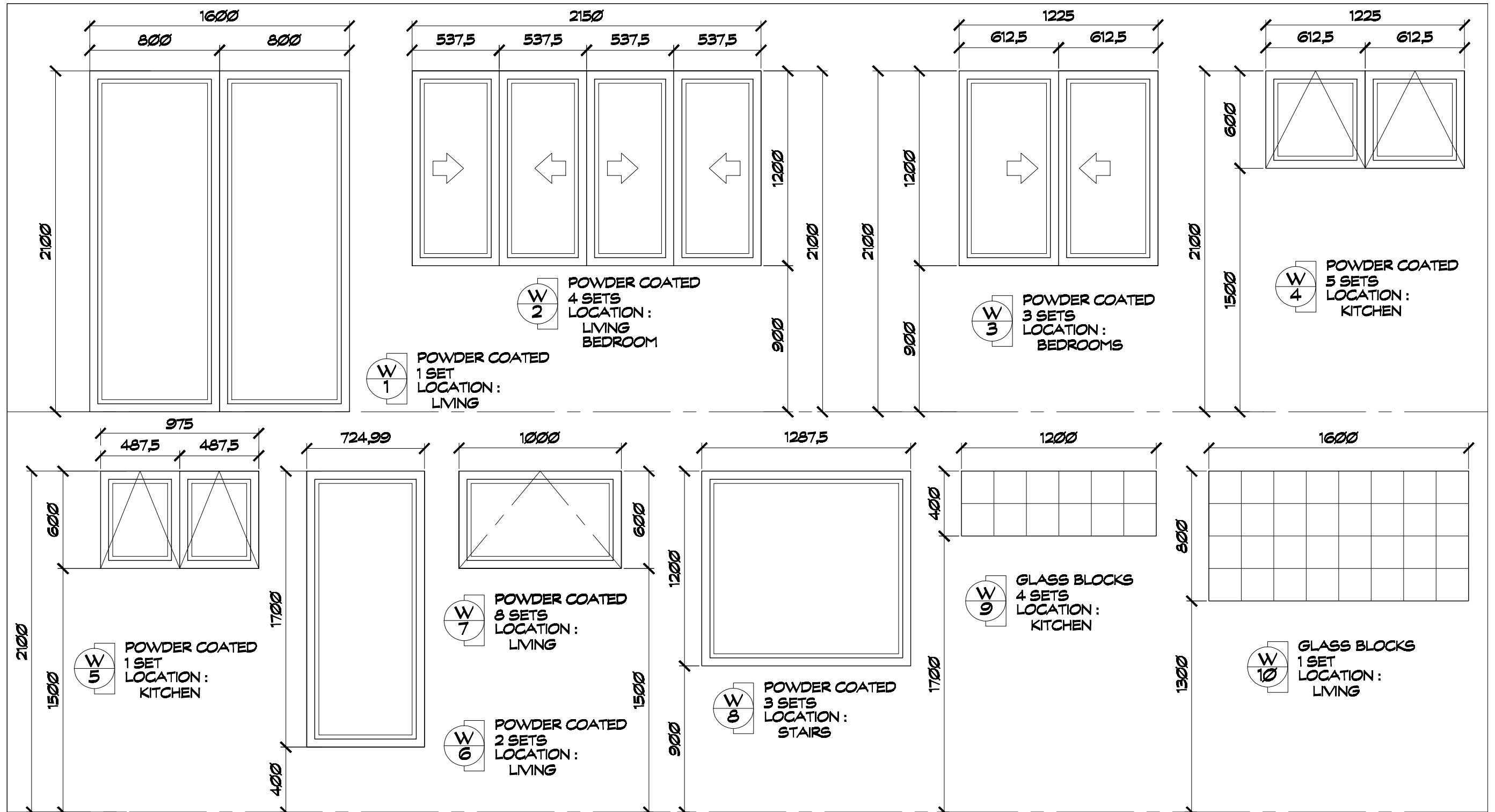
**SHEET CONTENTS**

CROSS SECTION

LONGITUDINAL SECTION

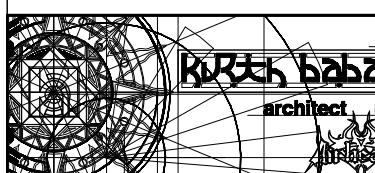
A - 8

PROJ. NO.



1  
A9 A9  
SCALE

1:25



KURT H. BABAN

DESIGNED BY:

DATE:

DRAWN BY:

DATE:

CHECKED BY:

DATE:

IMPORTANT:

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REPUBLIC ACT 9266

REVISION

DATE

DESCRIPTION

PROJECT TITLE

OWNER

SHEET CONTENTS

WINDOW SCHEDULE

SHEET NO.

PROPOSED FOUR STOREY APARTMENT WITH ROOFTOP

PROJECT LOCATION

ENGINEERS HILL, BAGUIO CITY

OWNER

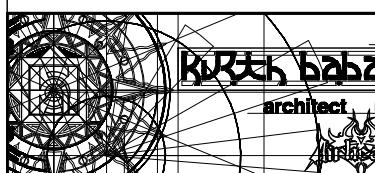
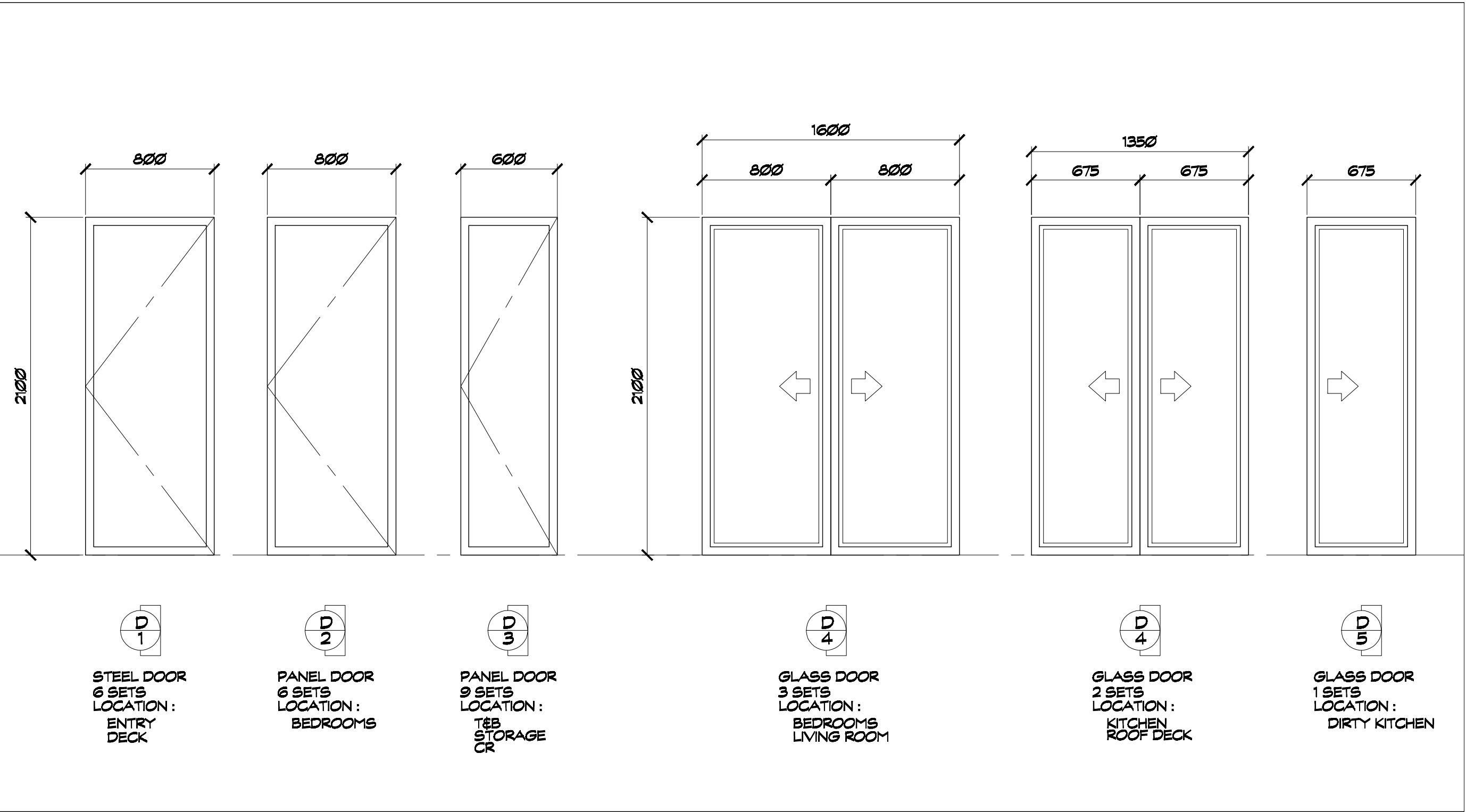
RAYMOND T. ANTONIO

SHEET CONTENTS

WINDOW SCHEDULE

A - 9

PROJ. NO.



KURT H. BABAN

architect IMAPI

Architectural Services

Engineering Services

PRO NO: 18704	LAPOA NO: 13046	DESIGNED BY:	DATE:
PTR NO: 783671	TIN NO: 929-798-148	DRAWN BY:	DATE:
DATE: 01.10.2022	PLACE: LA TRINIDAD	CHECKED BY:	APPROVED BY:
			REPUBLIC ACT 9266

IMPORTANT:
These drawings, as instruments of service, are properties of the ARCHITECT and must be returned when no longer required for use on the building, and must not be duplicated or copied without the permission of the ARCHITECT.

REVISION	DATE	DESCRIPTION	PROJECT TITLE	OWNER	SHEET CONTENTS	SHEET NO.
			PROPOSED FOUR STOREY APARTMENT WITH ROOFTOP		DOOR SCHEDULE	
			PROJECT LOCATION			
			ENGINEERS HILL, BAGUIO CITY	RAYMOND T. ANTONIO		
					PROJ. NO.	A - 10