

FOR PROCUREMENT  
PURPOSES ONLY

EXISTING GROUND FLOOR PLAN  
SCALE 1:120M

REHABILITATION OF THE VERANDA

Republic of the Philippines  
Office of the President

**JHMC**  
JOHN HAY MANAGEMENT CORPORATION

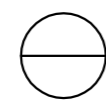
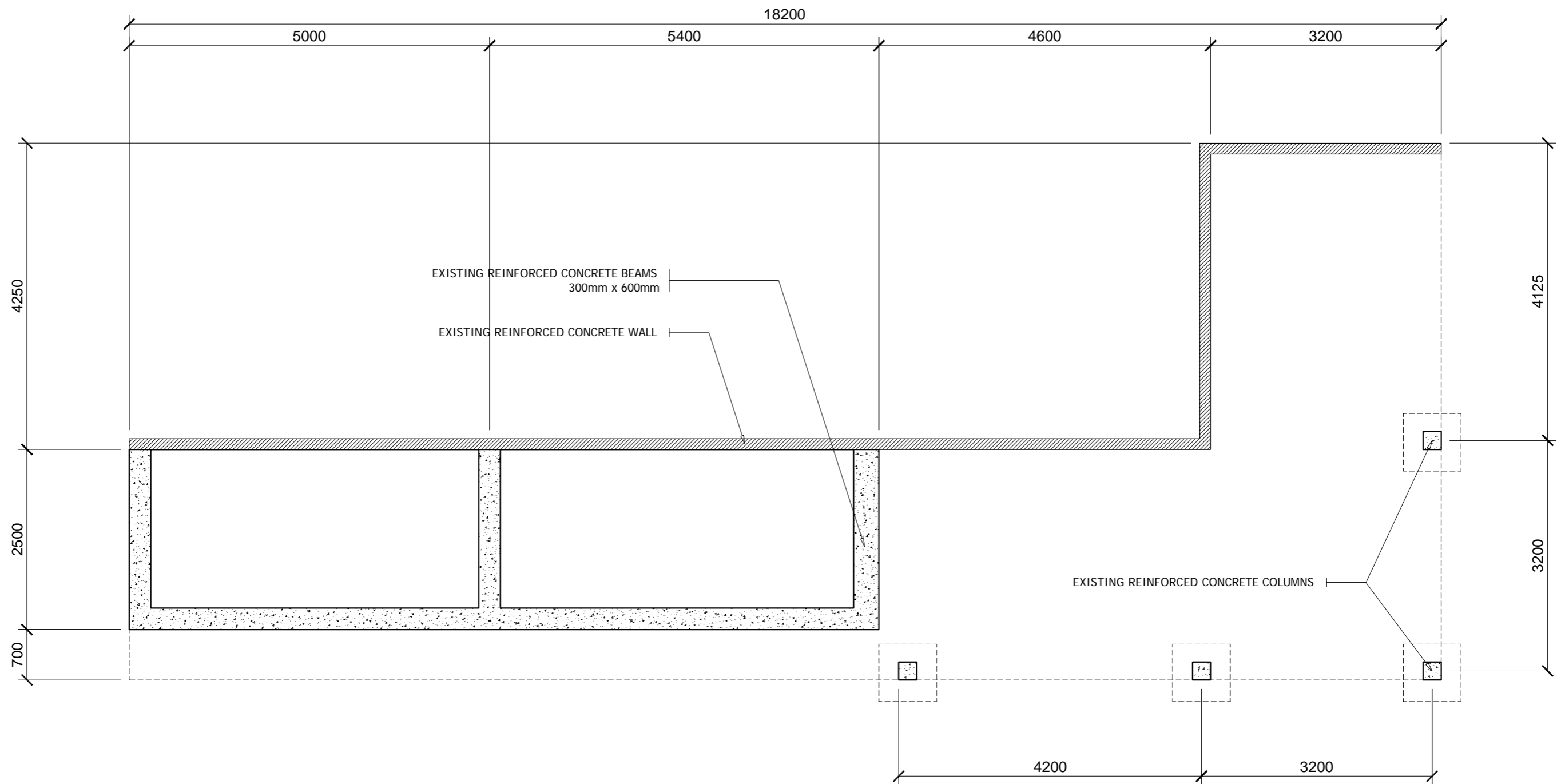
PROJECT TITLE  
**REHABILITATION OF THE VOA  
LOGHOME 9**

CHECKED BY  
ARCH. LUZVIMINDA M. NIGOS-PANGANIBAN

DRAFTED & DESIGNED BY  
ENGR. FERDINAND L. FIGUERRES

DATE  
JANUARY 31, 2019

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EXISTING BEAM FRAMING AND FOUNDATION PLAN

SCALE

1:60M

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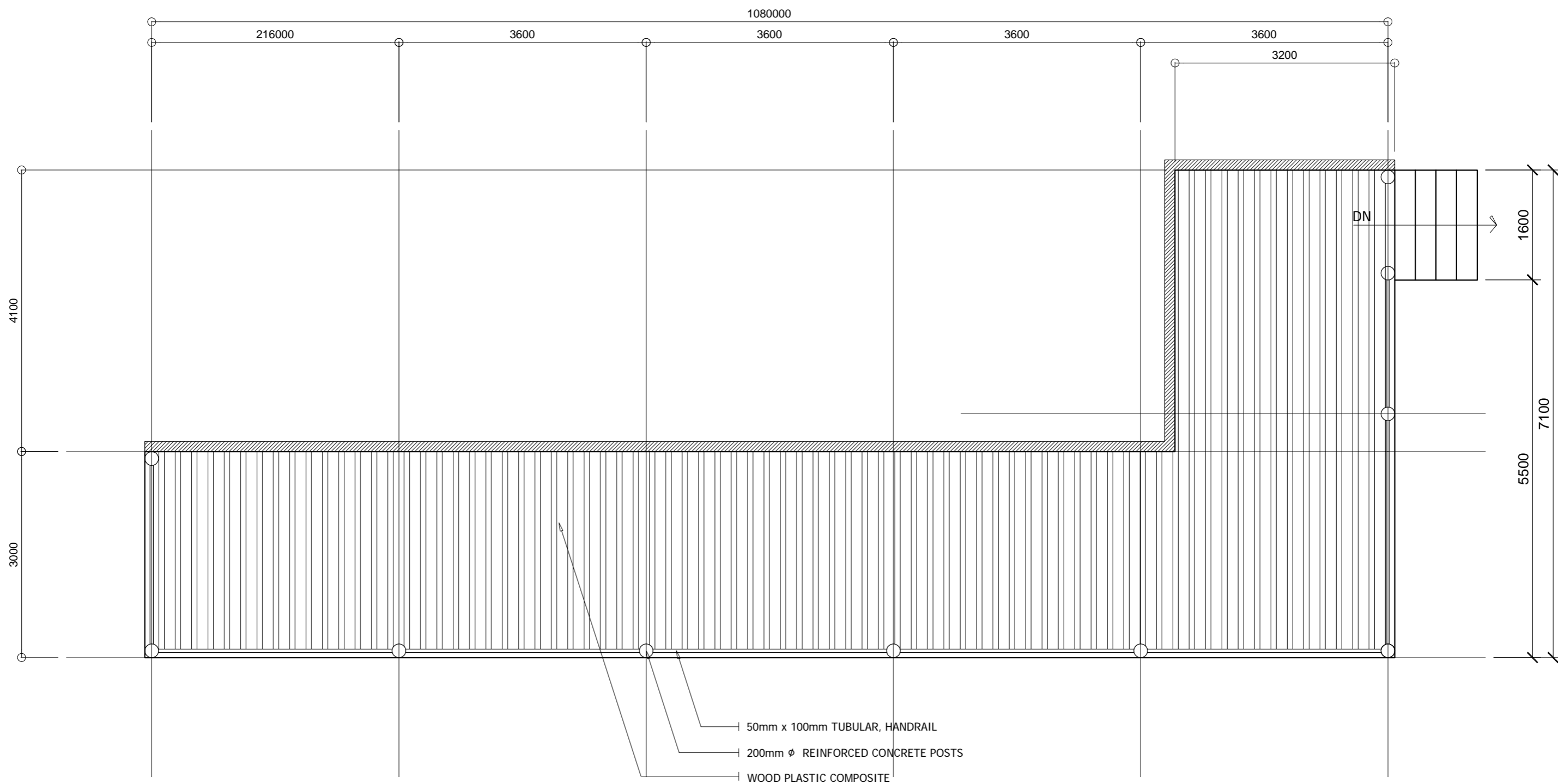
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- 50mm x 100mm TUBULAR, HANDRAIL
- 200mm  $\phi$  REINFORCED CONCRETE POSTS
- WOOD PLASTIC COMPOSITE

PROPOSED PLAN OF VERANDA  
 SCALE 1:60M

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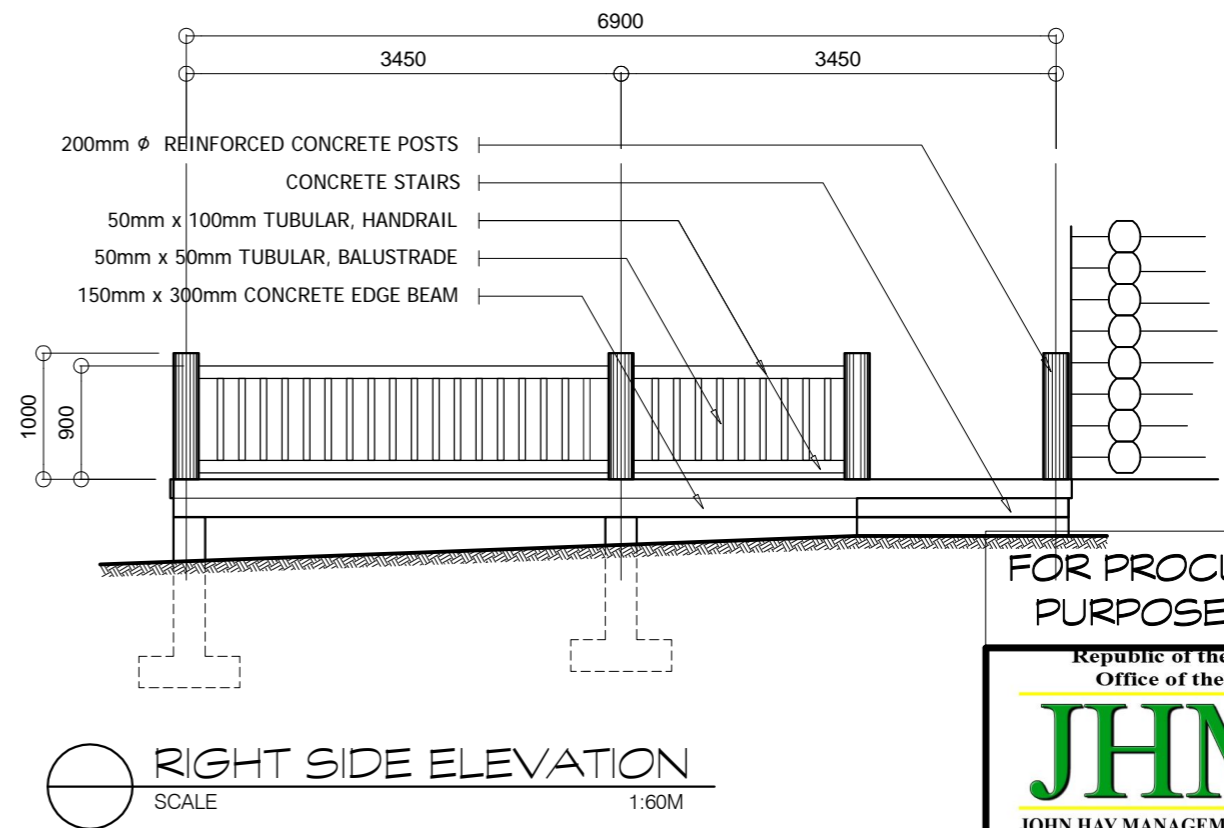
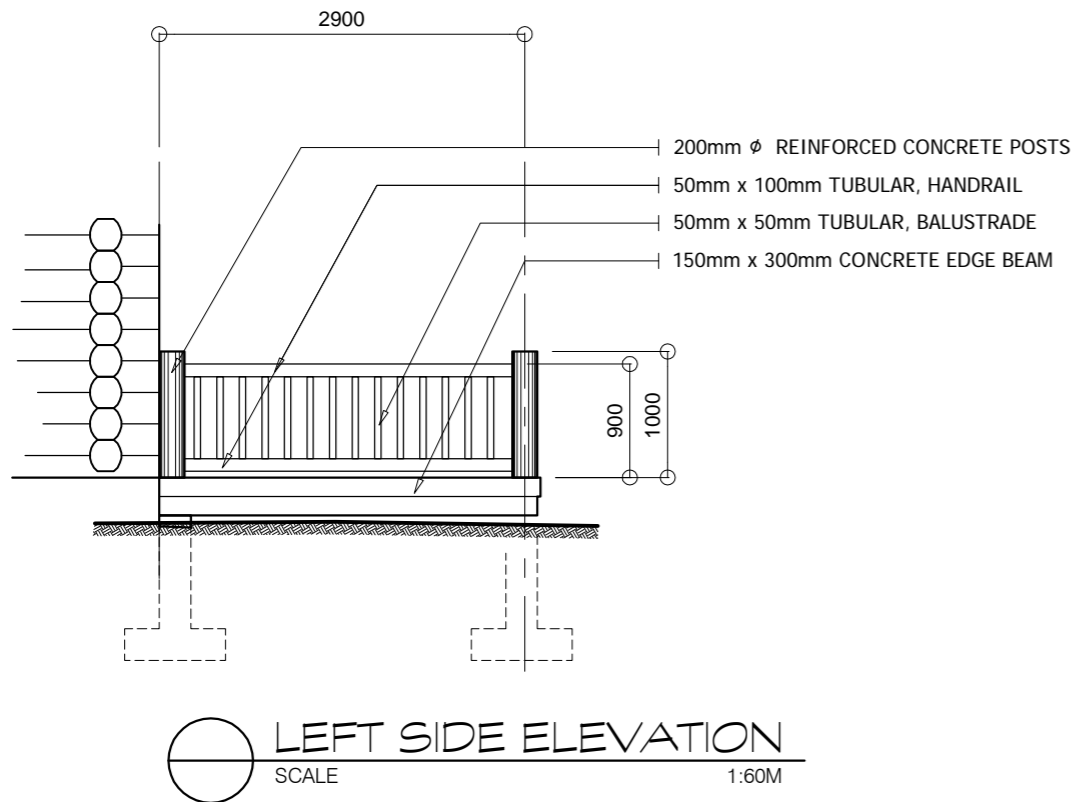
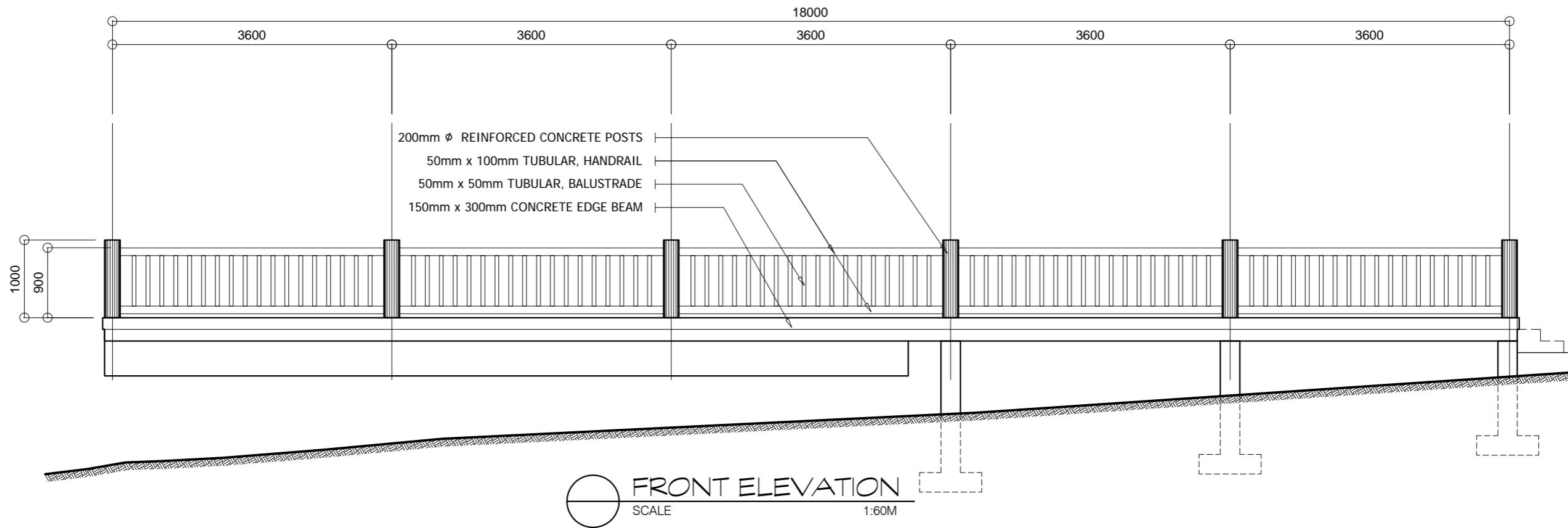
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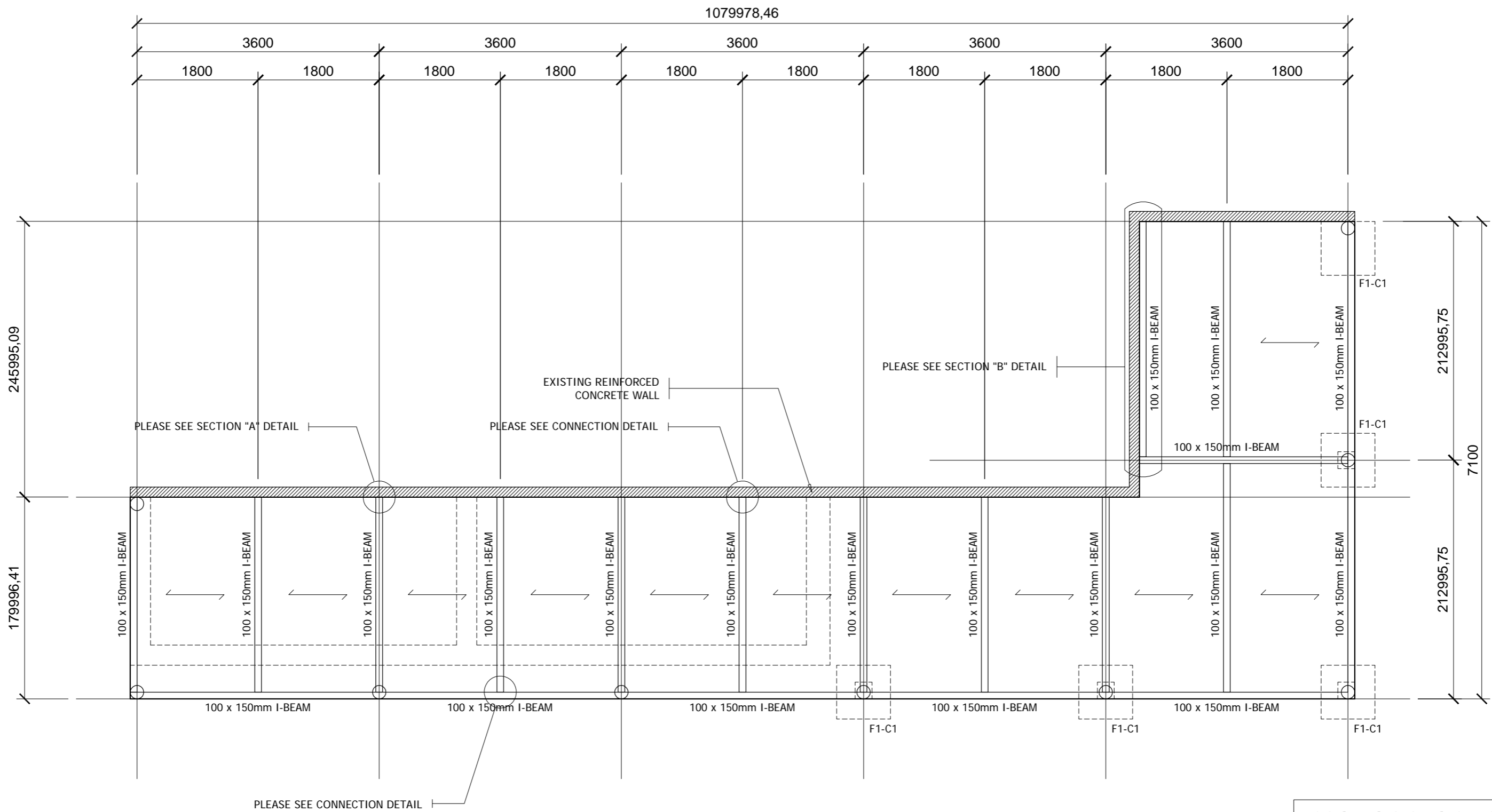
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REHABILITATION OF THE VERANDA



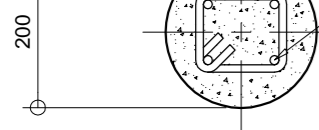

**PROPOSED FLOOR FRAMING & FOUNDATION PLAN**  
 SCALE \_\_\_\_\_ 1:60M

REHABILITATION OF THE VERANDA

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4 - 12mm  $\phi$  deformed bars  
MAIN REINFORCEMENT



4 - 12mm  $\phi$  deformed bars  
MAIN REINFORCEMENT

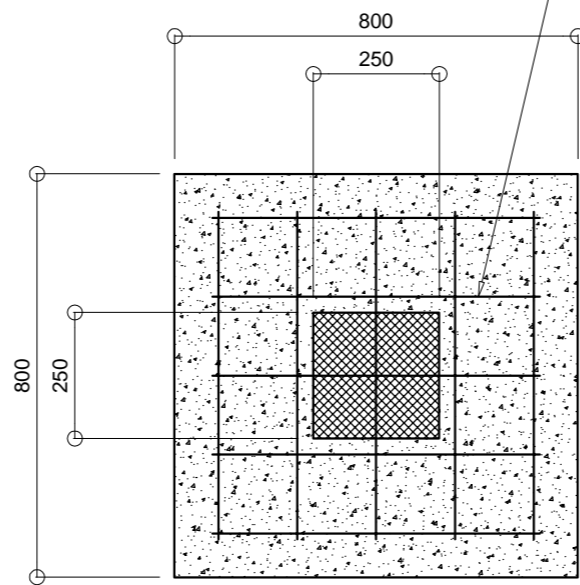
10mm  $\phi$  deformed bars  
STIRRUPS spaced @ 10mm O.C.

STEEL DECK, 50mm ht.  
x 464mm width

I-BEAM, 100mm x 150mm

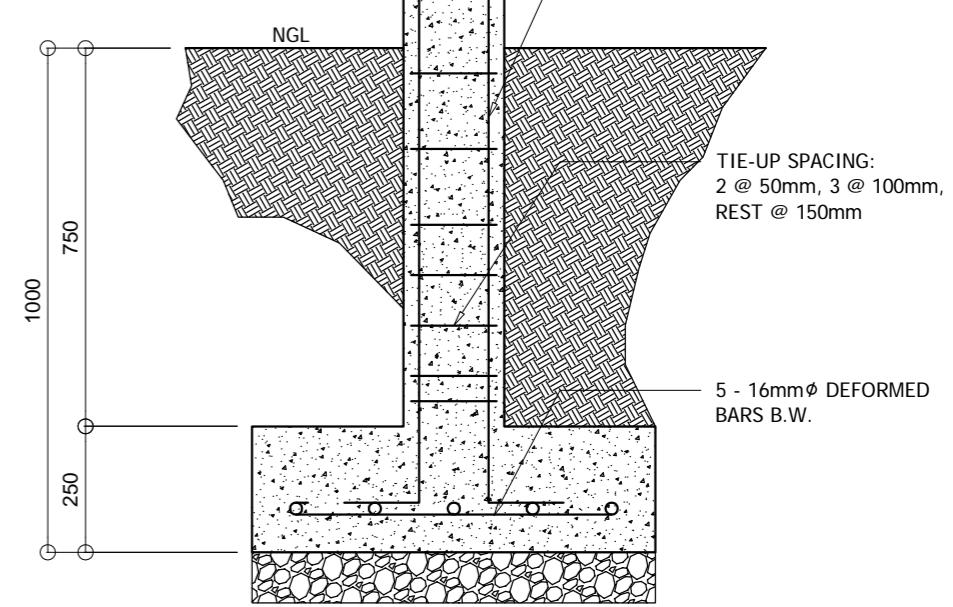
CONCRETE POST DETAIL  
SCALE 1:15M

5 - 16mm  $\phi$  DEFORMED  
BARS B.W.



PLAN

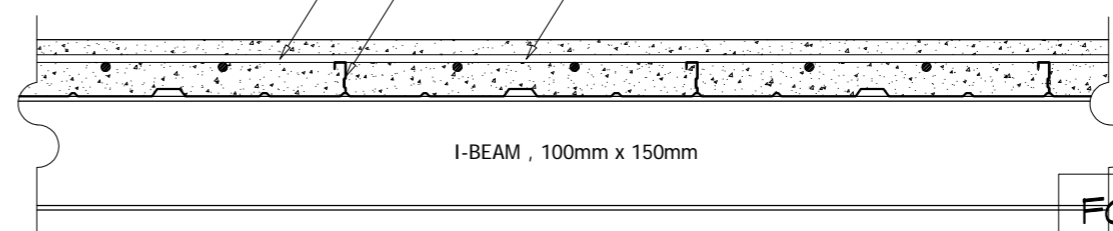
4 - 16mm  $\phi$  MAIN  
REINFORCEMENT



SECTION

FOOTING DETAIL (F1-C1)  
SCALE 1:15M

10mm  $\phi$  TEMPERATURE BAR @ 300mm O.C.  
STEEL DECK, 50mm ht. x 464mm width  
12mm  $\phi$  MAIN REINFORCEMENT SPACED @ 250mm O.C.



STEEL DECK & SLAB DETAIL  
SCALE 1:15M

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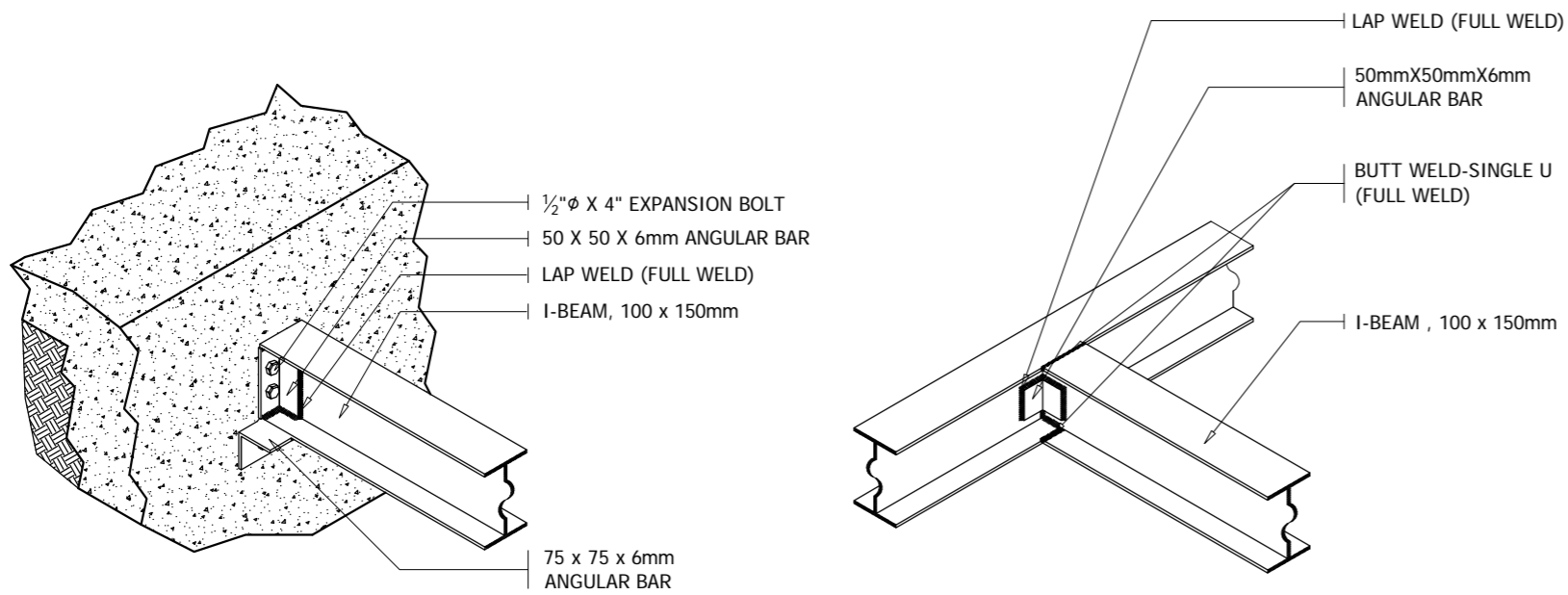
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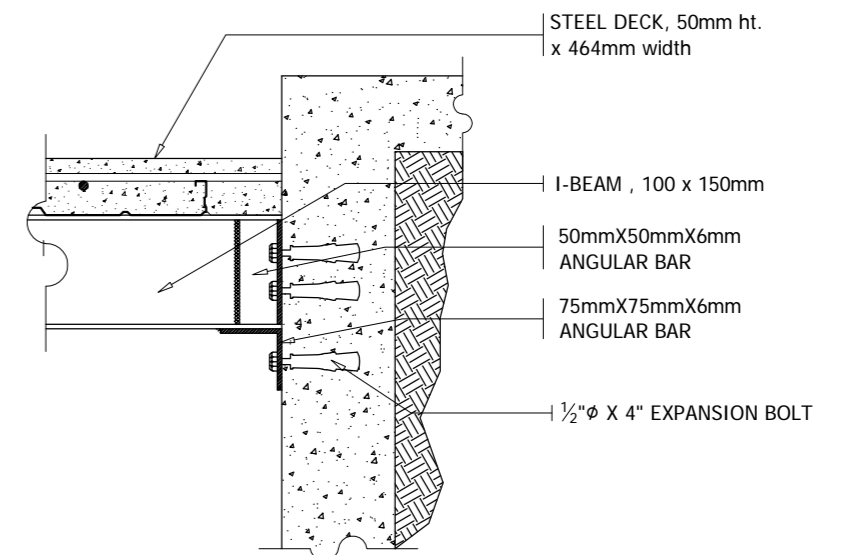
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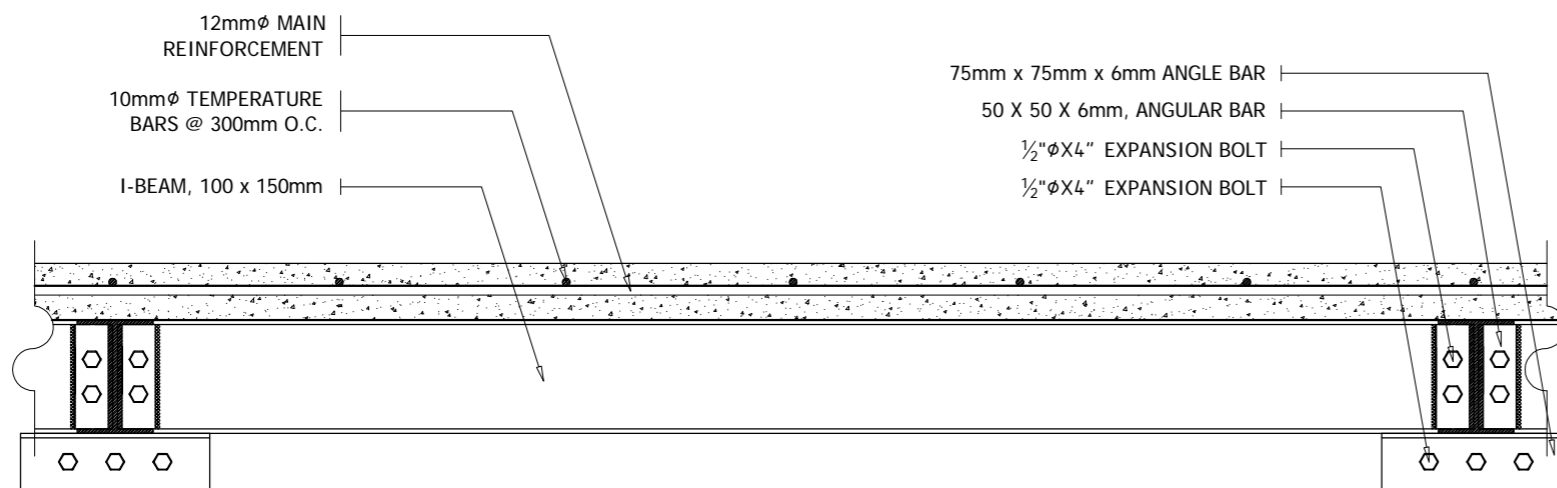




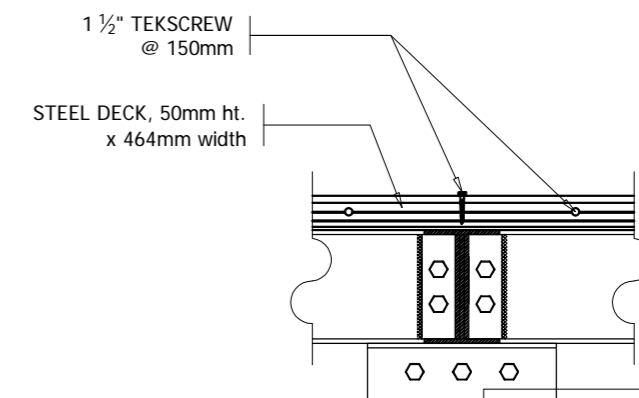
○ CONNECTION DETAIL  
SCALE 1:15M



○ SECTION "A" DETAIL  
SCALE 1:10M



○ FRONT SECTION DETAIL  
SCALE 1:10M



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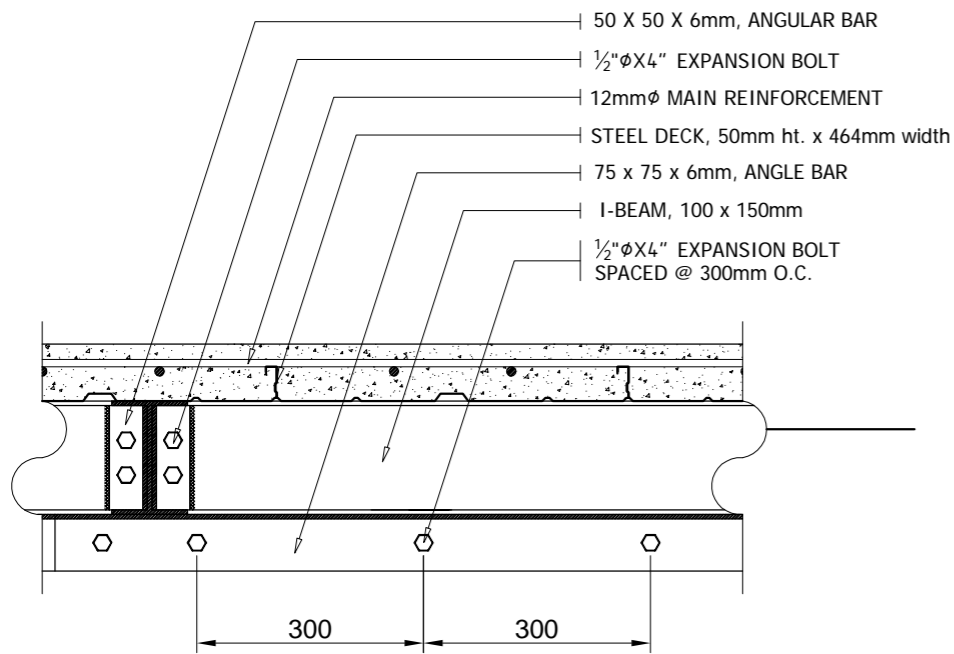
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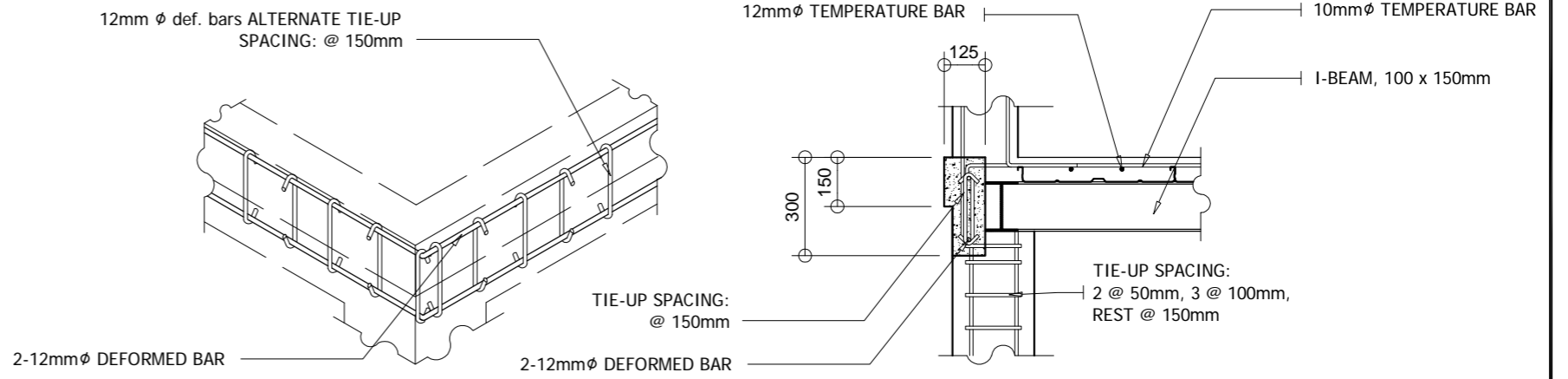
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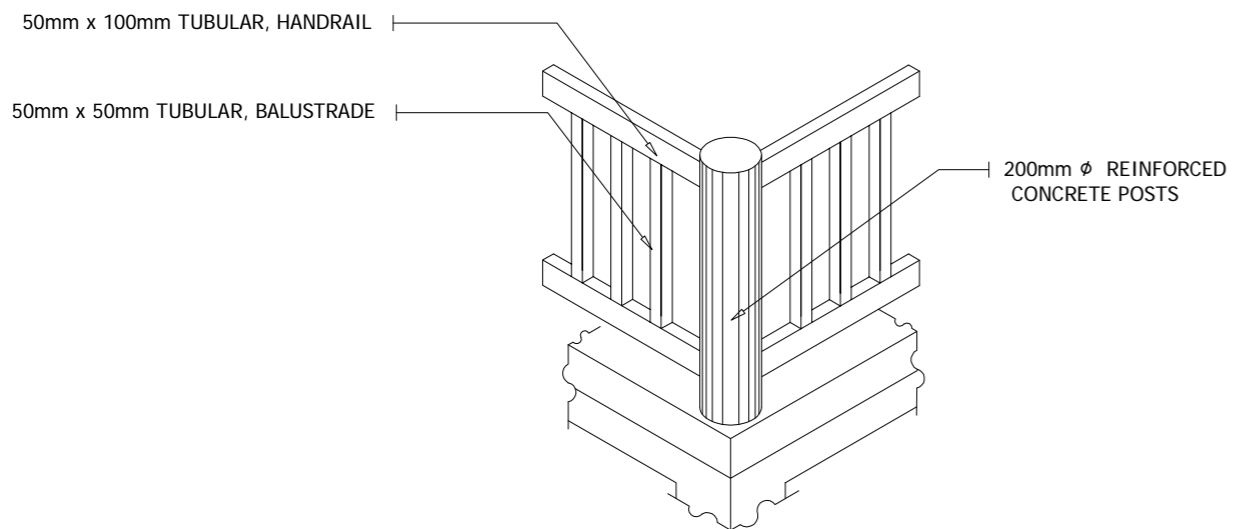
REHABILITATION OF THE VERANDA



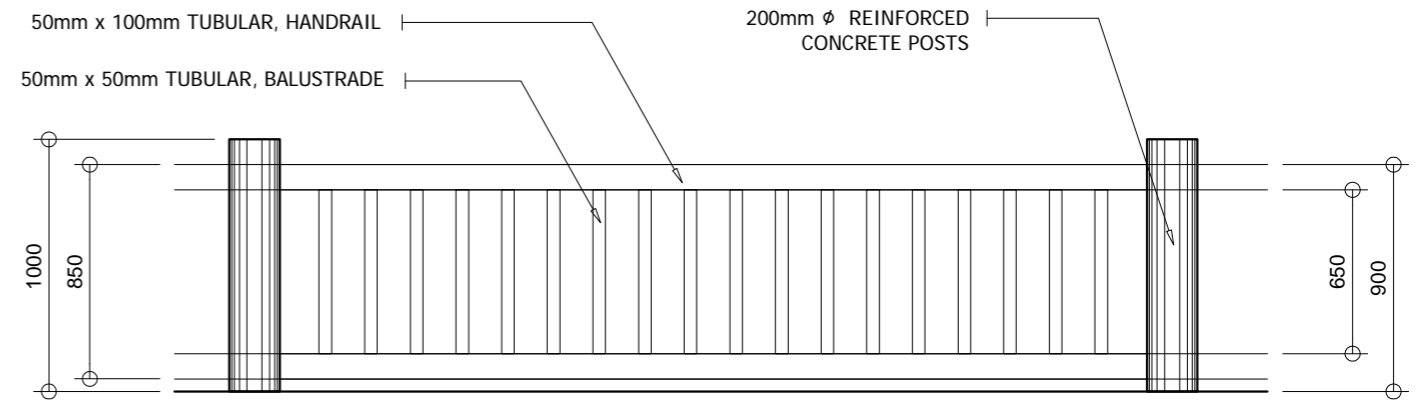
SECTION "B" DETAIL  
SCALE 1:10M



CONCRETE EDGE BEAM DETAIL  
SCALE 1:10M



CORNER RAILING DETAIL  
SCALE 1:30M



RAILING DETAIL  
SCALE 1:30M

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**LAMINATED FLOORING:**  
 1.Remove and Replace  
 2.Application of wood stain and polyurethane floor varnish

**FLOOR TILES:**  
 1.Remove/replace loose tiles  
 2.Regrouting

**KITCHEN COUNTERTOP:**  
 1.Regrouting

**STAIRS:**  
 1.Replace damaged steps

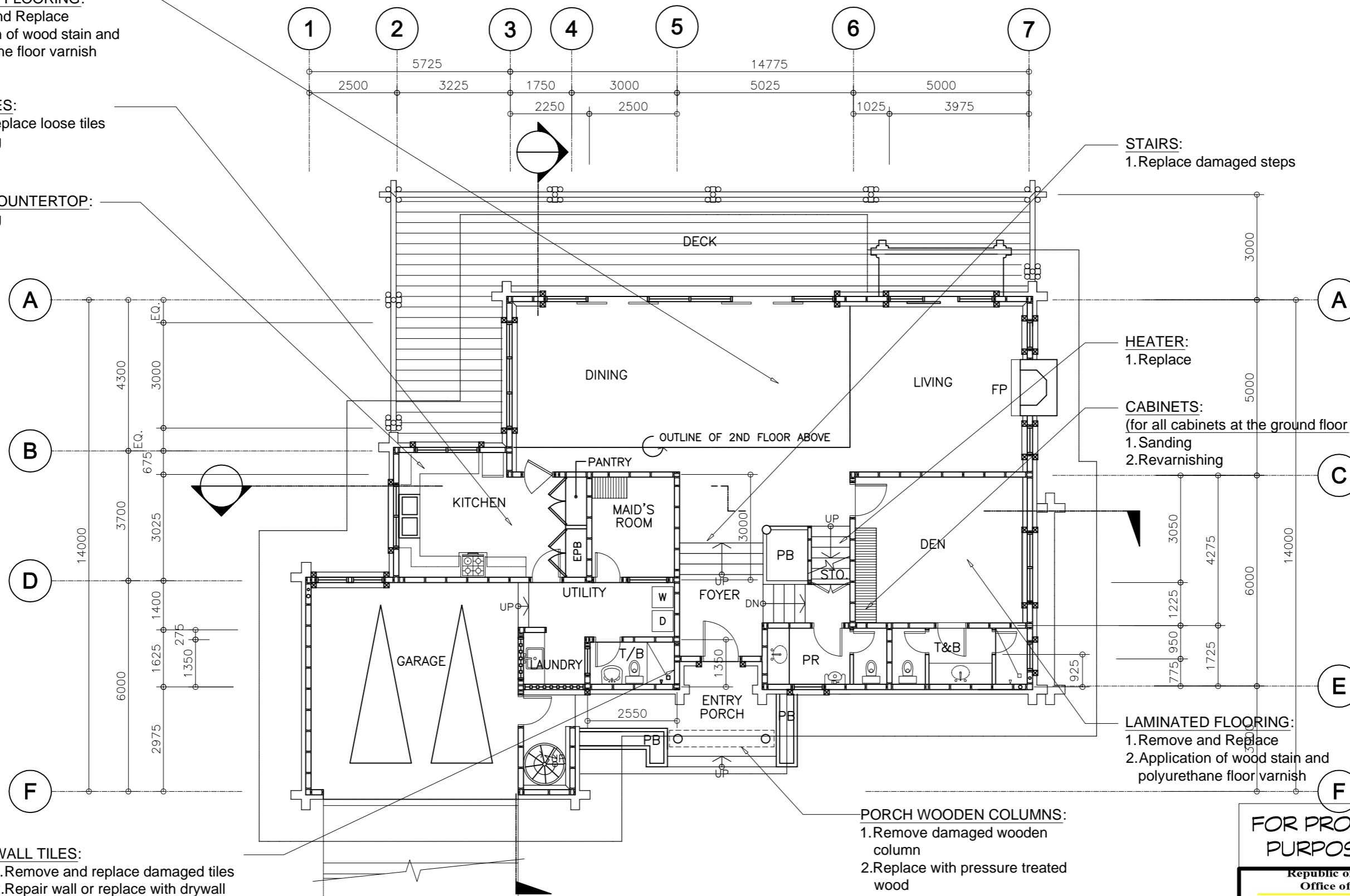
**HEATER:**  
 1.Replace

**CABINETS:**  
 (for all cabinets at the ground floor)  
 1.Sanding  
 2.Revarnishing

**LAMINATED FLOORING:**  
 1.Remove and Replace  
 2.Application of wood stain and polyurethane floor varnish

**PORCH WOODEN COLUMNS:**  
 1.Remove damaged wooden column  
 2.Replace with pressure treated wood  
 3.Include waterproofing at the base of the column

**WALL TILES:**  
 1.Remove and replace damaged tiles  
 2.Repair wall or replace with drywall



**GROUND FLOOR PLAN**  
 SCALE 1:120M

**REHABILITATION OF THE MAIN STRUCTURE**

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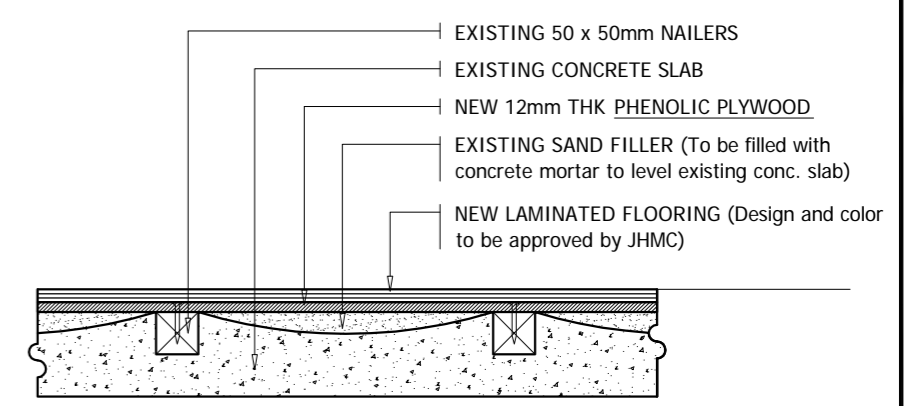
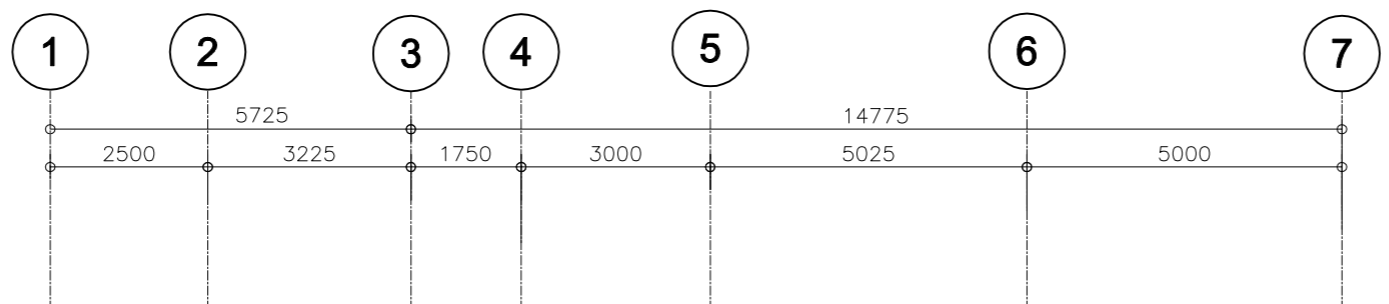
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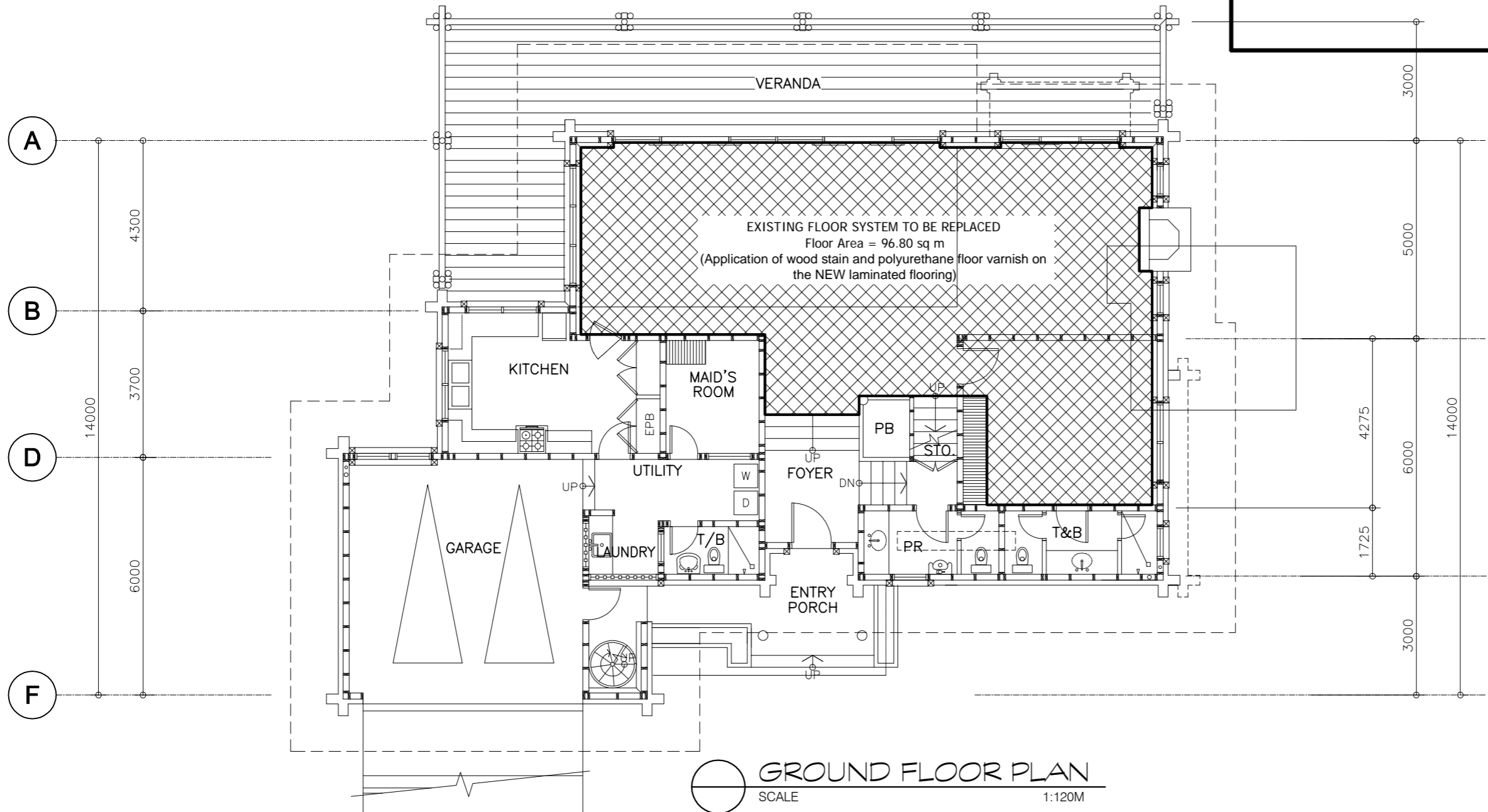
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SECTION OF NEW FLR. SYSTEM  
SCALE 1:8M



GROUND FLOOR PLAN  
SCALE 1:120M

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REHABILITATION OF THE MAIN STRUCTURE

**LAMINATED FLOORING & STAIRS @ 2nd FLOOR:**  
 1. Sanding to remove topcoat  
 2. Application of wood stain and polyurethane floor varnish

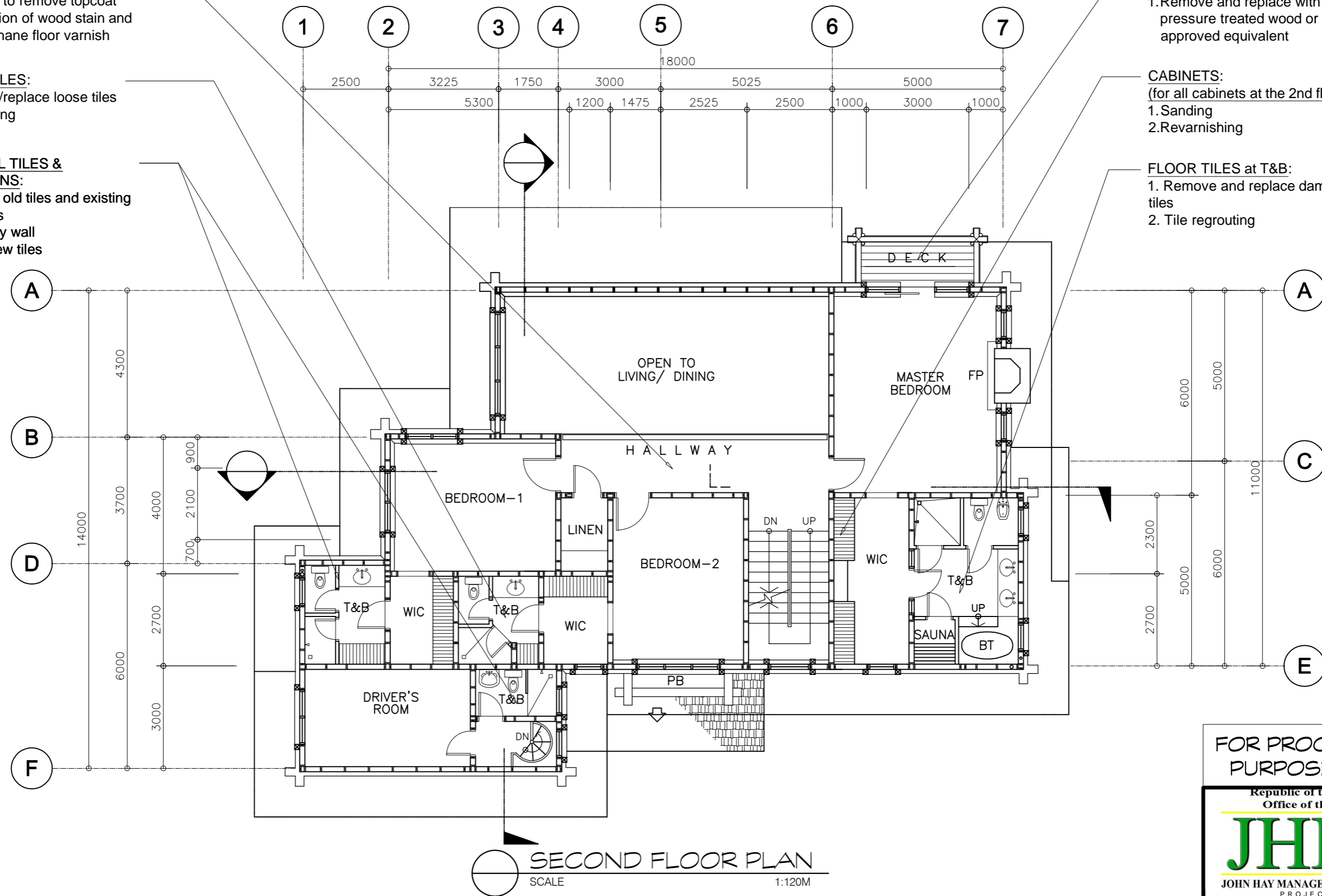
**FLOOR TILES:**  
 1. Remove/replace loose tiles  
 2. Regrouting

**T&B WALL TILES & PARTITIONS:**  
 1. Remove old tiles and existing partitions  
 2. Install dry wall  
 3. Install new tiles

**DECK:**  
 1. Remove and replace with pressure treated wood or approved equivalent

**CABINETS:**  
 (for all cabinets at the 2nd floor)  
 1. Sanding  
 2. Revarnishing

**FLOOR TILES at T&B:**  
 1. Remove and replace damaged tiles  
 2. Tile regrouting



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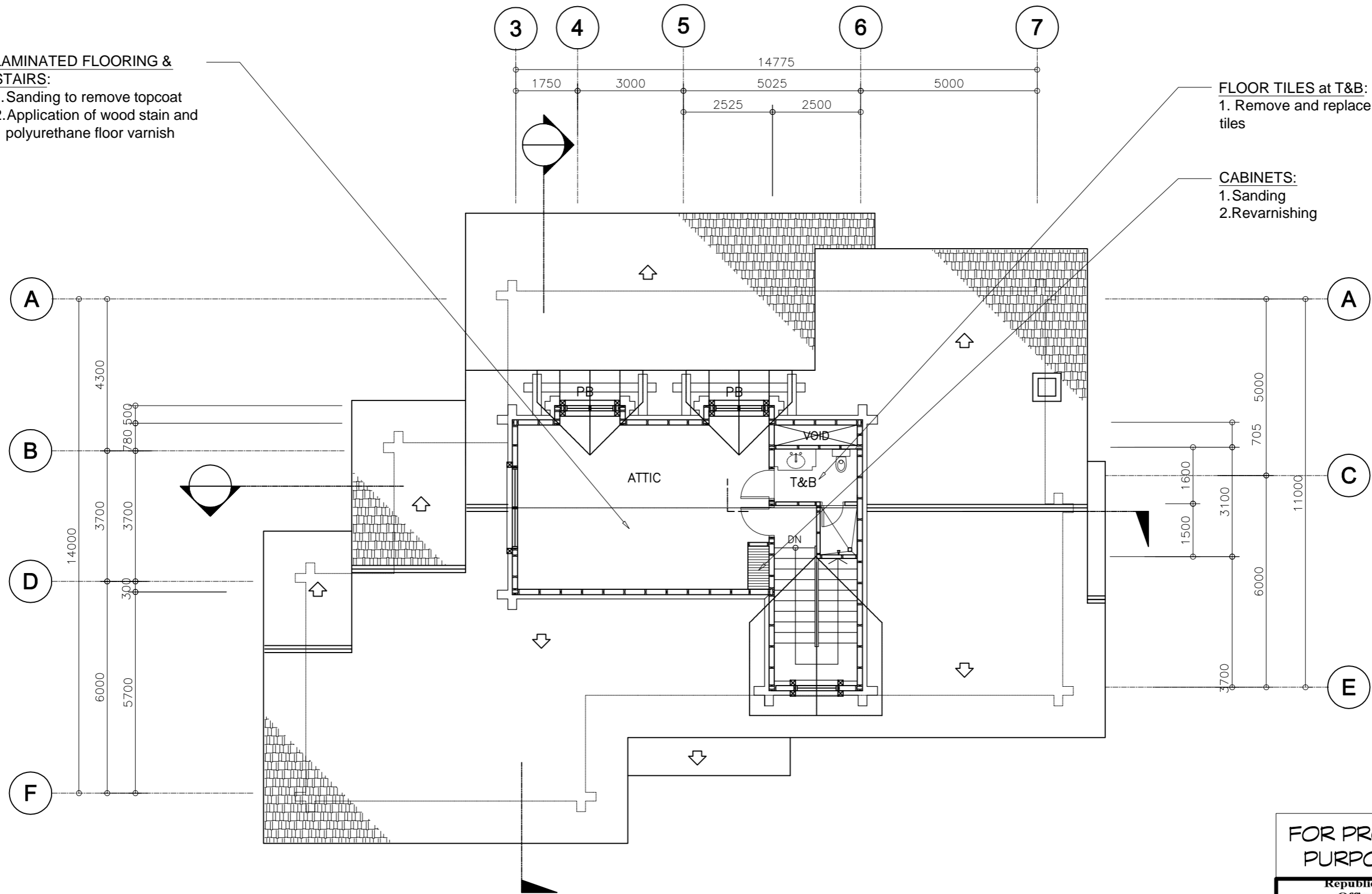
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**LAMINATED FLOORING & STAIRS:**  
 1. Sanding to remove topcoat  
 2. Application of wood stain and polyurethane floor varnish

**FLOOR TILES at T&B:**  
 1. Remove and replace damaged tiles

**CABINETS:**  
 1. Sanding  
 2. Revarnishing



ATTIC FLOOR PLAN  
 SCALE 1:120M

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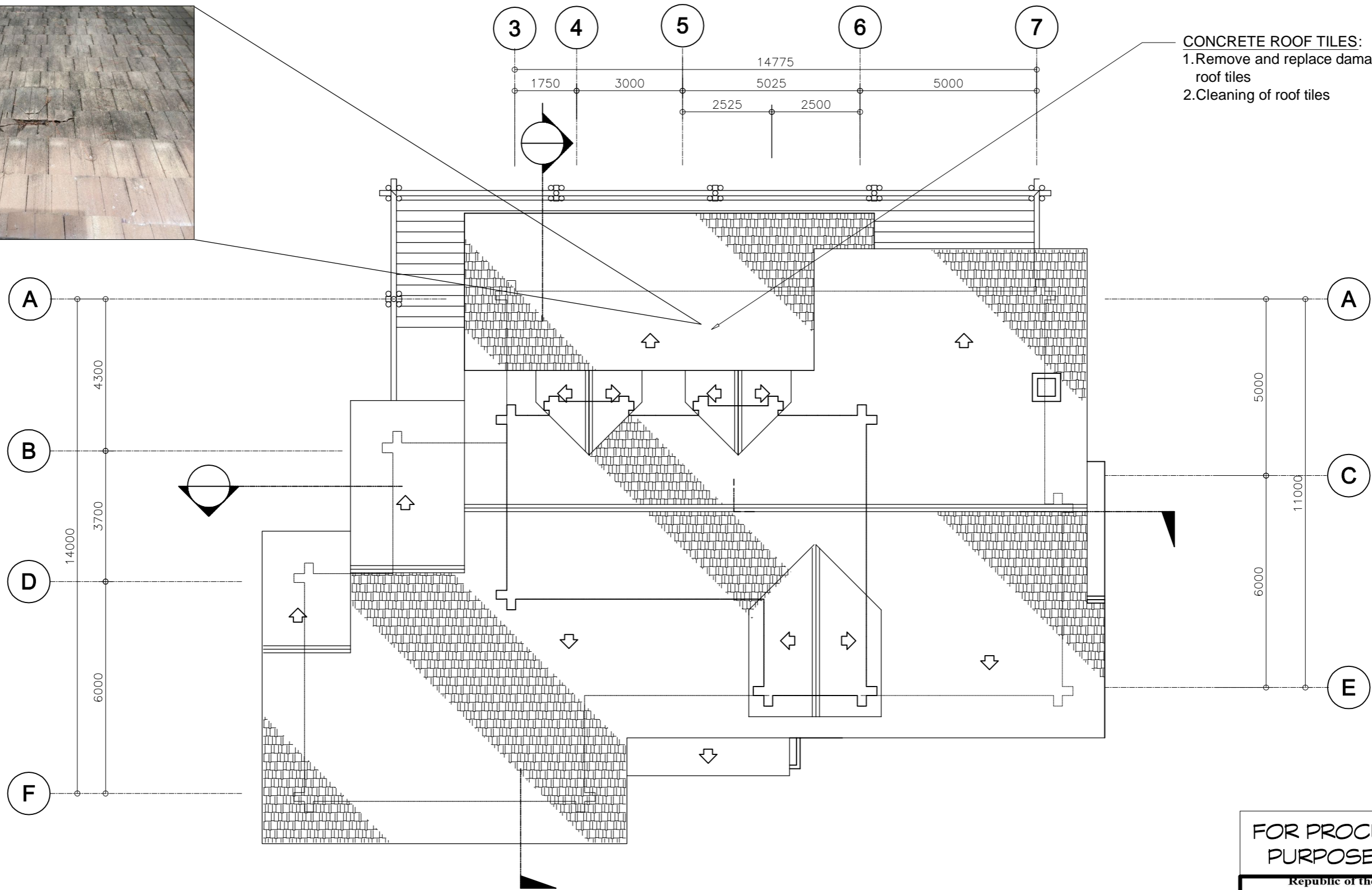
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**CONCRETE ROOF TILES:**  
 1. Remove and replace damaged roof tiles  
 2. Cleaning of roof tiles

**ROOF PLAN**  
 SCALE 1:120M

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**FASCIA:**

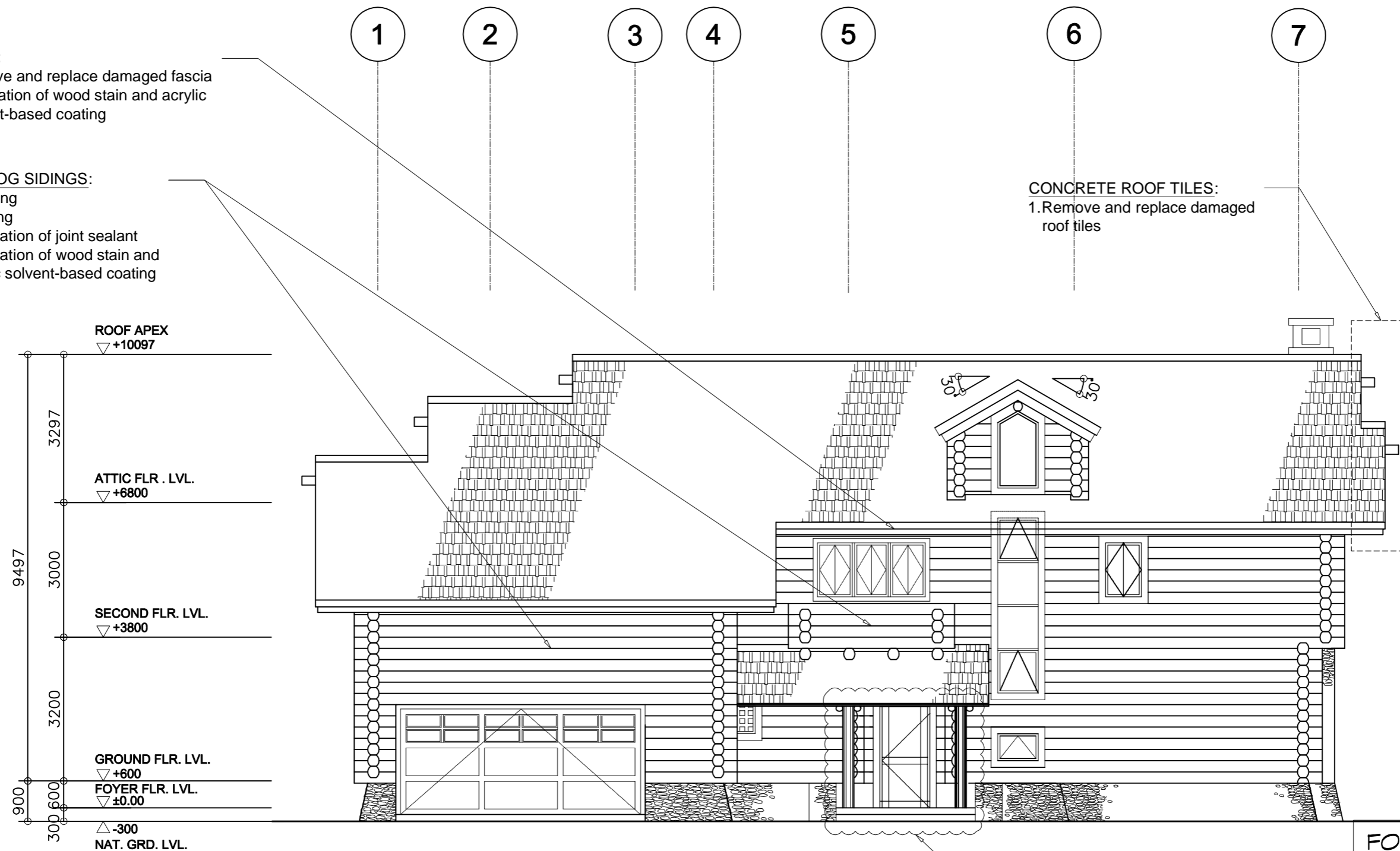
- 1. Remove and replace damaged fascia
- 2. Application of wood stain and acrylic solvent-based coating

**HALF LOG SIDINGS:**

- 1. Cleaning
- 2. Sanding
- 3. Application of joint sealant
- 4. Application of wood stain and acrylic solvent-based coating

**CONCRETE ROOF TILES:**

- 1. Remove and replace damaged roof tiles



- PORCH WOODEN COLUMNS:**
- 1. Remove damaged wooden column
  - 2. Replace with pressure treated wood
  - 3. Include waterproofing at the base of the column

FRONT ELEVATION  
SCALE 1:100M

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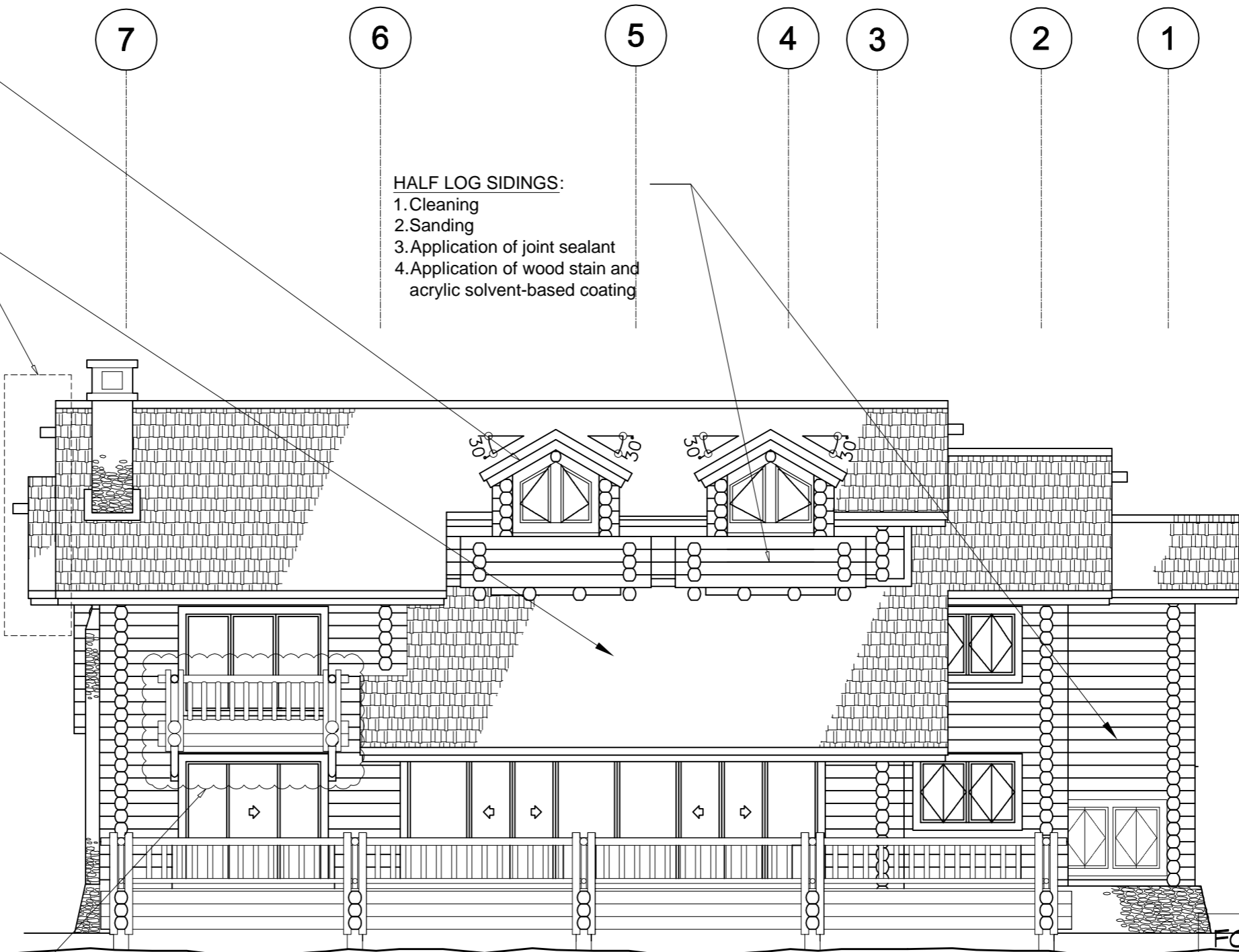
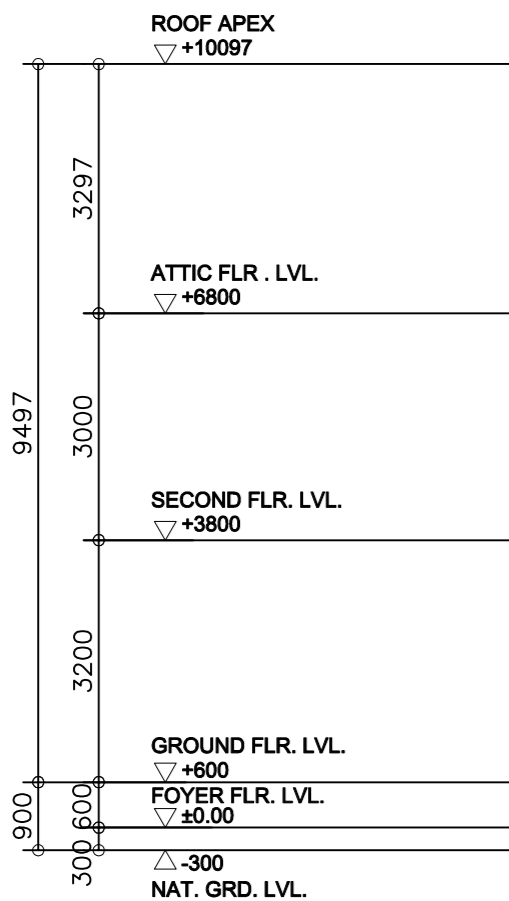


**FASCIA:**  
 1. Remove and replace damaged fascia  
 2. Application of wood stain and acrylic solvent-based coating

**CONCRETE ROOF TILES:**  
 1. Remove and replace damaged roof tiles

**HALF LOG SIDINGS:**  
 1. Cleaning  
 2. Sanding  
 3. Application of joint sealant  
 4. Application of wood stain and acrylic solvent-based coating

**DECK:**  
 1. Remove and replace with pressure treated wood



REAR ELEVATION  
 SCALE 1:100M

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REHABILITATION OF THE MAIN STRUCTURE

**CEMENT BOARD:**

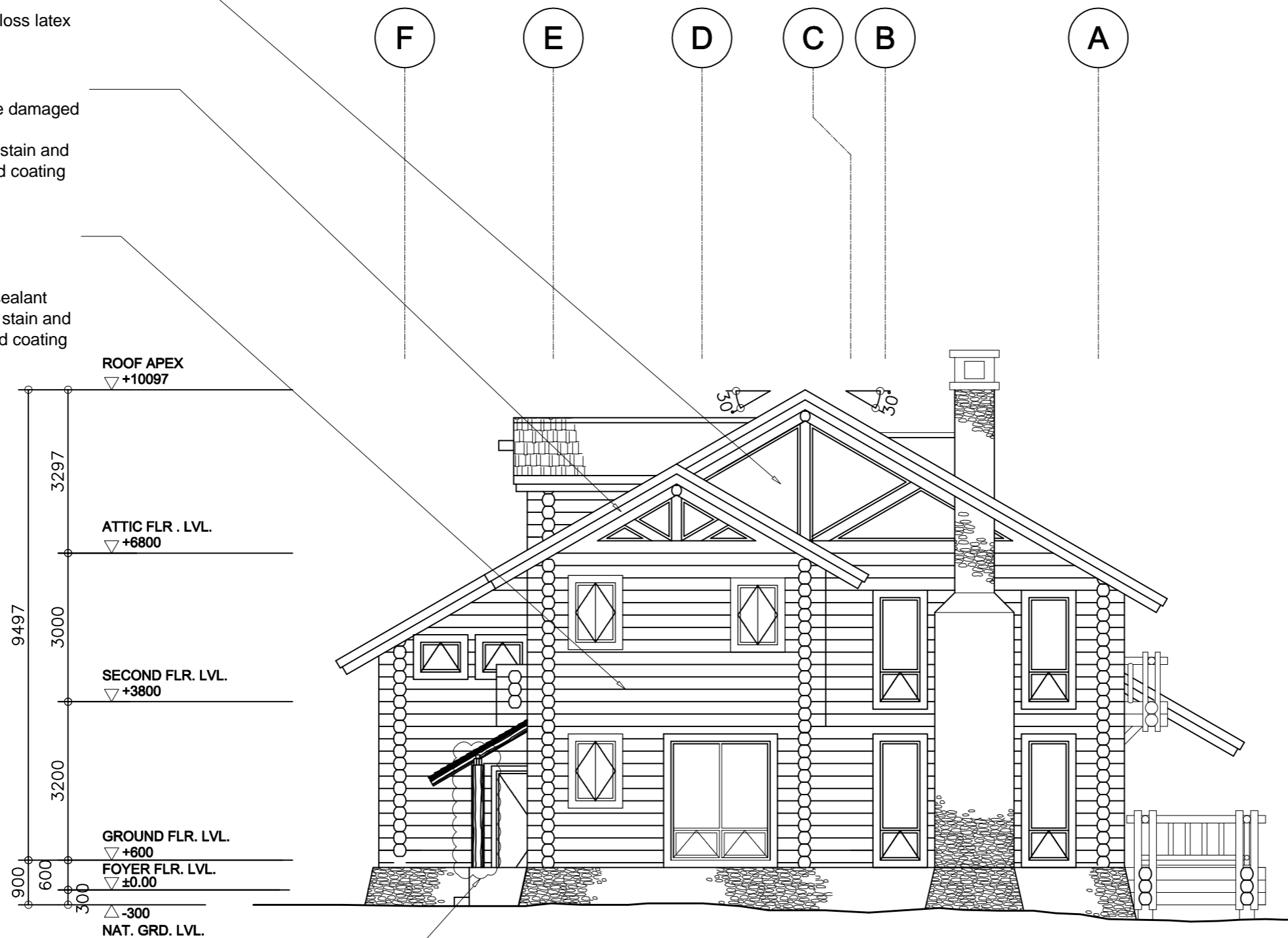
- 1. Cleaning
- 2. Sanding
- 3. Paint with semi-gloss latex paint

**FASCIA:**

- 1. Remove and replace damaged fascia
- 2. Application of wood stain and acrylic solvent-based coating

**HALF LOG SIDINGS:**

- 1. Cleaning
- 2. Sanding
- 3. Application of joint sealant
- 4. Application of wood stain and acrylic solvent-based coating



**PORCH WOODEN COLUMNS:**

- 1. Remove damaged wooden column
- 2. Replace with pressure treated wood
- 3. Include waterproofing at the base of the column

RIGHT SIDE ELEVATION  
SCALE 1:100M

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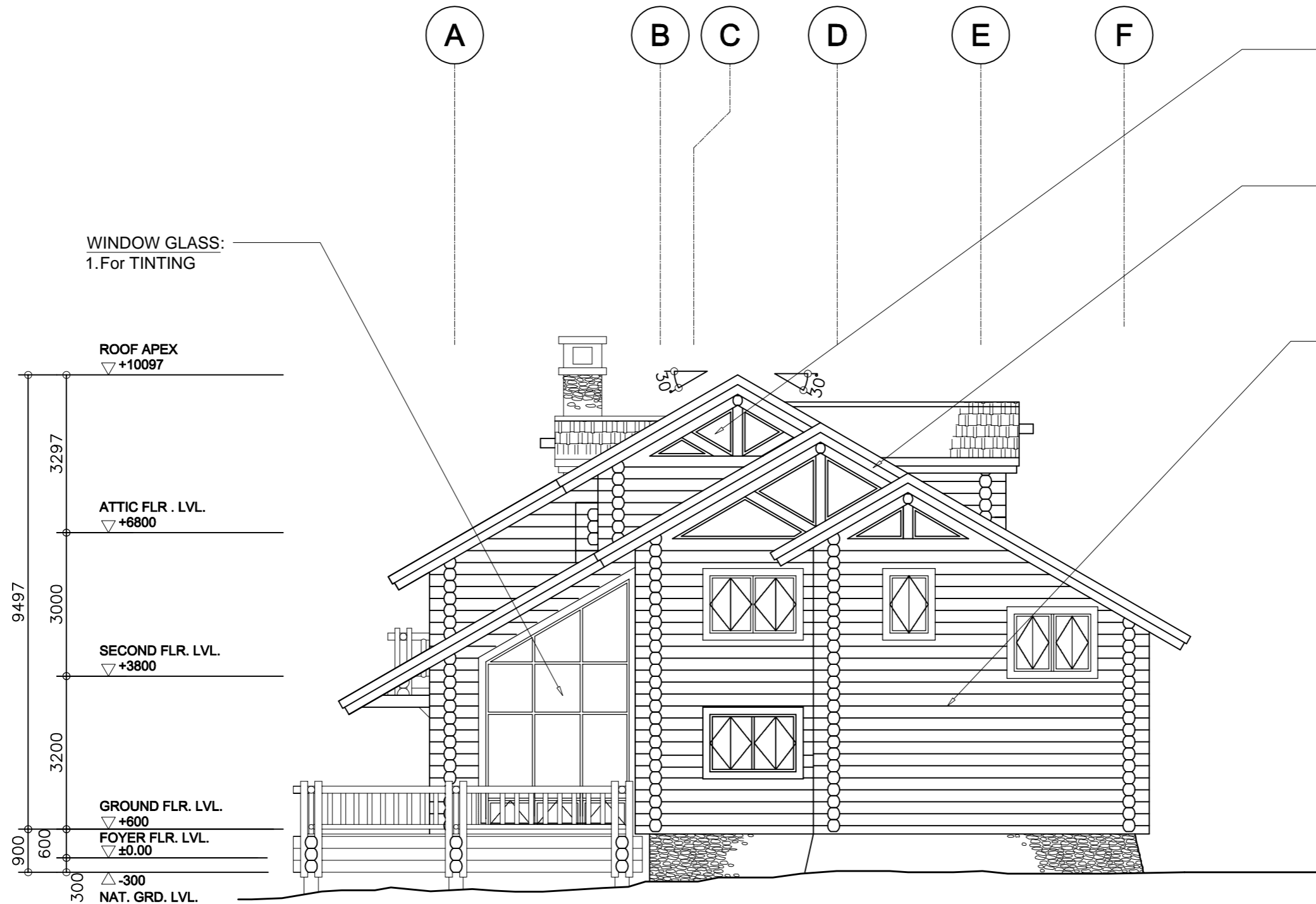
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**CEMENT BOARD:**  
 1. Cleaning  
 2. Sanding  
 3. Paint with semi-gloss latex paint

**FASCIA:**  
 1. Remove and replace damaged fascia  
 2. Application of wood stain and acrylic solvent-based coating

**HALF LOG SIDINGS:**  
 1. Cleaning  
 2. Sanding  
 3. Application of joint sealant  
 4. Application of wood stain and acrylic solvent-based coating

**WINDOW GLASS:**  
 1. For TINTING

LEFT SIDE ELEVATION  
 SCALE 1:100M

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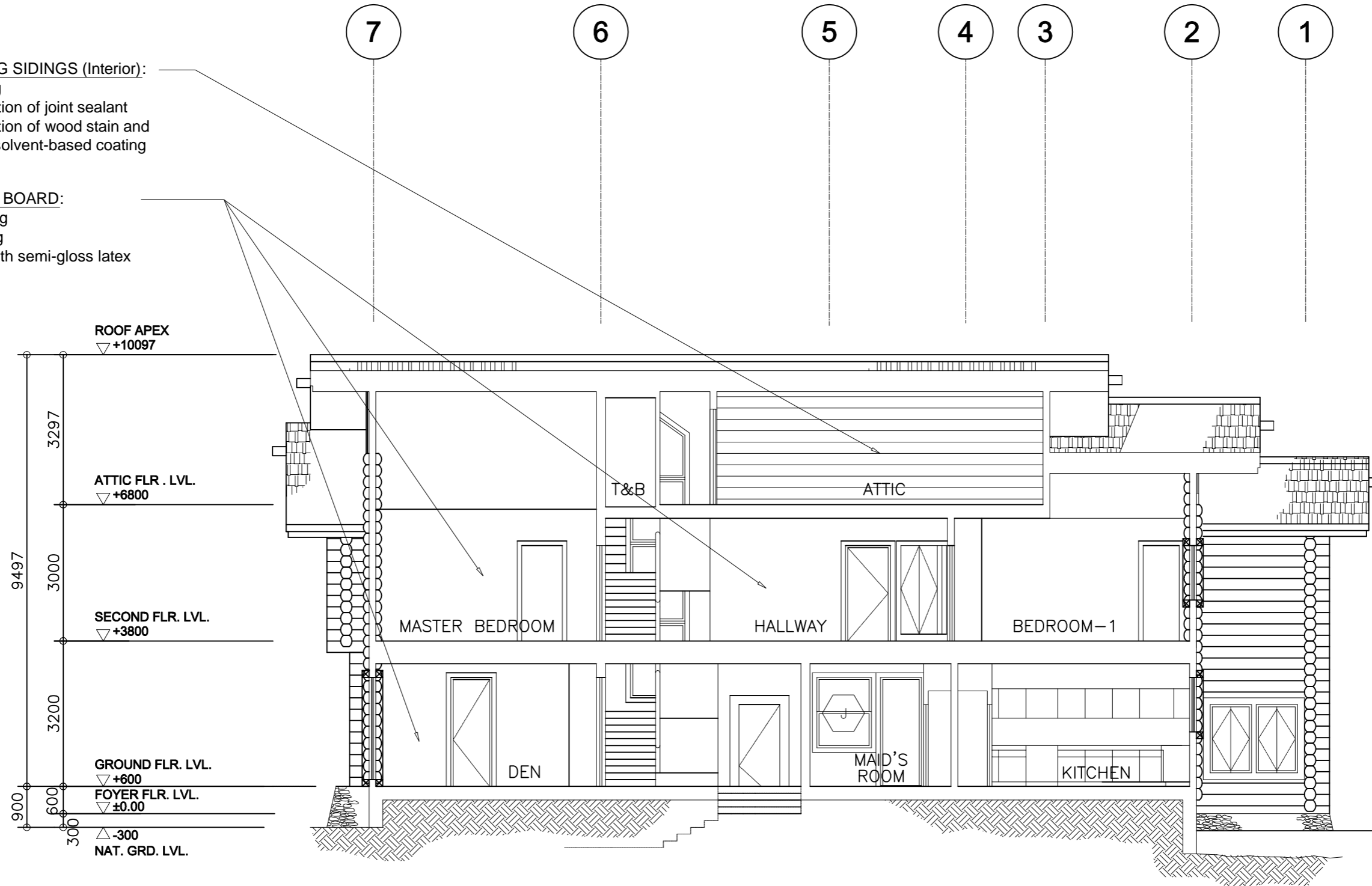
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**HALF LOG SIDINGS (Interior):**  
 1. Sanding  
 2. Application of joint sealant  
 3. Application of wood stain and acrylic solvent-based coating

**CEMENT BOARD:**  
 1. Cleaning  
 2. Sanding  
 3. Paint with semi-gloss latex paint



LONGITUDINAL SECTION  
 SCALE 1:100M

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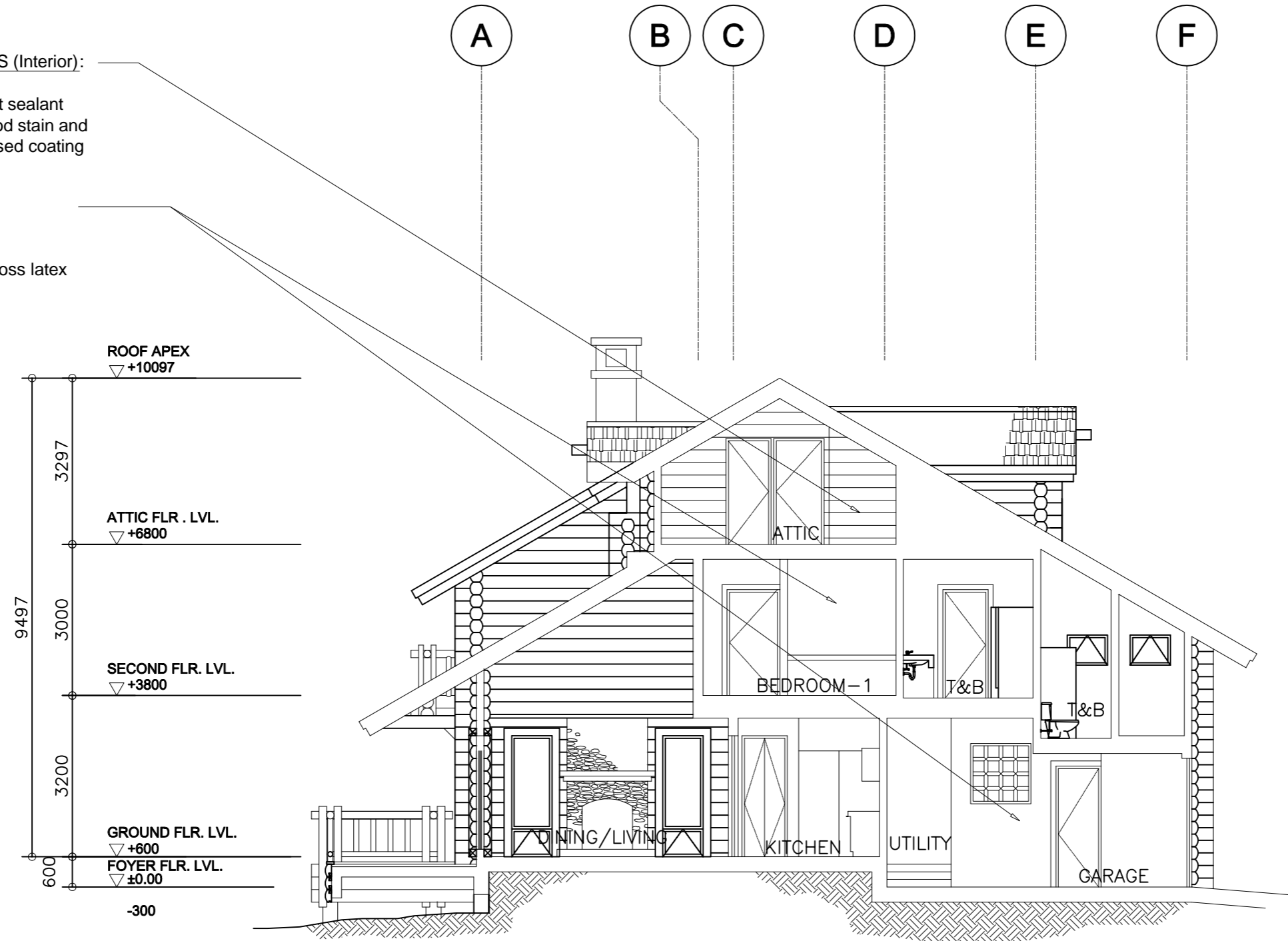
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**HALF LOG SIDINGS (Interior):**  
 1. Sanding  
 2. Application of joint sealant  
 3. Application of wood stain and acrylic solvent-based coating

**CEMENT BOARD:**  
 1. Cleaning  
 2. Sanding  
 3. Paint with semi-gloss latex paint



**CROSS SECTION**  
 SCALE 1:100M

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