

Draft Architectural Specifications Digest (INTERIOR AND EXTERIOR FINISHING ONLY)

Project : PROPOSED RENOVATION/ EXPANSION OF THE
TRANSFER SITE FOR THE **HDMF REGIONAL
OFFICE**

Location :

Owner : Housing Development Mutual Fund (HDMF)

Consultant :

Consulting
Architect : **Armando N. ALLÍ**

Architect-
of-record :

Date : 06 November 2002

Section A INTERIOR FINISHES

General: THE CONTRACTOR SHALL SUBMIT MATERIAL AND FINISH SAMPLES FOR **ARCHITECT-OF-RECORD("AOR")**'S APPROVAL PRIOR TO FINAL INSTALLATION AND/OR APPLICATION.

1.0 MAIN(EXISTING)BUILDING

- 1.01 COMMON AREAS (ACCESS AREA TO STAIRS,STAIRS, ETC.)
- a. Floor. Porcelain granite tiles, polished, 6mm thk. X 400mm X 400mm, WHITE HORSE brand, Malaysian manufacture or approved equivalent. Color = #11PL (field), #33PL (border and accent).
 - b. Walls. Masonry wall surfaces: latex paint finish, three coats, with surface preparation to receive paint as per Paint Manufacturer's Specifications; use masonry neutralizer, concrete sealer and putty. Use BOYSEN brand Multi-fleck Technicolor Paint, color = #09 Basecoat; Pattern #165 wall finish. Apply clear acrylic emulsion topcoat. Refer to Color Schedule.
 - c. Engaged Columns (Along Walls). Use roller-brush applied semi-gloss paint finish; color = China Blue. Use BOYSEN

brand paint or AOR-approved equivalent. Columns to receive surface preparation prior to final coat of paint. Column base: use granite tile, 150mm high, same color as floor border (#33PL) and recessed 12mm from wall surface. Column crown trim: 50mm high wall to ceiling recessed 12mm from face of column, paint finish, color = Blue Ice.

- d. Suspended Ceiling System at Common Areas (Stairs and Stair Access Areas only). Use only non-sag mineral fiber acoustic board, 1219mm X 1219mm X 19mm thick; ARMSTRONG brand, RH-99 Minatuff fissured, or its AOR-approved equivalent. The acoustical board manufacturer shall recommend the matching powder paint-coated aluminum T-runners, ceiling hangers and accessories. Ceiling installation shall follow strictly the Manufacturer's Specifications. Refer to Reflected Ceiling Plan.
- e. Baseplate. 6mm X 150mm high granite tile wall base, bullnose edge, WHITE HORSE Brand, Malaysian manufacture or approved equivalent; color = 33PL.
- f. Lighting.
 1. Recessed pinlights, PHILIPS brand all-aluminum housing with silver reflector and white powder paint-coated rim; use OSRAM DULUX brand EL Lamp, maximum 50 watts, warm white light. Refer to Reflected Ceiling Plan.
 2. Column-mounted accent lights (uplights), generic brand; use OSRAM DULUX brand EL Lamp, 23 watts, warm white light. Refer to Schedule and submit sample luminaire for AOR approval prior to purchase
- g. Frameless Glass Doors and Partitions. Use Republic Asahi brand. Refer to Schedule of Doors and Windows and AOR-approved base materials. Provide light-colored silicon sealant for joints.
- h. Stairs. Porcelain granite tiles, polished, 6mm thk. X 300mm X 300mm, WHITE HORSE brand, Malaysian manufacture or approved equivalent, Color = #11PL (field) and fitted with highly 2" wide 3M brand abrasive nosing strips. 2" dia. tube handrail and all ½" square bar supports shall be of stainless steel.
- m. Others.
 1. Electrical switch plates and convenience outlet faces. Use NATIONAL brand or AOR-approved equivalent only.
 2. Hardware (Standard Wood Door Locksets and Wood Door Closers only). SCHLAGE brand, USA manufacture or AOR-approved equivalent only.
 3. Hardware (Frameless Glass Doors and Partitions only). Use only stainless steel. Refer to Schedule of Doors and Windows.

1.02 CLIENT AREAS (WAITING AND TRANSACTION AREAS, ETC.)

- a. Floor. Porcelain granite tiles, polished, 6mm thk. X 400mm X 400mm, WHITE HORSE brand, Malaysian manufacture or approved equivalent. Color = #11PL (field), #33PL (border and accent).
- b. Walls. Masonry wall surfaces: latex paint finish, three coats, with surface preparation to receive paint as per Paint Manufacturer's Specifications; use masonry neutralizer, concrete sealer and putty. Use BOYSEN brand

Multi-fleck Technicolor Paint, color = **#09** Basecoat; **Pattern #165** wall finish. Apply clear acrylic emulsion topcoat. **Refer to Color Schedule.**

- c. Engaged Columns (Along Walls) and Free-standing Columns. 19mm thk. marine plywood cladding, roller-brush applied semi-gloss paint finish; color = **China Blue**. Use **BOYSEN** brand paint or **AoR**-approved equivalent. Columns to receive surface preparation prior to final coat of paint. Column base: use granite tile, 150mm high, same color as floor border (**#33PL**) and **recessed** 12mm from wall surface. Column crown trim: 50mm high wall to ceiling **recess** 12mm from face of column, paint finish, color = **Blue Ice**.
- d. Suspended Ceiling System at Client Areas only. Use only non-sag **mineral fiber acoustic board**, 609mm X 609mm X 19mm thick; **ARMSTRONG** brand, **RH-99 Minatuff fissured**, or its **AoR**-approved equivalent. The acoustical board manufacturer shall recommend the matching powder paint-coated aluminum T-runners, ceiling hangers and accessories. Ceiling installation shall follow strictly the Manufacturer's Specifications. **Refer to Reflected Ceiling Plan.**
- e. Baseplate. 6mm X 150mm high granite tile wall base, bullnose edge, **WHITE HORSE** Brand, **Malaysian** manufacture or approved equivalent; color = **33PL**
- f. Lighting.
 1. General Lighting. Use only twin 40-Watt **PHILIPS** brand fluorescent lamps, **warm white** color in troffer light box with mirrorized reflector and white powder coated aluminum louvers; high power factor (hpf) ballast. **Refer to reflected ceiling plan.**
 2. Accent Lights. Use Column-mounted accent lights (uplights), **generic** brand; use **OSRAM DULUX** brand **EL** Lamp, 23 watts, **warm white** light. **Refer to Schedule** and submit sample luminaire for **AoR** approval prior to purchase.
- g. Built-ins. 19mm thk. plywood, marine type, wherever specified (note: **do not use plyboard**) with K.D. Tanguile frames and solid wood edging; **refer to Detail Drawings.**
- h. Interior Signages : Satin finish stainless steel, pin-mounted on hardwood,. **Refer to AOR-approved Detailed/ Full-Size Shop Drawings to be furnished by Contractor.**
- i. Frameless Glass Doors and Partitions. Use **Republic Asahi** brand. **Refer to Schedule of Doors and Windows** and **AoR**-approved base materials.
- j. Others.
 1. Electrical switch plates and convenience outlet faces. Use **NATIONAL** brand or **AoR**-approved equivalent only.
 2. Hardware (Standard Wood Door Locksets and Wood Door Closers only). **SCHLAGE** brand, **USA** manufacture or **AoR**-approved equivalent only.
 3. Hardware (Frameless Glass Doors and Partitions only). Use only stainless steel. **Refer to Schedule of Doors and Windows.**

1.03 GENERAL WORK AREAS

- a. Floor (field). Vitrified floor tiles, 400mm X 400mm, **MARIWASA** brand or approved equivalent, color = **Medium Blue**.
- b. Floor (border and accent). Porcelain granite tiles, polished, 6mm thk. X 400mm X 400mm, **WHITE HORSE** brand, **Malaysian** manufacture or AOR-approved equivalent. Color = **#33PL**.
- c. Masonry wall surfaces. Paint finish, three coats, with surface preparation to receive paint as per Paint Manufacturer's Specifications; use masonry neutralizer, concrete sealer and putty. Use **BOYSEN** brand **Multi-fleck Technicolor Paint**, color = **#09** Basecoat; **Pattern #165** wall finish. Apply acrylic emulsion clear topcoat.
- d. Wood wall surfaces. Paint finish, three coats, with surface preparation to receive paint as per Paint Manufacturer's Specifications; use putty as needed. Use **BOYSEN** brand **Multi-fleck Technicolor Paint**, color = **#09** Basecoat: **Pattern #165** wall finish. Apply acrylic emulsion clear topcoat.
- e. Suspended ceiling system. Use only **non-sag mineral fiber acoustic board, 609mm X 609mm X 19mm thick; ARMSTRONG** brand, **RH-99 Minatuff fissured**, or its AOR-approved equivalent. The acoustical board manufacturer shall recommend the matching powder paint-coated aluminium T-runners, ceiling hangers and accessories. Ceiling installation shall follow strictly the Manufacturer's Specifications. **Refer to Reflected Ceiling Plan**.
- f. Baseplate. 6mm X 150mm high granite tile wall base, bullnose edge, **WHITE HORSE** Brand, **Malaysian** manufacture or approved equivalent; color = **33PL**.
- g. Built-ins. 19mm thk. plywood, marine type, wherever specified (**note: do not use plyboard**) with K.D. Tanguile frames and solid wood edging; **refer to Detail Drawings**.
- h. Lighting. Use only twin 40-watt **PHILIPS** brand fluorescent lamps, **warm white** color in troffer light box with mirrored reflector and white powder coated aluminum louvers; high power factor (hpf) ballast. **Refer to reflected ceiling plan**.
- i. Blinds Cove. 200mm wide parallel to curtain wall; **Refer to detail** for height.
- j. Others.
 1. Electrical switch plates and convenience outlet faces. Use **NATIONAL** brand or AOR-approved equivalent only.
 2. Hardware (Standard Wood Door Locksets and Wood Door Closers only). **SCHLAGE** brand, **USA** manufacture or AOR-approved equivalent only.

1.04 EXECUTIVE OFFICES

- a. Floor. Imported Carpet Tiles. **Brand, series and model name/ color still to be specified.** Refer to Manufacturer's Specifications for installation.
- b. Walls. For both masonry and wood wall/ partition surfaces, provide acceptable surface preparation to receive fabric-backed wallpaper, **GOODRICH brand, Goodwall Plus GWP 837.**
- c. Suspended ceiling system. **Non-sag mineral fiber acoustic board, 609mm X 609mm X 19mm thick; ARMSTRONG Brand, RH-99 Minatuff fissured,** or its approved equivalent. The acoustical board manufacturer shall recommend T-runners, ceiling hangers, among others, accessories such as powder paint-coated aluminum. Ceiling installation shall follow strict compliance with the manufacturer's specifications.
- d. Door and Fixed Glass Wall Panels. Hollow-core type door with **Beech veneer** faces, clear semi-gloss lacquer finish. Solid KD wood frames, semi-gloss lacquer beech finish, with 6mm thick clear/frosted glass. **Refer to Schedule of Doors and Windows.**
- e. Millwork.
 1. Baseboard. 19mm X 100mm high KD wood baseboard, semi-gloss lacquer **beech** finish.
 2. Door Casing. KD wood, semi-gloss lacquer **beech** finish.
 3. Ceiling Trim. 25mm X 25mm KD wood with ceiling gap along bare masonry walls.
 4. Blinds Cove. 200mm wide parallel to curtain wall; **Refer to detail** for height.
- f. Lighting. Use only twin **40-watt PHILIPS** brand fluorescent lamps, **warm white** color in troffer light box with mirrorized reflector and white powder coated aluminum louvers; high power factor (hpf) ballast. **Refer to reflected ceiling plan.**
- g. Others.
 5. Electrical switch plates and convenience outlet faces. Use **NATIONAL** brand or **AoR**-approved equivalent only.
 6. Hardware (Standard Wood Door Locksets and Wood Door Closers only). **SCHLAGE** brand, **USA** manufacture or **AoR**-approved equivalent only.

1.05 EXECUTIVE TOILETS

- a. Floor. **Vitrified floor tiles (VFT), MARIWASA** brand, 200mm X 200mm. **Refer to Schedule of Tiles.**
- b. Walls. Glazed ceramic wall tiles, **MARIWASA** brand, 200mm X 200mm. Wall base tile (one-tile layer) shall be the same as floor tile material and color. **Refer to Detail Drawing and Schedule of Tiles.**
- c. Suspended Ceiling System. Use **cement bonded board (CBB), 608mm X 608mm X 6mm thick; Omniboard** brand, or its **AoR**-approved equivalent only. Use only powder paint-coated aluminum T-runners, ceiling hangers and accessories. Ceiling installation shall follow standards for suspended ceiling system installation at the general work areas. Use only latex paint finish for the CBB, in three

coats, with surface preparation to receive paint as per Paint Manufacturer's Specifications; use masonry neutralizer, concrete sealer and putty. Use **BOYSEN** brand paint and apply clear acrylic emulsion topcoat. **Refer to Reflected Ceiling Plan.**

- d. Door. Hollow-core type with 6mm thk. **Beech veneer** laminated plywood faces, semi-gloss clear lacquer finish; **Refer to Schedule of Doors and Windows.**
- e. Millwork.
 - 1. Door Casing. KD wood, semi-gloss lacquer **beech** finish.
 - 2. Ceiling Trim. 25mm X 25mm KD wood with ceiling gap along bare masonry walls.
- f. Lighting. Recessed pinlights, **PHILIPS** brand all-aluminum housing with silver reflector and white powder paint-coated rim; use **OSRAM DULUX** brand **EL** Lamp, 23 watts, **warm white** light. **Refer to Reflected Ceiling Plan.**
- g. Built-ins. 19mm thk. plywood, marine type, wherever specified (*note: **do not use plyboard***) with K.D. Tanguile frames and solid wood edging; **refer to Detail Drawings.**
- h. Fixtures and Fittings.
 - 1. Water closet. **AMERICAN STANDARD** brand, **ECO Cassandra**.
 - 2. Counter-type Lavatory. **AMERICAN STANDARD** brand, **series and model name/ color still to be specified.**
 - 3. Lavatory Fittings. **PRICE PFISTER** or **BRIGGS** brand, **USA** manufacture or **AoR**-approved equivalent.
- i. Accessories.
 - 1. Recessed vitreous china toilet paper holder. **AMERICAN STANDARD** brand, **Symphony**.
 - 2. Framed mirror on wall above lavatory; use aluminum frame, powder paint finish; color to be specified by **AoR**.
 - 3. Exhaust fan. 250mm X 250mm, ceiling mounted.
- j. Others.
 - 1. Electrical switch plates and convenience outlet faces. Use **NATIONAL** brand or **AoR**-approved equivalent only.
 - 2. Hardware (Standard Wood Door Locksets and Wood Door Closers only). **SCHLAGE** brand, **USA** manufacture or **AoR**-approved equivalent only.

1.06 CONFERENCE ROOM

- a. Floor. Imported Carpet Tiles. **Brand, series and model name/ color still to be specified.** Refer to Manufacturer's Specifications for installation.
- b. Walls. For masonry and wood wall surfaces, provide acceptable surface preparation to receive fabric-backed wallpaper, **GOODRICH** brand, **Goodwall Plus GWP 837**.
- c. Suspended ceiling system. Use only **Non-sag mineral fiber acoustic board, 609mm X 609mm X 19mm thick; ARMSTRONG Brand, RH-99 Minatuff fissured**, or its **AoR**-approved equivalent. The acoustical board manufacturer shall recommend T-runners, ceiling hangers, among others, accessories such as powder paint-coated aluminum. Ceiling installation shall follow strict compliance with the manufacturer's specifications.
- d. Door and Fixed Glass Wall Panels. Hollow core type door with **beech veneer** faces, clear semi-gloss lacquer finish.

Solid KD wood frames, semi-gloss lacquer beech finish, with 6mm thick clear/frosted glass. Refer to Schedule of Doors and Windows.

- e. Millwork.
 - 3. Baseboard. 19mm X 100mm high KD wood baseboard, semi-gloss lacquer beech finish.
 - 4. Door Casing. KD wood, semi-gloss lacquer beech finish.
 - 5. Ceiling Trim. 25mm X 25mm KD wood with ceiling gap along bare masonry walls.
 - 6. Blinds Cove. 200mm wide parallel to curtain wall; Refer to detail for height.
- f. Lighting. Use only twin 40-watt PHILIPS brand fluorescent lamps, warm white color in troffer light box with mirrorized reflector and white powder coated aluminum louvers; high power factor (hpf) ballast. Refer to reflected ceiling plan.
- g. Built-Ins. 19mm thk. plywood, marine type, wherever specified (note: do not use plyboard) with K.D. Tanguile frames and solid wood edging; refer to Detail Drawings.
- h. Whiteboard. Beech veneer side panels and crown moulding, duco finish center panel below whiteboard. Refer to detail.
- i. Others.
 - 1. Electrical switch plates and convenience outlet faces. Use NATIONAL brand or AoR-approved equivalent only.
 - 2. Hardware (Standard Wood Door Locksets and Wood Door Closers only). SCHLAGE brand, USA manufacture or AoR-approved equivalent only.

1.07 PANTRY

- a. Floor (field). Vitrified floor tiles, 400mm X 400mm, MARIWASA brand or approved equivalent, color = Medium Blue.
- i. Floor (border and accent). Porcelain granite tiles, polished, 6mm thk. X 400mm X 400mm, WHITE HORSE brand, Malaysian manufacture or AoR-approved equivalent. Color = #33PL.
- j. Masonry wall surfaces. Paint finish, three coats, with surface preparation to receive paint as per Paint Manufacturer's Specifications; use masonry neutralizer, concrete sealer and putty. Use BOYSEN brand Multi-fleck Technicolor Paint, color = #09 Basecoat; Pattern #165 wall finish. Apply acrylic emulsion clear topcoat.
- k. Wood wall surfaces. Paint finish, three coats, with surface preparation to receive paint as per Paint Manufacturer's Specifications; use putty as needed. Use BOYSEN brand Multi-fleck Technicolor Paint, color = #09 Basecoat: Pattern #165 wall finish. Apply acrylic emulsion clear topcoat.
- e. Suspended Ceiling System. Use cement bonded board (CBB), 608mm X 608mm X 6mm thick; Omniboard brand, or its AoR-approved equivalent only. Use only powder paint-coated aluminum T-runners, ceiling hangers and accessories. Ceiling installation shall follow standards for suspended ceiling system installation at the general work

areas. Use only latex paint finish for the CBB, in three coats, with surface preparation to receive paint as per Paint Manufacturer's Specifications; use masonry neutralizer, concrete sealer and putty. Use **BOYSEN** brand paint and apply clear acrylic emulsion topcoat. Refer to **Reflected Ceiling Plan**.

- d. Door. Hollow-core type with 6mm thick marine plywood; **duco** paint finish, color = *China Blue* (door), *Blue Ice* (door casing). Refer to Schedule of Doors and Windows.
- e. Basepaint Strip. Standard surface preparation to receive paint as per paint Manufacturer's Specifications; use masonry neutralizer, concrete sealer etc; use **BOYSEN** Brand or **AoR**-approved equivalent; color = *China Blue*.
- f. Lighting. Use only single 20-watt **PHILIPS** brand fluorescent lamps, **warm white** color in troffer light box with mirrorized reflector and white powder coated aluminum louvers; high power factor (hpf) ballast. Refer to **reflected ceiling plan**.
- g. Others.
 1. Electrical switch plates and convenience outlet faces. Use **NATIONAL** brand or **AoR**-approved equivalent only.
 2. Hardware (Standard Wood Door Locksets and Wood Door Closers only). **SCHLAGE** brand, **USA** manufacture or **AoR**-approved equivalent only.
 3. Sink. Stainless steel, drop-in type, single bowl sink with drain board with tap holes complete with basket strainer.
 4. Kitchen faucet. **8"** concealed deck faucet with **8"** cast brass spout with hose and spray, polished chrome, **USA** manufacture, **PRICE PFISTER** brand **31-371** or **BRIGGS** brand or **AoR**-approved equal.
- h. Built-ins. 19mm thk. plywood, marine type, wherever specified (note: **do not use plyboard**) with K.D. Tanguile frames and solid wood edging; refer to **Detail Drawings**.
 1. Counter. 600mm-deep; use **FORMICA** brand High Pressure Laminate for countertop, 0.8mm post-formed, color = **Amber Maple 7012**. Refer to **Detail Drawings**.
 2. Overhead Cabinet. 300mm-deep; **duco** paint finish cabinet interior and exterior, color = **Iceberg**. Refer to **detailed drawings**.

1.08 PUBLIC TOILETS (INCLUDING DISABLED)

- a. Floor. Vitrified floor tiles (VFT), 200mm X 200mm, **MARIWASA** brand or approved equivalent, color = **Medium Blue** (field) and **Dark Blue** (border and accent). Refer to **Tile Schedule** and submit sample tile for **AoR** approval prior to installation.
- b. Walls. Glazed ceramic wall tiles, 200mm X 200mm, **MARIWASA** brand or approved equivalent, color = **Medium Blue** (field) and **Dark Blue** (border and accent). Wall base tile (one tile layer) shall be the same as floor tile material (VFT) and color. Refer to **Tile Schedule** and submit sample tile for **AoR** approval prior to installation.
- c. Door. Hollow core type with 6mm thk. **marine** plywood face; **duco** paint finish. Refer to **Schedule of Doors and Windows** and **AoR**-approved **duco** paint color.

- d. Suspended Ceiling System. Use **cement bonded board (CBB), 608mm X 608mm X 6mm thick; Omniboard** brand, or its AOR-approved equivalent only. Use only powder paint-coated aluminum T-runners, ceiling hangers and accessories. Ceiling installation shall follow standards for suspended ceiling system installation at the general work areas. Use only **latex paint finish** for the CBB, in three coats, with surface preparation to receive paint as per Paint Manufacturer's Specifications; use masonry neutralizer, concrete sealer and putty. Use **BOYSEN** brand paint and apply clear acrylic emulsion topcoat. **Refer to Reflected Ceiling Plan.**
 - e. Recessed Pinlights. Use **PHILIPS** brand all-aluminum housing with silver reflector and white powder paint-coated rim; use **OSRAM DULUX** brand **EL** Lamp, 23 watts, **warm white** light. **Refer to Reflected Ceiling Plan.**
 - f. Fixtures and Fittings.
 - 1. Flush valve-type water closet. **AMERICAN STANDARD** brand, **series and model name/ color still to be specified.**
 - 2. Counter-type Lavatory. **AMERICAN STANDARD** brand, **series and model name/ color still to be specified.**
 - 3. Lavatory Fittings. **PRICE PFISTER** or **BRIGGS** brand, **USA** manufacture or **AOR**-approved equivalent.
 - g. Accessories.
 - 1. Wall-hung toilet paper holder. **AMERICAN STANDARD** brand, **series and model name/ color still to be specified.**
 - 2. Framed mirror on wall above lavatory; use aluminum frame, powder paint finish; color to be specified by **AOR.**
 - 3. Exhaust fan. 250mm X 250mm, ceiling mounted.
 - 4. **1-1/2" dia. Satin finish** grab bars for disabled.
 - h. Others.
 - 1. Electrical switch plates and convenience outlet faces. Use **NATIONAL** brand or **AOR**-approved equivalent only.
 - 2. Hardware (Standard Wood Door Locksets and Wood Door Closers only). **SCHLAGE** brand, **USA** manufacture or **AOR**-approved equivalent only.
- 1.09 EXECUTIVE LOUNGE (4F)
- a. Floor. Imported Carpet Tiles. **Brand, series and model name/ color still to be specified.** Refer to Manufacturer's Specifications for installation.
 - b. Walls. For both masonry and wood wall/ partition surfaces, provide acceptable surface preparation to receive fabric-backed wallpaper, **GOODRICH** brand, **Goodwall Plus GWP 837.**
 - c. Suspended ceiling system. **Non-sag mineral fiber acoustic board, 609mm X 609mm X 19mm thick; ARMSTRONG** Brand, **RH-99 Minatuff fissured,** or its approved equivalent. The acoustical board manufacturer shall recommend T-runners, ceiling hangers, among others, accessories such as powder paint-coated aluminum. Ceiling installation shall follow strict compliance with the manufacturer's specifications.

- d. Door. Hollow-core type door with **Beech veneer** faces, clear semi-gloss lacquer finish. Solid KD wood frames. **Refer to Schedule of Doors and Windows.**
 - e. Millwork.
 - 1. Baseboard. 19mm X 100mm high KD wood baseboard, semi-gloss lacquer **beech** finish.
 - 2. Door Casing. KD wood, semi-gloss lacquer **beech** finish.
 - 3. Ceiling Trim. 25mm X 25mm KD wood with ceiling gap along bare masonry walls.
 - f. Lighting. Use only twin **40-watt PHILIPS** brand fluorescent lamps, **warm white** color in troffer light box with mirrorized reflector and white powder coated aluminum louvers; high power factor (hpf) ballast. **Refer to reflected ceiling plan.**
 - g. Others.
 - 1. Electrical switch plates and convenience outlet faces. Use **NATIONAL** brand or **AOR**-approved equivalent only.
 - 2. Hardware (Standard Wood Door Locksets and Wood Door Closers only). **SCHLAGE** brand, **USA** manufacture or **AOR**-approved equivalent only.
- 1.10 VAULT (GF) AND STOCK ROOM (4F)
- a. Floor (field). Vitrified floor tiles, 400mm X 400mm, **MARIWASA** brand or approved equivalent, color = **Medium Blue**.
 - b. Masonry wall surfaces. Paint finish, three coats, with surface preparation to receive paint as per Paint Manufacturer's Specifications; use masonry neutralizer, concrete sealer and putty. Use **BOYSEN** brand **Multi-fleck Technicolor Paint**, color = **#09** Basecoat; **Pattern #165** wall finish. Apply acrylic emulsion clear topcoat.
 - c. Wood wall surfaces. Paint finish, three coats, with surface preparation to receive paint as per Paint Manufacturer's Specifications; use putty as needed. Use **BOYSEN** brand **Multi-fleck Technicolor Paint**, color = **#09** Basecoat; **Pattern #165** wall finish. Apply acrylic emulsion clear topcoat.
 - d. Suspended ceiling system. Use only **non-sag mineral fiber acoustic board, 609mm X 609mm X 19mm thick; ARMSTRONG** brand, **RH-99 Minatuff fissured**, or its **AOR**-approved equivalent. The acoustical board manufacturer shall recommend the matching powder paint-coated aluminium T-runners, ceiling hangers and accessories. Ceiling installation shall follow strictly the Manufacturer's Specifications. **Refer to Reflected Ceiling Plan.**
 - e. Built-ins. 19mm thk. plywood, marine type, wherever specified (*note: **do not use plyboard***) with K.D. Tanguile frames and solid wood edging; **refer to Detail Drawings.**
 - k. Lighting. Use only **single 20-watt PHILIPS** brand fluorescent lamps, **warm white** color in troffer light box with mirrorized reflector and white powder coated aluminum louvers; high power factor (hpf) ballast. **Refer to reflected ceiling plan.**

2.0 NEW(ANNEX)BUILDING

2.01 LOBBY, ELEVATOR LOBBY AND MAIN HALLWAY AREAS

- a. Floor. Porcelain granite tiles, polished, 6mm thk. X 400mm X 400mm, WHITE HORSE Brand, Malaysian manufacture or AOR-approved equivalent. Color = #11PL (field), #33PL (border and accent).
- b. Walls. Masonry wall surfaces: latex paint finish, three coats, with surface preparation to receive paint as per Paint Manufacturer's Specifications; use masonry neutralizer, concrete sealer and putty. Use BOYSEN brand Multi-fleck Technicolor Paint, color = #09 Basecoat; Pattern #165 wall finish. Apply clear acrylic emulsion topcoat. Refer to Color Schedule.
- c. Engaged Columns (Along Walls). 19mm thk. marine plywood cladding, roller-brush applied semi-gloss paint finish; color = China Blue. Use BOYSEN brand paint or AOR-approved equivalent. Columns to receive surface preparation prior to final coat of paint. Column base: use granite tile, 150mm high, same color as floor border (#33PL) and recessed 12mm from wall surface. Column crown trim: 50mm high wall to ceiling recess 12mm from face of column, paint finish, color = Blue Ice.
- d. Suspended Ceiling System at Lobby, Elevator Lobby and Main Hallway Areas. Use only non-sag mineral fiber acoustic board, 1219mm X 1219mm X 19mm thick; ARMSTRONG brand, RH-99 Minatuff fissured, or its AOR-approved equivalent. The acoustical board manufacturer shall recommend the matching powder paint-coated aluminium T-runners, ceiling hangers and accessories. Ceiling installation shall follow strictly the Manufacturer's Specifications. Refer to Reflected Ceiling Plan.
- e. Baseplate. 6mm X 150mm high granite tile wall base, bullnose edge, WHITE HORSE Brand, Malaysian manufacture or approved equivalent; color = 33PL.
- g. Lighting.
 1. Recessed Pinlights. Use only PHILIPS Brand all-aluminum housing with silver reflector and white powder paint-coated rim; use OSRAM DULUX brand EL Lamp, 23 watts, warm white light. Refer to Reflected Ceiling Plan.
 4. Logo Wall Lighting. Recessed eyeball pinlight wall-washers, white rim, chrome reflector with pingpong-type OSRAM Brand incandescent bulb, 25 watts (yellow light). Refer to Reflected Ceiling Plan.
 1. Column-mounted accent lights (uplights), generic brand; use OSRAM DULUX brand EL Lamp, 23 watts, warm white light. Refer to Schedule and submit sample luminaire for AOR approval prior to purchase.
- h. Others.
 1. Electrical switch plates and convenience outlet faces. Use NATIONAL brand or AOR-approved equivalent only.

2. Hardware (Standard Wood Door Locksets and Wood Door Closers only). **SCHLAGE** brand, **USA** manufacture or **AOR**-approved equivalent only.
- j. Information Counter. Use **pre-cut CORIAN Surfaces** brand countertop, color = **Deep Blue**. Use **FORMICA** brand high pressure laminate recessed front panels, color = **7214 Pacific Wash**. Use laminated wood veneer for front panels, color = **Beech**, with 10mm X10mm vertical grooves and 6mm X 12mm depth stainless steel insert. **Refer to Detail Drawings**.
- k. Interior Signage : HDMF (Pag-Ibig) Signage and Logo. Stainless steel, built-up, pin-mounted, satin finish. **Refer to AOR-approved Detailed/ Full-Size Shop Drawings to be furnished by Contractor**.
- l. Logo Wall. Use **FORMICA** brand high pressure laminate panels, color = **969 Navy Blue** with 6mm-wide X 12mm-deep stainless steel vertical insert between panels. **Logo**: use stainless steel, built-up, satin finish. Use pin mounts.

2.02 ELECTRICAL ROOM

- a. Floor. Epoxy Paint finish, **BOYSEN** brand **AQUA EPOXY** or **DAVIES** brand **POWERFLOOR**. Refer to Manufacturer's Specifications.
- b. Walls. For masonry wall surfaces, use semi gloss latex paint finish, three (3) coats, with surface preparation to receive paint as per paint Manufacturer's Specifications; use masonry neutralizer, concrete sealer, etc. Use **BOYSEN** Brand or approved equivalent; color = **Cocoa**.
- c. Door and Jamb. **Medium-duty metal construction without louvers or any other opening; sprayed quick dry enamel (QDE) paint finish, color = China Blue (door), Blue Ice (jamb). Refer to Schedule of Doors and Windows**.
- d. Basepaint Strip. Standard surface preparation to receive paint as per paint Manufacturer's Specifications; use masonry neutralizer, concrete sealer etc; use **BOYSEN** Brand or **AOR**-approved equivalent; color = **China Blue**.
- e. Lighting. **Surface-mounted 40-watt PHILIPS** brand industrial-type fluorescent lamp fixture. **Refer to Reflected Ceiling Plan**.
- f. Others.
 1. Electrical switch plates and convenience outlet faces. Use **NATIONAL** brand or **AOR**-approved equivalent only.
 2. Hardware (Standard Metal Door Lockset and Metal Door Closers only). **SCHLAGE** brand, **USA** manufacture or **AOR**-approved equivalent only.

2.03 COMMON AREAS (HALLWAY AND FIRE LANE)

- a. Floor.
 1. Field. Use **vitriified** floor tiles (VFT), 400mm X 400mm, **MARIWASA** brand or approved equivalent, color = **Medium Blue**.
 2. Border. Use **vitriified** floor tiles (VFT), 400mm X 400mm, **MARIWASA** brand or approved equivalent, color = **Dark Blue**.

- l. Walls. Masonry wall surfaces: **latex paint finish**, three coats, with surface preparation to receive paint as per Paint Manufacturer's Specifications; use masonry neutralizer, concrete sealer and putty. Use **BOYSEN** brand **Multi-fleck Technicolor Paint**, color = **#09** Basecoat: **Pattern #165** wall finish. Apply clear acrylic emulsion topcoat. **Refer to Color Schedule**.
- m. Engaged Columns (Along Walls) and Free-standing Columns. roller-brush applied semi-gloss paint finish; color = **China Blue**. Use **BOYSEN** brand paint or **AoR**-approved equivalent. Columns to receive surface preparation prior to final coat of paint.
- n. Suspended Ceiling System at Hallway and Fire Lane Areas only. Use only non-sag **mineral fiber acoustic board**, **609mm X 609mm X 19mm thick**; **ARMSTRONG** brand, **RH-99 Minatuff fissured**, or its **AoR**-approved equivalent. The acoustical board manufacturer shall recommend the matching powder paint-coated aluminum T-runners, ceiling hangers and accessories. Ceiling installation shall follow strictly the Manufacturer's Specifications. **Refer to Reflected Ceiling Plan**.
- o. Baseplate. 6mm X 150mm high granite tile wall base, bullnose edge, **WHITE HORSE** Brand, **Malaysian** manufacture or approved equivalent; color = **33PL**.
- f. Lighting.
 1. General Lighting. Use only **single 20-Watt PHILIPS** brand fluorescent lamps, **warm white** color in troffer light box with mirrorized reflector and white powder coated aluminum louvers; high power factor (hpf) ballast. **Refer to reflected ceiling plan**.
 2. Recessed Pinlights. Use only **PHILIPS** brand all-aluminum housing with silver reflector and white powder paint-coated rim; use **OSRAM DULUX** brand **EL** Lamp, **23** watts, **warm white** light. **Refer to Reflected Ceiling Plan**.
- g. Built-ins. 19mm thk. plywood, marine type, wherever specified (**note: do not use plyboard**) with K.D. Tanguile frames and solid wood edging; **refer to Detail Drawings**.
- a. Interior Signages : Satin finish stainless steel, pin-mounted on hardwood,. **Refer to AOR-approved Detailed/ Full-Size Shop Drawings to be furnished by Contractor**.
- b. Frameless Glass Doors and Partitions. Use **Republic Asahi** brand. **Refer to Schedule of Doors and Windows** and **AoR**-approved base materials.
- c. Others.
 1. Electrical switch plates and convenience outlet faces. Use **NATIONAL** brand or **AoR**-approved equivalent only.
 2. Hardware (Standard Wood Door Locksets and Wood Door Closers only). **SCHLAGE** brand, **USA** manufacture or **AoR**-approved equivalent only.
 3. Hardware (Frameless Glass Doors and Partitions only). Use only stainless steel. **Refer to Schedule of Doors and Windows**.

2.04 CENTRAL RECORDS ROOM (INCLUDING MICROFILM)

- a. Floor (field). Vitrified floor tiles, 400mm X 400mm, **MARIWASA** brand or approved equivalent, color = **Medium Blue**.
- b. Floor (border and accent). Porcelain granite tiles, polished, 6mm thk. X 400mm X 400mm, **WHITE HORSE** brand, **Malaysian** manufacture or **AOR**-approved equivalent. Color = **#33PL**.
- c. Masonry wall surfaces. Paint finish, three coats, with surface preparation to receive paint as per Paint Manufacturer's Specifications; use masonry neutralizer, concrete sealer and putty. Use **BOYSEN** brand **Multi-fleck Technicolor Paint**, color = **#09** Basecoat; **Pattern #165** wall finish. Apply acrylic emulsion clear topcoat.
- d. Suspended ceiling system. Use only **non-sag mineral fiber acoustic board, 609mm X 609mm X 19mm thick; ARMSTRONG** brand, **RH-99 Minatuff fissured**, or its **AOR**-approved equivalent. The acoustical board manufacturer shall recommend the matching powder paint-coated aluminium T-runners, ceiling hangers and accessories. Ceiling installation shall follow strictly the Manufacturer's Specifications. **Refer to Reflected Ceiling Plan**.
- e. Basepaint Strip. Standard surface preparation to receive paint as per paint Manufacturer's Specifications; use masonry neutralizer, concrete sealer etc; use **BOYSEN** Brand or **AOR**-approved equivalent; color = **China Blue**.
- f. Built-ins. 19mm thk. plywood, marine type, wherever specified (note: **do not use plyboard**) with K.D. Tanguile frames and solid wood edging; **refer to Detail Drawings**.
- g. Lighting. Use only **single 20-watt PHILIPS** brand fluorescent lamps, **warm white** color in troffer light box with mirrorized reflector and white powder coated aluminum louvers; high power factor (hpf) ballast. **Refer to reflected ceiling plan**.
- h. Door and Jamb. **Medium-duty metal construction without louvers or any other opening; sprayed quick dry enamel (QDE) paint finish, color = China Blue (door), Blue Ice (jamb). Refer to Schedule of Doors and Windows**.
- i. Others.
 1. Electrical switch plates and convenience outlet faces. Use **NATIONAL** brand or **AOR**-approved equivalent only.
 2. Hardware (Standard Wood Door Locksets and Wood Door Closers only). **SCHLAGE** brand, **USA** manufacture or **AOR**-approved equivalent only.

2.05 DAYCARE AND GYM AREA (EXCLUDING LOCKER AND TOILET)

- a. Floor. **Vinyl Floor Tiles, 3mm thk. X 400mm X 400mm, Japan manufacture only** or **AOR**-approved equal, design and color **to be specified by AOR**. Use **DAVCO** brand leveling compound for subsurface preparation prior to installing vinyl tiles.
- b. Masonry wall surfaces. Paint finish, three coats, with surface preparation to receive paint as per Paint Manufacturer's Specifications; use masonry neutralizer,

concrete sealer and putty. Use **BOYSEN** brand **Multi-fleck Technicolor Paint**, color = **#09** Basecoat; **Pattern #165** wall finish. Apply acrylic emulsion clear topcoat.

- c. Suspended ceiling system. Use only **non-sag mineral fiber acoustic board, 609mm X 609mm X 19mm thick; ARMSTRONG** brand, **RH-99 Minatuff fissured**, or its **AoR**-approved equivalent. The acoustical board manufacturer shall recommend the matching powder paint-coated aluminium T-runners, ceiling hangers and accessories. Ceiling installation shall follow strictly the Manufacturer's Specifications. **Refer to Reflected Ceiling Plan.**
- d. Basepaint Strip. Standard surface preparation to receive paint as per paint Manufacturer's Specifications; use masonry neutralizer, concrete sealer etc; use **BOYSEN** Brand or **AoR**-approved equivalent; color = **China Blue.**
- e. Built-ins. 19mm thk. plywood, marine type, wherever specified (note: **do not use plyboard**) with K.D. Tanguile frames and solid wood edging; **refer to Detail Drawings.**
- f. Lighting. Use only **single 20-watt PHILIPS** brand fluorescent lamps, **warm white** color in troffer light box with mirrorized reflector and white powder coated aluminum louvers; high power factor (hpf) ballast. **Refer to reflected ceiling plan.**
- g. Door. Hollow-core type with 6mm thk. marine plywood face; **duco** paint finish, color = **China Blue** (door); **Iceberg** (door jamb). **Refer to Schedule of Doors and Windows.**
- h. Others.
 1. Electrical switch plates and convenience outlet faces. Use **NATIONAL** brand or **AoR**-approved equivalent only.
 2. Hardware (Standard Wood Door Locksets and Wood Door Closers only). **SCHLAGE** brand, **USA** manufacture or **AoR**-approved equivalent only.

2.06 ACCOMMODATIONS (DORMITORIES AND SUITES)

- a. Floor (field). Vitrified floor tiles, 400mm X 400mm, **MARIWASA** brand or approved equivalent, color = **Medium Blue.**
- b. Floor (border and accent). **Porcelain granite tiles, polished, 6mm thk. X 400mm X 400mm, WHITE HORSE** brand, Malaysian manufacture or **AoR**-approved equivalent. Color = **#33PL.**
- c. Masonry wall surfaces. Paint finish, three coats, with surface preparation to receive paint as per Paint Manufacturer's Specifications; use masonry neutralizer, concrete sealer and putty. Use **BOYSEN** brand **Multi-fleck Technicolor Paint**, color = **#09** Basecoat: **Pattern #165** wall finish. Apply acrylic emulsion clear topcoat.
- d. Suspended Ceiling System. Use **imported gypsum board (IGB), 608mm X 608mm X 11mm thick** or its **AoR**-approved equivalent only. Use only powder paint-coated aluminum T-runners, ceiling hangers and accessories. Ceiling installation shall follow standards for suspended ceiling system installation at the general work areas. Use only **BOYSEN** brand latex paint for the IGB, in three coats, with the necessary surface preparation to receive paint

as per Paint Manufacturer's Specifications. Refer to Reflected Ceiling Plan.

- e. Baseplate. 6mm X 150mm high granite tile wall base, bullnose edge, **WHITE HORSE** Brand, **Malaysian** manufacture or **AoR**-approved equivalent; color = **33PL**.
- f. Lighting. Twin 40-Watt **PHILIPS** brand fluorescent lamps, **warm white** color in troffer light box with mirrored reflector and white powder coated aluminum louvers; high power factor (hpf) ballast. Refer to reflected ceiling plan.
- g. Others.
 1. Electrical switch plates and convenience outlet faces. Use **NATIONAL** brand or **AoR**-approved equivalent only.
 2. Hardware (Standard Wood Door Locksets and Wood Door Closers only). **SCHLAGE** brand, **USA** manufacture or **AoR**-approved equivalent only.

2.07 REGULAR TOILETS AND SHOWER ROOMS

- a. Floor. Vitrified floor tiles (VFT), 200mm X 200mm, **MARIWASA** brand or approved equivalent, color = **Medium Blue** (field) and **Dark Blue** (border and accent). Refer to **Tile Schedule** and submit sample tile for **AoR** approval prior to installation.
- b. Walls. Glazed ceramic wall tiles, 200mm X 200mm, **MARIWASA** brand or approved equivalent, color = **Medium Blue** (field) and **Dark Blue** (border and accent). Wall base tile (one tile layer) shall be the same as floor tile material (VFT) and color. Refer to **Tile Schedule** and submit sample tile for **AoR** approval prior to installation.
- c. Door. Hollow-core type with 6mm thk. **marine** plywood face; **duco** paint finish. Refer to **Schedule of Doors and Windows** and **AoR**-approved **duco** paint color.
- d. Suspended Ceiling System. Use **cement bonded board (CBB), 608mm X 608mm X 6mm thick; Omniboard** brand, or its **AoR**-approved equivalent only. Use only powder paint-coated aluminum T-runners, ceiling hangers and accessories. Ceiling installation shall follow standards for suspended ceiling system installation at the general work areas. Use only **latex paint finish** for the CBB, in three coats, with surface preparation to receive paint as per Paint Manufacturer's Specifications; use masonry neutralizer, concrete sealer and putty. Use **BOYSEN** brand paint and apply clear acrylic emulsion topcoat. Refer to **Reflected Ceiling Plan**.
- e. Recessed Pinlights. Use **PHILIPS** brand all-aluminum housing with silver reflector and white powder paint-coated rim; use **OSRAM DULUX** brand **EL** Lamp, 23 watts, **warm white** light. Refer to **Reflected Ceiling Plan**.
- f. Fixtures and Fittings.
 1. Flush valve-type water closet. **AMERICAN STANDARD** brand, **series and model name/ color still to be specified**.
 2. Counter-type Lavatory. **AMERICAN STANDARD** brand, **series and model name/ color still to be specified**.
 3. Lavatory Fittings. **PRICE PFISTER** or **BRIGGS** brand, **USA** manufacture or **AoR**-approved equivalent.

- g. Accessories.
 - 1. Wall-hung toilet paper holder. **AMERICAN STANDARD** brand, **series and model name/ color still to be specified.**
 - 2. Framed mirror on wall above lavatory; use aluminum frame, powder paint finish; color to be specified by **AoR.**
 - 3. Exhaust fan. 250mm X 250mm, ceiling mounted.
- h. Others.
 - 1. Electrical switch plates and convenience outlet faces. Use **NATIONAL** brand or **AoR**-approved equivalent only.
 - 2. Hardware (Standard Wood Door Locksets and Wood Door Closers only). **SCHLAGE** brand, **USA** manufacture or **AoR**-approved equivalent only.

2.08 SUITE TOILETS

- a. Floor. **Vitrified floor tiles (VFT)**, **MARIWASA** brand, 200mm X 200mm. **Refer to Schedule of Tiles.**
- b. Walls. Glazed ceramic wall tiles, **MARIWASA** brand, 200mm X 200mm. Wall base tile (one-tile layer) shall be the same as floor tile material and color. **Refer to Detail Drawing and Schedule of Tiles.**
- c. Suspended Ceiling System. Use **cement bonded board (CBB)**, **608mm X 608mm X 6mm thick; Omniboard** brand, or its **AoR**-approved equivalent only. Use only powder paint-coated aluminum T-runners, ceiling hangers and accessories. Ceiling installation shall follow standards for suspended ceiling system installation at the general work areas. Use only **latex paint finish** for the CBB, in three coats, with surface preparation to receive paint as per Paint Manufacturer's Specifications; use masonry neutralizer, concrete sealer and putty. Use **BOYSEN** brand paint and apply clear acrylic emulsion topcoat. **Refer to Reflected Ceiling Plan.**
- d. Door. Hollow-core type with 6mm thk. **Beech veneer** laminated plywood faces, semi-gloss clear lacquer finish; **Refer to Schedule of Doors and Windows.**
- e. Ceiling Trims. 50mm X 50mm moulding, KD Tanguile wedge, **duco** paint finish. **Refer to Detail Drawings** and **AoR**-approved duco paint color.
- f. Lighting. Recessed pinlights, **PHILIPS** brand all-aluminum housing with silver reflector and white powder paint-coated rim; use **OSRAM DULUX** brand **EL** Lamp, 23 watts, **warm white** light. **Refer to Reflected Ceiling Plan.**
- g. Built-ins. 19mm thk. plywood, marine type, wherever specified (**note: do not use plyboard**) with K.D. Tanguile frames and solid wood edging; **refer to Detail Drawings.**
- h. Fixtures and Fittings.
 - 1. Water closet. **AMERICAN STANDARD** brand, **ECO Cassandra.**
 - 2. Counter-type Lavatory. **AMERICAN STANDARD** brand, **series and model name/ color still to be specified.**
 - 3. Lavatory Fittings. **PRICE PFISTER** or **BRIGGS** brand, **USA** manufacture or **AoR**-approved equivalent.
- i. Accessories.
 - 1. Recessed vitreous china toilet paper holder. **AMERICAN STANDARD** brand, **Symphony.**

2. Framed mirror on wall above lavatory; use aluminum frame, powder paint finish; color to be specified by **AOR**.
 3. Exhaust fan. 250mm X 250mm, ceiling mounted.
- j. Others.
1. Electrical switch plates and convenience outlet faces. Use **NATIONAL** brand or **AOR**-approved equivalent only.
 2. Hardware (Standard Wood Door Locksets and Wood Door Closers only). **SCHLAGE** brand, **USA** manufacture or **AOR**-approved equivalent only.

Section B

EXTERIOR FINISHES

General: THE CONTRACTOR SHALL SUBMIT MATERIAL AND FINISH SAMPLES FOR THE ARCHITECT-OF-RECORD (AoR)'S APPROVAL PRIOR TO FINAL INSTALLATION AND/OR APPLICATION.

1.0 MAIN(EXISTING)BUILDING

- 1.1 FAÇADE. Use custom-cut **granite** tiles on all exposed masonry wall surfaces.
- 1.2 EXISTING CURTAIN WALL SYSTEM. Replace all damaged or weakened 6mm thk. integral green-tinted tempered glass panels. Powder-coat existing aluminum frames. Replace all existing weather-strips and sealants.
- 1.3 MAIN ENTRANCE DOORS. 10mm thk. X 900mm X 2100mm frameless, tempered glass. Use patch fittings and provide stainless C-type handle and standard hardwares and locksets.
- 1.4 SIDEWALK AND RAMP FOR DISABLED
 - a. Floor. **Fine crushed gravel** or AoR-approved equivalent.
 - b. Railing. 50mm dia. Stainless Steel (s.s.) pipe railing, polished.
- 1.5 EXISTING ROOF. Check condition of existing roofing if still in good condition and usable. Otherwise, replace with **long span metal roofing and accessories, Ga. 24 pre-painted, pre-formed, R-Span APO STEEL** brand or **Tri-wave JACINTO** brand.
- 1.6 EAVES. Replace existing eaves with metal spandrel on metal angle supports, **Ga. 26 pre-painted, pre-formed, METAL FORMING CORP.** brand.
- 1.7 LIGHTING. Recessed mounted pinlights, 150mm diameter, powder paint coated aluminum housing and white rim, sandblast interior finish, **PHILIPS** brand; use 23 watts EL lamp, **OSRAM DULUX** brand.
- 1.8 EXISTING EXTERIOR MASONRY WALLS. Existing masonry wall surfaces to be repainted as per Manufacturer's Specifications; use masonry neutralizer, concrete sealer only as needed; use **BOYSEN brand latex** paint or AoR-approved equivalent. Refer to AoR-approved paint color.
- 1.9 EXISTING FIREWALLS. Existing firewall surfaces to be re-coated as per Manufacturer's Specifications; use only **SHELL** products or AoR-approved equivalent.

- 1.10 EXISTING ROLL-UP SHUTTERS. Check condition of existing manual roll-up shutters if still in good condition and usable. Otherwise, replace with **motorized** shutter. See Manufacturer's Specifications, sprayed high-gloss quick dry enamel paint finish. Refer to **AoR**-approved paint color.

2.0 NEW (ANNEX) BUILDING

- 2.1 EXTERIOR MASONRY WALLS. Use **BOYSEN brand latex** paint or **AoR**-approved equivalent as per Manufacturer's Specifications; use masonry neutralizer, concrete sealer, etc.;. Refer to **AoR**-approved paint color.
- 2.2 FIREWALLS. Firewall surfaces to be cement-plastered, sealed and coated as per Manufacturer's Specifications; use only **SHELL** products or **AoR**-approved equivalent.
- 2.3 ENTRANCE DOORS AND GLASS WALLS. 10mm thk. X 900mm X 2100mm frameless, tempered glass. Use patch fittings and provide stainless C-type handle and standard hardware and locksets.
- 2.4 SLIDING WINDOWS (2F & 3F). Use 6mm thk. integral green-tinted tempered glass panels attached to powder-coat aluminum frames. Provide standard weather-strip, sealants an operating hardware.
- 2.5 SIDEWALK AND RAMP FOR DISABLED
- Floor. **Fine crushed gravel** or **AoR**-approved equivalent.
 - Railing. 50mm dia. Stainless Steel (s.s.) pipe railing, polished.
- 2.6 ROOF DECK AND BALCONIES.
- Floor. **Fine crushed gravel** or **AoR**-approved equivalent.
 - Waterproofing. **Method to be specified by the AoR.**
 - Railing. 50mm dia. Stainless Steel (s.s.) pipe railing, polished.
- 2.7 EAVES. Metal spandrel on metal angle supports, Ga. 26 pre-painted, pre-formed, **METAL FORMING CORP.** brand.
- 2.8 LIGHTING. Recessed mounted pinlights, 150mm diameter, powder paint coated aluminum housing and white rim, sandblast interior finish, **PHILIPS** brand; use **23** watts **EL** lamp, **OSRAM DULUX** brand.
- 2.9 METAL FIRE EXIT STAIRS/ LADDERS.
- Frame, Supports, Treads and Risers. Primered and painted in quick dry enamel finish (3 coats).
 - Railing. 50mm dia. Stainless Steel (s.s.) pipe railing, polished.
- 3.0 GUARD POST, DRIVER LOUNGE AND TOILET
- Floor. Vitrified Ceramic Floor Tiles, **200mm X 200mm**, **MARIWASA** Brand. **Refer to Tile Schedule.**

- b. Masonry wall surfaces. Apply plain high gloss **latex** paint finish, three (3) coats with surface preparation to receive paint as per paint Manufacturer's Specifications; use masonry neutralizer, concrete sealer, etc.; use **BOYSEN** Brand.
- c. Doors and Windows.
 - 1. Door. Hollow-core type with marine plywood faces, high gloss roller brush-painted quick dry enamel (QDE) paint; **Refer to Schedule of Doors and Windows**.
 - 2. Awning Windows. Powder-coated aluminum frame with 6mm thk. clear glass.
- d. Lighting. Circular fluorescent lamp, **22** watts, color = **Warm White**.
- e. Others.
 - 1. Electrical switch plates and convenience outlet faces. Use **NATIONAL** brand or **AOR**-approved equivalent only.
 - 2. Hardware (Standard Metal Door Lockset and Metal Door Closers only). **SCHLAGE** brand, **USA** manufacture or **AOR**-approved equivalent only.

2.02 EQUIPMENT ROOM (GF) AND MACHINE ROOM (5F)

- a. Floor. Epoxy Paint finish, **BOYSEN** brand **AQUA EPOXY** or **DAVIES** brand **POWERFLOOR**. Refer to Manufacturer's Specifications.
- b. Walls. For masonry wall surfaces, use semi gloss latex paint finish, three (3) coats, with surface preparation to receive paint as per paint Manufacturer's Specifications; use masonry neutralizer, concrete sealer, etc. Use **BOYSEN** Brand or approved equivalent; color = **Cocoa**.
- c. Door and Jamb. **Medium-duty metal construction without louvers or any other opening; sprayed quick dry enamel (QDE) paint finish, color = China Blue (door), Blue Ice (jamb). Refer to Schedule of Doors and Windows.**
- d. Basepaint Strip. Standard surface preparation to receive paint as per paint Manufacturer's Specifications; use masonry neutralizer, concrete sealer etc; use **BOYSEN** Brand or **AOR**-approved equivalent; color = **China Blue**.
- e. Lighting. **Surface-mounted 40-watt PHILIPS** brand industrial-type fluorescent lamp fixture. **Refer to Reflected Ceiling Plan.**
- f. Others.
 - 1. Electrical switch plates and convenience outlet faces. Use **NATIONAL** brand or **AOR**-approved equivalent only.
 - 2. Hardware (Standard Metal Door Lockset and Metal Door Closers only). **SCHLAGE** brand, **USA** manufacture or **AOR**-approved equivalent only.

- NOTHING FOLLOWS -