

PROJECT: **PROPOSED BEACH RESORT**

TOTAL FLOOR AREA = **448Sq.m**

LOCATION: **LOT 3947-E, SITIO LUMAMBONG, BGY. BINGA, SAN VICENTE, PALAWAN**

OWNER: **BINGA BEACH BROTHERS INC.**

S P E C I F I C A T I O N S

This set of specifications shall govern the methods of construction and the kind of materials to be used for the proposed building shown in the plans and detail drawings.

GENERAL CONDITIONS

All parts of the construction shall be finished with first class workmanship to the fullest talent and meaning of the plans and these specifications, and to the entire satisfaction of the Architect and the Owners.

The construction shall conform to all the requirements of the National Building Code, as well as the local rules and regulations of the Municipality of San Vicente, Province of Palawan, Philippines.

CLEARING THE SITE

The building site shall be levelled according to the plans and cleared of rubbish, roots and other perishable and objectionable matters to a suitable sub-grade.

All such unsuitable materials shall be removed from the building site and spread uniformly over all the areas adjacent to the proposed building or otherwise disposed as or may be directed by the Architect or Engineer in charge of the construction.

STAKING OUT THE BUILDING LINES

The building lines shall be staked out and all lines and grades shown in the drawing established before any excavation is started. Batter board and reference marks shall be erected at such places where they will not be disturbed during the excavation of the building foundations.

EXCAVATION

All excavations shall be made to the entire grade in the drawings. When the building site is covered with any kind of fill, the excavations for footing shall be made deeper until the stratum for the safe soil bearing capacity is reached.

Whenever water is encountered in the excavation process, it shall be removed by bailing or pumping, care being taken that the surrounding soil particles are not disturbed or removed.

BACKFILLS

Until concrete to foundations are hard to withstand the pressure resulting from fills, the materials removed from the excavation shall be used as backfills around them. Back-fills and fills shall be placed in layers not exceeding 150mm in thickness, and each layer shall be thoroughly compacted by wetting, tamping and rolling.

CONCRETE WORKS

All concrete works shall be mixed thoroughly until there is a uniform distribution of cement and aggregates, and should be deposited as nearly as practicable in its final position, care being taken to avoid the segregation of the aggregates.

Water to be used for mixing of concrete shall be clean and shall be free from injurious amount of oil, acids, alkalis, salts, and other organic materials.

PROPORTIONING OF CONCRETE

All concrete works shall be done in accordance with all the specifications for plain and reinforced concrete as adopted by the Government. Cement to be used shall be Holcim brand Portland cement and approved by the Architect or Engineer in charge of the construction.

The following proportions of concrete mixture shall be used for the various parts of the building:

FOOTING & PEDESTALS	Class A (1 :2 :4)
CONCRETE HOLLOW BLOCK FOOTINGS.....	Class B (1 : 2 ½ : 5)
CONCRETE SLAB ON FILL.....	Class B (1: 2 ½ : 5)
SEPTIC VAULT COVER	Class B (1 : 2 ½ : 5)

Class A concrete shall be a mixture of one part cement, 2 parts aggregate, and 4 parts of coarse aggregate by volume. Plus enough clean water to make the mixture into a pliable paste.

Class B concrete shall be a mixture of one part cement, 2 ½ parts aggregate, and 5 parts of coarse aggregate by volume. Plus enough clean water to make the mixture into a pliable paste.

Class C concrete shall be a mixture of one part cement, 3 parts aggregate, and 6 parts of coarse aggregate by volume. Plus enough clean water to make the mixture into a pliable paste.

The fine aggregate for concrete shall consist of natural sand, or of inert materials with similar characteristics of having hard, durable grains, free from organic matter or loam.

The coarse aggregate for concrete shall consist of crushed rock durable and strong qualities, or clean or hard gravel. Size of coarse aggregate to be used shall vary from 20mm to 40mm ($\frac{3}{4}$ " to 1 ½").

FORMS OF CONCRETE WORKS

All forms for concrete works shall be properly braced or tied together so as to maintain the correct positions and shapes of the concrete members. Forms shall be constructed sufficiently tight to prevent bulging and seepage of water.

Forms shall not be removed until the concrete has attained sufficient strength to support its own weight and any loads that may be placed on it. Side forms of beams and girders may be removed earlier than the bottom forms but additional post or shoring must be placed under the beams or girders until they have attained their strength.

CONCRETE SLAB ON FILL

Concrete slab on fill shall be poured on a gravel bed not less than 10cm thick (4"). Each concrete slab course shall not be more than one meter wide, and each course shall be poured alternately to the indicated floor finish.

STEEL REINFORCING BARS

All steel reinforcing bars to be used in this construction shall consist of round deformed bars with lugs or projections on their sides to provide greater bond between the concrete and the steel. All steel reinforcing bars to be used shall be PAG-ASA brand or any approved equivalent.

All the reinforcing bars should be accurately placed and secured against displacement by tying them together with Gauge 16 G.I. tie wires.

The steel reinforcing bars indicated for the footings, columns, slabs, beams, girders, and other concrete member shall conform to the number, size and spacing as indicated in the drawings or schedule of steel reinforcements.

No metal reinforcement shall be installed in place unless it is free from rust, scale, or other coating which will destroy the bond with concrete.

CONCRETE HOLLOW BLOCKS

Concrete hollow blocks to be used in this project shall be of any approved brand and preferably machine vibrated.

All concrete hollow blocks shall be laid, and the cells shall be filled with cement mortar consisting of 1 part cement and 3 part sand by volume. They shall be reinforced with deformed steel bars 10mm in diameter, space not more than 0.80 meters on center both ways.

All exposed wall of concrete hollow blocks shall be covered with ordinary cement plaster finish, or any wall finish specified by the Architect/Engineer approved by the owner.

The mixture of cement plaster for concrete hollow block wall finishes indicated in the drawings shall be 1 part cement, 1 part lime and 3 parts sand.

WOOD AND BAMBOO

Materials to be used in this project shall be of good quality, free from deformations and other unwanted defects that would impair their strength and appearances.

NOTE: VERIFY DETAIL ON PLAN AND THE STRUCTURAL DESIGN FOR THE SIZES OF STRUCTURAL MEMBERS

ELECTRICAL WORKS

The electrical installation shall be done in accordance to the approved plan and under the direct supervision of a licensed Professional Electrical Engineer or Master Electrician.

All electrical works and materials shall conform to the provisions of the latest edition of the National Electrical Code.

The electrical wiring shall be installed thru MOLDFLEX coil able PVC electrical conduit, fittings and appurtenances that conform to ISO dimensions.

The type of electrical service to be supplied to the building shall be 220V., AC., and single phase.

There shall be only one service drop from the nearest service pole to the proposed building.

The spare circuit shall be provided with empty PVC pipe size 20mm diameter which should extend at least 300mm above the ceiling line.

All panel boards shall be provided with accurate circuit directory.

CEILING WORKS

All ceiling boards should be of 1/4" thick Plywood on 2"x2" good lumber supported vertically by hangers spaced at every 60cm distance on center both ways.

PLUMBING WORKS

All plumbing works for this project shall be done in accordance with the approved plans and direct supervision and control of a licensed sanitary Engineer or Master Plumber.

The plumbing installation shall conform to the provisions of the National Plumbing Code and the rules and regulations enforced in the locality.

DOORS AND DOOR FRAMES

Doors and door frames shall conform to the sizes, designs and kind of materials shown in the detail of doors, schedule of doors as per the bill of materials.

All wooden doors shall be hung on at least of gauge 10, 2 ball bearing plate hinges, 4 1/2" x 4", Stanley brand (stainless).

WINDOWS

All windows shall conform to the schedule shown on the plans and details.

PAINTING & WOOD FINISHES

All painting & wood finishing for this project, except as herein after specific, shall be done with the use of BOYSEN paint whose specifications are hereby declared and made a part of this specification, with the same force and effect as it is written herein in full.

Prepared by:

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PTR NO; 1272377

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PLACE ISSUED: P.P.C.