

# House Rules and Renovation Guidelines for *Coast Residences*

## 1. PROJECT NAME AND DESCRIPTION

Coast Residences, a residential/commercial condominium project, is developed by SM Development Corporation, located along Roxas Boulevard corner Dapitan Street, Barangay 7, Pasay City, as constituted in the Master Deed. It consists of the Land and all improvements constructed thereon.

Coast Residences is situated along Roxas Boulevard, the country's waterfront promenade. With Manila Bay close by, the development allows one to wake up to astonishing views of the sunset and gives vantage views of downtown Makati, CCP Yacht Club, and Mall of Asia.

Coast Residences consists of One (1) Tower with Two Thousand One Hundred Ninety-Seven (2,197) Residential Units; Five Hundred Twenty (520) Parking Units/Slots, Storage Spaces from 2nd floor to the 6th floor, and Commercial Unit/s at the ground floor; Four Hundred Ninety-One (491) Parking Slots for residential inclusive of Four (4) Persons with Disability (PWD) Slots, and Twenty-Nine (29) Commercial Parking Slots, inclusive of Two (2) Person With Disability (PWD) slots which are broken down as follows:

- Tower 1 – 2,197 Residential Units, 514 Regular Parking Units, and 6 PWD Parking Units
- All PWD Parking Slots are not Saleable.

## 2. USE OF INDIVIDUAL UNITS

To prevent overcrowding in the unit, the maximum number of residents including infants, children, household staff, residing nurses, bodyguards etc. allowed per unit are as follows:

Studio	2 Residents only
Family Suite A & B	2 Residents only
1 Bedroom Unit	2 Residents only
2 Bedroom Unit	4 Residents only

The maximum number of occupants mentioned above will also include authorized guests staying for more than thirty (30) days.

## 3. ON AMENITIES AND COMMON AREAS

Amenities, such as function rooms, swimming pool, landscaped and green areas, are located at the seventh level of the development.

Common Areas refer to such areas within the project that are intended for the common use or benefit of all Unit owners, Occupants or Guests of Coast Residences and are necessary and convenient to the existence, maintenance, or safety of the community. These include the following:

- A. The Grand Lobby;
- B. All hallways on all floors in the residential towers, elevator lobbies, stairways, corridors, walkways, driveways, service rooms and emergency exits;
- C. Landscaped areas, which are reserved for the use of Residential Unit Owners, Occupants or Guests;
- D. Roof deck area, which is not accessible to Unit Owners;
- E. Other resort-like and impressive facilities which include the following:

### AMENITIES

- |   |   |
|---|---|
| <ul style="list-style-type: none"><li>• Grand Lobby</li><li>• Function Room</li><li>• View Deck</li><li>• Adult Pool</li><li>• Lounge Area<ul style="list-style-type: none"><li>- 39th to 41st Floor – Lounge-A</li><li>- 41st Floor – Lounge Area A</li><li>- 41st Floor – Lounge Area B</li><li>- 41st Floor – Game Room Sky Lounge</li></ul></li></ul> | <ul style="list-style-type: none"><li>• Lounge Deck</li><li>• Watch Area</li><li>• Dry Play Area</li><li>• Jogging Path</li><li>• Kiddie Pool</li></ul> |
|---|---|

**SERVICES**

- 24-hour Security
- CCTV System on selected areas

- Front Desk
- Property Management Services

**BUILDING FACILITIES & UTILITIES**

- 6 Passenger Elevators
- 2 Service Elevators
- 2 Transfer Elevators (39th to 41st floor)
- 4 Fire Exits
- Commercial Area at the Ground Floor
- Standby generator set for common areas and selected residential outlet

- Garbage Disposal area on every floor
- Sewage Treatment Plant
- Centralized cistern tank
- Automatic fire detection and alarm system
- Intercom system
- Mail Room

**4. MURIATIC ACID - NOT RECOMMENDED AS CLEANING MATERIAL**

Unit owners are enjoined not to use Muriatic Acid as a cleaning material in the unit (particularly in the kitchen and in the bathroom) since it is considered a highly corrosive chemical.

**5. ON ELECTRICAL GUIDELINES UNDER SECTION 7 OF RENOVATION GUIDELINES**

A. Each unit shall be allotted with the following emergency load:

UNIT TYPE	REFRIGERATION	LIGHTING	CONVENIENCE OUTLET	TOTAL SUPPLY WITH MTS
M-1 FAMILY SUITE A SINGLE COLUMN	1-15A	1-0.13A	1-15Amps	20AT (CB)
M-2 FAMILY SUITE B SINGLE COLUMN	1-15A	1-0.13A	1-15Amps	20AT (CB)
M-3 FAMILY SUITE A TWO COLUMN	1-15A	1-0.13A	1-15Amps	20AT (CB)
M-4 FAMILY SUITE A TWO COLUMN	1-15A	1-0.13A	1-15Amps	20AT (CB)
M-5 FAMILY SUITE A 2-BR. SINGLE COLUMN	1-15A	1-0.13A	1-15Amps	20AT (CB)
M-6 FAMILY SUITE A 1-BR. SINGLE COLUMN	1-15A	1-0.13A	1-15Amps	20AT (CB)
M-7 FAMILY SUITE A 1-BR. SINGLE COLUMN	1-15A	1-0.13A	1-15Amps	20AT (CB)
M-8 STUDIO TYPE	1-15A	1-0.13A	1-15Amps	20AT (CB)
M-9 1-BR. WITH DEN	1-15A	3-0.13A	1-15Amps	20AT (CB)
M-10 2-BR. TWO COLUMN	1-15A	3-0.13A	1-15Amps	20AT (CB)
M-11 1-BR. SINGLE COLUMN	1-15A	2-0.13A	1-15Amps	20AT (CB)

B. Under Branch Circuit Standards stated in Section 7.10.3, summarized below are provisions for separate branch circuit of Fixed Appliances:

**TOTAL POWER SUPPLY PROVISION IN WATTS**

UNIT TYPE	WASHING MACHINE	ELECTRIC COOKTOP	ACU	WATER HEATER
M-1 FAMILY SUITE A SINGLE COLUMN	700 Watts	3000 Watts	Multi-Split type aircon only / 3HP / 2.23 KW	3000 Watts
M-2 FAMILY SUITE B SINGLE COLUMN	700 Watts	3000 Watts	Multi-Split type aircon only / 3HP / 2.23 KW	3000 Watts
M-3 FAMILY SUITE A TWO COLUMN	700 Watts	3000 Watts	Multi-Split type aircon only / 3HP / 2.23 KW	3000 Watts
M-4 FAMILY SUITE A TWO COLUMN	700 Watts	3000 Watts	Multi-Split type aircon only / 3HP / 2.23 KW	3000 Watts
M-5 FAMILY SUITE A 2-BR. SINGLE COLUMN	700 Watts	3000 Watts	Multi-Split type aircon only / 3HP / 2.23 KW	3000 Watts
M-6 FAMILY SUITE A 1-BR. SINGLE COLUMN	700 Watts	3000 Watts	Window Type aircon only / 2HP / 1.49 KW	3000 Watts

UNIT TYPE	WASHING MACHINE	ELECTRIC COOKTOP	ACU	WATER HEATER
M-7 FAMILY SUITE A 1-BR. SINGLE COLUMN	700 Watts	3000 Watts	Multi-Split type aircon only / 3HP / 2.23 KW	3000 Watts
M-8 STUDIO TYPE	700 Watts	3000 Watts	Window Type aircon only / 2HP / 1.49 KW	3000 Watts
M-9 1-BR. WITH DEN	700 Watts	3000 Watts	Multi-Split type aircon only / 3HP / 2.23 KW	2-3000 Watts
M-10 2-BR. TWO COLUMN	700 Watts	7000 Watts	Split type aircon only / 1-2HP / 1.49 KW / 1HP / 0.74 KW	2-3000 Watts
M-11 1-BR. SINGLE COLUMN	700 Watts	3000 Watts	Split Type aircon only / 2HP / 1.49 KW	3000 Watts

C. Acceptable conduit types to be installed shall be as follows:

IMC Pipe	
15mmØ, 20mmØ, 25mmØ	For all exposed works

D. Split type Air-Conditioning Unit Capacity

**WACU BLOCK-OUT DIMENSION (WXDXH)**

UNIT TYPE	DIMENSION	CAPACITY	REMARKS
M-1 FAMILY SUITE A SINGLE COLUMN	3HP / 2.23 KW		Multi-Split type aircon only
M-2 FAMILY SUITE B SINGLE COLUMN	3HP / 2.23 KW		Multi-Split type aircon only
M-3 FAMILY SUITE A TWO COLUMN	3HP / 2.23 KW		Multi-Split type aircon only
M-4 FAMILY SUITE A TWO COLUMN	3HP / 2.23 KW		Multi-Split type aircon only
M-5 FAMILY SUITE A 2-BR. SINGLE COLUMN	3HP / 2.23 KW		Multi-Split type aircon only
M-6 FAMILY SUITE A 1-BR. SINGLE COLUMN	2HP / 1.49 KW		Window Type aircon only
M-7 FAMILY SUITE A 1-BR. SINGLE COLUMN	3HP / 2.23 KW		Multi-Split type aircon only
M-8 STUDIO TYPE	2HP / 1.49 KW		Window Type aircon only
M-9 1-BR. WITH DEN	3HP / 2.23 KW		Multi-Split type aircon only
M-10 2-BR. TWO COLUMN	1-2HP / 1.49 KW 1HP / 0.74 KW		Split type aircon only

E. On Cabinet Maximum Load Capacity

LOCATION	CABINET TYPE	DIMENSION	MAXIMUM LOAD CAPACITY
KITCHEN	BASE TYPE	550 x 1575	Max 50kgs per compartment

F. Under Panel Board stated in Section 7.10.4, the total number of circuit breaker per panel is as follows:

**TOTAL NUMBER OF CIRCUIT BREAKER PER PANEL**

UNIT TYPE	NUMBER OF CIRCUIT BREAKER
M-1 FAMILY SUITE A SINGLE COLUMN	Main: 1-70AT / 100AF, 1P, 230V, 60Hz Branches: 8-20AT/63AF, 1P, 230V, 60Hz (8 Branches) Spare: 1-20AT/63AF, 1P, 230V, 60Hz MTS: 1-20AT/63AF, 1P, 230V, 60Hz
M-2 FAMILY SUITE B SINGLE COLUMN	Main: 1-70AT / 100AF, 1P, 230V, 60Hz Branches: 8-20AT/63AF, 1P, 230V, 60Hz (8 Branches) Spare: 1-20AT/63AF, 1P, 230V, 60Hz MTS: 1-20AT/63AF, 1P, 230V, 60Hz
M-3 FAMILY SUITE A TWO COLUMN	Main: 1-70AT / 100AF, 1P, 230V, 60Hz Branches: 8-20AT/63AF, 1P, 230V, 60Hz (8 Branches) Spare: 1-20AT/63AF, 1P, 230V, 60Hz MTS: 1-20AT/63AF, 1P, 230V, 60Hz
M-4 FAMILY SUITE A TWO COLUMN	Main: 1-70AT / 100AF, 1P, 230V, 60Hz Branches: 8-20AT/63AF, 1P, 230V, 60Hz (8 Branches) Spare: 1-20AT/63AF, 1P, 230V, 60Hz MTS: 1-20AT/63AF, 1P, 230V, 60Hz
M-5 FAMILY SUITE A 2-BR. SINGLE COLUMN	Main: 1-70AT / 100AF, 1P, 230V, 60Hz Branches: 8-20AT/63AF, 1P, 230V, 60Hz (8 Branches) Spare: 1-20AT/63AF, 1P, 230V, 60Hz MTS: 1-20AT/63AF, 1P, 230V, 60Hz
M-6 FAMILY SUITE A 1-BR. SINGLE COLUMN	Main: 1-70AT / 100AF, 1P, 230V, 60Hz Branches: 8-20AT/63AF, 1P, 230V, 60Hz (8 Branches) Spare: 1-20AT/63AF, 1P, 230V, 60Hz MTS: 1-20AT/63AF, 1P, 230V, 60Hz
M-7 FAMILY SUITE A 1-BR. SINGLE COLUMN	Main: 1-70AT / 100AF, 1P, 230V, 60Hz Branches: 8-20AT/63AF, 1P, 230V, 60Hz (8 Branches) Spare: 1-20AT/63AF, 1P, 230V, 60Hz MTS: 1-20AT/63AF, 1P, 230V, 60Hz
M-8 STUDIO TYPE	Main: 1-70AT / 100AF, 1P, 230V, 60Hz Branches: 8-20AT/63AF, 1P, 230V, 60Hz (8 Branches) Spare: 1-20AT/63AF, 1P, 230V, 60Hz MTS: 1-20AT/63AF, 1P, 230V, 60Hz
M-9 1-BR. WITH DEN	Main: 1-100AT / 125AF, 1P, 230V, 60Hz Branches: 11-20AT/63AF, 1P, 230V, 60Hz (11 Branches) Spare: 1-20AT/63AF, 1P, 230V, 60Hz MTS: 1-20AT/63AF, 1P, 230V, 60Hz
M-10 2-BR. TWO COLUMN	Main: 1-100AT / 125AF, 1P, 230V, 60Hz Branches: 11-20AT/63AF, 1P, 230V, 60Hz (11 Branches) Spare: 1-20AT/63AF, 1P, 230V, 60Hz MTS: 1-20AT/63AF, 1P, 230V, 60Hz
M-11 1-BR. SINGLE COLUMN	Main: 1-60AT / 63AF, 1P, 230V, 60Hz Branches: 6-20AT/63AF, 1P, 230V, 60Hz (6 Branches) Spare: 1-20AT/63AF, 1P, 230V, 60Hz MTS: 1-20AT/63AF, 1P, 230V, 60Hz

## 6. STANDARD MEASUREMENT PROVISIONS TO CONSIDER

### A. Point of access

#### ACCESS DOOR DIMENSION (WXH)

	SERVICE ELEVATOR CAR	PASSENGER ELEVATOR CAR
ELEVATOR	1100mm X 2100mm	1100mm X 2100mm
MAIN OPENING DOOR	900mm X 2100mm	900mm X 2100mm

### B. Standard Unit turn-over dimension for fixed appliances

PARTICULAR	DIMENSION (mm)	REMARKS
Cooktop (2 Burner)	W - 290 L - 510	
Cooktop (4 Burner)	W - 520 L - 590	
Rangehood	W - 435 L - 590	Max. allotted width