

# House Rules and Renovation Guidelines Specifically for *Green Residences*

## 1. Project Name and Description

The Project is developed by Twenty Two Forty One Properties, Inc. and located at 2241 Taft Avenue, City of Manila and known as "Green Residences" as constituted in the Master Deed, and shall consist of the Land and all improvements constructed. The Project consists of a single Tower development standing on a Seven (7) Level Podium with Forty Three (43) Residential Floors. The Project has a total of Three Thousand Three Hundred Seventy Eight (3,378) Residential Units, a total of Five Hundred and Thirty Four (534) Parking Slots inclusive of all regular slots, parking with car lift provision slots, PWD (Persons With Disability) slots, commercial, service and delivery slots and such amenities and facilities specified in Plans and Specifications. The Project has Commercial Units at the Ground Floor of the Tower.

## 2. On Amenities and Common Areas

Common Areas refer to such areas within the project that are intended for the common use or benefit of all unit owners of Green 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. The Landscaped areas located within the Commercial portions of the Project/building, the use of which is limited only to Commercial Unit Owners, Occupants and/or Guests
- D. The landscaped areas located at the ground floor and amenity deck level (as delineated in the Plans and Specifications), the use of which shall be reserved for Residential Unit Owners, Occupants or Guests;
- E. Residences Amenities and Facilities are:
  - Lap and Wading Pool
  - Sky Lounge Floor consisting of Study Hall, Function Rooms, Game Room, and Gym/Fitness Center
  - Individual Mail Boxes
  - Multi-purpose open areas
  - Equipped with 12 high-speed elevators (with preset zoning)

## 3. Muriatic Acid - Not recommended as cleaning material

- A. 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.

## 4. On Electrical Guidelines Under Section-7 of Renovation Guidelines

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

Unit Type	Total Supply with MTS
1-Bedroom Studio	2.52 amp (6 amp CB) 2.52 amp (6 amp 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 & Range Hood	ACU	Water Heater
1-Bedroom Studio	0.75 kw 0.75 kw	2.68 kw 2.68 kw	1.500 kw 1.000 kw	3.5 kw 3.5 kw



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

A. EMT	
15Ø, 20Ø, 25Ø	For all Exposed Works
B. IMC	
15Ø, 20Ø, 25Ø	For Secondary Service Entrance, for all Exposed Works

D. Under Panel Board stated in Section 7.11.4, the total number of circuit breaker per panel is as follows:

Total Number of Circuit Breaker per Panel

Unit Type	Number of Circuit Breakers
1-Bedroom Studio	8 8

5. Standard Measurement Provisions to Consider

A. Point of access

Access Doors Dimension (WxH)

	Service Elevator	Passenger Elevator
Elevator Main Door	1100mm x 2100 mm 1100mm x 2100 mm	1100mm x 2100 mm 1100mm x 2100 mm

B. Standard Unit turn-over dimension for fixed appliances

Standard Dimension for Furnished Unit Appliances

Particular	Dimension (mm)	Remarks
Electric Range	W 295mm L 516 mm H 60 mm	Maximum Space for Electric Range
Range Hood	W 600 mm L 300mm-480mm H 175 mm	Maximum Space for Range Hood
Refrigerator for 1-Bedroom and Studio	W N/A D N/A H N/A	Alloted Space for Ref is only 600 mm
Washing Machine	Studio (Under Kit. Cabinet)	450 mm x 450 mm Maximum Diameter of Washing Machine (1 Bedroom and Studio)
	W N/A D N/A H N/A	
	Typical (Inside T&B)	
	W N/A D N/A H N/A	

C. Window-type Air-conditioning Unit Block-out

WACU Block-out Dimension (WxDxH)

Unit Type	Dimension (WxDxH)	Capacity	Remarks
1-Bedroom	W = 600mm x H = 400mm	1.5 HP & 2.0 HP	
Studio	N/A	N/A	Provision for Split-type ACCU

Note: Use Split-type on Units with Balcony