

House Rules and Renovation Guidelines for *Vine Residences*

1. PROJECT NAME AND DESCRIPTION

Vine Residences, a residential condominium project, is developed by SM Development Corporation, located at Barangay San Bartolome, Novaliches, Quezon City, as constituted in the Master Deed, and shall consist of the Land and all improvements constructed thereon.

The project consists of five (5) towers on a common podium with Two Thousand Fifty Six (2,056) Residential Units; Thousand Two Hundred Eighty Two (594) Parking Slots for residential inclusive of Fourteen (10) Persons with Disability (PWD) Slots, which are broken down as follows:

• Tower 1 - 418 Residential Units,	168 Parking Slots (inclusive of 2 PWD Slots)
• Tower 2 - 396 Residential Units,	149 Parking Units (inclusive of 2 PWD Slots)
• Tower 3 - 414 Residential Units,	87 Parking Units (inclusive of 2 PWD Slots)
• Tower 4 - 414 Residential Units,	94 Parking Units (inclusive of 2 PWD Slots)
• Tower 5 - 414 Residential Units,	86 Parking Units (inclusive of 2 PWD Slots)

Amenities available in the project are swimming pools, landscape gardens, function room/s, children's playground, tower lobbies, nature park and basketball court.

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 Vine Residences and are necessary conveniences for the existence, maintenance and safety of the community. These include the following:

- A. The Grand Lobby and Tower Lobbies
- B. All hallways on all floors in the residential towers, elevator lobbies, stairways, corridors, walkways, driveways, service/utility rooms and emergency exits;
- C. Landscaped areas, which are reserved for the use of Residential Unit Owners, Occupants or Guests;
- D. Amenities and Building Facilities:

AMENITIES

- | | |
|-------------------------------|---------------------|
| • Grand Lobby / Tower Lobbies | • Kiddie Pool |
| • Children's Playground | • Landscape Gardens |
| • Function Room | • Nature Park |
| • Adult Pool | • Basketball Court |

BUILDING FACILITIES & UTILITIES

- | | |
|---------------------------------------------|--------------------------------------------------------------------------|
| • 2 Elevators Per Tower | • Standby generator set for common areas and selected residential outlet |
| • Fire Exits | • Sewage Treatment Plant |
| • Mail Room | • Centralized cistern tank |
| • Automatic fire detection and alarm system | |

SERVICES

- 24-hour Security
- CCTV System on selected areas
- Front Desk
- Property Management Services

3. 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
2-BEDROOM UNIT	1.5217 amps	0.0869 amps	0.7826 amps	6AT (amp CB)
2-BEDROOM UNIT with BALCONY	1.5217 amps	0.0869 amps	0.7826 amps	6AT (amp CB)
2-BEDROOM END UNIT	1.5217 amps	0.0869 amps	0.7826 amps	6AT (amp CB)
2-BEDROOM END UNIT with BALCONY	1.5217 amps	0.0869 amps	0.7826 amps	6AT (amp CB)
2-BEDROOM LOFT UNITS (Phase 2 & 3 only)	1.5217 amps	0.1304 amps	0.7826 amps	6AT (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	ACU	WATER HEATER
2-BEDROOM UNIT	750 Watts	3000 Watts	2 Unit WAC, 1 to 1.5 HP	3300 Watts
2-BEDROOM UNIT with BALCONY	750 Watts	3000 Watts	1 Unit WAC, 1 to 1.5 HP and 1 Unit ACCU, 1 to 1.5 HP	3300 Watts
2-BEDROOM END UNIT	750 Watts	3000 Watts	3 Units WAC, 1 to 1.5 HP	3300 Watts
2-BEDROOM END UNIT with BALCONY	750 Watts	7000 Watts	2 Units WAC, 1 to 1.5 HP and 1 Unit ACCU, 1 to 1.5 HP	3300 Watts
2-BEDROOM END UNIT near FIRE EXIT	750 Watts	3000 Watts	2 Units WAC, 1 to 1.5 HP	3300 Watts
2-BEDROOM END UNIT with BALCONY near FIRE EXIT	750 Watts	3000 Watts	1 Unit WAC, 1 to 1.5 HP and 1 Unit ACCU, 1 to 1.5 HP	3300 Watts
2-BEDROOM LOFT UNITS (Phase 2 & 3 only)	750 Watts	3000 Watts	1 Unit WAC, 1 to 1.5 HP and 2 Units ACCU, 1 to 1.5 HP	3300 Watts

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

RSC / EMT	
15mmØ, 20mmØ, 25mmØ	For secondary service entrance, for all exposed works

D. Air-Conditioning Unit Type and Capacity

UNIT TYPE	CAPACITY / TYPE	DIMENSION (H x W)	REMARKS
2-BEDROOM UNIT	2 Units WAC, 1 to 1.5 HP	400 mm x 600 mm	with Block-out
2-BEDROOM UNIT with BALCONY	1 Unit WAC, 1 to 1.5 HP and 1 Unit ACCU, 1 to 1.5 HP	400 mm x 600 mm 100 mm Ø Sleeve	with Block-out with Sleeve
2-BEDROOM END UNIT	3 Units WAC, 1 to 1.5 HP	400 mm x 600 mm	with Block-out
2-BEDROOM END UNIT with BALCONY	2 Units WAC, 1 to 1.5 HP and 1 Unit ACCU, 1 to 1.5 HP	400 mm x 600 mm 100 mm Ø Sleeve	with Block-out with Sleeve
2-BEDROOM END UNIT near FIRE EXIT	2 Units WAC, 1 to 1.5 HP	400 mm x 600 mm	with Block-out
2-BEDROOM END UNIT with BALCONY near FIRE EXIT	1 Unit WAC, 1 to 1.5 HP and 1 Unit ACCU, 1 to 1.5 HP	400 mm x 600 mm 100 mm Ø Sleeve	with Block-out with Sleeve
2-BEDROOM LOFT UNITS (Phase 2 & 3 only)	1 Unit WAC, 1 to 1.5 HP and 2 Units ACCU, 1 to 1.5 HP	400 mm x 600 mm 100 mm Ø Sleeve	with Block-out with Sleeve

E. 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
2-BEDROOM UNIT	Main: 1 - 70AT, 100AF, 2P, 230V, 60HZ, 10 KAIC Branches: 5 - 20AT, 63AF, 1P, 230V, 60HZ, 10 KAIC 4 - 30AT, 63AF, 1P, 230V, 60HZ, 10 KAIC MTS CB: 1 - 6AT, 50AF, 1P, 230V, 60HZ, 10 KAIC
2-BEDROOM UNIT with BALCONY	Main: 1 - 70AT, 100AF, 2P, 230V, 60HZ, 10 KAIC Branches: 5 - 20AT, 63AF, 1P, 230V, 60HZ, 10 KAIC 4 - 30AT, 63AF, 1P, 230V, 60HZ, 10 KAIC MTS CB: 1 - 6AT, 50AF, 1P, 230V, 60HZ, 10 KAIC
2-BEDROOM END UNIT	Main: 1 - 70AT, 100AF, 2P, 230V, 60HZ, 10 KAIC Branches: 5 - 20AT, 63AF, 1P, 230V, 60HZ, 10 KAIC 4 - 30AT, 63AF, 1P, 230V, 60HZ, 10 KAIC MTS CB: 1 - 6AT, 50AF, 1P, 230V, 60HZ, 10 KAIC
2-BEDROOM END UNIT with BALCONY	Main: 1 - 100AT, 125AF, 2P, 230V, 60HZ, 10 KAIC Branches: 5 - 20AT, 63AF, 1P, 230V, 60HZ, 10 KAIC 4 - 30AT, 63AF, 1P, 230V, 60HZ, 10 KAIC MTS CB: 1 - 6AT, 50AF, 1P, 230V, 60HZ, 10 KAIC
2-BEDROOM LOFT UNITS	Main: 1 - 100AT, 125AF, 2P, 230V, 60HZ, 10 KAIC Branches: 7 - 20AT, 63AF, 1P, 230V, 60HZ, 10 KAIC 5 - 30AT, 63AF, 1P, 230V, 60HZ, 10 KAIC MTS CB: 1 - 6AT, 50AF, 1P, 230V, 60HZ, 10 KAIC

4. STANDARD MEASUREMENT PROVISIONS TO CONSIDER

A. Point of access

ACCESS DOOR DIMENSION (WXH)

	SERVICE ELEVATOR CAR	PASSENGER ELEVATOR CAR
ELEVATOR	1700 mm X 2000 mm \pm	1700 mm X 2000 mm \pm
MAIN OPENING DOOR	1100 mm X 2100 mm \pm	1100 mm X 2100 mm \pm

B. Standard Unit turn-over dimension for fixed appliances

PARTICULAR	DIMENSION (mm)	REMARKS
Refrigerator	W - 600 D - 600	maximum allotted space
Washing Machine (inside T&B)	W - 600 D - 550	maximum allotted space

5. KITCHEN CABINET & COUNTER TOP DIMENSION PER UNIT TYPE

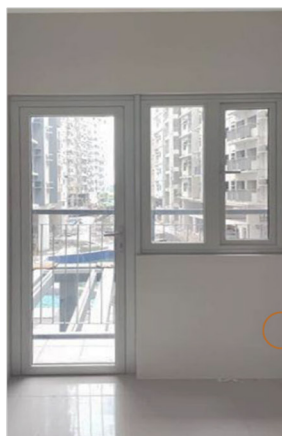
UNIT TYPE	CABINET TYPE	DIMENSION (mm)
2-BEDROOM UNIT	Base Type with Column	D 600 x L 2100
	Base Type without Column	D 600 x L 1800
2-BEDROOM UNIT with BALCONY	Base Type with Column	D 600 x L 2100
	Base Type without Column	D 600 x L 1800
2-BEDROOM END UNIT	Base Type with Column	D 600 x L 2100
	Base Type without Column	D 600 x L 1800
2-BEDROOM END UNIT with BALCONY	Base Type with Column	D 600 x L 2100
	Base Type without Column	D 600 x L 1800
2-BEDROOM END UNIT near FIRE EXIT	Base Type	D 600 x L 1800
2-BEDROOM END UNIT with BALCONY near FIRE EXIT	Base Type	D 600 x L 1800
2-BEDROOM LOFT UNITS (Phase 2 and 3 only)	Base Type (L-shape)	D 600 x L 1800 ±

6. 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.

6. INSTALLATION GUIDELINES FOR AIRCONDITIONING UNITS

Owner must remove and restore cover of 100mm dia. pipe sleeve (for split-type ACU) and cover of block-out (for wall mounted ACU) before installation of air conditioning unit and/or refrigerant pipes. (See attached reference below).



100mmØ Sleeve
with cover for ACCU

400mm x 600mm
Block-out with cover
for WACU



NEMA 3R Circuit
Breaker for ACCU

Balcony Drain

Wall Sconce

Balcony
Drain Pipe

NEMA 3R Circuit
Breaker for ACCU

