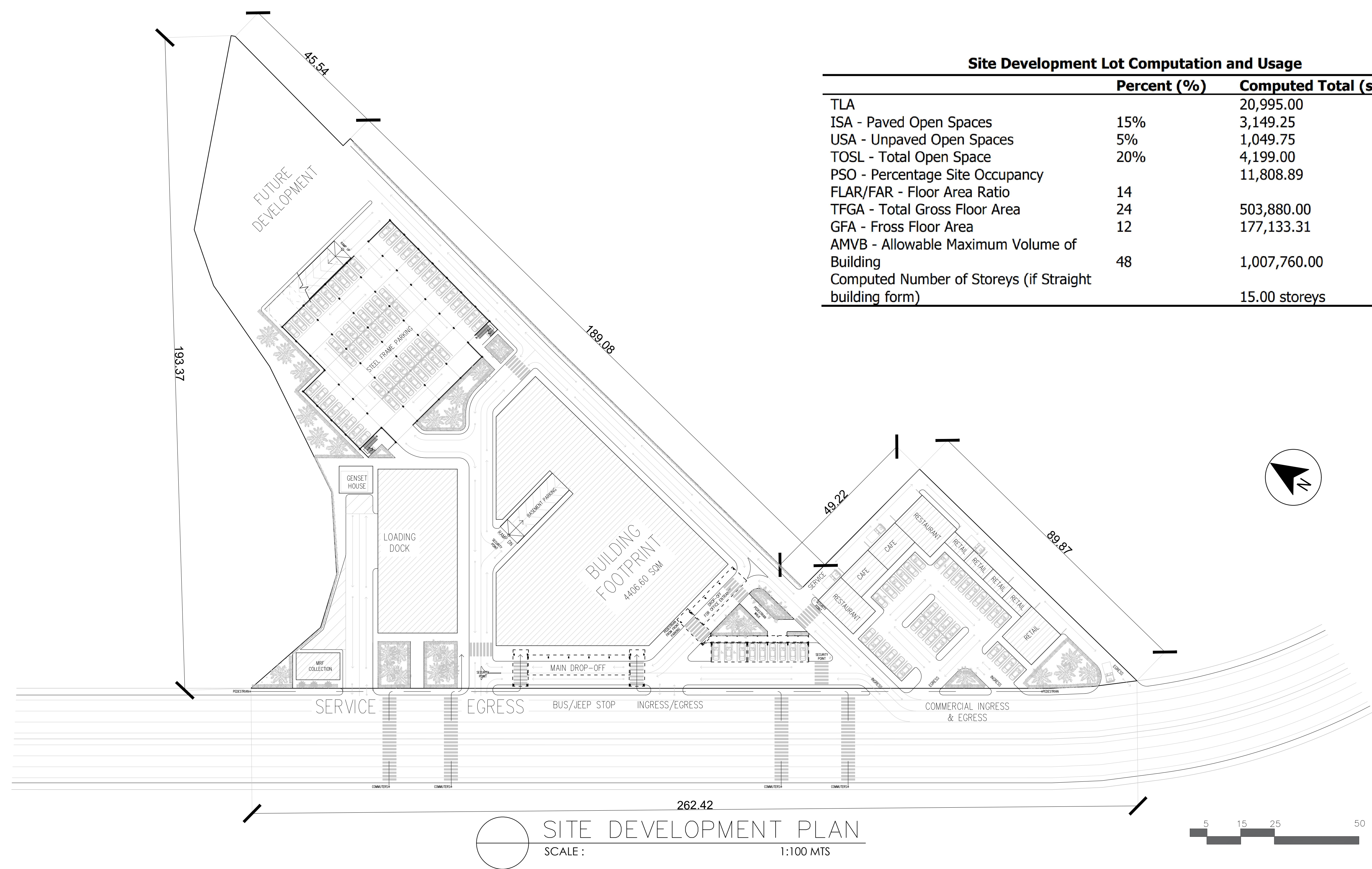
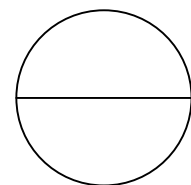




Site Development Lot Computation and Usage		
	Percent (%)	Computed Total (sqm)
TLA		20,995.00
ISA - Paved Open Spaces	15%	3,149.25
USA - Unpaved Open Spaces	5%	1,049.75
TOSL - Total Open Space	20%	4,199.00
PSO - Percentage Site Occupancy		11,808.89
FLAR/FAR - Floor Area Ratio	14	
TFGA - Total Gross Floor Area	24	503,880.00
GFA - Fross Floor Area	12	177,133.31
AMVB - Allowable Maximum Volume of Building	48	1,007,760.00
Computed Number of Storeys (if Straight building form)		15.00 storeys



SITE DEVELOPMENT PLAN
SCALE : 1:100 MTS



MAPUA UNIVERSITY
SCHOOL OF ARCHITECTURE, INTERIOR
DESIGN, AND BUILT ENVIRONMENT

THESIS TITLE
IMPLEMENTATION OF ACTIVITY-BASED WORKING IN COWORKING
SPACES: A PROPOSED OFFICE BUILDING THROUGH
APPLICATION OF SOCIOTECHNICAL SYSTEMS THEORY

STUDENT NAME/NUMBER
JOSEPH MICHAEL B. LAPUZ
2020101875

COURSE/SECTION
AR200-02S/02F_E03
PROFESSOR
AR. SHEILA V. ELARDO

SHEET CONTENT
SITE DEVELOPMENT PLAN

SHEET NO
A-01

Typical Floors (8)			
Type	Area (sqm)	Pax	Density
35 pax	169.41	35	4.8
50 pax	279.50	50	5.6
30 pax	149.96	30	5.0
48 pax	215.99	48	4.5
32 pax	119.61	32	3.7
15 pax	65.86	15	4.4
25 pax	156.48	25	6.3
30 pax	157.21	30	5.2
55 pax	258.41	55	4.7
35 pax	120.55	35	3.4
30 pax	119.99	30	4.0
20 pax	80.70	20	4.0
22 pax	92.56	22	4.2
Hot Desking	467.88	70	6.7
Clients Rentable Occupancy Density			
Total	2454.09	497	4.8
Clients Rentable Occupancy Density			
Total	19632.74	3296	4.8

Management - Employee Use			
Type	Area (sqm)	Pax	Density
Security	28.67	5	6
Administration	29.22	5	6
IT	45.97	6	8
Legal	60.59	8	8
Customer	31.92	6	5
Sales	32.42	5	6
Clients Rentable Occupancy Density			
Total	228.80	35	6.4
Clients Typical Management Retail			
Water Closets			
Male	3 closets	2 closets	3 closets
Female	3 closets	3 closets	4 closets
Urinals			
	4 urinals	1 urinals	3 urinals
Lavatories			
Male	3 closets	1 closet	3 closets
Female	3 closets	1 closet	3 closets

Retail			
Type	Area (sqm)	Density (NBCEP) Occupant	
Restaurant 1	167.85	2.8	60
Coffee	145.40	2.8	52
Printing/Office	370.71	2.8	132
Pharmacy	150.31	2.8	54
Restaurant 2	186.13	2.8	66
Refreshment	137.43	2.8	49
Clients SQM Occupancy			
Total	1157.82	414	
Office			
Clients SQM Occupancy Density			
Total	19861.54	3331	5.60
Commercial			
Clients SQM Occupancy Density			
Total	1157.82	414	2.8

Typical Floors (8)			
Type	Area (sqm)	Classification	P. Slots
35 pax	169.41	Large	2
50 pax	279.50	Large	4
30 pax	149.96	Large	2
48 pax	215.99	Large	3
32 pax	119.61	Large	2
15 pax	65.86	Medium	1
25 pax	156.48	Large	2
30 pax	157.21	Large	2
55 pax	258.41	Large	4
35 pax	120.55	Large	2
30 pax	119.99	Large	2
20 pax	80.70	Large	1
22 pax	92.56	Large	1
Hot Desking	467.88	Large	7
Small 0 0			
Medium 1 1			
Large 15 34			
Parking Slots 35			
Small 0 0			
Medium 8 8			
Large 120 273			
Parking Slots 280			

Management			
Type	Area (sqm)	Classification	P. Slots
Security	28.67	Small	1
Administration	29.22	Small	1
IT	45.97	Medium	1
Legal	60.59	Medium	1
Customer	31.92	Small	1
Sales	32.42	Small	1
Small 4 2			
Medium 2 2			
Large 0 0			
Parking Slots 4			

Retail			
Type	Area (sqm)	Classification	P. Slots
Restaurant 1	167.85		7
Coffee	145.40		6
Printing/Office	370.71		13
Pharmacy	150.31		6
Restaurant 2	186.13		7
Refreshment	137.43		6
Parking Slots 45			

Basement 1	
PWD	2
Parking Slots	77
Motorcycles	24

Basement 2	
PWD	2
Parking Slots	85
Motorcycles	0

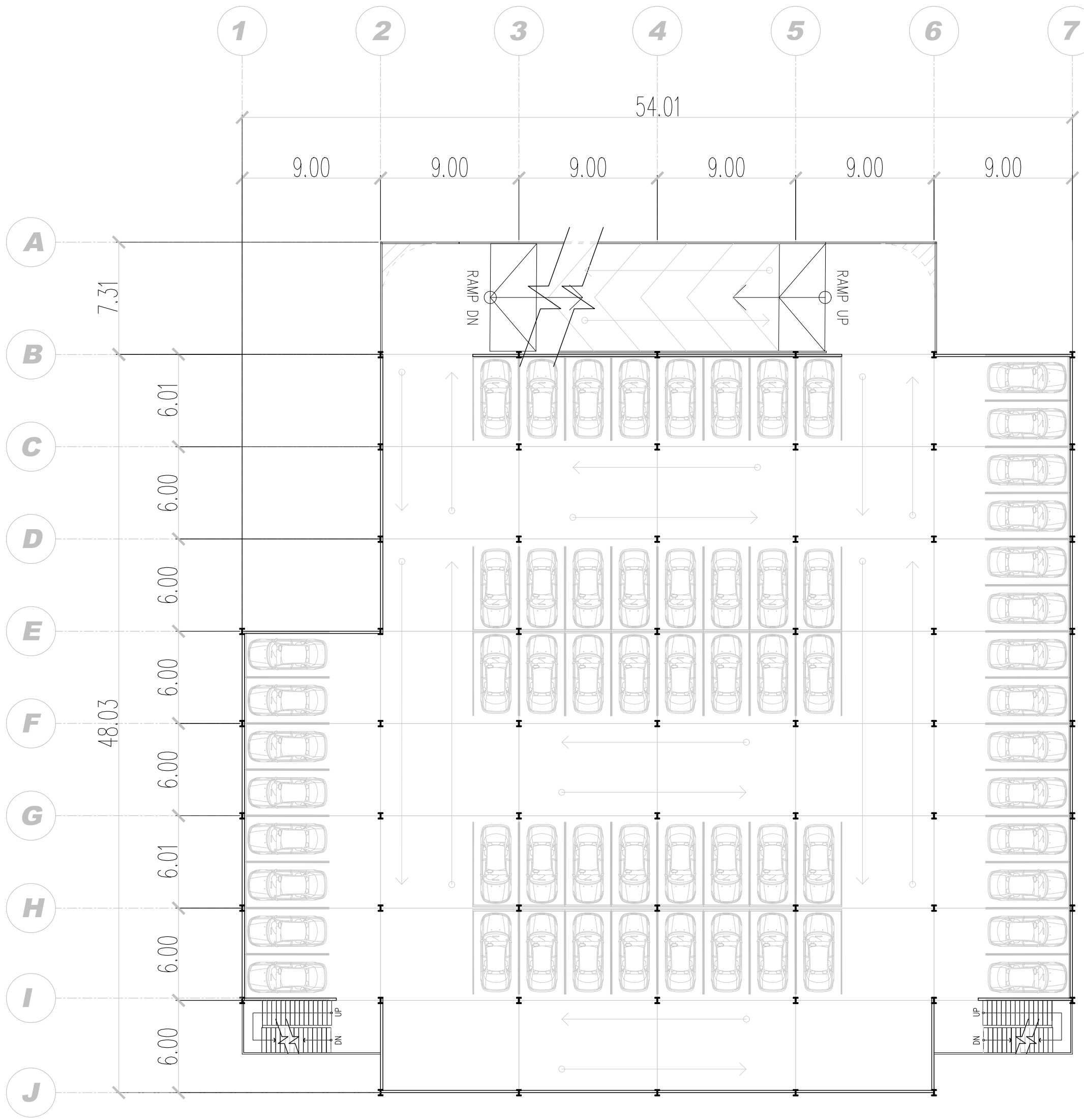
Basement 3	
PWD	2
Parking Slots	85
Motorcycles	0

Outdoor Parking	
Steel Frame	103*3=309
Front Parking	35
PWD	4
Total	39

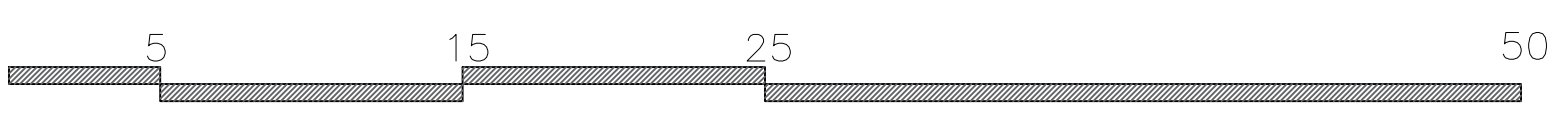
Total Basement Parking	
PWD	6
Parking Slots	247
Motorcycles	24

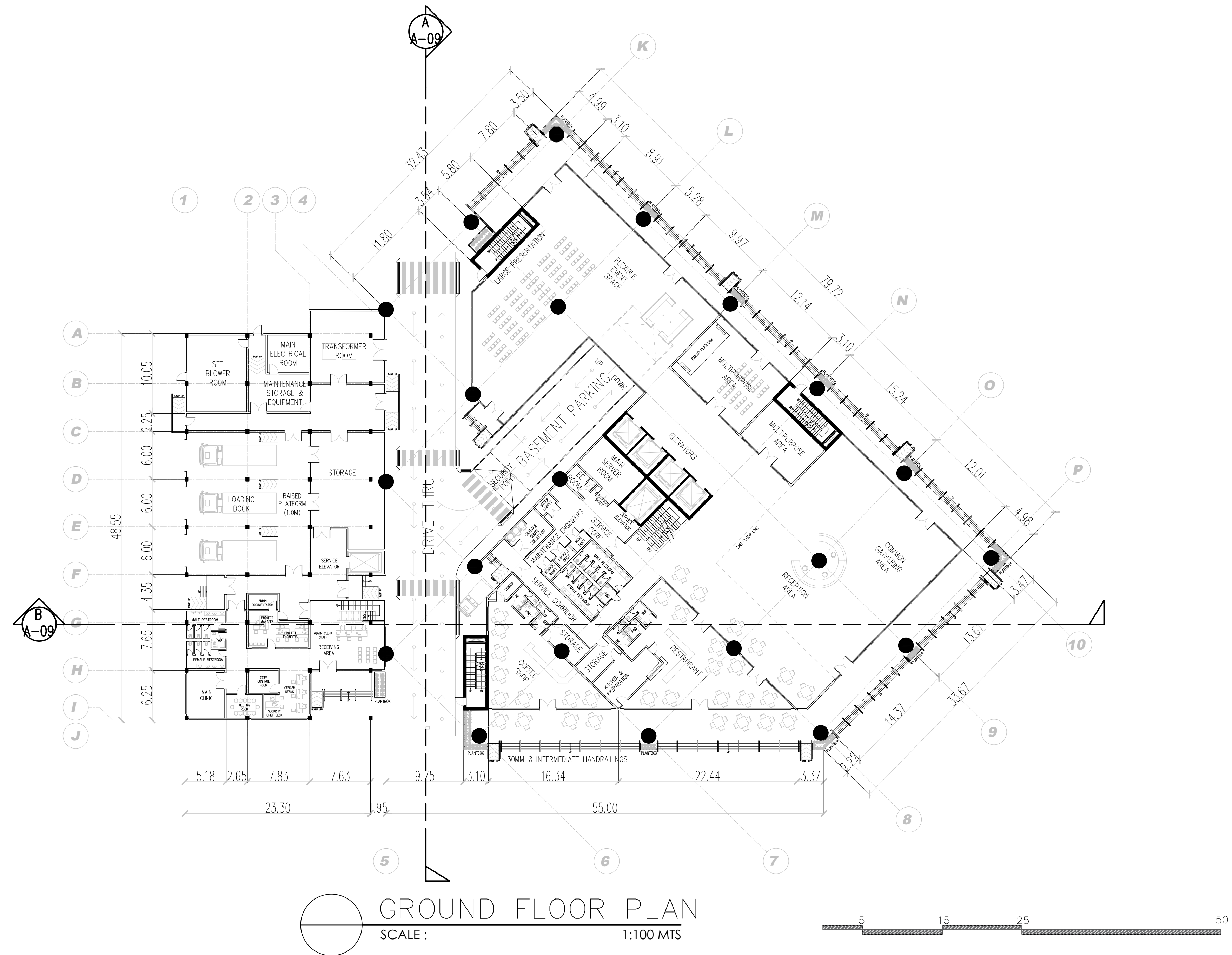
Total Parking	
Steel Frame	309
Dedicated Parking Slots	282
PWD	10
Motorcycles	24

18.00-40.00 sq Small 1/2 slot
41.00-70.00 sq Medium 1 slot
70.00 + sqm Large 1 slot every 70 sqm & fraction
One (1) car slot for every 30.00 sq. meters of customer area



SECOND AND THIRD LEVEL
STEEL FRAMED PARKING PLAN
SCALE : 1:100 MTS





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2020101875

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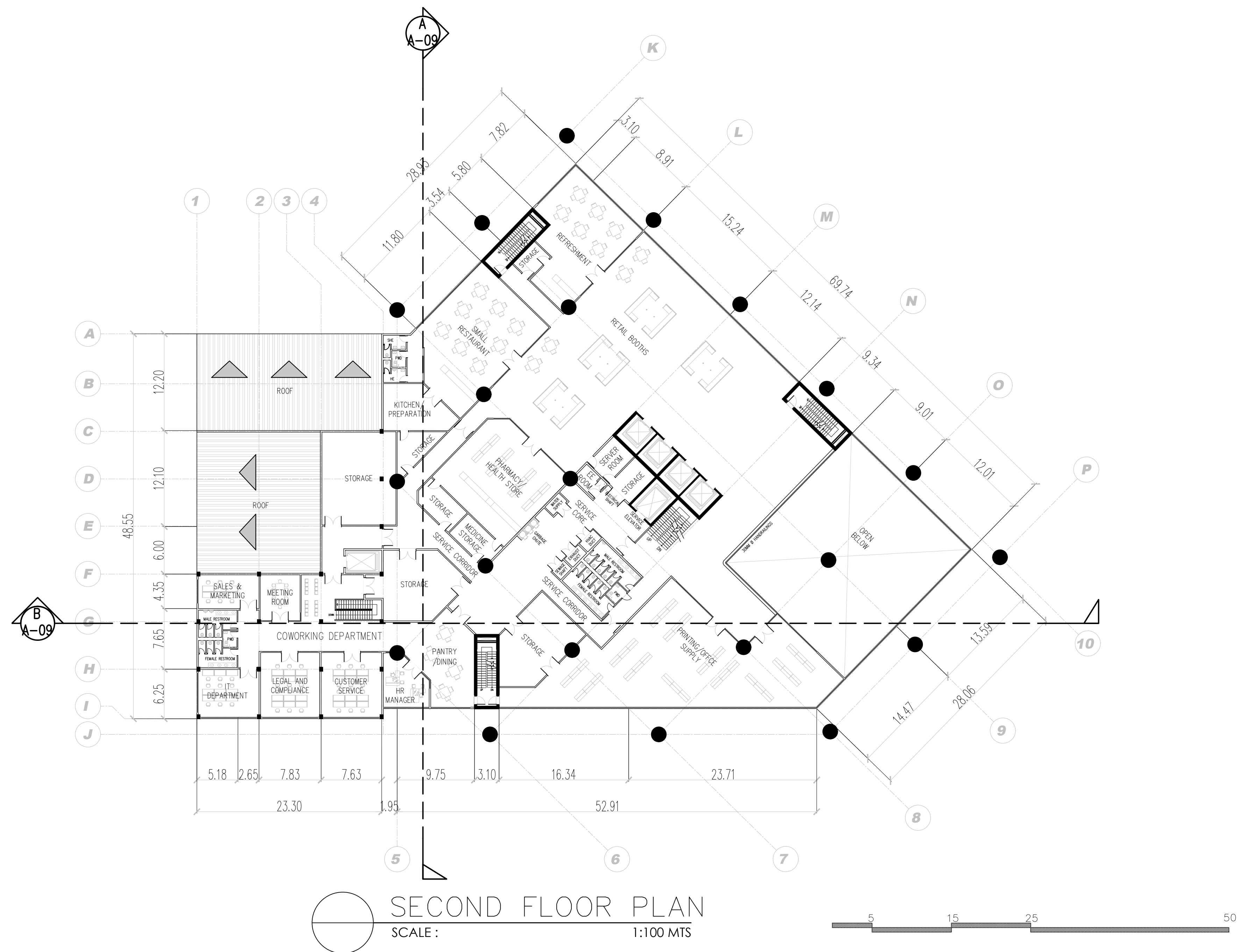
AR. SHEILA V. ELARDO

SHEET CONTENT

GROUND FLOOR PLAN

SHEET NO

A-03



MAPUA UNIVERSITY
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AR200-02S/02F_E03

PROFESSOR

AR. SHEILA V. ELARDO

SHEET CONTENT

SECOND FLOOR PLAN

SHEET NO

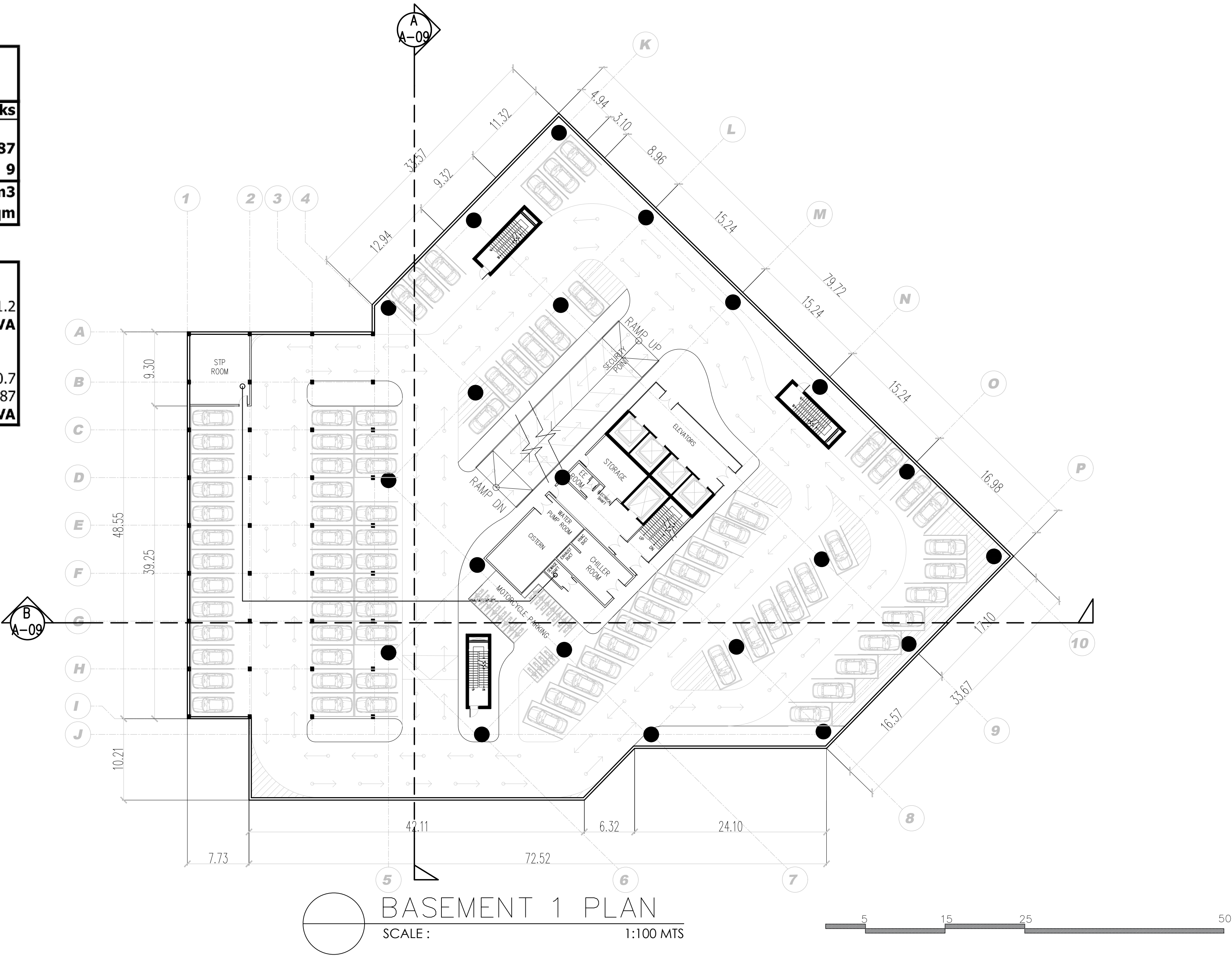
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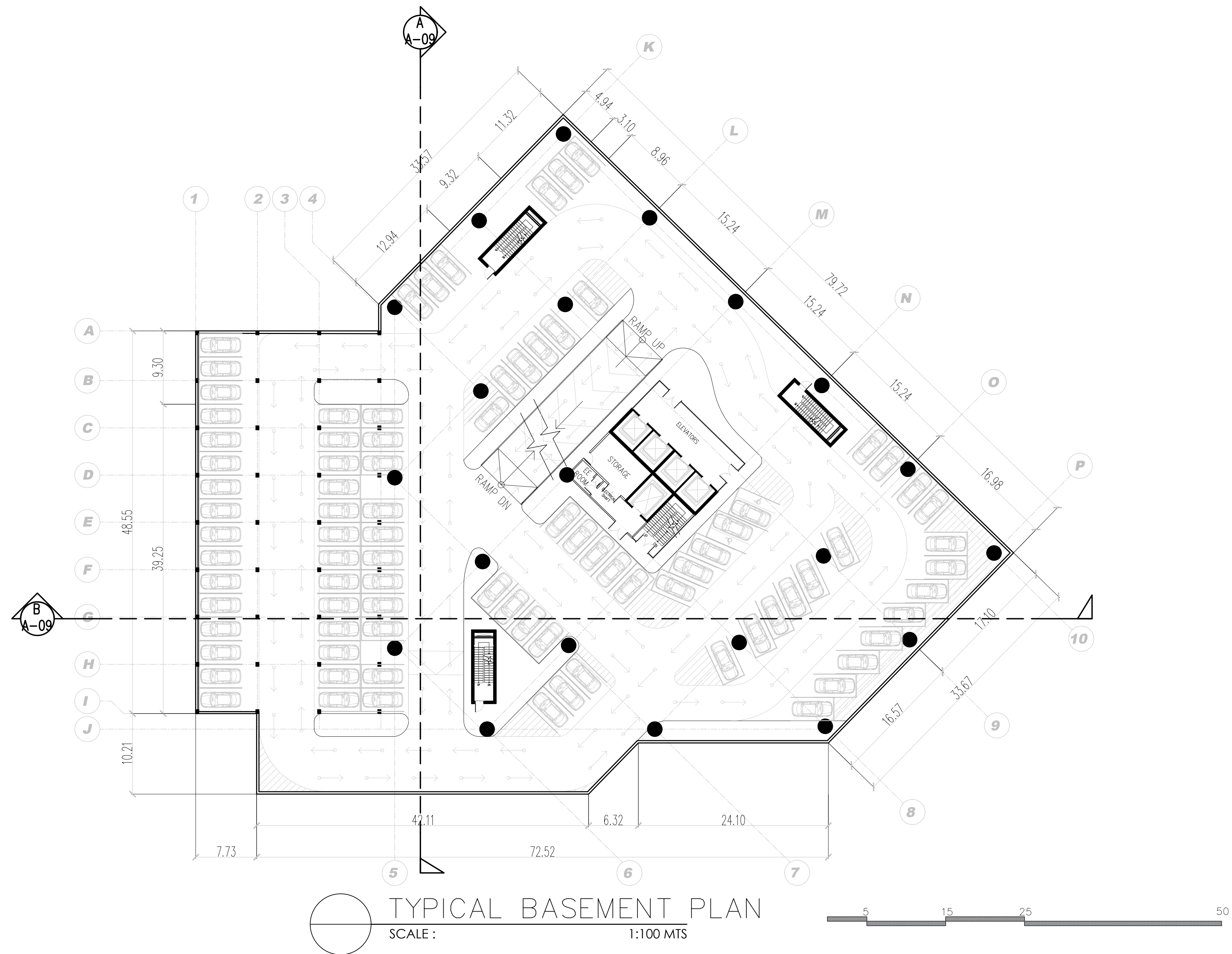
Daily Water Demand

Occupancy	L/occupant	L/day	w/ fire sprinkler (+30%)	
3331	75.7	252156.70	327803.7	
	Liters	Gallons	Tanks	
Water Tank	1.0	327803.71	86606	
1,000 Gallon Tank	(72" L 72" W 66" H)			87
10,000 Gallon Tank	(144" L 144" W 161" H			9
Cistern	1	327803.71	86606	327.8m3
		328	4.1	79.95sqm

Electrical Computations

SQM	Demand	Kilowatts Size		
Generator Size				
	Power Factor x Safety Margin	0.8 x 1.2		
21019.36	20	420.39	630.58kVA	
sqm	W/sqm	kW		
Transformer Size				
	Power Factor x Safety Margin	0.9 x 0.7		
21019.36	80	1681.549	1307.87	
sqm	W/sqm	kW	1350 kVA	





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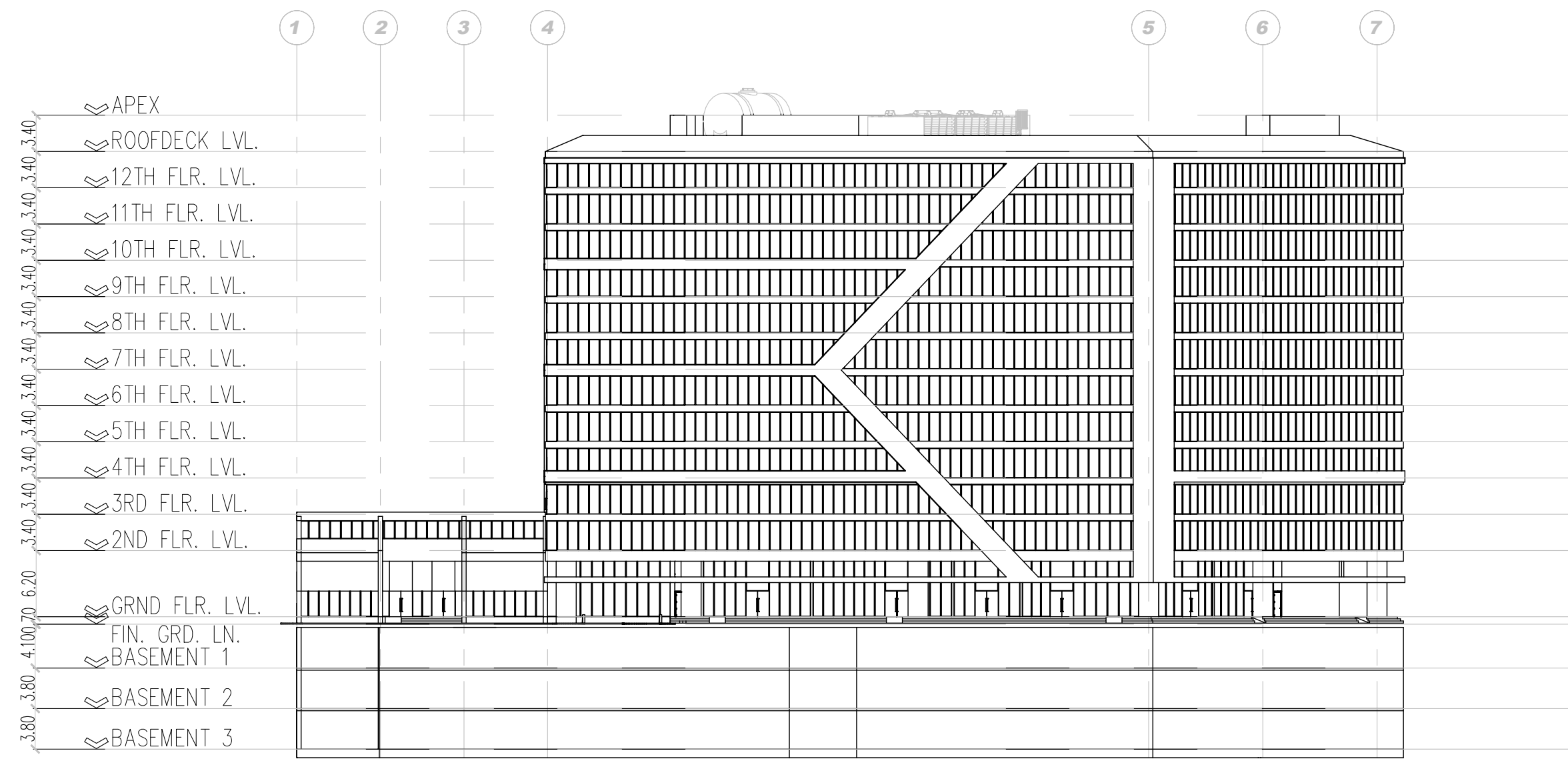
AR. SHEILA V. ELARDO

SHEET CONTENT

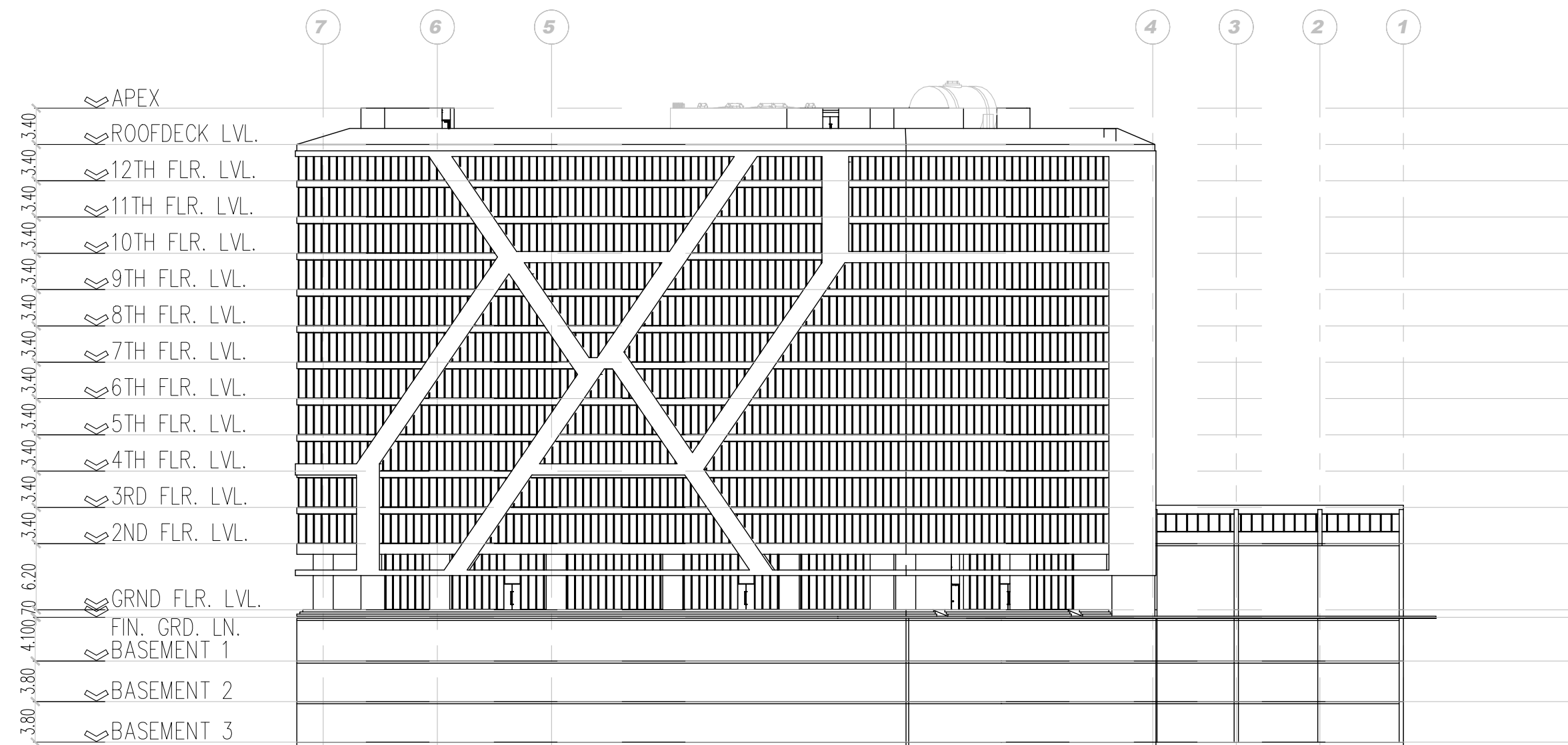
TYPICAL BASEMENT PLAN

SHEET NO

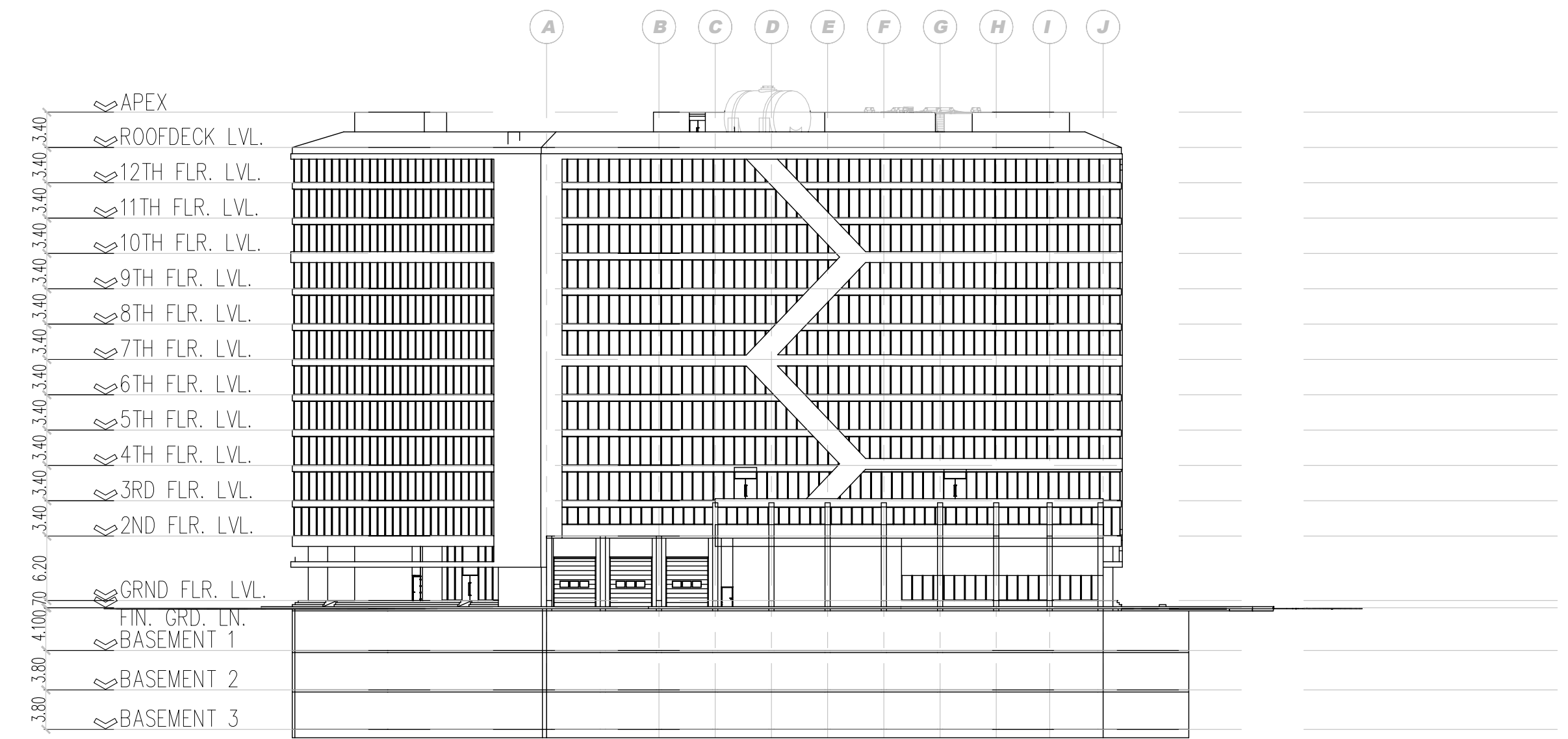
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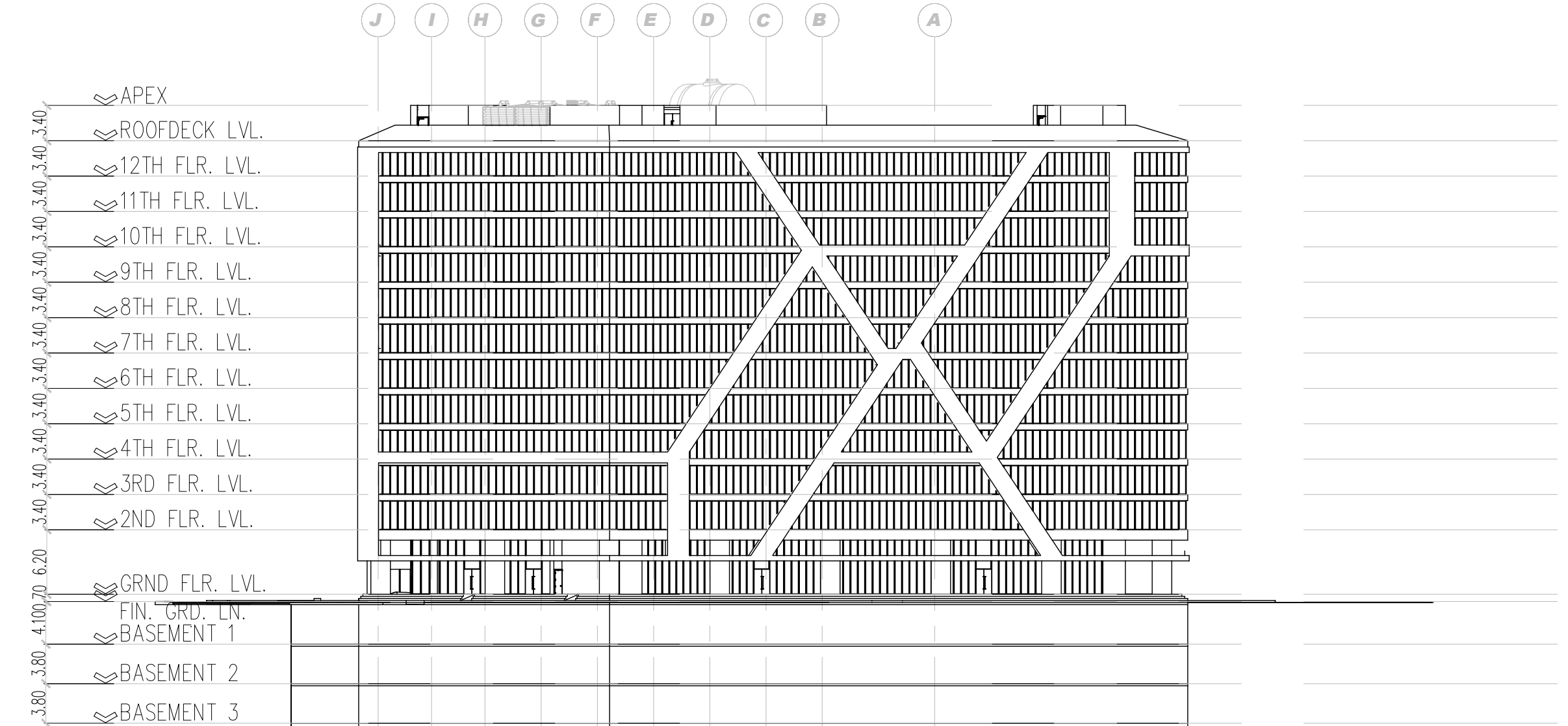
FRONT ELEVATION
SCALE : 1:1000 MTS



REAR ELEVATION
SCALE : 1:1000 MTS



LEFT SIDE ELEVATION
SCALE : 1:1000 MTS



RIGHT SIDE ELEVATION
SCALE : 1:1000 MTS

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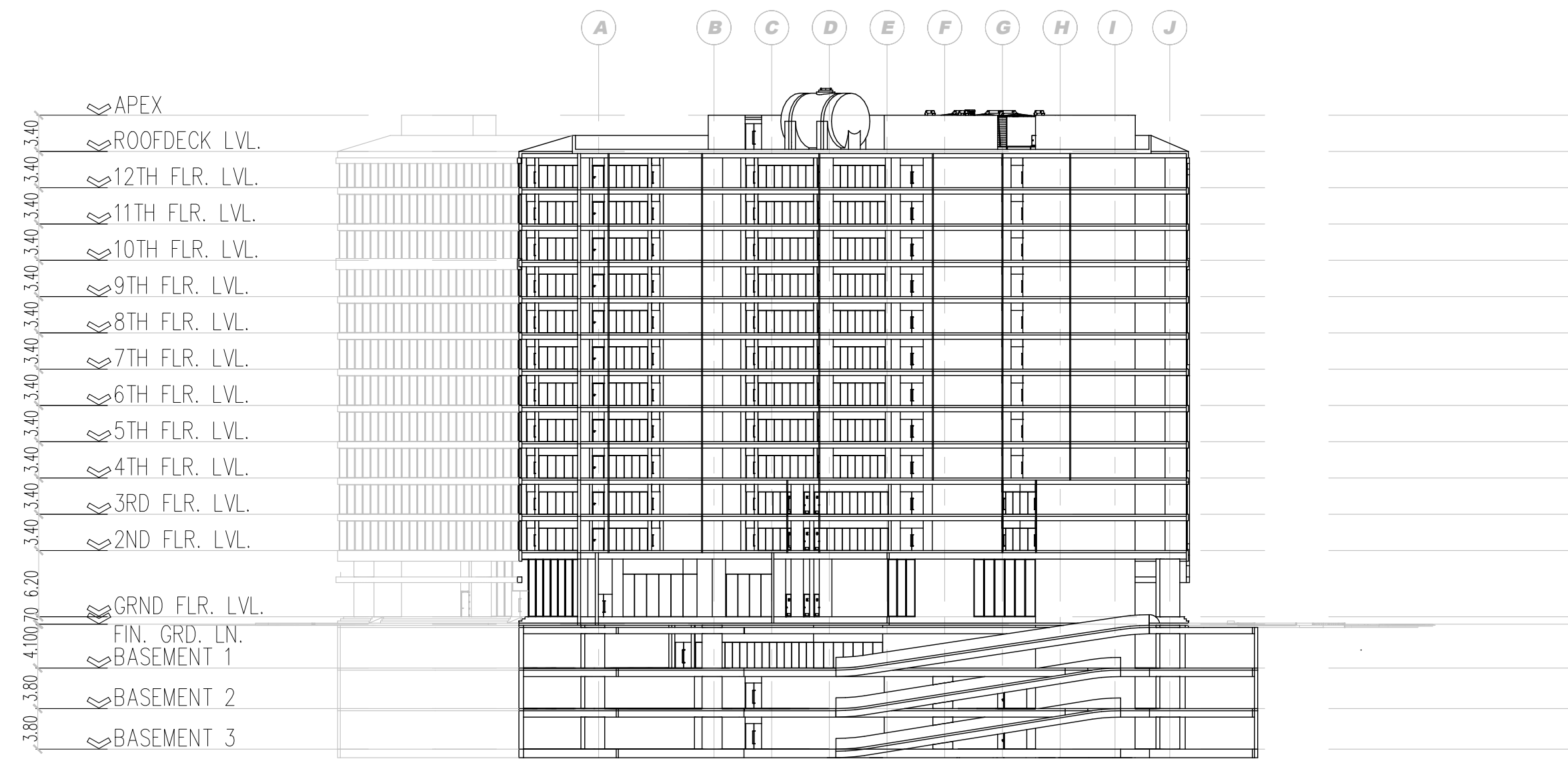
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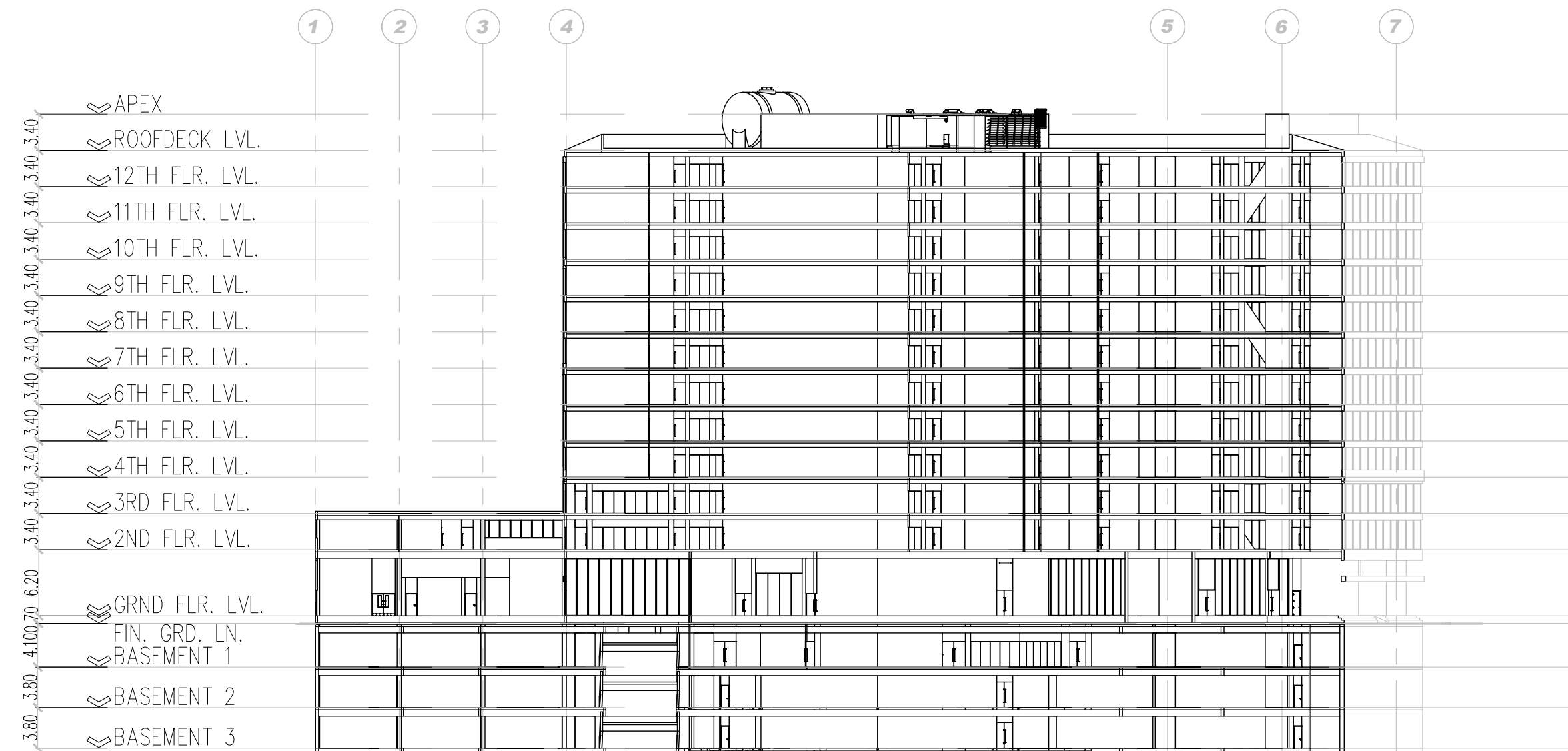
COURSE/SECTION
AR200-02S/02F_E03
PROFESSOR
AR. SHEILA V. ELARDO

SHEET CONTENT
ELEVATIONS

SHEET NO
A-08

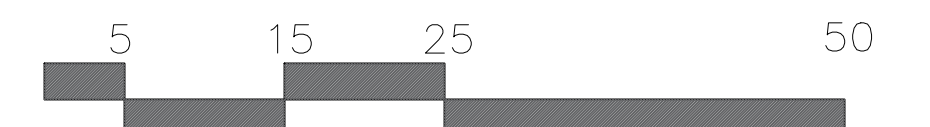


CROSS SECTION
SCALE : 1:1000 MTS



LONGITUDINAL SECTION
SCALE : 1:1000 MTS

Building Levels	Height (meters)	Stairs (Steps)	Risers (meters)
Basement 2	3.8	19	0.20
Basement 1	4.1	20	0.21
NGL to Ground	0.8	2	0.20
Ground to Ceiling	6.2	33	0.19
2nd Floor	3.4	17	0.20
3rd Floor	3.4	17	0.20
4th Floor	3.4	17	0.20
5th Floor	3.4	17	0.20
6th Floor	3.4	17	0.20
7th Floor	3.4	17	0.20
8th Floor	3.4	17	0.20
9th Floor	3.4	17	0.20
10th Floor	3.4	17	0.20
11th Floor	3.4	17	0.20
12th Floor	3.4	17	0.20



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2020101875

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AR200-02S/02F_E03

PROFESSOR

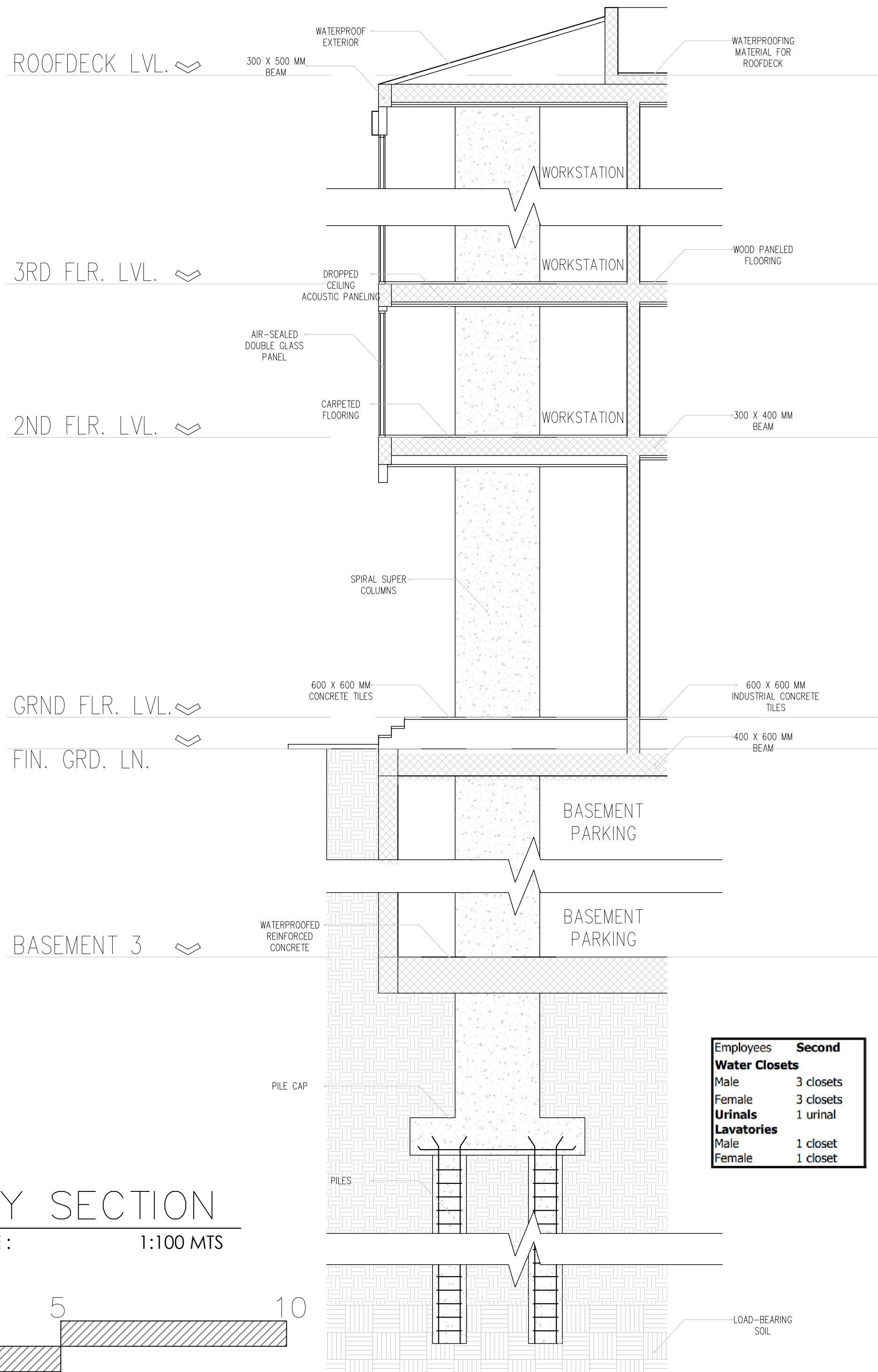
AR. SHEILA V. ELARDO

SHEET CONTENT

SECTIONS

SHEET NO

A-09



Second Floor				
Type	Area (sqm)	Classification	P. Slots	
16 pax	83.39	Large	1	
7 pax	36.46	Small	1	
12 pax	64.11	Medium	1	
12 pax	62.74	Medium	1	
15 pax	76.12	Large	1	
30 pax	169.89	Large	2	
25 pax	115.15	Large	2	
25 pax	128.17	Large	2	
15 pax	81.10	Large	1	
12 pax	70.42	Large	1	
60 pax	298.48	Large	4	
30 pax	147.15	Large	2	
35 pax	179.75	Large	3	
customer	141.29	Large	2	
IT	123.73	Large	2	
HR	40.03	Medium	1	
Marketing	62.09	Medium	1	
Sales	62.09	Medium	1	
Legal	100.55	Large	1	
			1	
Small			1	
Medium			5	
Large			13	
Parking Slots				31

Outdoor Parking	
Temporary Parking	172
Front Parking	97
PWD	2
Total	271

Second Floor				
Type	Area (sqm)	Pax	Density	
16 pax	83.39	16	5.2	
7 pax	36.46	7	5.2	
12 pax	64.11	12	5.3	
12 pax	62.74	12	5.2	
15 pax	76.12	15	5.1	
30 pax	169.89	30	5.7	
25 pax	115.15	25	4.6	
25 pax	128.17	25	5.1	
15 pax	81.10	15	5.4	
12 pax	70.42	12	5.9	
60 pax	298.48	60	5.0	
30 pax	147.15	30	4.9	
35 pax	179.75	35	5.1	
customer	141.29	30	4.7	
IT	123.73	25	4.9	
HR	40.03	5	8.0	
Marketing	62.09	10	6.2	
Sales	62.09	10	6.2	
Legal	100.55	15	6.7	
Hot Desking	537.08	80	6.7	
Clients	Rentable	Occupancy	Density	
Total	2050.00	374.00	5.3	
Employees	Rentable	Occupancy	Density	
Total	529.78	65.00	6.1	

Employees Second	
Water Closets	
Male	3 closets
Female	3 closets
Urinals	1 urinal
Lavatories	
Male	1 closet
Female	1 closet

Third Floor				
Type	Area (sqm)	Classification	P. Slots	
16 pax	83.39	Large	1	
7 pax	36.46	Small	1	
12 pax	64.11	Medium	1	
12 pax	62.74	Medium	1	
15 pax	76.12	Large	1	
30 pax	169.89	Large	2	
25 pax	115.15	Large	2	
25 pax	128.17	Large	2	
15 pax	81.10	Large	1	
12 pax	70.42	Large	1	
60 pax	298.48	Large	4	
30 pax	147.15	Large	2	
35 pax	179.75	Large	3	
			1	
Small			1	
Medium			2	
Large			10	
Parking Slots				45

Type	#	P. Slots
Small	11	11
Medium	34	34
Large	131	246
Total P. Slots		313

Total Basement Parking	
PWD	8
Parking Slots	389
Motorcycles	108

18.00-40.00 sqSmall 1/2 slot
41.00-70.00 sqMedium 1 slot
70.00 + sqm Large 1 slot every 70 sqm & fraction

Third Floor				
Type	Area (sqm)	Pax	Density	
16 pax	83.39	16	5.2	
7 pax	36.46	7	5.2	
12 pax	64.11	12	5.3	
12 pax	62.74	12	5.2	
15 pax	76.12	15	5.1	
30 pax	169.89	30	5.7	
25 pax	115.15	25	4.6	
25 pax	128.17	25	5.1	
15 pax	81.10	15	5.4	
12 pax	70.42	12	5.9	
60 pax	298.48	60	5.0	
30 pax	147.15	30	4.9	
35 pax	179.75	35	5.1	
Hot Desking	537.08	80	6.7	
Clients	Rentable	Occupancy	Density	
Total	2050.00	374.00	5.3	

Clients	Second	Third	Typical
Water Closets			
Male	2 closets	3 closets	3 closets
Female	2 closets	3 closets	3 closets
Urinals	3 urinals	4 urinals	4 urinals
Lavatories			
Male	2 closets	3 closets	3 closets
Female	2 closets	3 closets	3 closets

Typical Floors (9)				
Type	Area (sqm)	Classification	P. Slots	
16 pax	83.39	Large	1	
7 pax	36.46	Small	1	
12 pax	64.11	Medium	1	
12 pax	62.74	Medium	1	
15 pax	76.12	Large	1	
30 pax	148.50	Large	2	
9 pax	49.17	Medium	1	
14 pax	73.99	Large	1	
25 pax	132.09	Large	2	
30 pax	151.58	Large	2	
25 pax	128.17	Large	2	
15 pax	81.10	Large	1	
10 pax	70.42	Large	1	
60 pax	298.48	Large	4	
35 pax	147.15	Large	2	
40 pax	179.75	Large	3	

Small	1	1
Medium	3	3
Large	12	22
Parking Slots		26

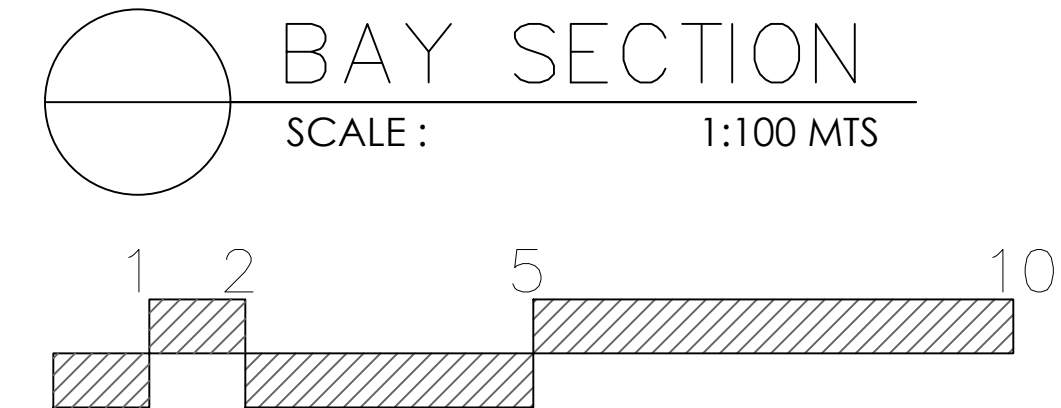
Small	9	9
Medium	27	27
Large	108	202
Parking Slots	9	238

Total Parking	
Temporary Parking	172
Parking Slots	486
PWD	10
Motorcycles	108

Typical Floors (9)				
Type	Area (sqm)	Pax	Density	
16 pax	83.39	16	5.2	
7 pax	36.46	7	5.2	
12 pax	64.11	12	5.3	
12 pax	62.74	12	5.2	
15 pax	76.12	15	5.1	
30 pax	148.50	30	5.0	
9 pax	49.17	9	5.5	
14 pax	73.99	14	5.3	
25 pax	132.09	25	5.3	
30 pax	151.58	30	5.1	
25 pax	128.17	25	5.1	
15 pax	81.10	15	5.4	
10 pax	70.42	13	5.4	
60 pax	298.48	60	5.0	
35 pax	147.15	30	4.9	
40 pax	179.75	35	5.1	
Hot Desking	537.08	80	6.7	

Clients	Rentable	Occupancy	Density
Total	2320.30	428.00	5.3
Clients	Rentable	Occupancy	Density
Total	19804.06	3645.00	5.3

Clients	Rentable	Occupancy	Density
Total	26754.15	4886.00	5.3



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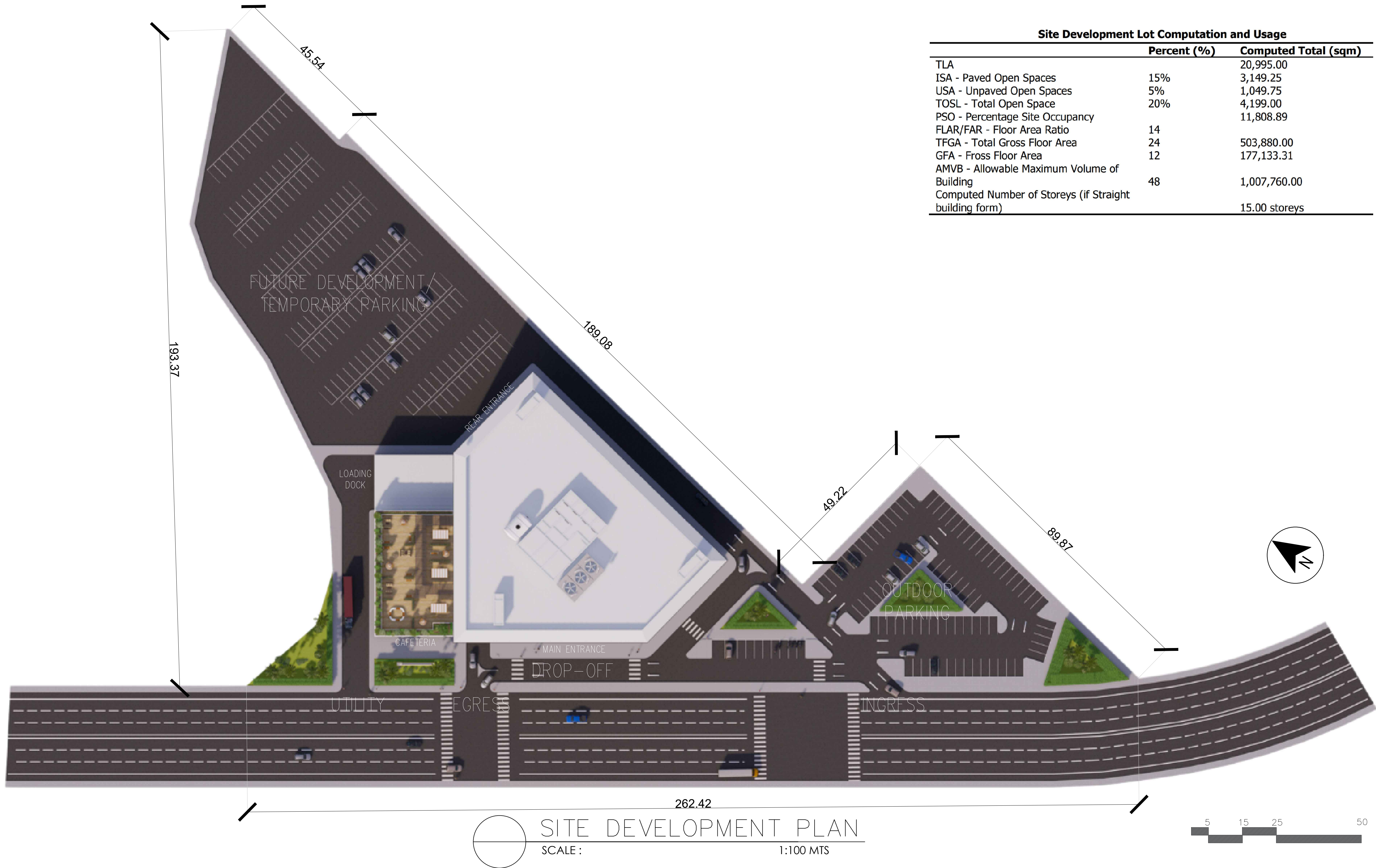
SHEET CONTENT

BAY SECTION
COMPUTATIONS

SHEET NO

A-10

Site Development Lot Computation and Usage		
	Percent (%)	Computed Total (sqm)
TLA		20,995.00
ISA - Paved Open Spaces	15%	3,149.25
USA - Unpaved Open Spaces	5%	1,049.75
TOSL - Total Open Space	20%	4,199.00
PSO - Percentage Site Occupancy		11,808.89
FLAR/FAR - Floor Area Ratio	14	
TFGA - Total Gross Floor Area	24	503,880.00
GFA - Fross Floor Area	12	177,133.31
AMVB - Allowable Maximum Volume of Building	48	1,007,760.00
Computed Number of Storeys (if Straight building form)		15.00 storeys



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2020101875

COURSE/SECTION

AR200-02S/02F_E03

PROFESSOR

AR. SHEILA V. ELARDO

SHEET CONTENT

RENDERED SITE DEVELOPMENT PLAN

SHEET NO

A-11



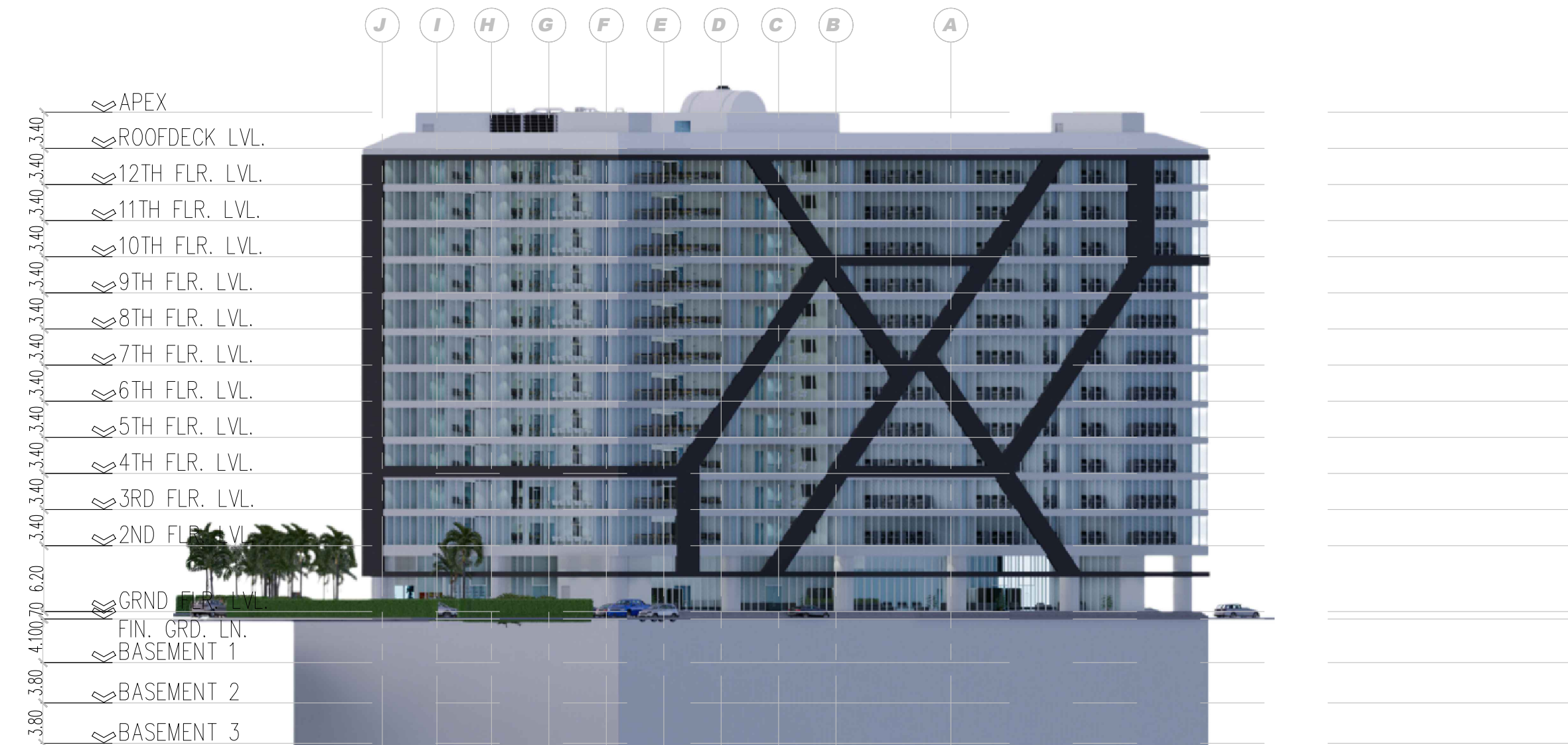
FRONT ELEVATION
SCALE : 1:1000 MTS



REAR ELEVATION
SCALE : 1:1000 MTS



LEFT SIDE ELEVATION
SCALE : 1:1000 MTS



RIGHT SIDE ELEVATION
SCALE : 1:1000 MTS

MAPUA UNIVERSITY SCHOOL OF ARCHITECTURE, INTERIOR DESIGN, AND BUILT ENVIRONMENT	THESIS TITLE IMPLEMENTATION OF ACTIVITY-BASED WORKING IN COWORKING SPACES: A PROPOSED OFFICE BUILDING THROUGH APPLICATION OF SOCIOTECHNICAL SYSTEMS THEORY	STUDENT NAME/NUMBER JOSEPH MICHAEL B. LAPUZ 2020101875	COURSE/SECTION AR200-02S/02F_E03	SHEET CONTENT RENDERED ELEVATIONS	SHEET NO A-12
			PROFESSOR AR. SHEILA V. ELARDO		