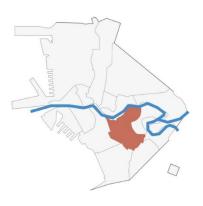
112O OTIS

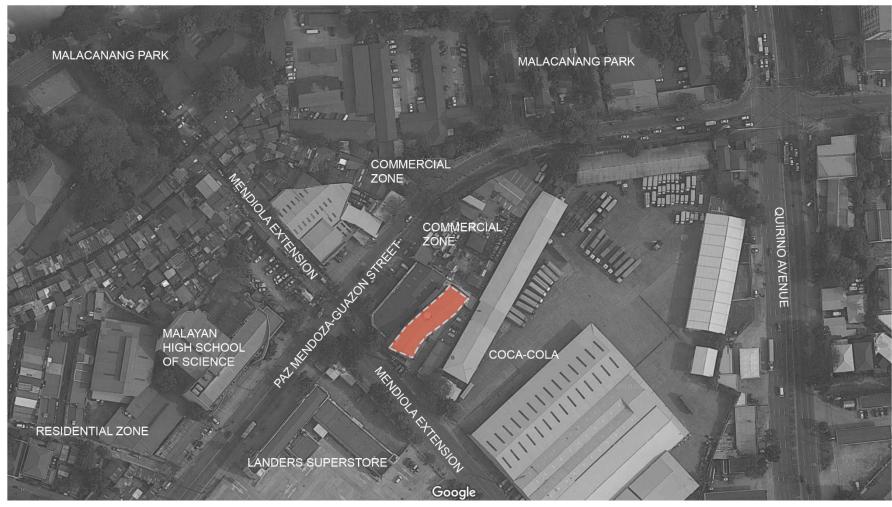
REDESIGN & DEVELOPMENT PLAN

LOCATION





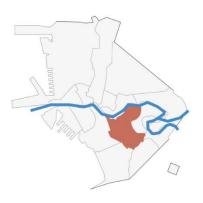


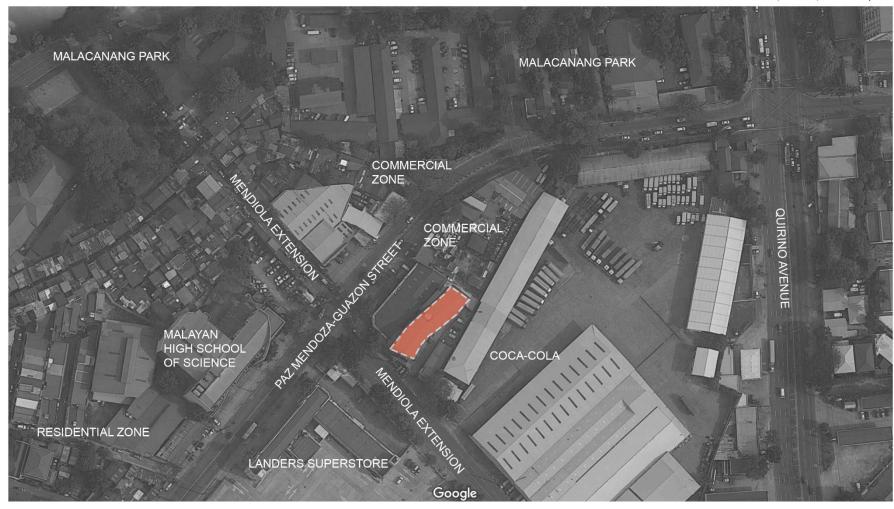


A GEM IN PACO'S WAREHOUSE DISTRICT



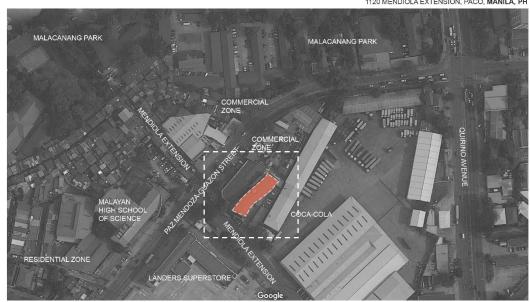






















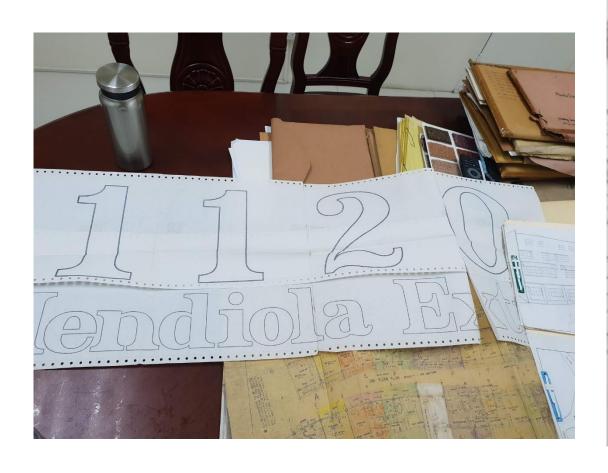


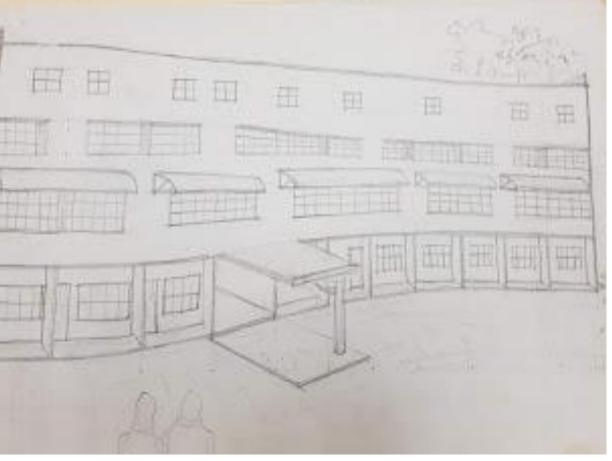












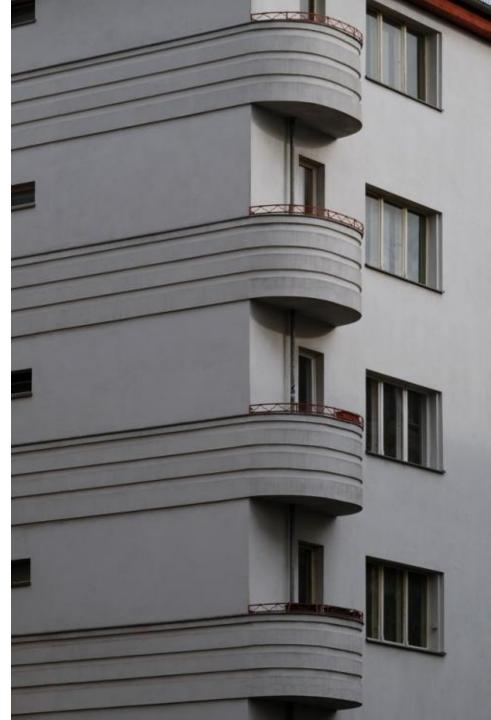
ART MODERNE

1930S

emphasized curving forms, long horizontal lines, and sometimes nautical elements















The Manila Travellers Apartel has opened its facilities and serv-ices to the tourism trade. Shown above is the newly constructed imposing four-storey MTA building at Hendiola Extension, Paco, Manila. Its suites and apartments are fully-sirconditioned, fully-furnished and fully carpeted.

cilities and refrigerator.
The tenant also enjoys all
the comfort and other
needed conveyances being building and land is own-ed by Mendoza Guazon,

Inc.
The Manila Travellers
Apartel's suites and aparttel.
One of this newly opened apartment building designed to help relieve the shortage of hotel accommodations brought about by the big volume of incoming tourists is the Manila Travellers Apartel, a ments are fully-aircondi-tioned, fully-furnished and fully-carpeted. Facilities in each room include refrigerators, television and pipedin stereo music. The apar-tel has also a canteen our-storey edifice located t 1120 Mendiola Exten-loa, corner Paz M. Gua-nn St. (formerly Otis St.) tht in the heart of Mawhere tenants can order food or go there and eat. It caters Filipino includ-

rendered by a typical ho-

Public Works Secretary

id M. Consunji, Raul

d Pacita C. Sandoval

eir contribution to

ing foreign dishes. Travelling to and from This new contribution to the apartel to places in the hospitality trade was downtown area and to the ceived two years ago Manila International airport is not a problem the fact that the management Consunji, Jesus M. unji, Luz M. Consunof the MTA is providing a shuttle bus for its customers to their points of destination twenty four with utencils and facilities mation hours a day including a to make tenants feel at 17-24.

security guard service. The MTA is a five-minute drive from the Manila Hilton and fifteen minutes to the Makati commercial center.

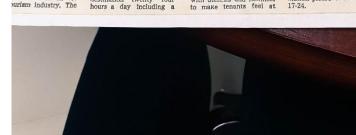
According to Mrs. Paclta C. Sandoval, administra-tor of the Manila Travellers Apartel, the third and fourth floors of the MTA building have still 17 vacant rooms ready for occu-pancy for prospective visitjapanese and Balikbayans
—consisting of 10 suites
with 2 bedrooms each (additional beds can be order ed upon arrangement), five 2-bedroom apartments and 2 bachelor apartments. All these, she said are fullyfurnished and are provided with kitchens complete month. For further in

home, "Our returning brothers and sisters from the United States and other foreign lands can avail of "We offer clean, wholesome, reasonable and inex-

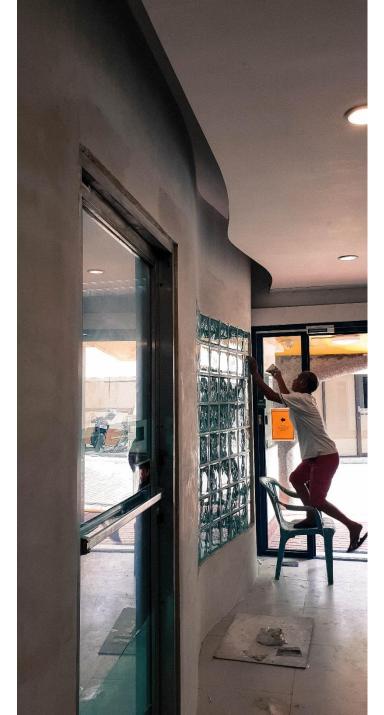
pensive rates to our custo-mers," she stressed.

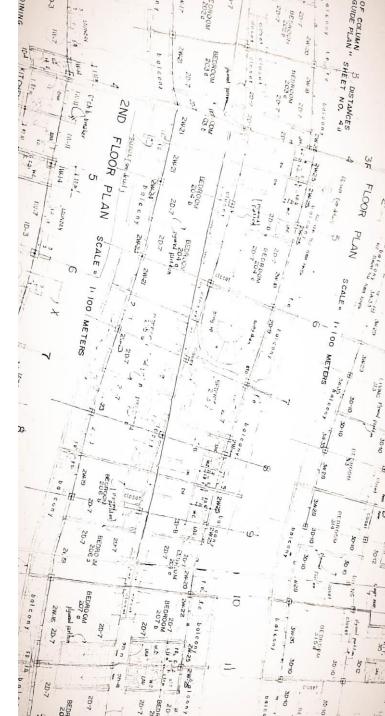
The MTA rates are: Sin-gle bedroom apartment \$10-\$11 a day; 2-bedroom apartment \$12.50, \$15 and \$18 up per day; suite \$15 a day. However, if a tenan chooses to rent on a month ly-basis contract, he is giv en a discount, Mrs. Sand val explained. For examp a single bedroom or back lor apartment costs P1,1 a month; 2-bedroom apa ment P1,600-P2,200 up with utencils and facilities mation please call Tel.

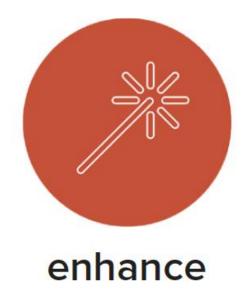














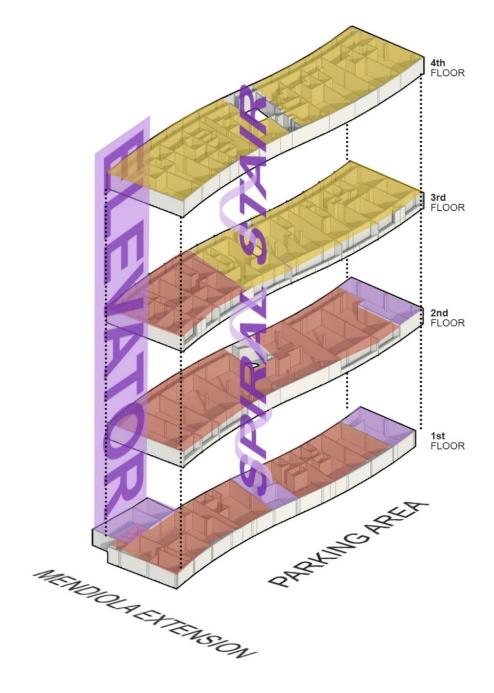






COMMERCIAL/ WORKSPACES RESIDENTIAL/ LIVING SPACES

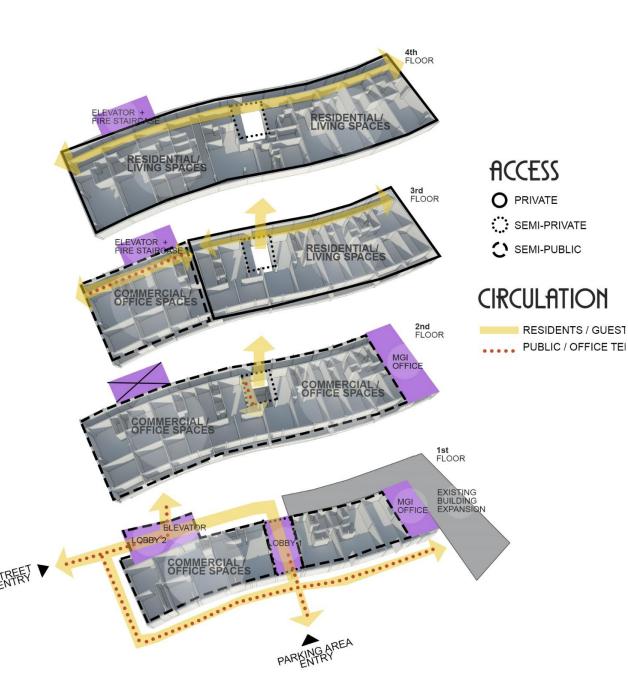
ADMINISTRATION & LOBBY AREA

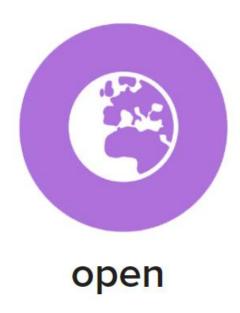








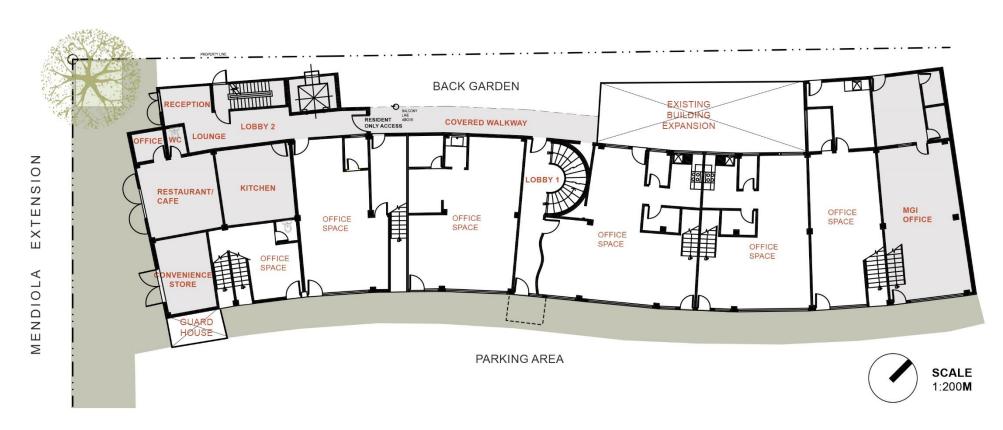








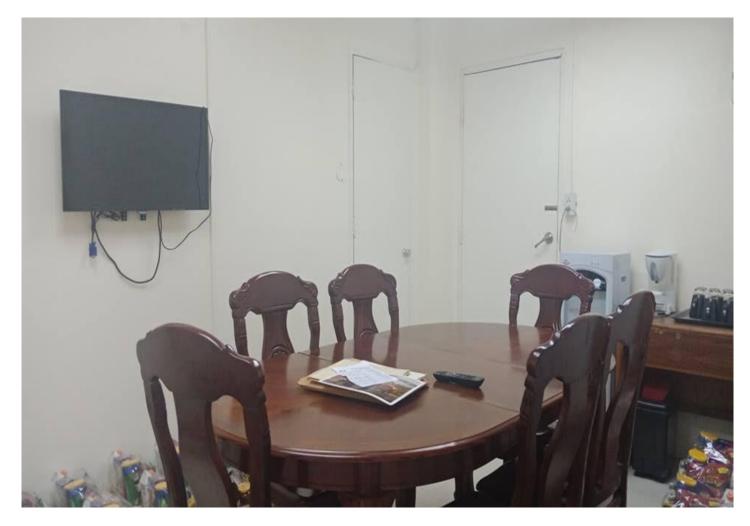










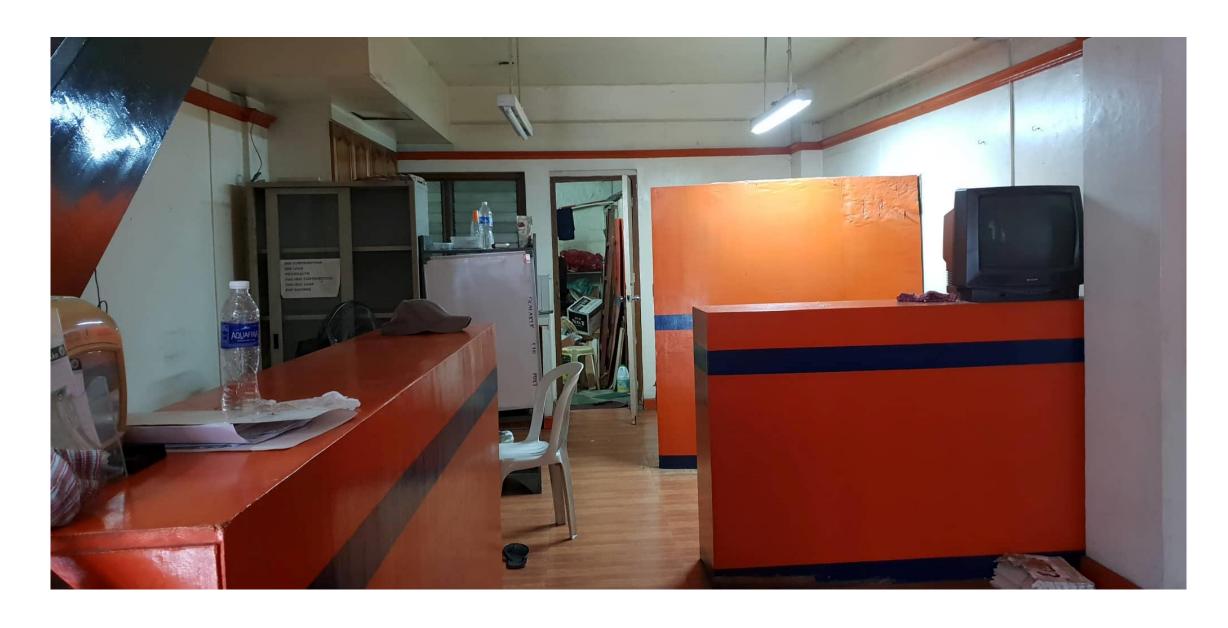






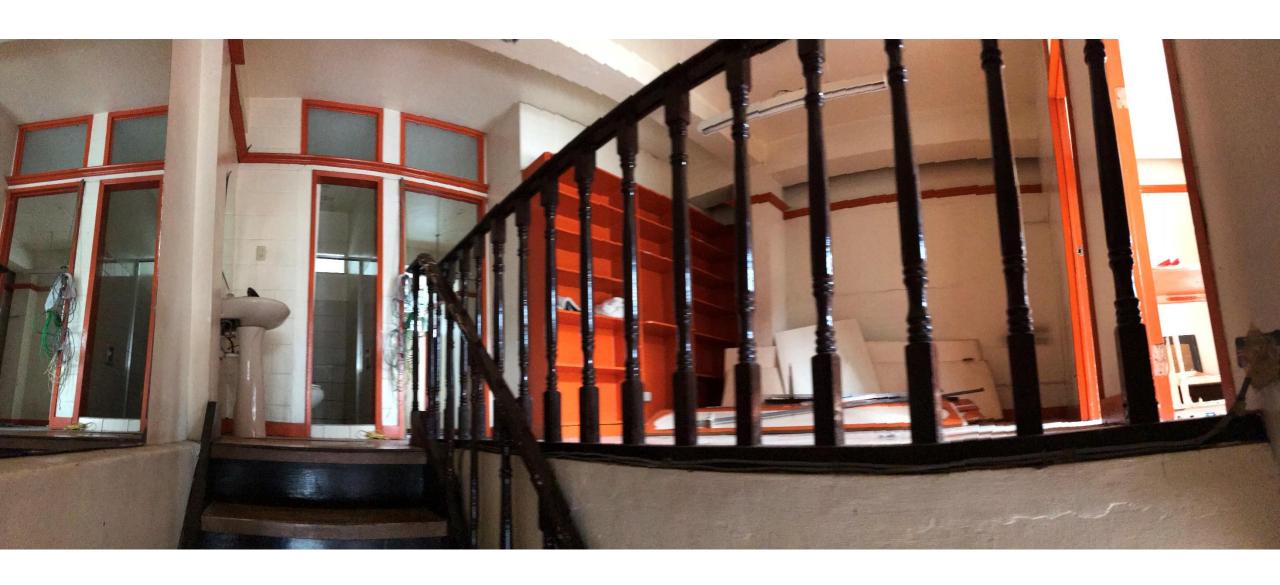


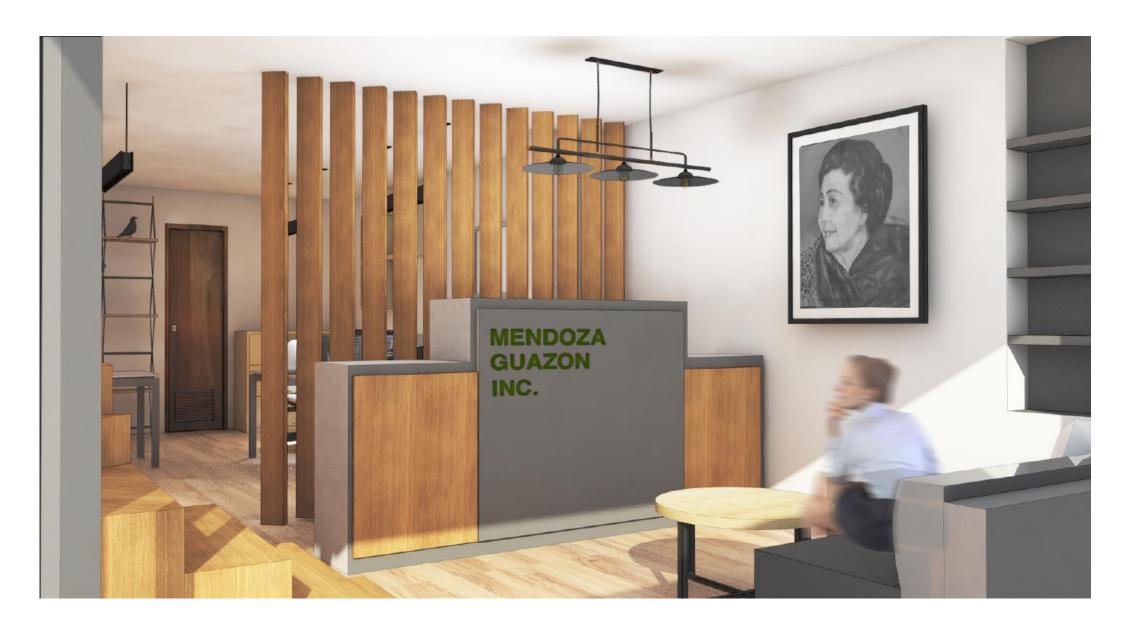














opportunity to display art

wooden slats as railings and dividers (as in reception area)

not only for better aesthetic, but creates privacy with permeability; can be positioned in a way that the office employees can see who is coming up without the visitor seeing the workspace (yet)

extra storage and demarcates between circulation space and Business Development employees; can be a communal filing space; and can administer as "counter for visitors" if Business Development Officers will have people come up to do business with.

visual with existing red cement tiles

second floor office space (facing meeting room)



second floor office space (view from meeting area)

suggested wooden laminate tiles

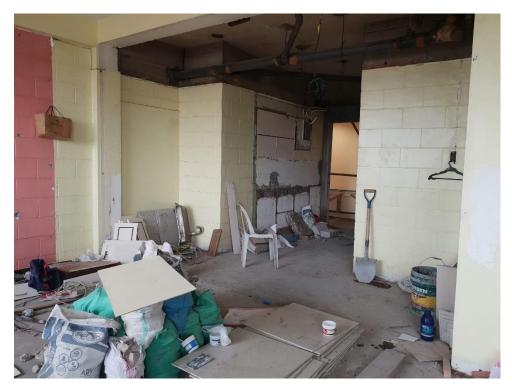
wooden tiles

changing the red cement tiles in the current site to a texture of wood-like tiles paves a lighter and more natural aesthetic (see difference) and less maintenance



RESIDENTIAL UNITS FOR IMMEDIATE RENOVATION

THIRD FLOOR



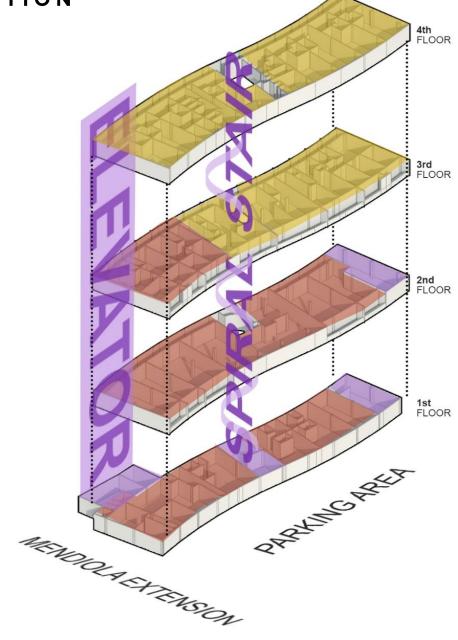


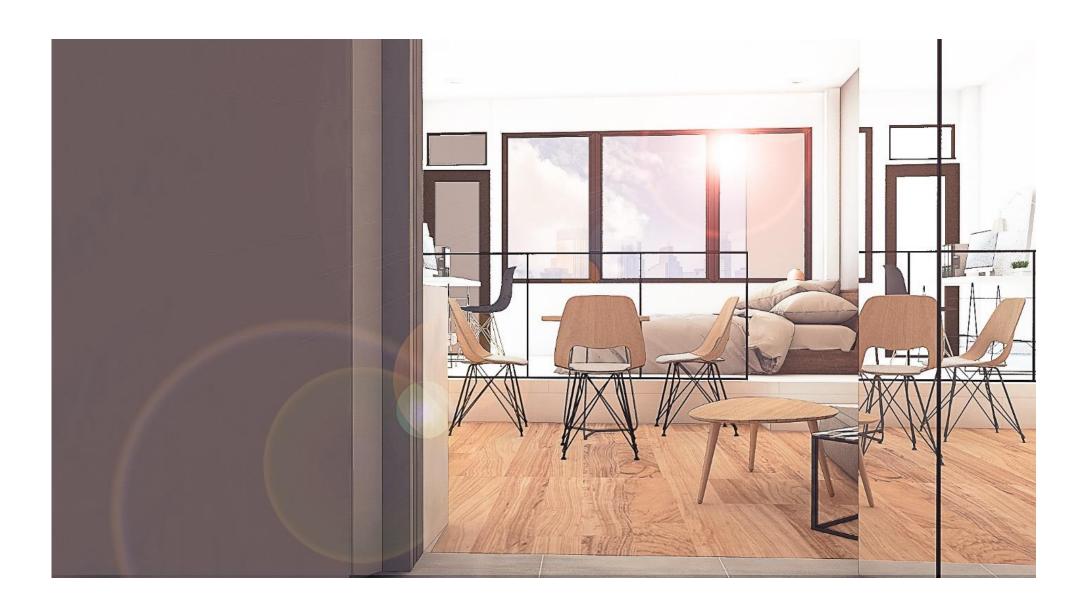


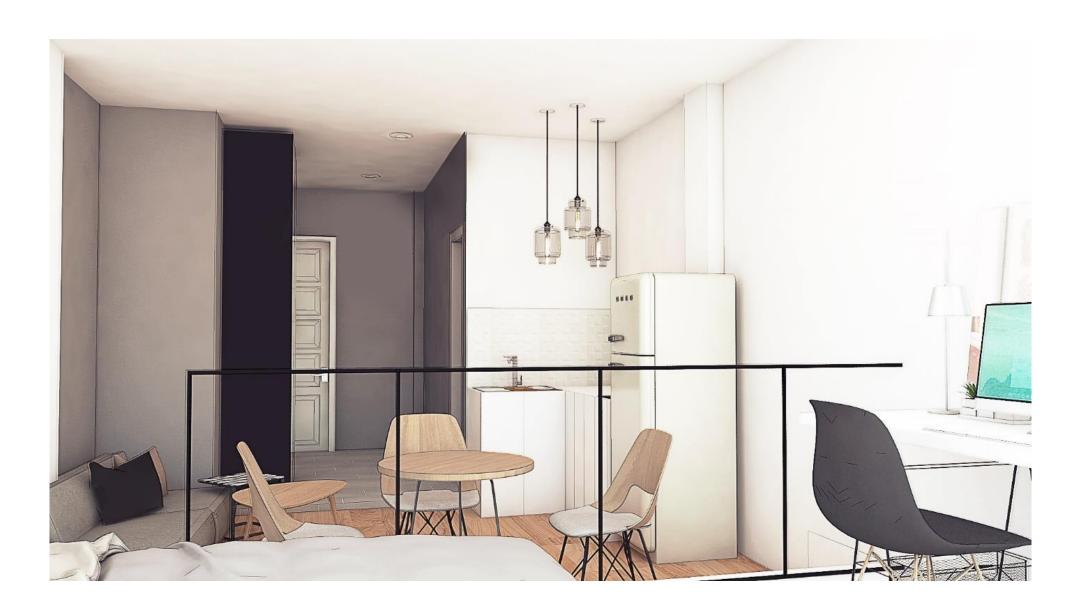


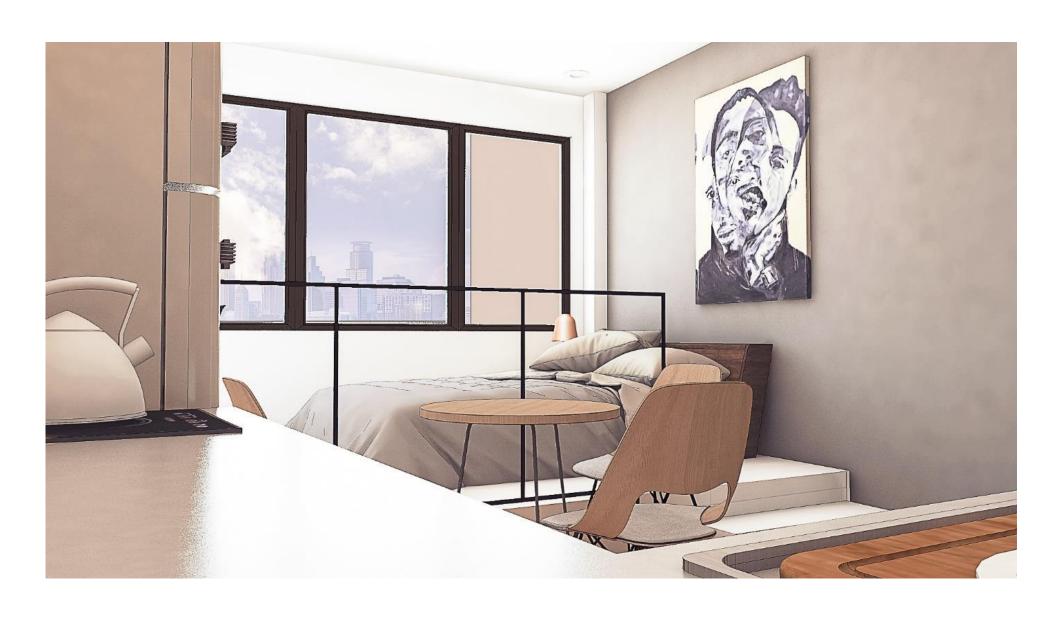








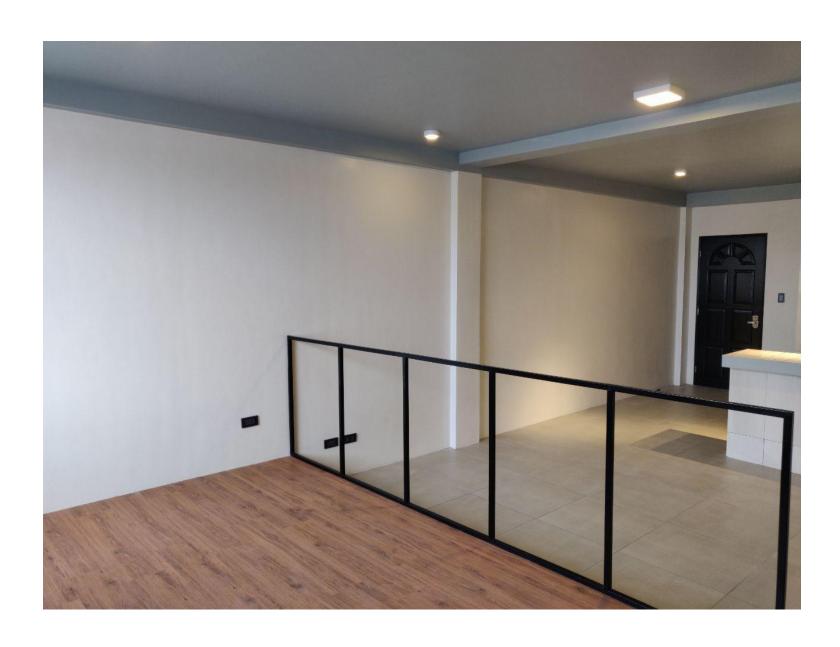
























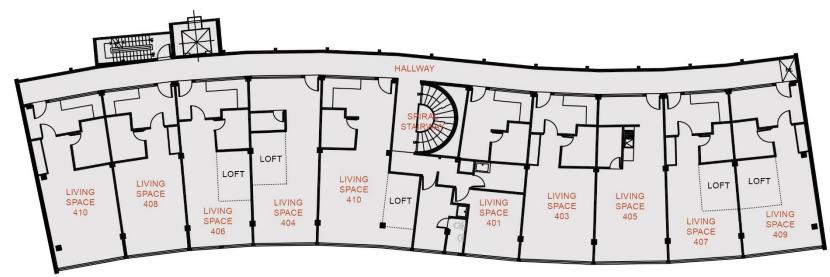






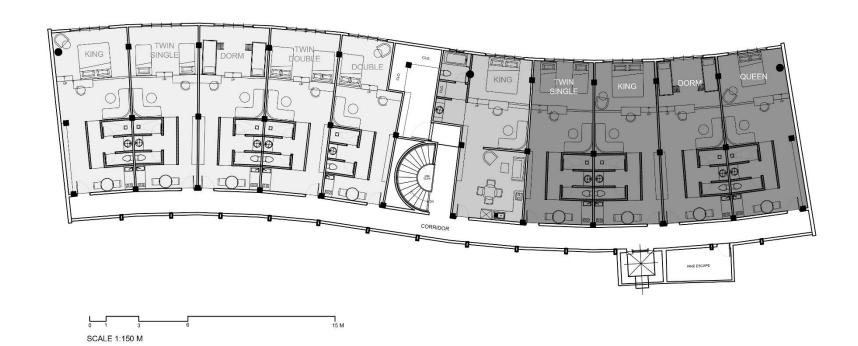
CORRIDORS FOR IMMEDIATE RENOVATION THIRD FLOOR











FOURTH FLOOR



manila travelers' tropical transparency

FOURTH FLOOR

The typical open plan within each room sweetly progresses from one zone to another. Flexibility is demonstrated through ease in circulation. There are no closed spaces here.

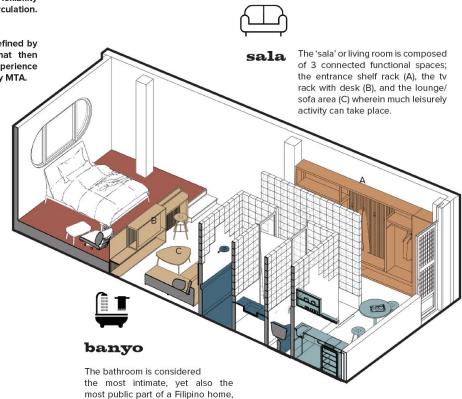
The character of the room shall be defined by the material/texture specifications that then directly influence what the guests experience and remember in the space as uniquely MTA.



silid - tulugan

The main bedspace is configured to be separate, yet one with the entire room. The elevated platform highlights the area as the most comfortable zone, as it is in every home.

It is divided not by a wall, but a custom designed furniture piece that doubles as a TV rack and deskspace for business travelers.



thus as a central and 'transparent'

feature, it is segmented into an 3 main areas (bath, lavatory, and toilet)

with its own hallway, shrouded in

glassblocks; an ode to the building's

This allows for multiple users to use

historic streamline moderne style.

different parts simultaneously.



hapag - kainan

As one enters the room, what greets you first is the dining area with kitchenette. This area immediately calls to mind the act of eating or 'Have you eaten?', perhaps after a long day of travel/exploration.

Perhaps a nice iced pineapple juice or a cup of kapeng barako with Lola's biscocho is already set for you at the table.

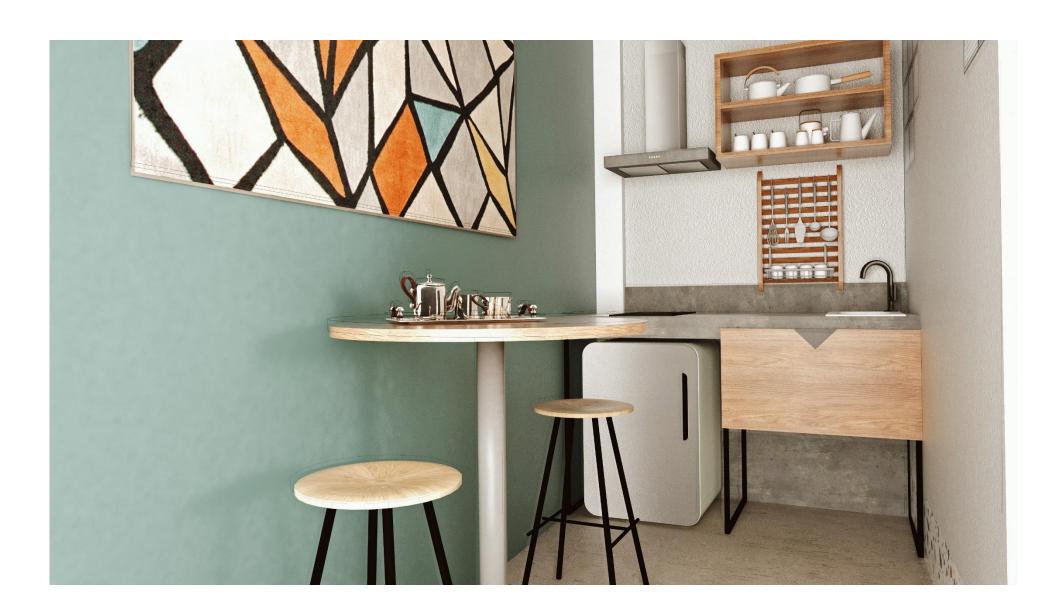


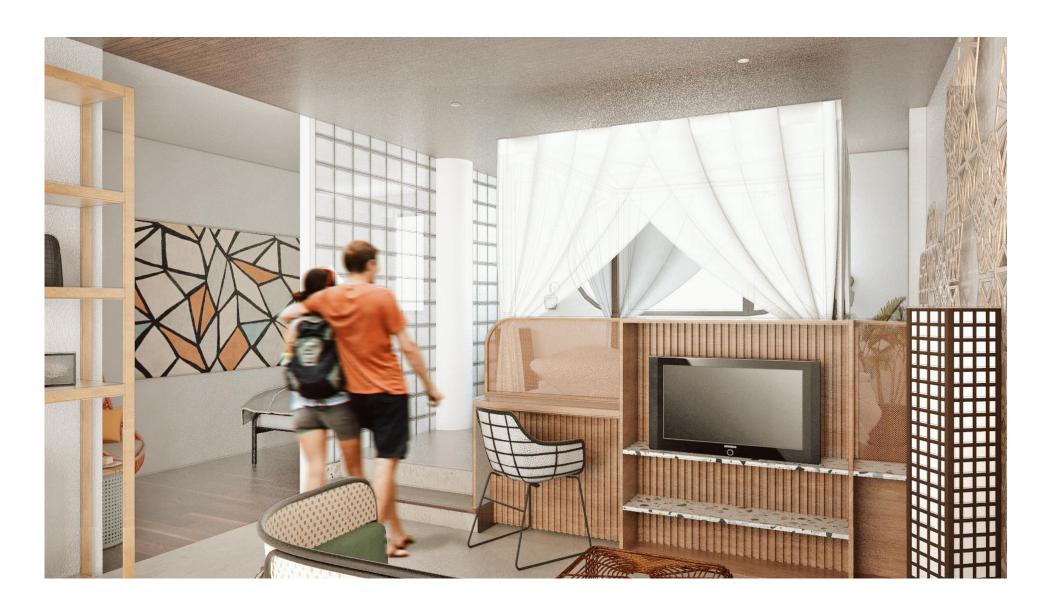


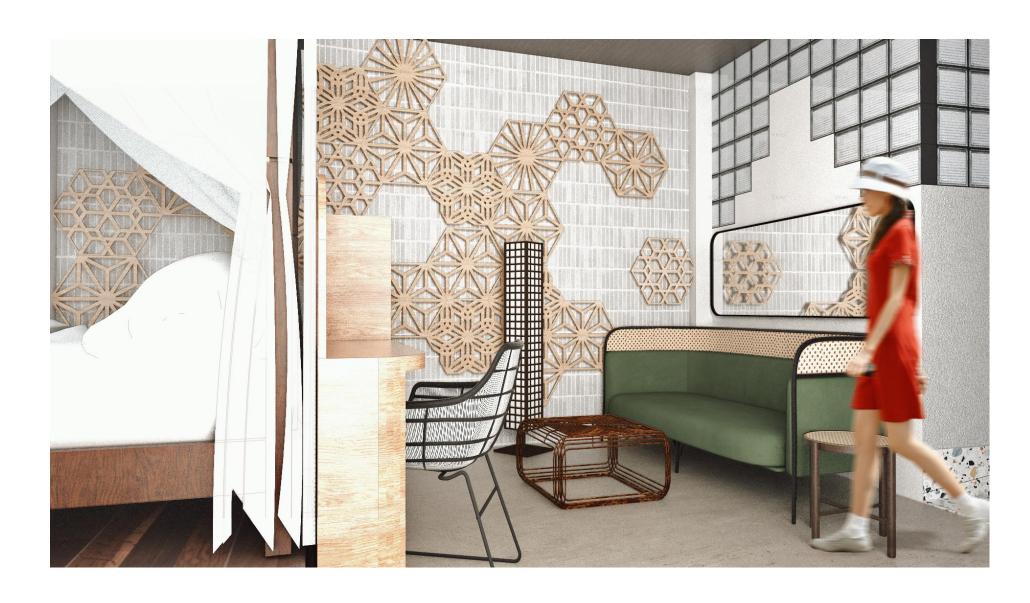


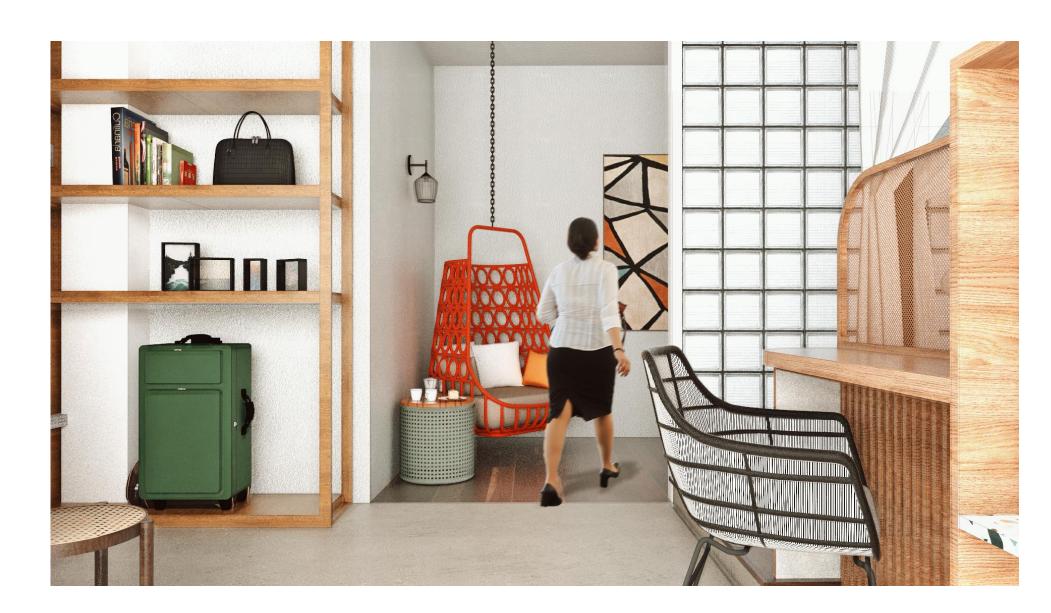




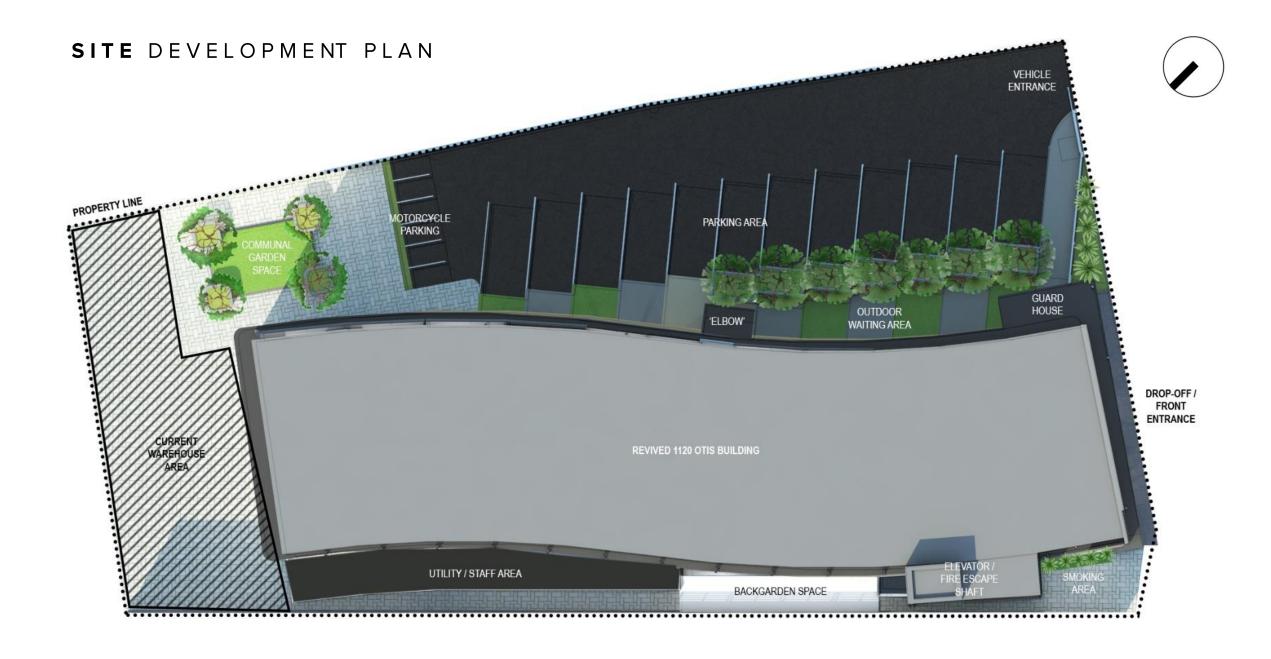
















GROUND FLOOR OUTDOOR WAITING AREA



LOBBY 1









SPIRAL STAIRCASE



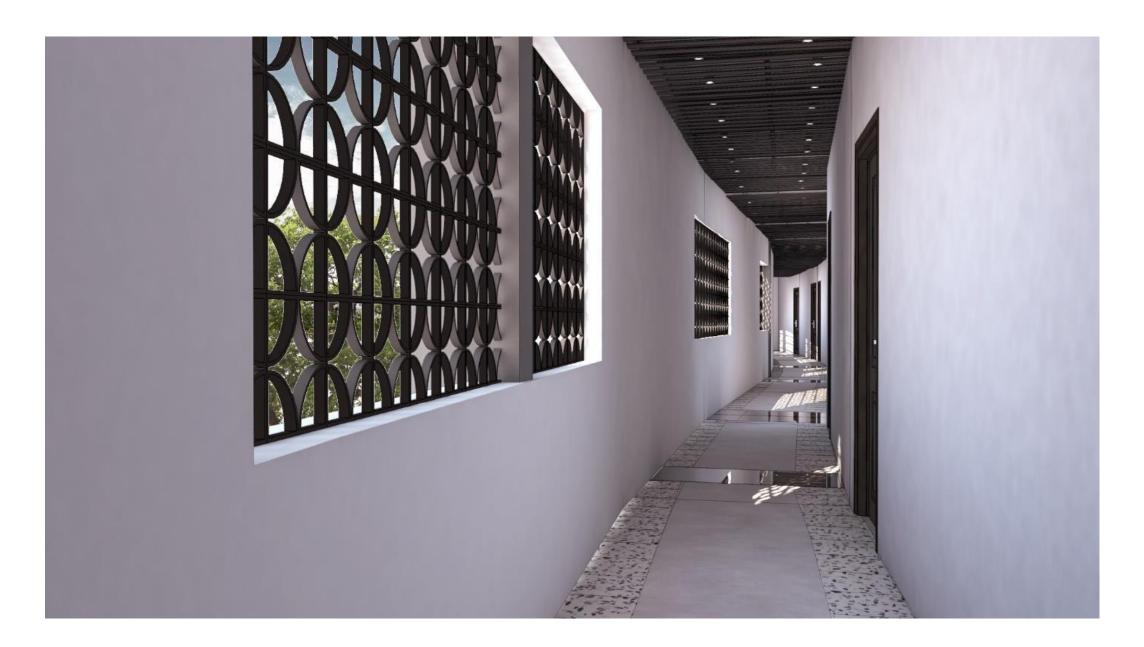
SECOND FLOOR LANDING



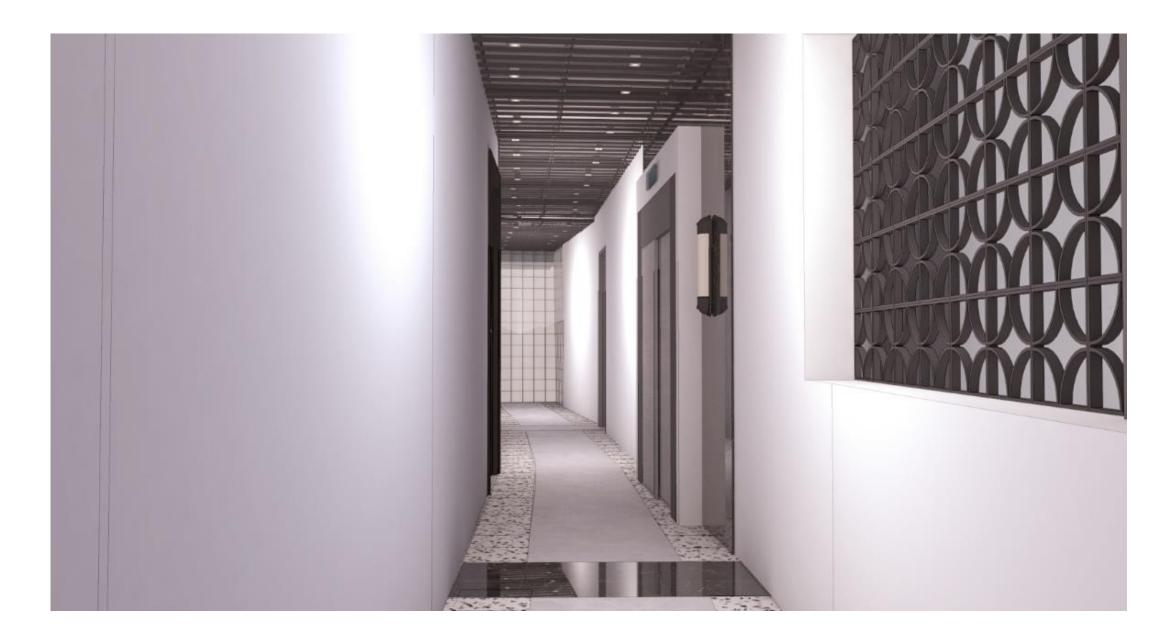
THIRD FLOOR / FOURTH FLOOR LANDING



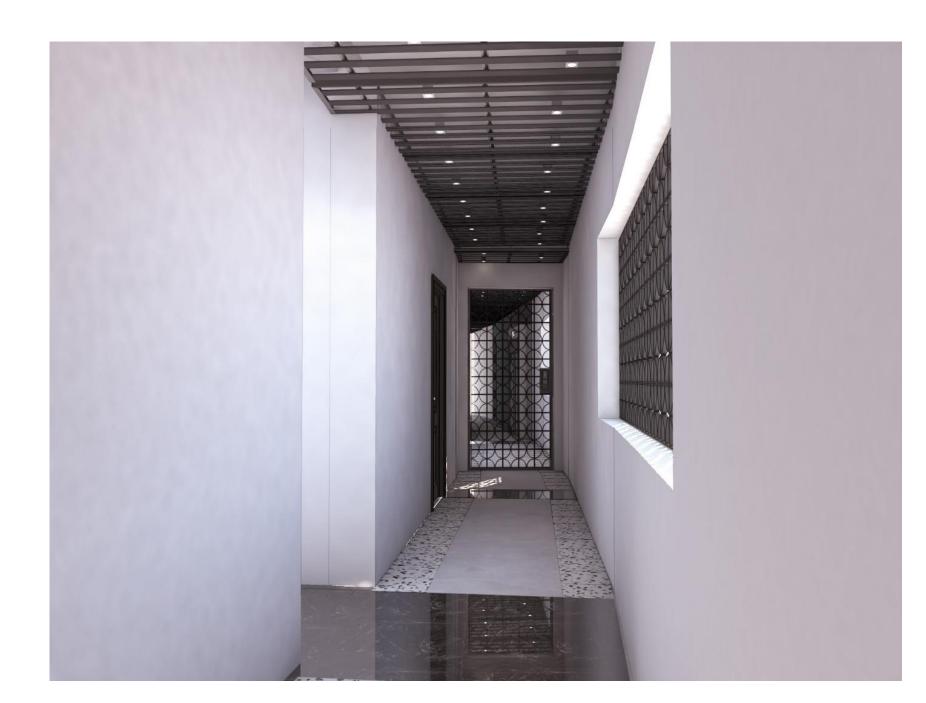
CORRIDORS



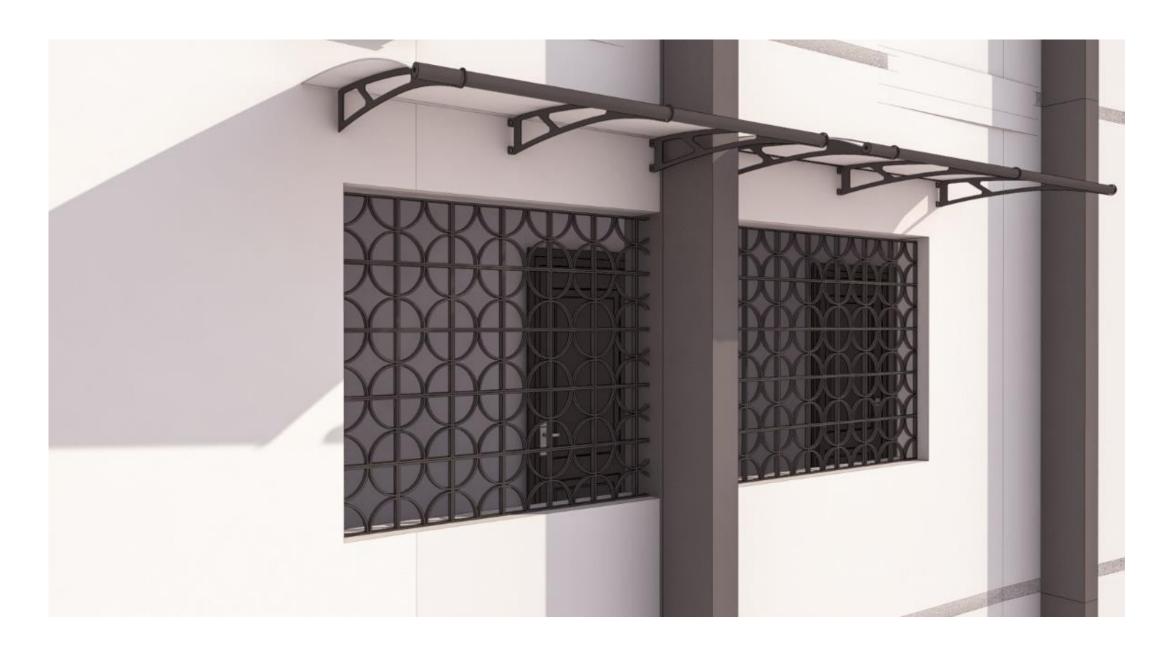
CORRIDORS



CORRIDORS



CORRIDOR CANOPY







LOBBY 2





LOBBY 2



LOBBY 2



BACKGARDEN - COVERED WALKWAY



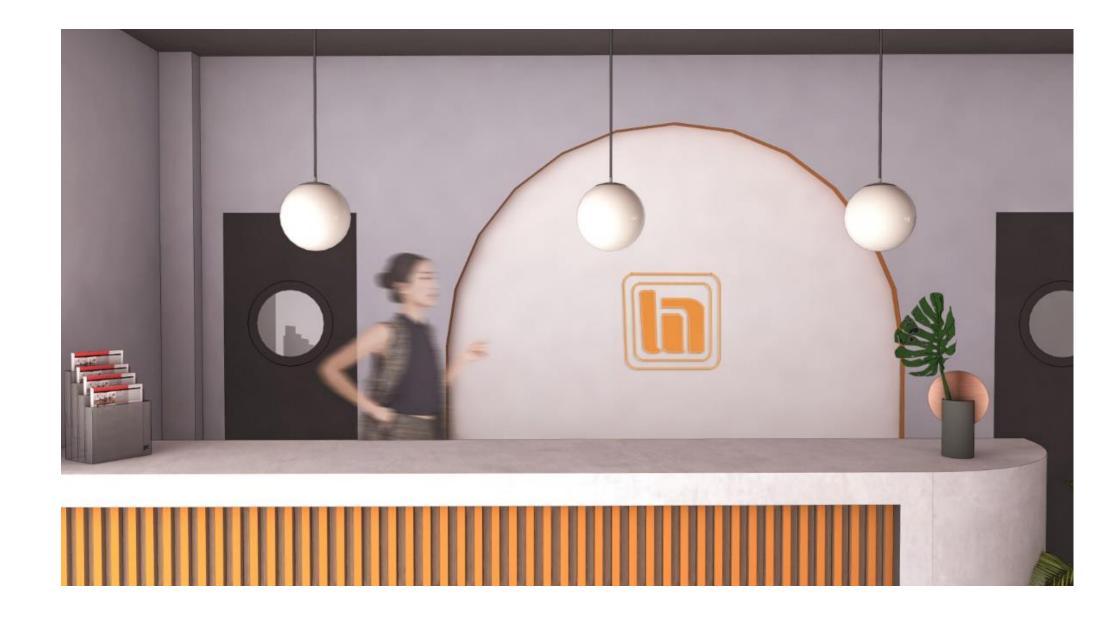
BACKGARDEN - COVERED WALKWAY

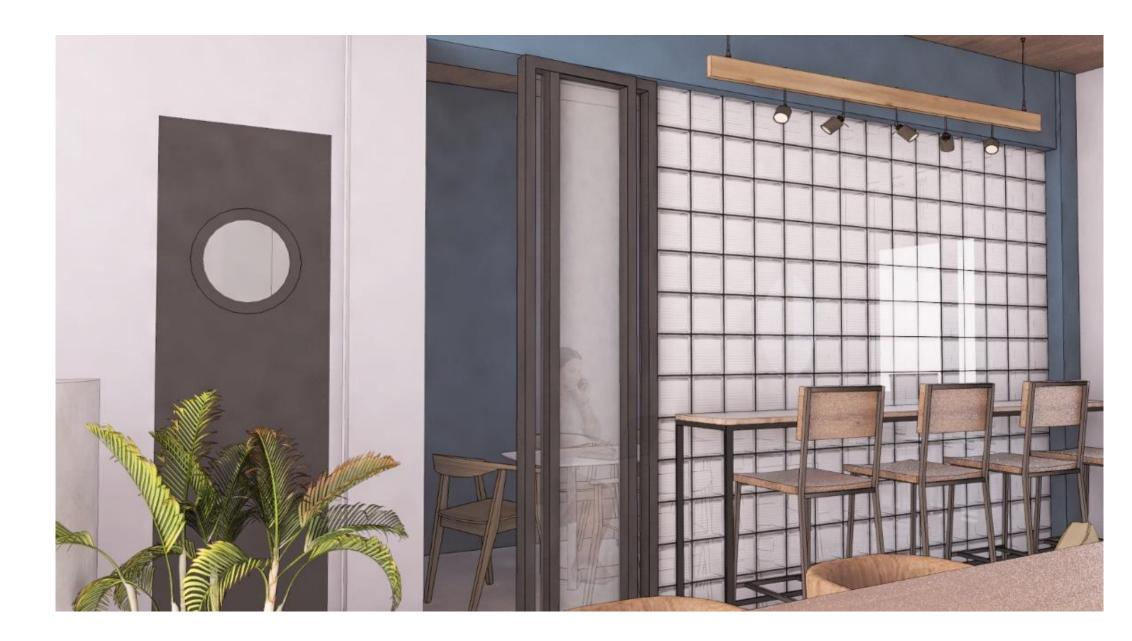


BACKGARDEN - COVERED WALKWAY





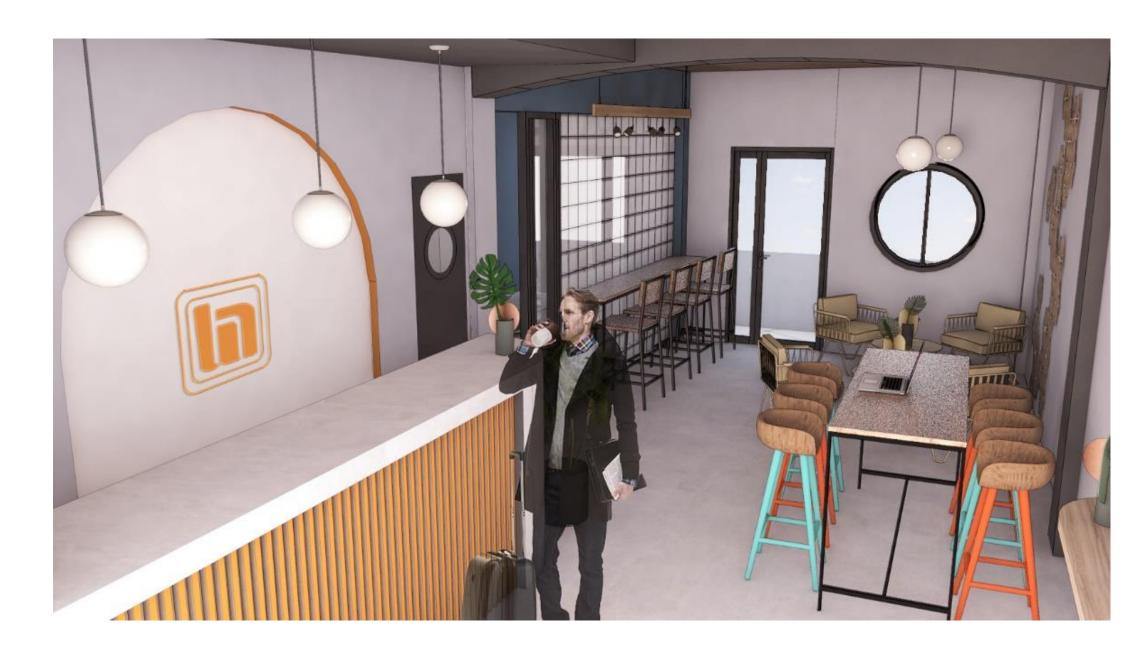


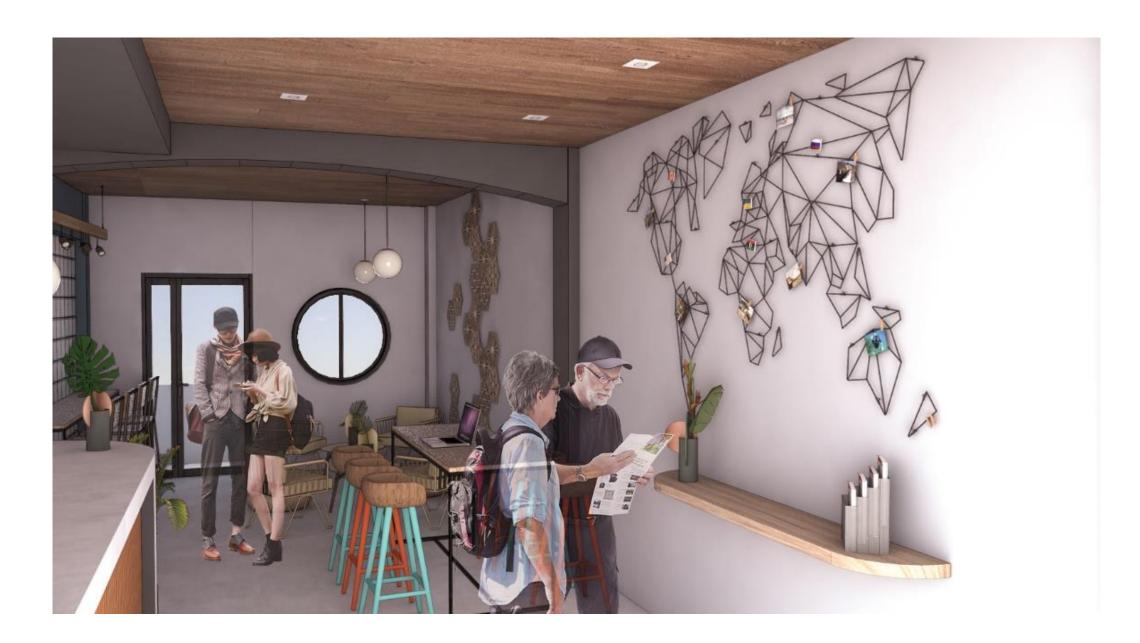




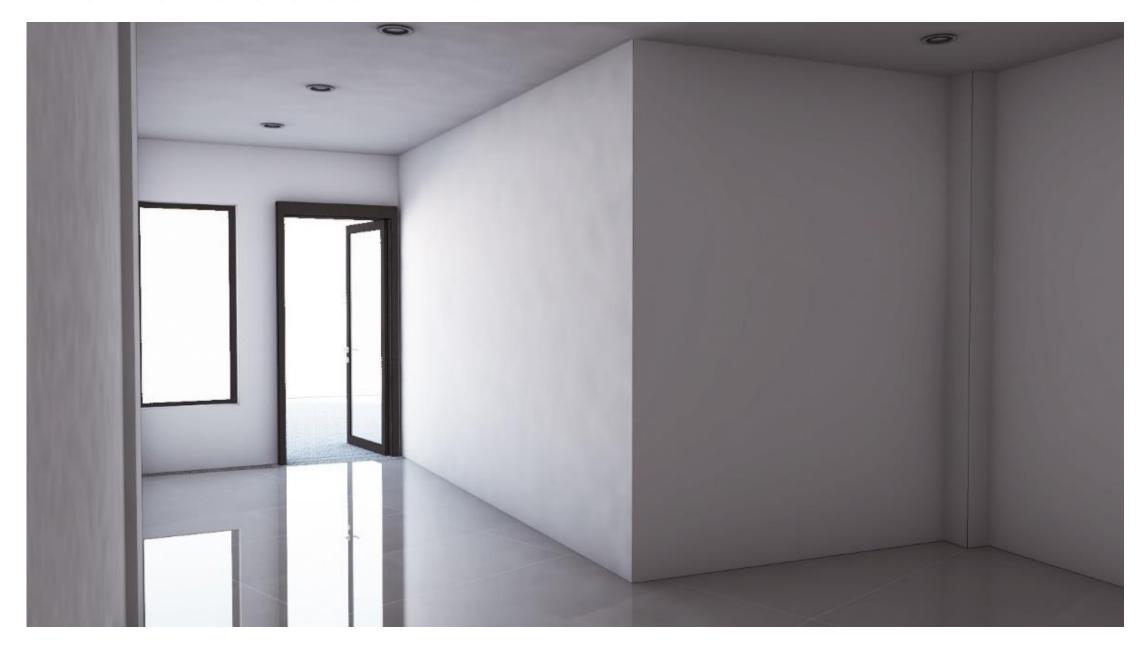




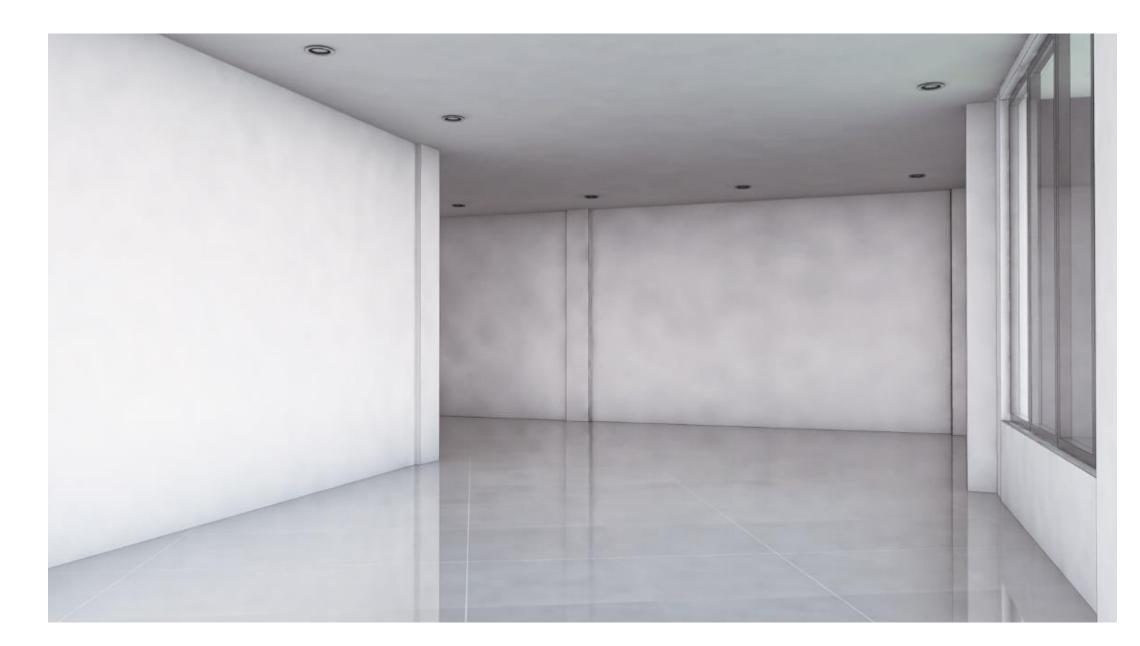




COMMERCIAL SPACES - GROUND FLOOR



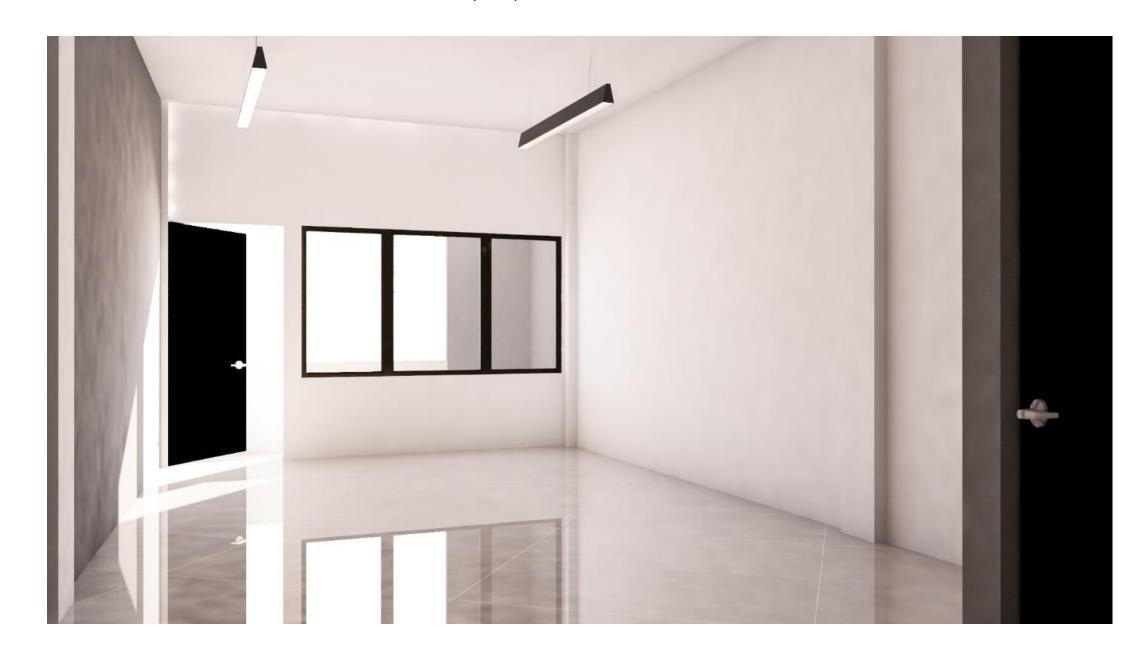
COMMERCIAL SPACES - GROUND FLOOR



COMMERCIAL SPACES - THIRD FLOOR (TYP)



COMMERCIAL SPACES - THIRD FLOOR (TYP)



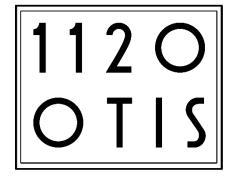






112O OTIS

REDESIGN & DEVELOPMENT PLAN







REDESIGN & DEVELOPMENT PLAN



