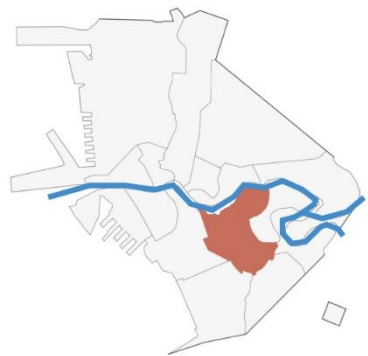


REDESIGN & DEVELOPMENT PLAN

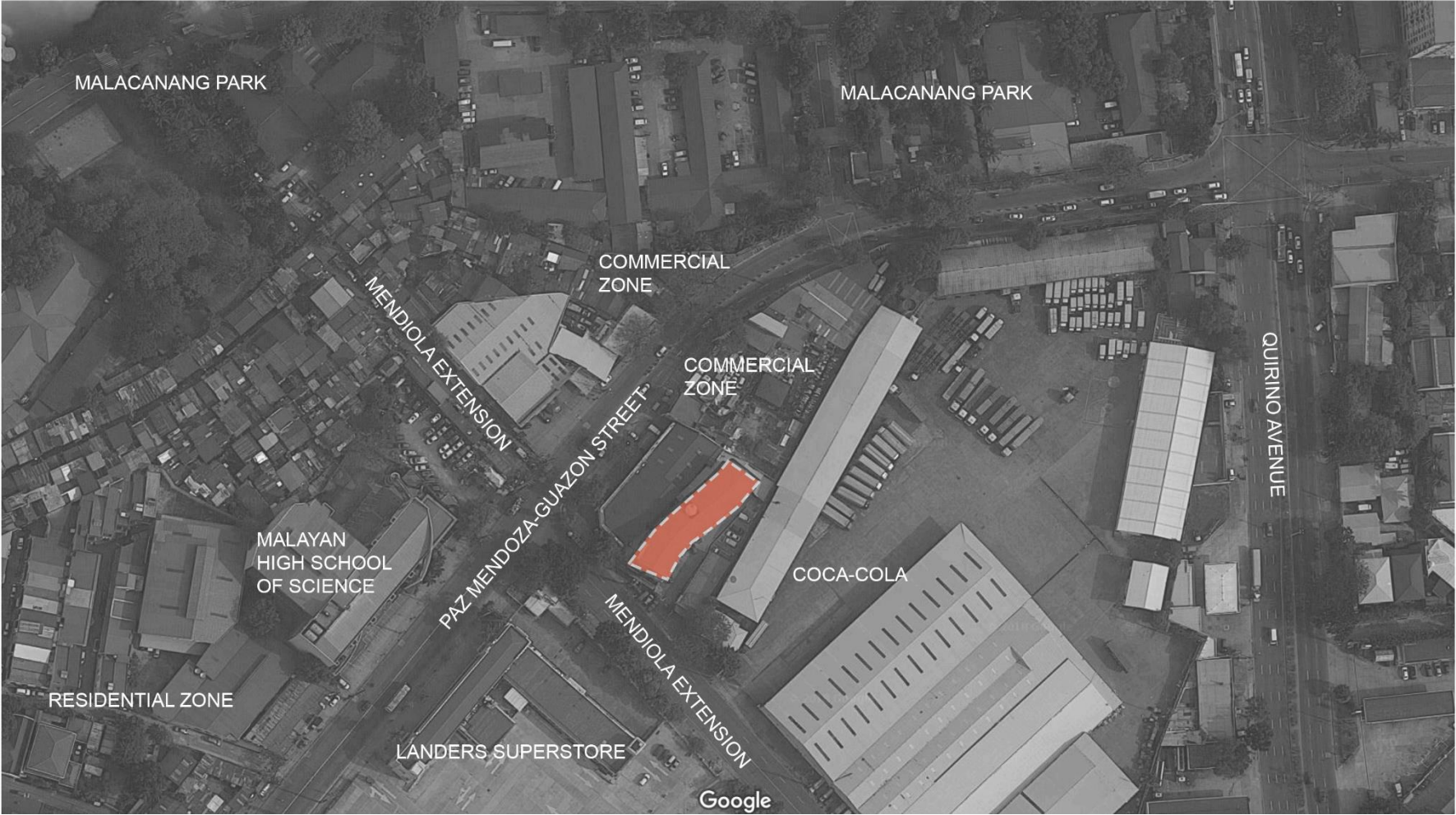
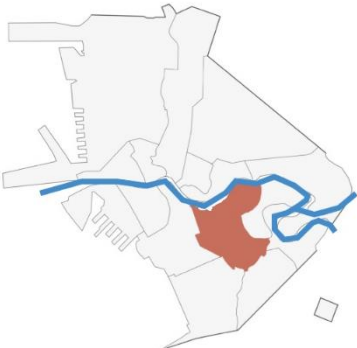
LOCATION

1120 MENDIOLA EXTENSION, PACO, MANILA, PH



A GEM IN PACO'S WAREHOUSE DISTRICT

1120 MENDIOLA EXTENSION, PACO, MANILA, PH

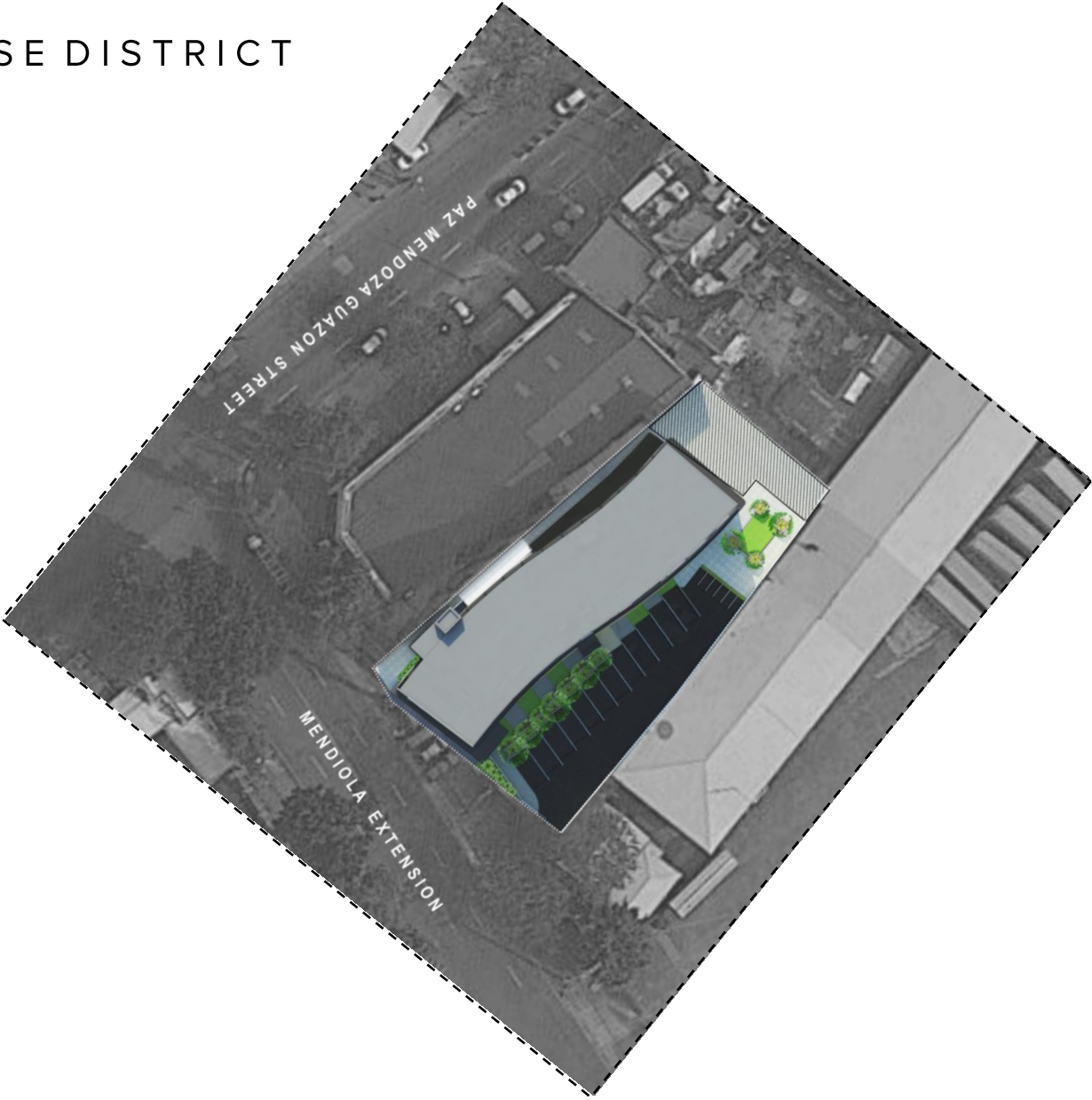
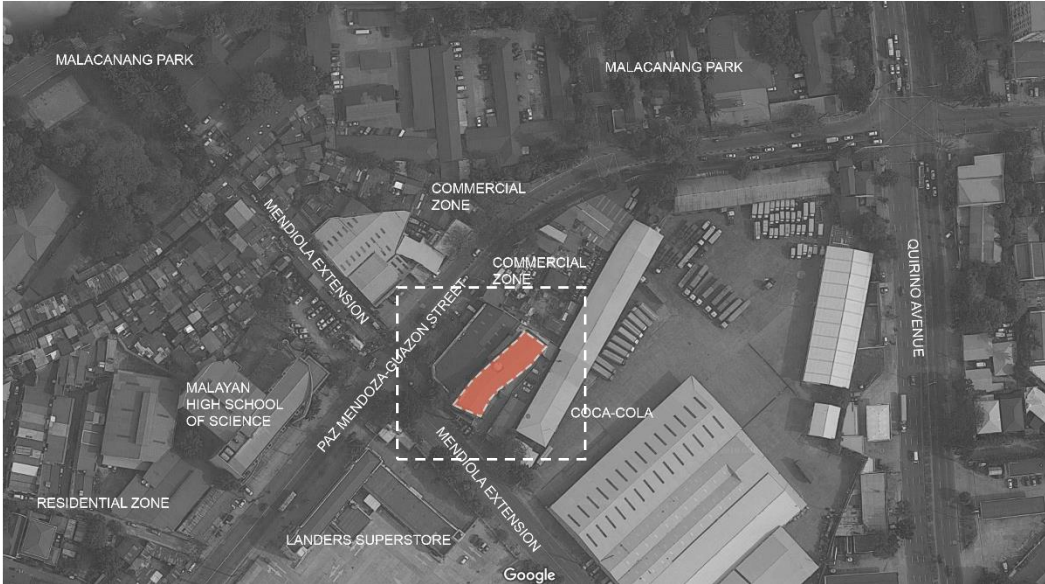


A HISTORIC GEM IN PACO'S WAREHOUSE DISTRICT



A HISTORIC GEM IN PACO'S WAREHOUSE DISTRICT

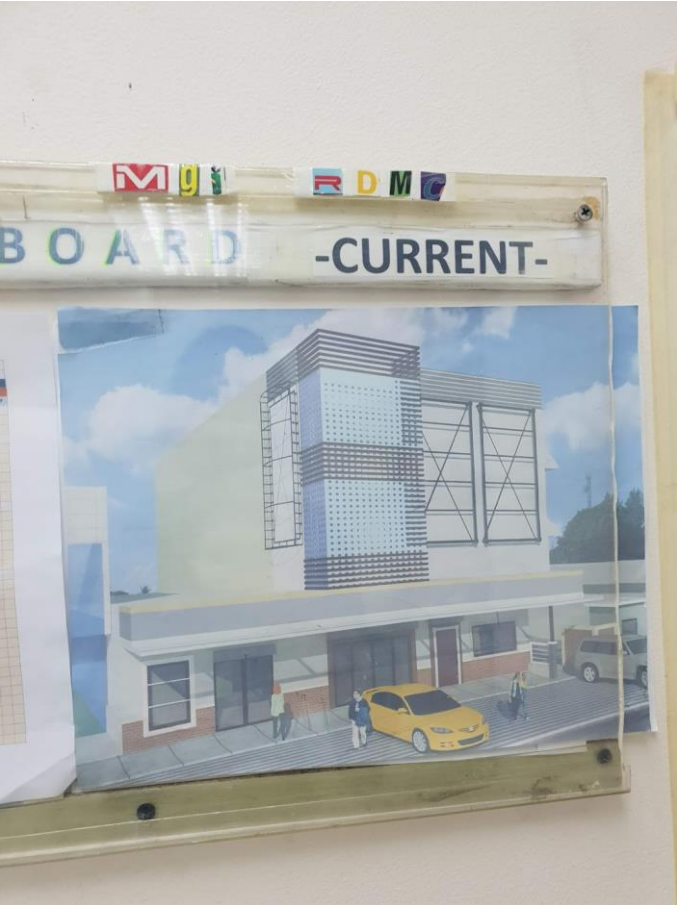
1120 MENDIOLA EXTENSION, PACO, MANILA, PH



DESIGN APPROACH



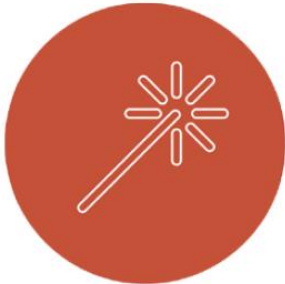
DESIGN APPROACH



DESIGN APPROACH



restore



enhance



open

DESIGN APPROACH

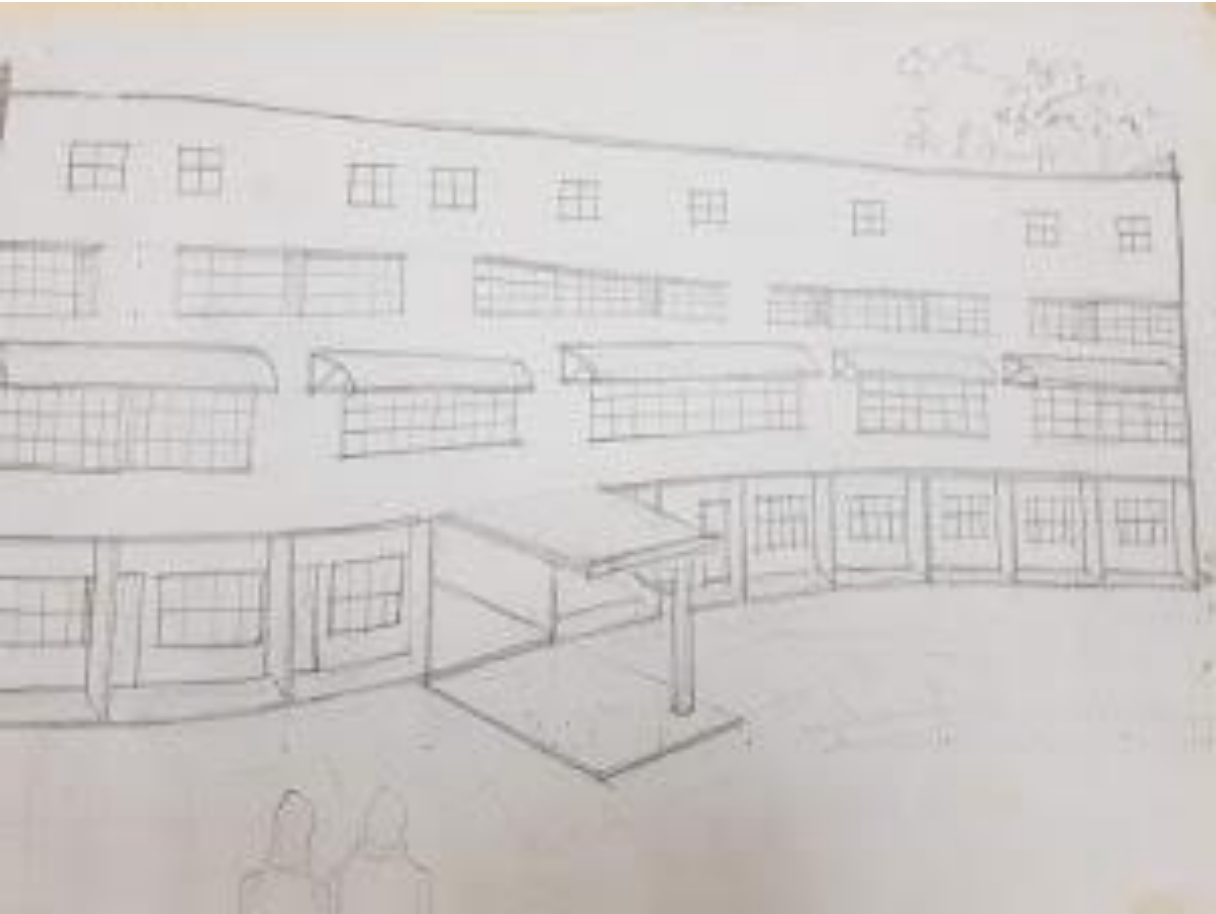
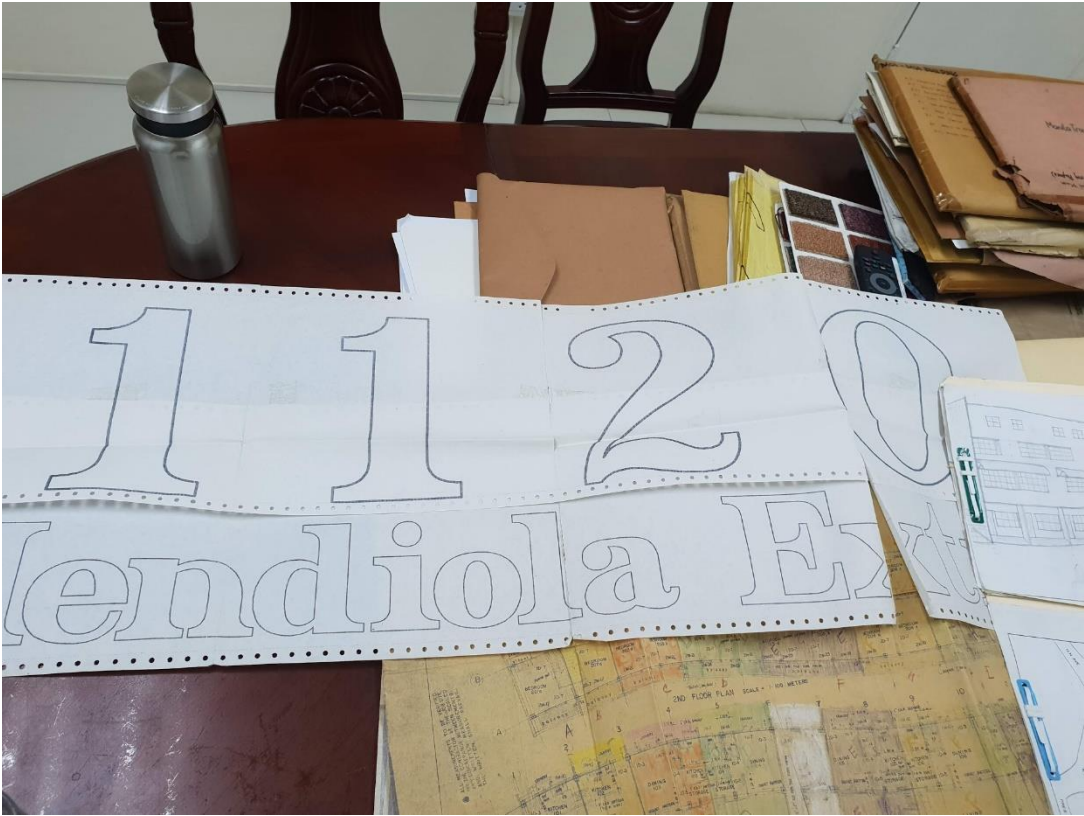


restore

DESIGN APPROACH



DESIGN APPROACH



DESIGN APPROACH

A R T M O D E R N E

1930S

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

DESIGN APPROACH



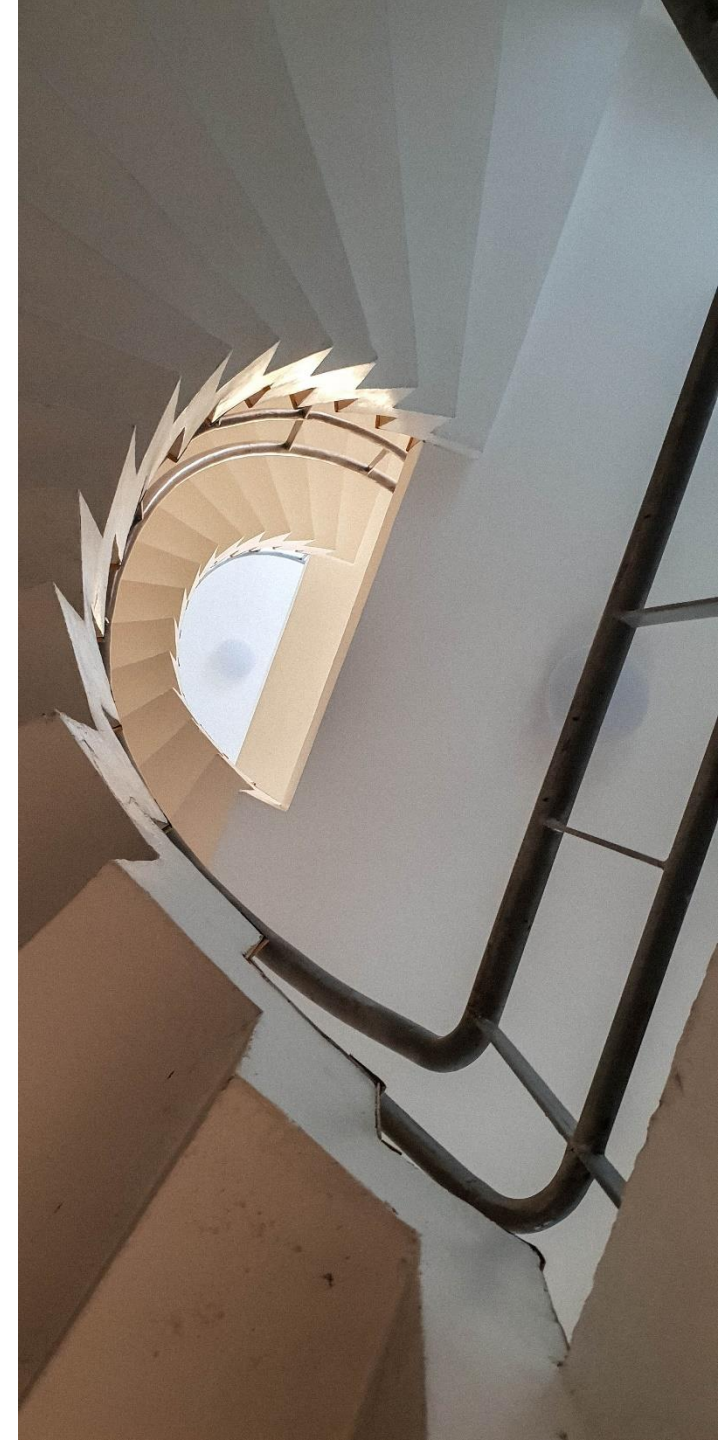
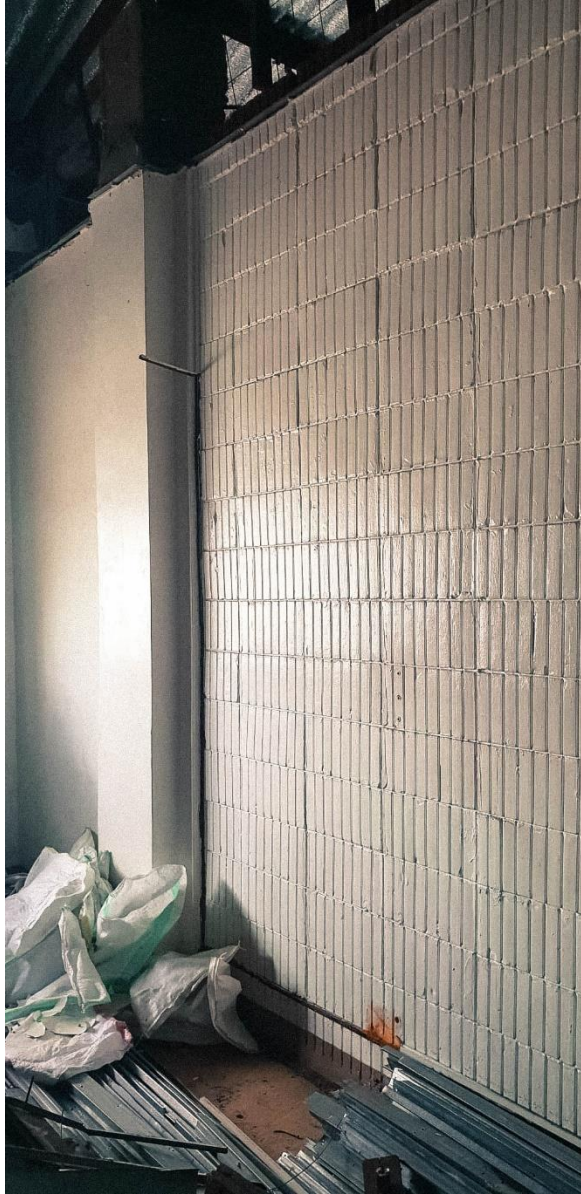
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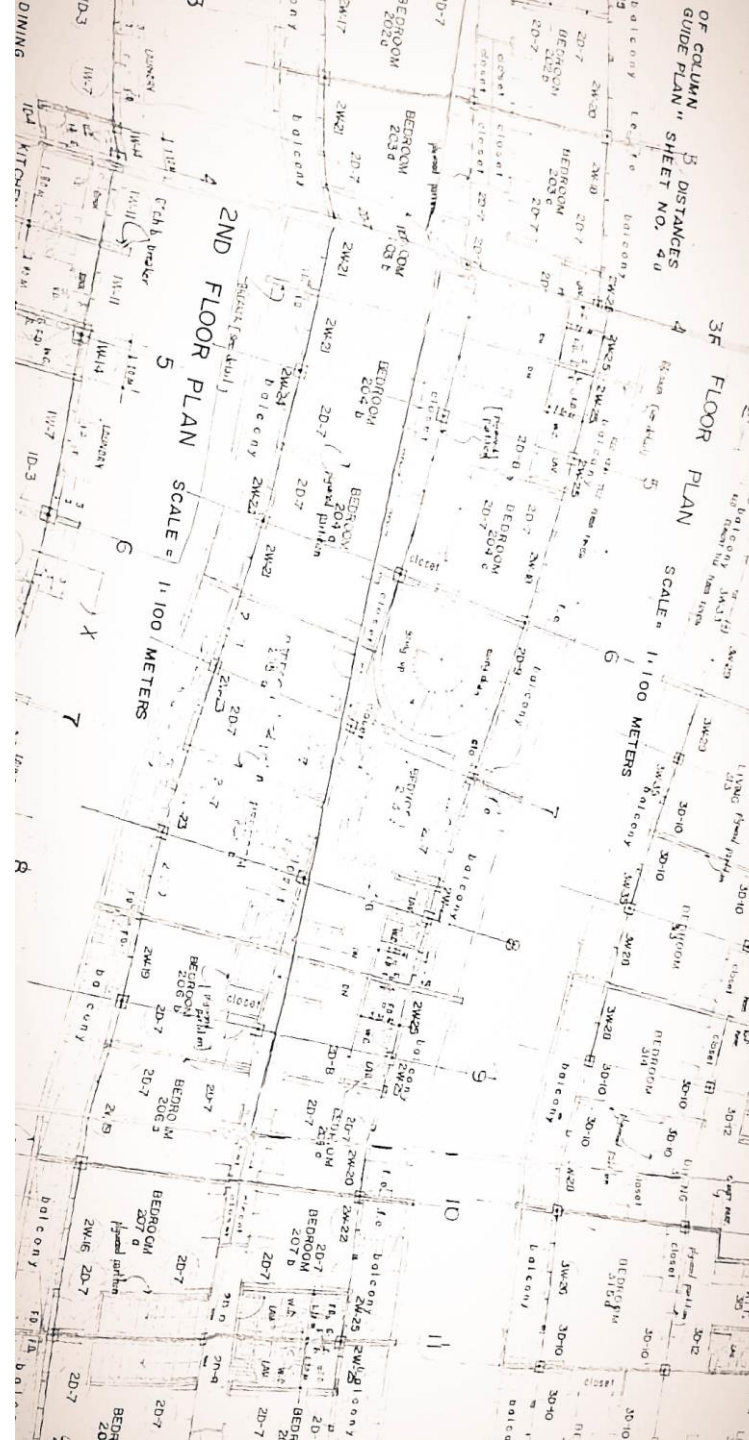
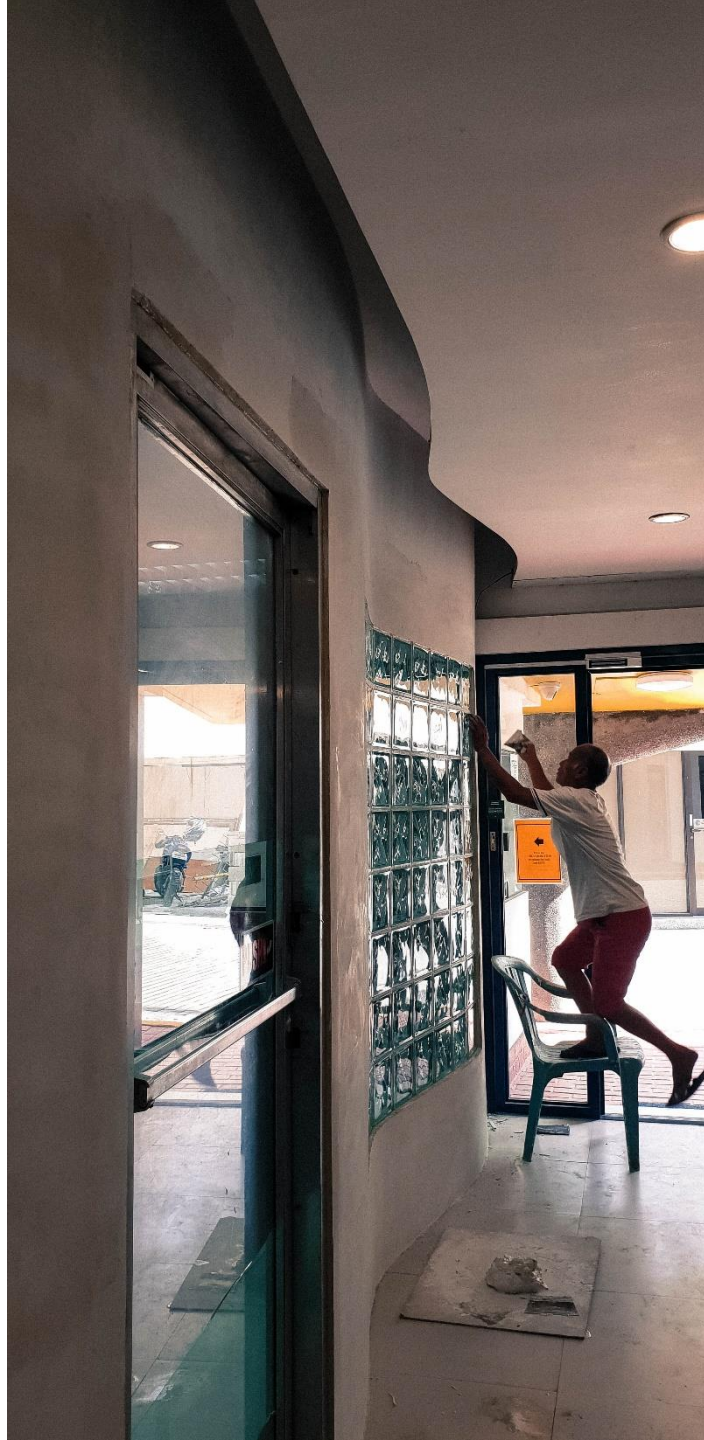
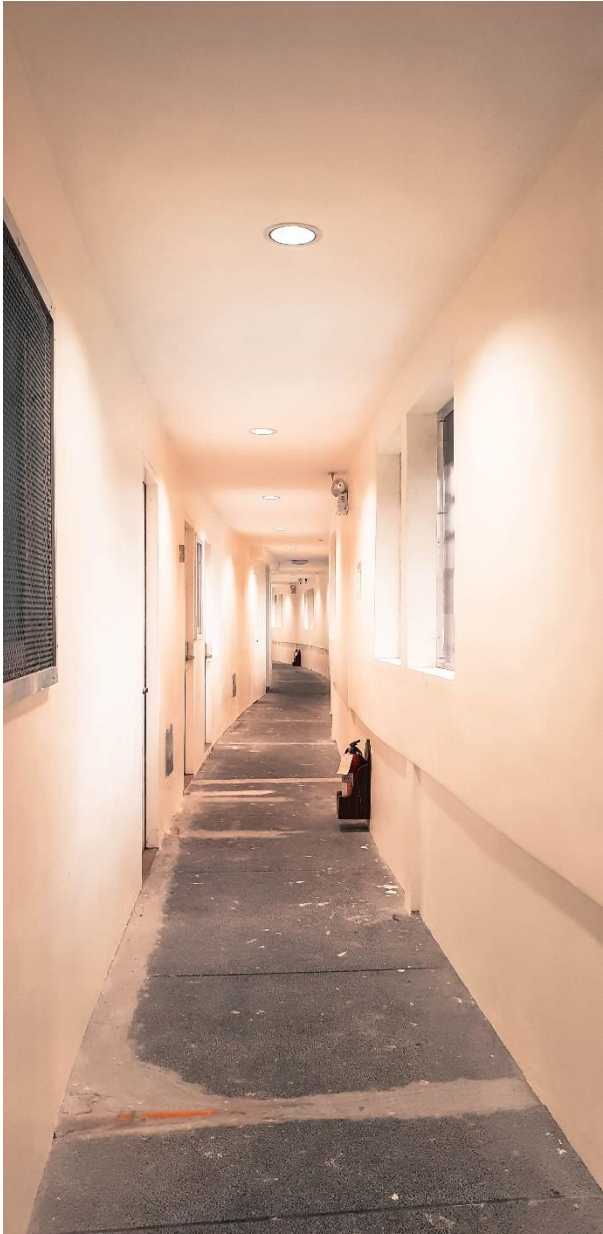
DESIGN APPROACH



DESIGN APPROACH



DESIGN APPROACH



DESIGN APPROACH

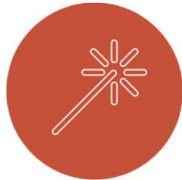


enhance

DESIGN APPROACH



restore



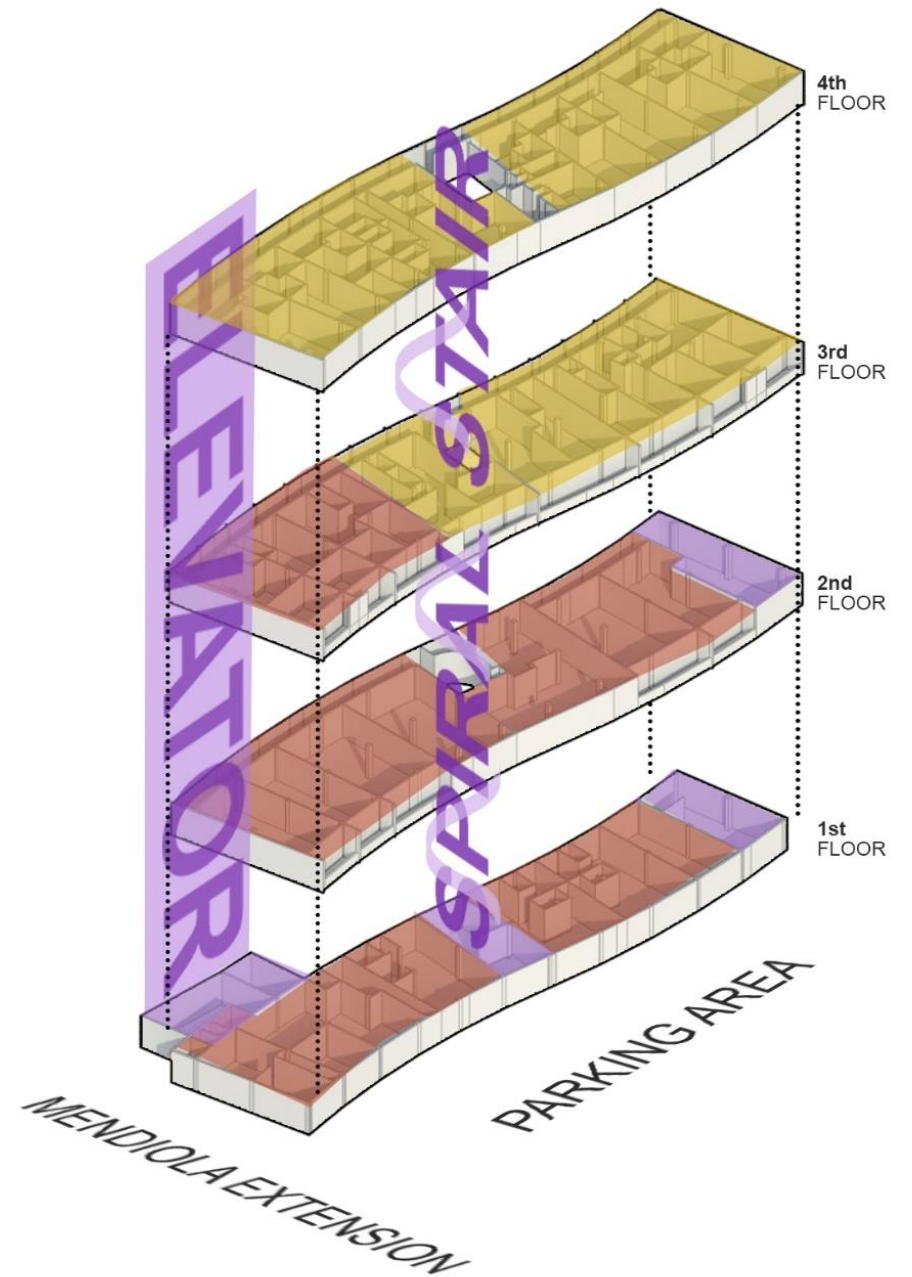
enhance



open

ZONES

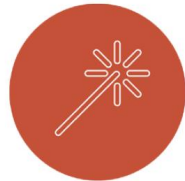
-  COMMERCIAL/
WORKSPACES
-  RESIDENTIAL/
LIVING SPACES
-  ADMINISTRATION
& LOBBY AREA



DESIGN APPROACH



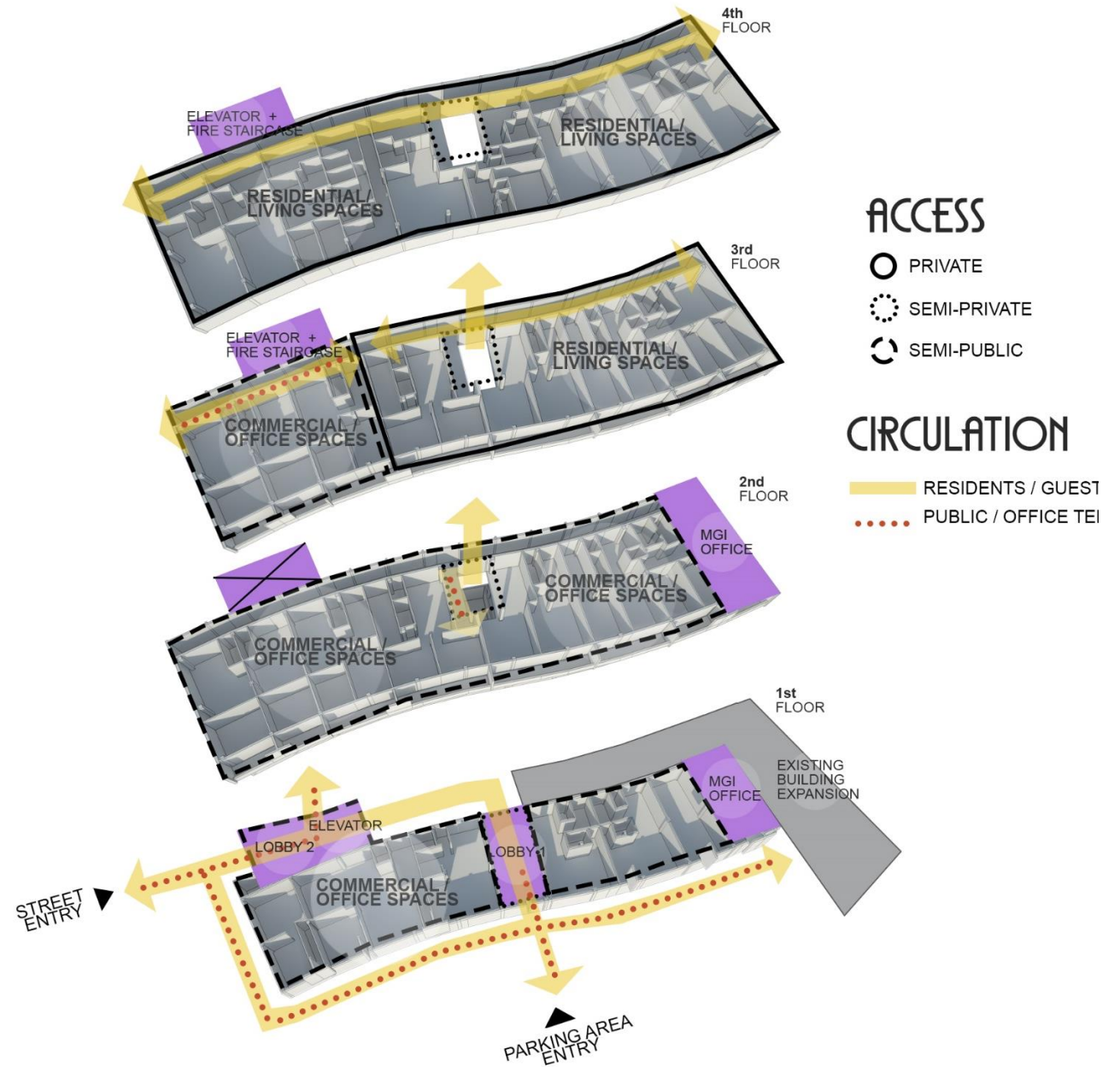
restore



enhance



open



DESIGN APPROACH



open

A HISTORIC GEM IN PACO'S WAREHOUSE DISTRICT



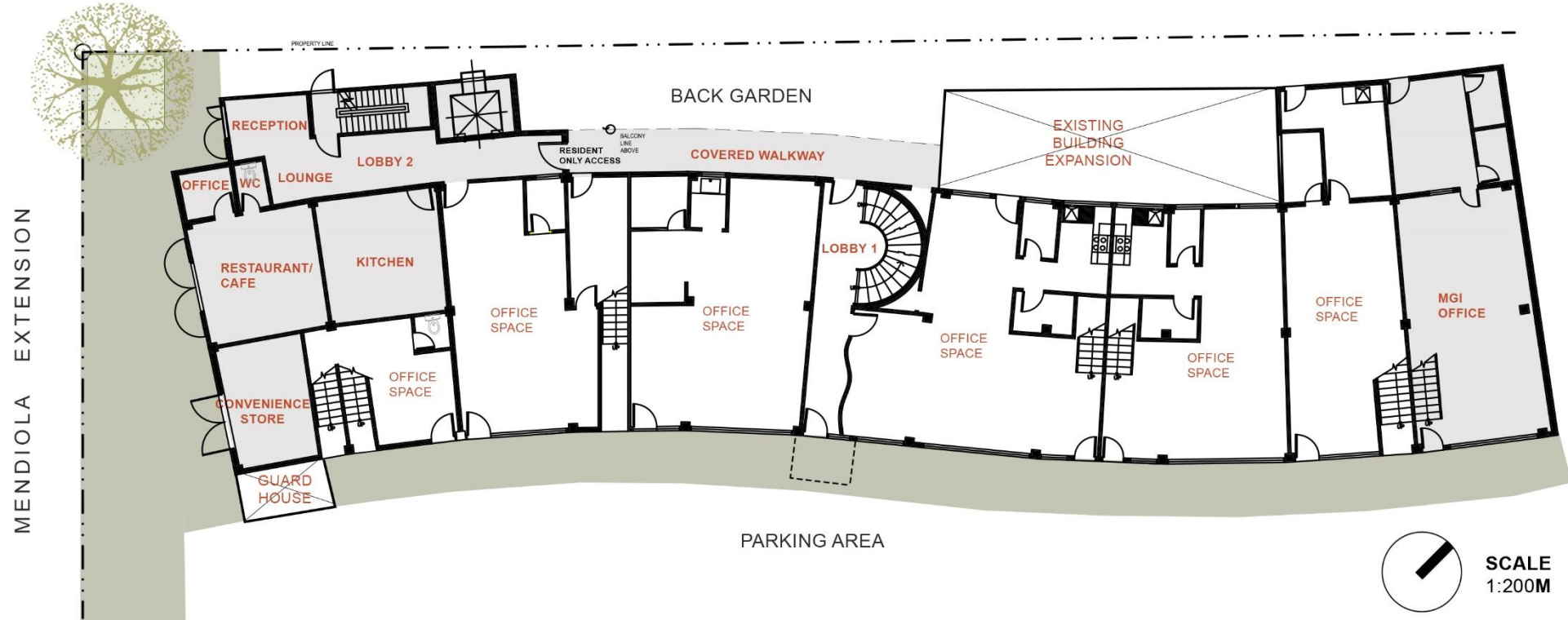
A HISTORIC GEM IN PACO'S WAREHOUSE DISTRICT



A HISTORIC GEM IN PACO'S WAREHOUSE DISTRICT



MGI OFFICE RELOCATION & RENOVATION



1
AR01

GROUND FLOOR PLAN

CONCEPTUAL SCHEMATICS

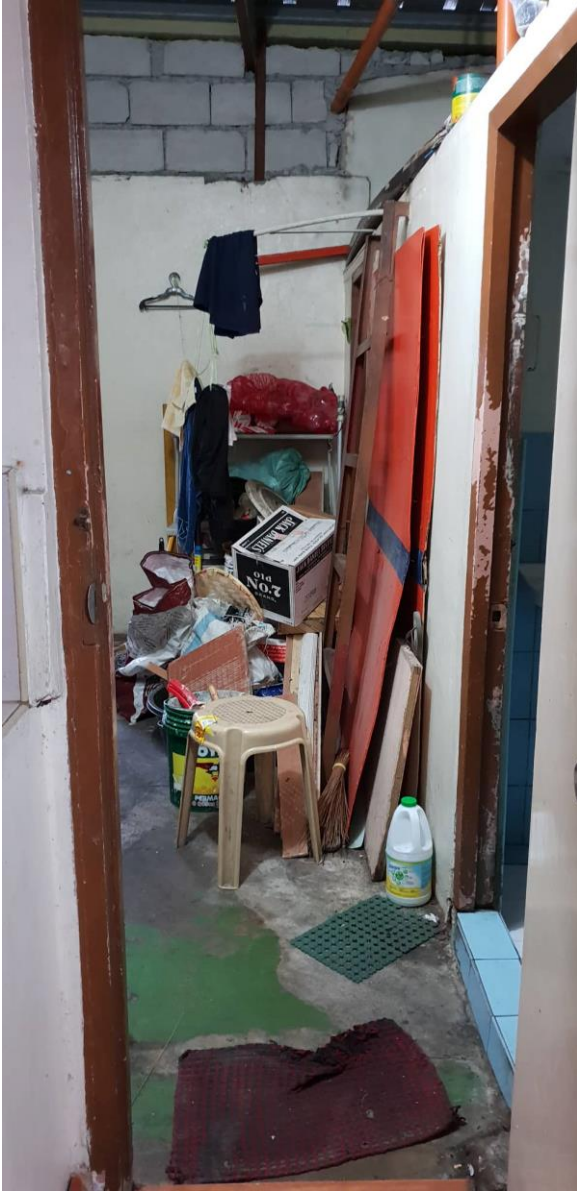
MGI OFFICE RELOCATION & RENOVATION



MGI OFFICE RELOCATION & RENOVATION



MGI OFFICE RELOCATION & RENOVATION



MGI OFFICE RELOCATION & RENOVATION



MGI OFFICE RELOCATION & RENOVATION



MGI OFFICE RELOCATION & RENOVATION



MGI OFFICE RELOCATION & RENOVATION



MGI OFFICE RELOCATION & RENOVATION



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)

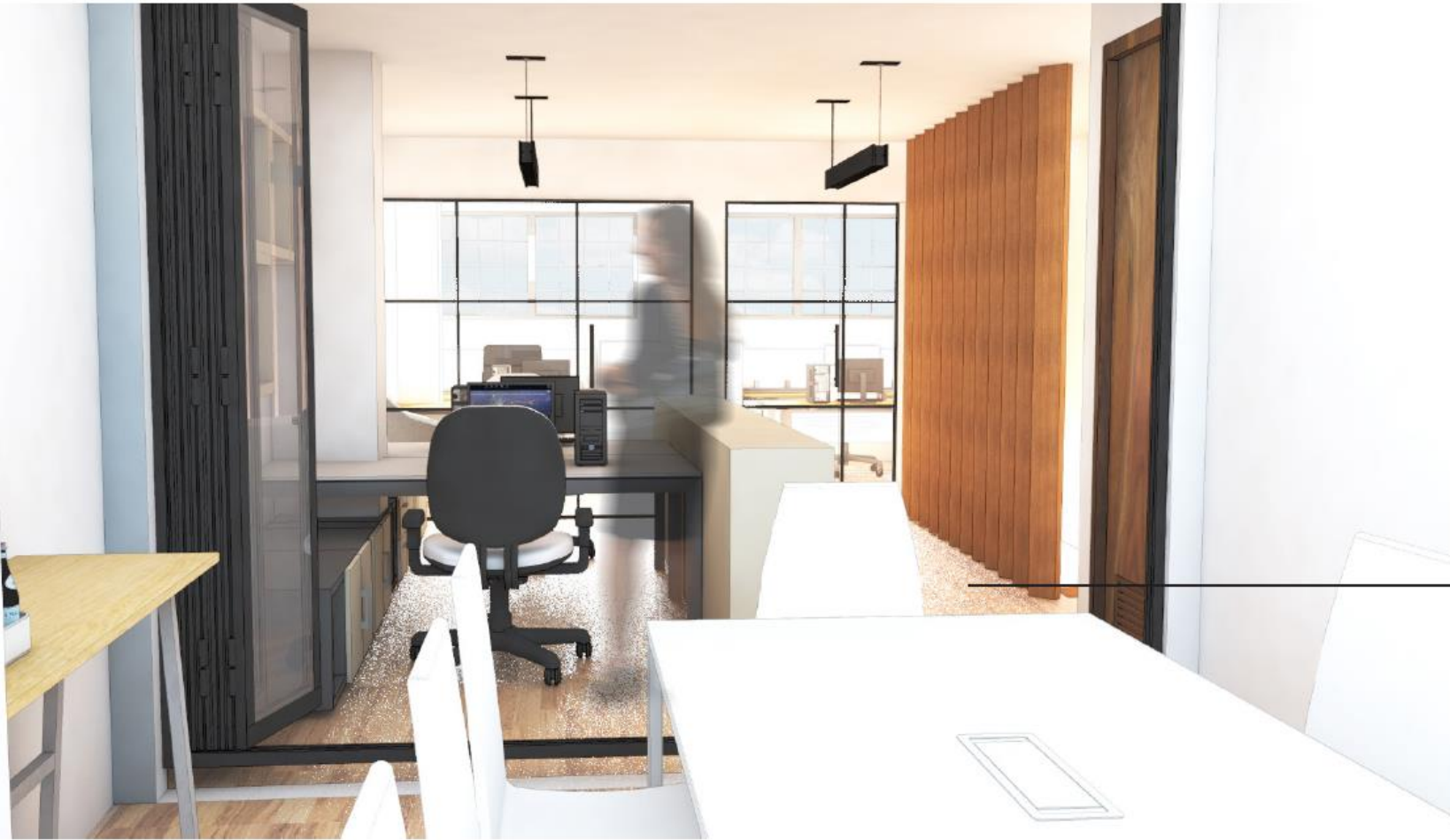
**extra storage and
display area**

demarkates 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.

*second floor
office space
(facing meeting room)*

*visual with existing
red cement tiles*

MGI OFFICE RELOCATION & RENOVATION



*second floor
office space
(view from
meeting area)*

*suggested wooden
laminated 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

MGI OFFICE RELOCATION & RENOVATION



RESIDENTIAL UNITS FOR IMMEDIATE RENOVATION
THIRD FLOOR

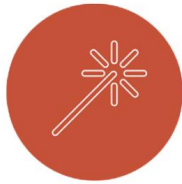


RESIDENTIAL UNITS FOR IMMEDIATE RENOVATION

THIRD FLOOR



restore



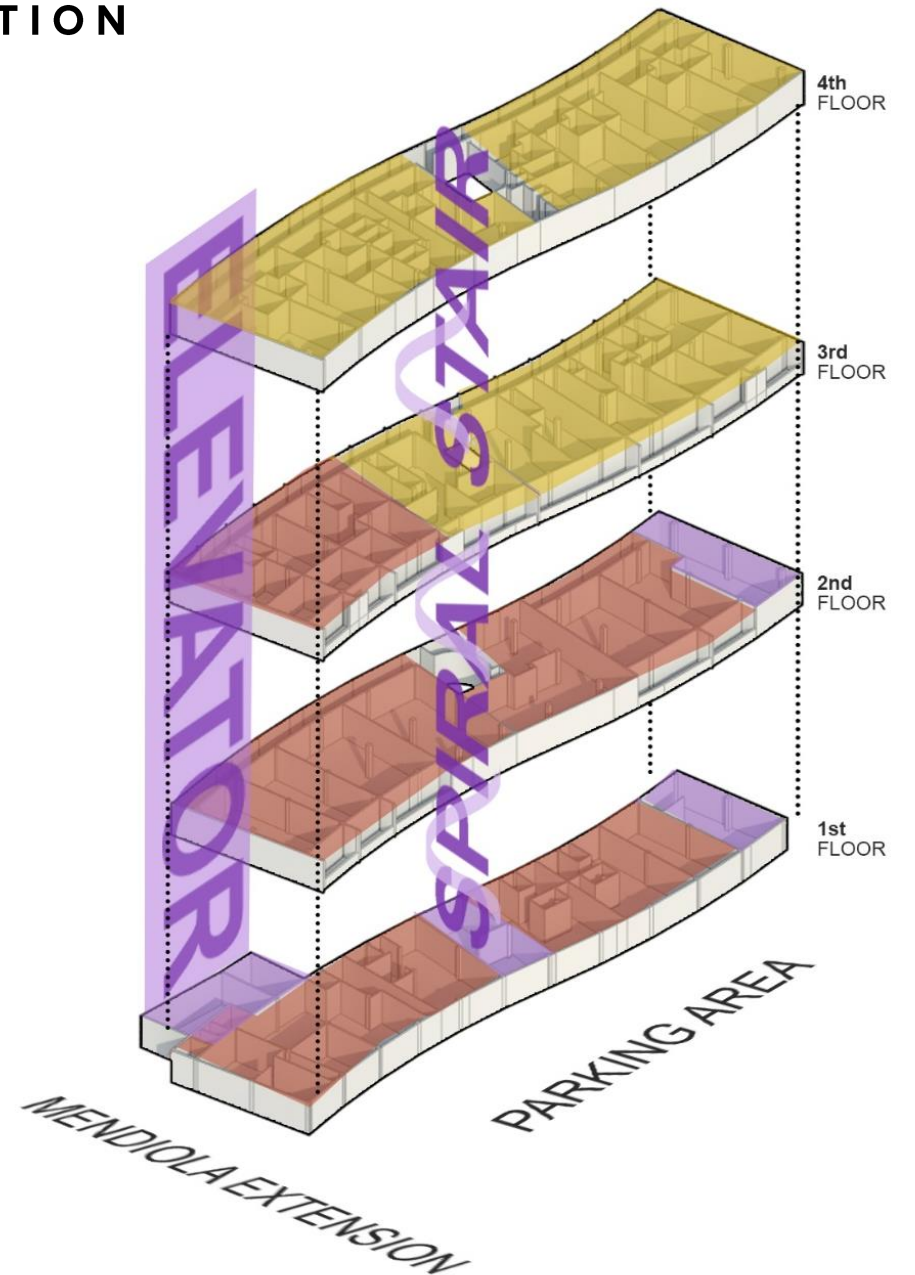
enhance



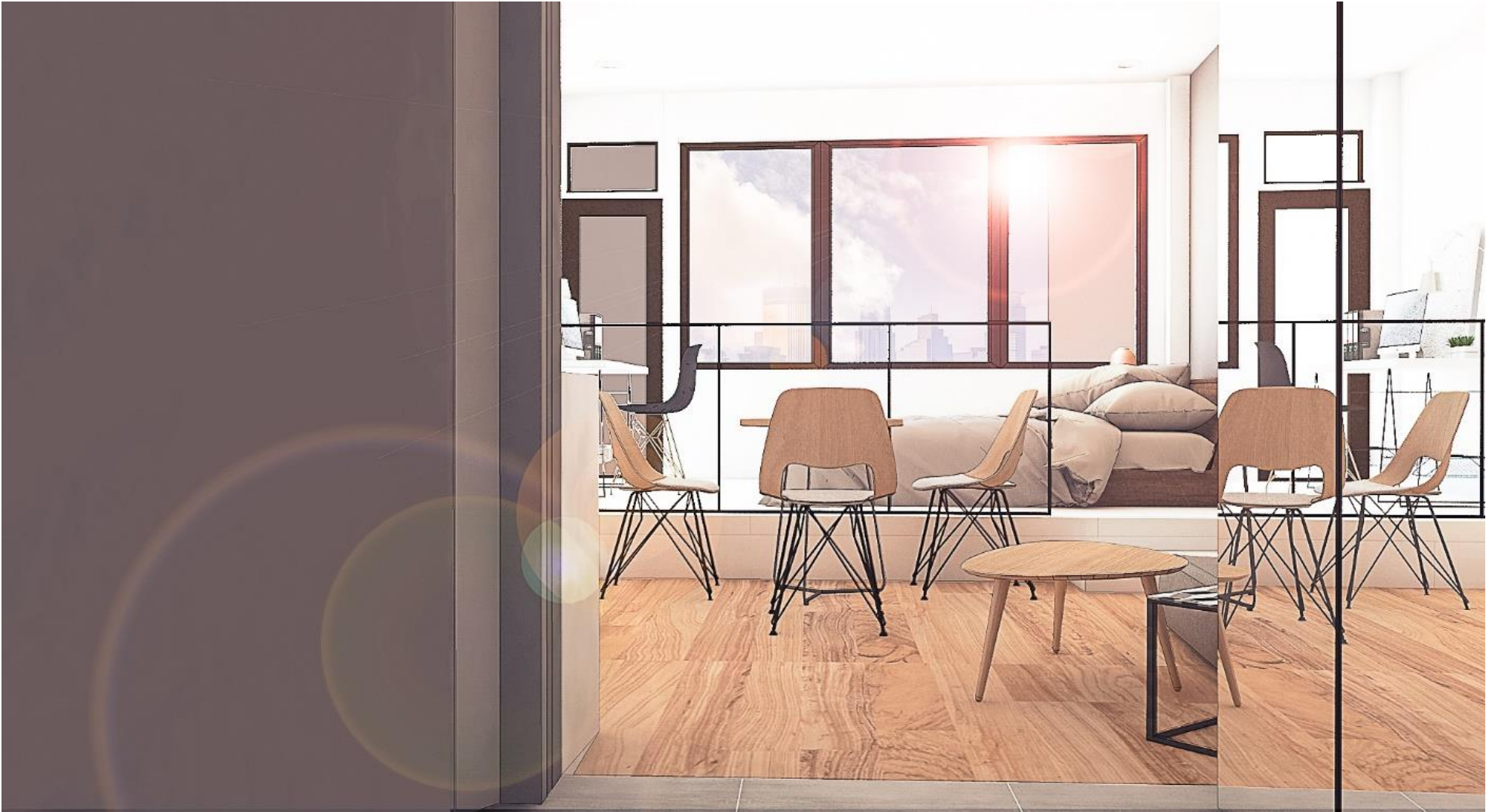
open

ZONES

-  COMMERCIAL/
WORKSPACES
-  RESIDENTIAL/
LIVING SPACES
-  ADMINISTRATION
& LOBBY AREA



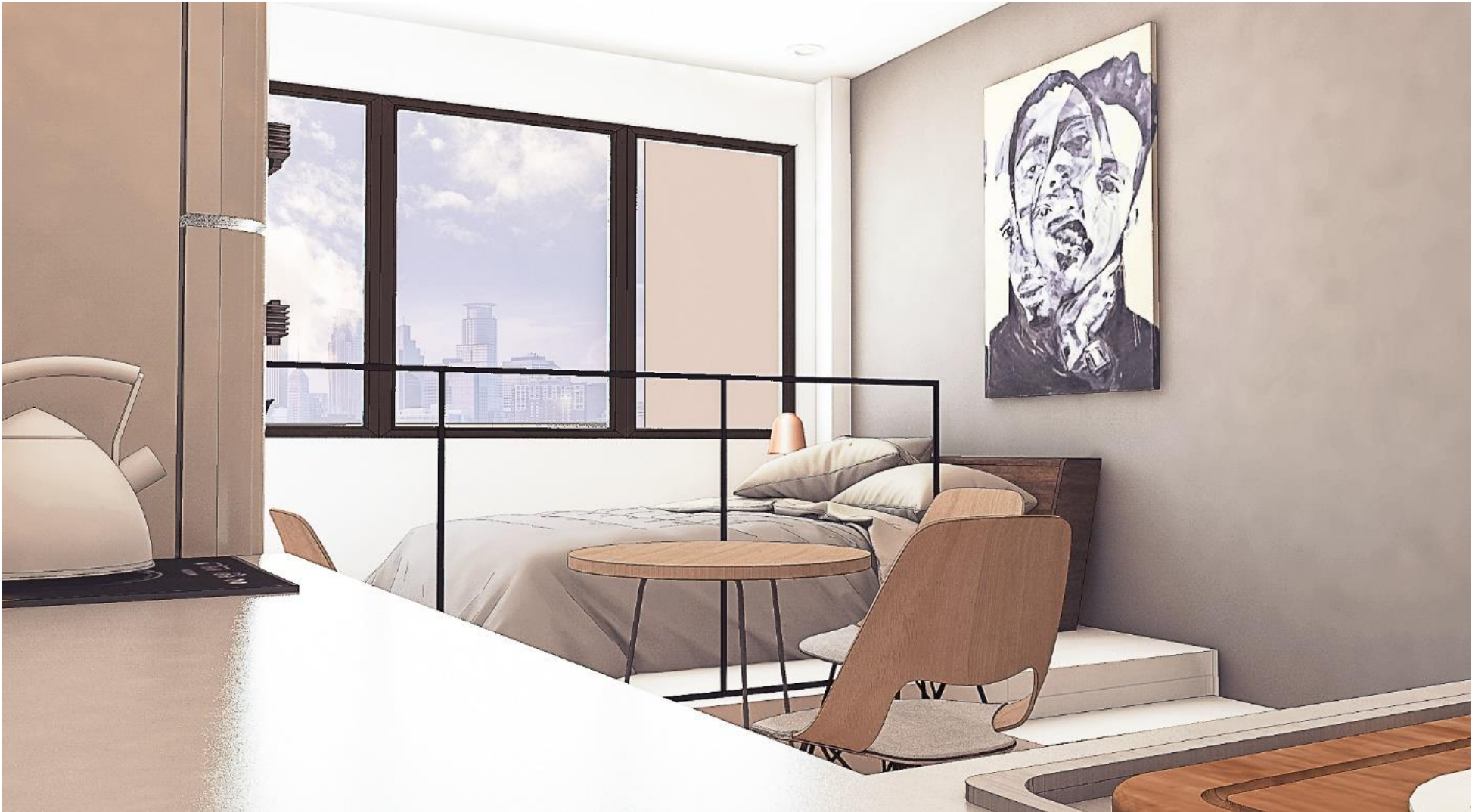
RESIDENTIAL UNITS FOR IMMEDIATE RENOVATION
THIRD FLOOR



RESIDENTIAL UNITS FOR IMMEDIATE RENOVATION
THIRD FLOOR



RESIDENTIAL UNITS FOR IMMEDIATE RENOVATION
THIRD FLOOR



RESIDENTIAL UNITS FOR IMMEDIATE RENOVATION
THIRD FLOOR



RESIDENTIAL UNITS FOR IMMEDIATE RENOVATION
THIRD FLOOR



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THIRD FLOOR



RESIDENTIAL UNITS FOR IMMEDIATE RENOVATION

THIRD FLOOR



RESIDENTIAL UNITS FOR IMMEDIATE RENOVATION

THIRD FLOOR



RESIDENTIAL UNITS FOR IMMEDIATE RENOVATION
THIRD FLOOR



SCHEMATIC DESIGN



SCHEMATIC DESIGN



SCHEMATIC DESIGN



SCHEMATIC DESIGN



SCHEMATIC DESIGN



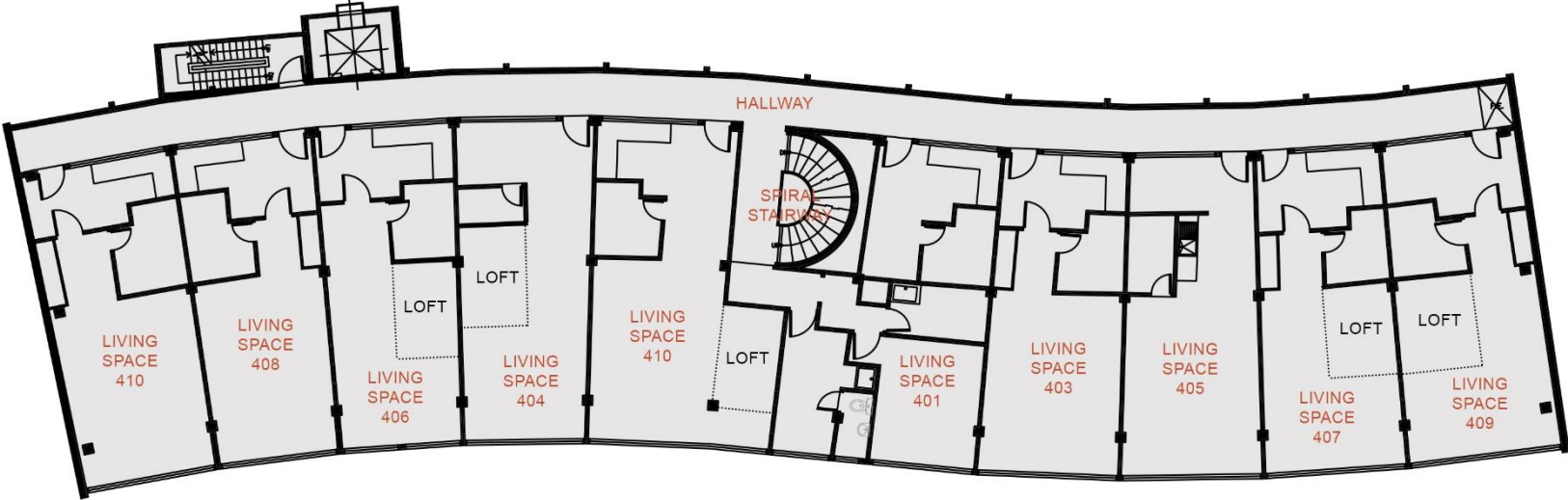
SCHEMATIC DESIGN



CORRIDORS FOR IMMEDIATE RENOVATION
THIRD FLOOR



MANILA TRAVELERS APARTEL FOURTH FLOOR



1
AR04

FOURTH FLOOR PLAN

CONCEPTUAL
SCHEMATICS



SCALE
1:200M

MANILA TRAVELERS APARTEL FOURTH FLOOR



0 1 3 6 15 M
SCALE 1:150 M

MANILA TRAVELERS APARTEL
FOURTH FLOOR



manila travelers'
tropical
transparency

MANILA TRAVELERS APARTEL 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.

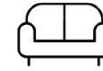
The character of the room shall be defined by the material/texture specifications that then directly influence what the guests experience and remember in the space as uniquely MTA.



silid - tulugan

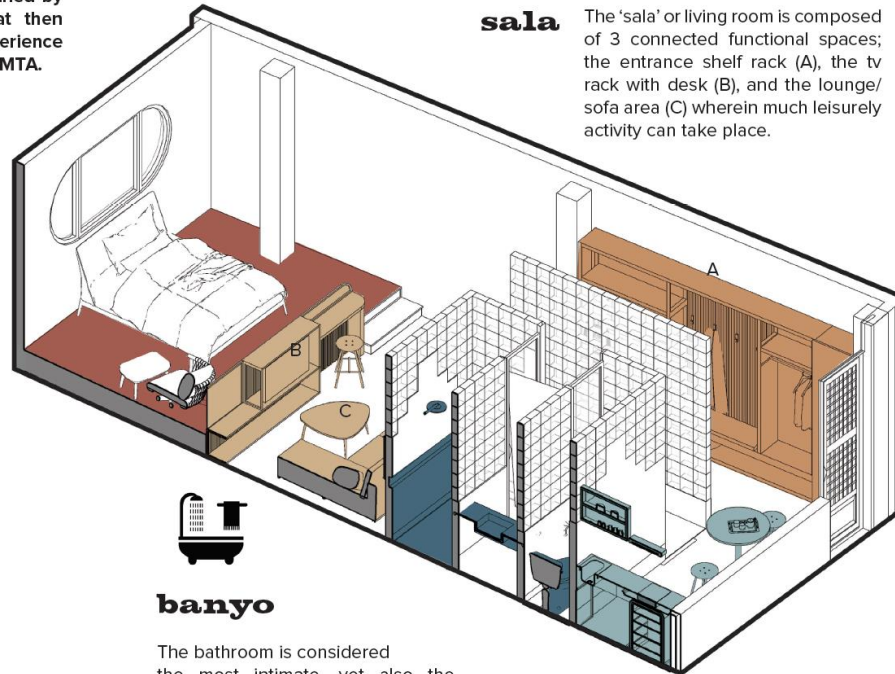
The main bedspace is configured to be separate, yet one with the entire room. The elevated platform highlights the area as the most comfortable zone, as it is in every home.

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



sala

The 'sala' or living room is composed of 3 connected functional spaces; the entrance shelf rack (A), the tv rack with desk (B), and the lounge/sofa area (C) wherein much leisurely activity can take place.



banyo

The bathroom is considered the most intimate, yet also the most public part of a Filipino home, 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 historic streamline moderne style.

This allows for multiple users to use 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.

MANILA TRAVELERS APARTEL
FOURTH FLOOR



MANILA TRAVELERS APARTEL
FOURTH FLOOR



MANILA TRAVELERS APARTEL
FOURTH FLOOR



MANILA TRAVELERS APARTEL
FOURTH FLOOR



MANILA TRAVELERS APARTEL
FOURTH FLOOR



MANILA TRAVELERS APARTEL
FOURTH FLOOR



MANILA TRAVELERS APARTEL
FOURTH FLOOR

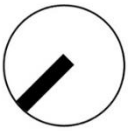


MANILA TRAVELERS APARTEL
FOURTH FLOOR





SITE DEVELOPMENT PLAN



PROPERTY LINE

COMMUNAL GARDEN SPACE

MOTORCYCLE PARKING

PARKING AREA

'ELBOW'

OUTDOOR WAITING AREA

GUARD HOUSE

VEHICLE ENTRANCE

CURRENT WAREHOUSE AREA

REVIVED 1120 OTIS BUILDING

DROP-OFF / FRONT ENTRANCE

UTILITY / STAFF AREA

BACKGARDEN SPACE

ELEVATOR / FIRE ESCAPE SHAFT

SMOKING AREA



112 O OTIS



1120 OTIS

GROUND FLOOR OUTDOOR WAITING AREA



LOBBY 1



LOBBY 1



SPIRAL STAIRCASE



SECOND FLOOR LANDING



THIRD FLOOR / FOURTH FLOOR LANDING



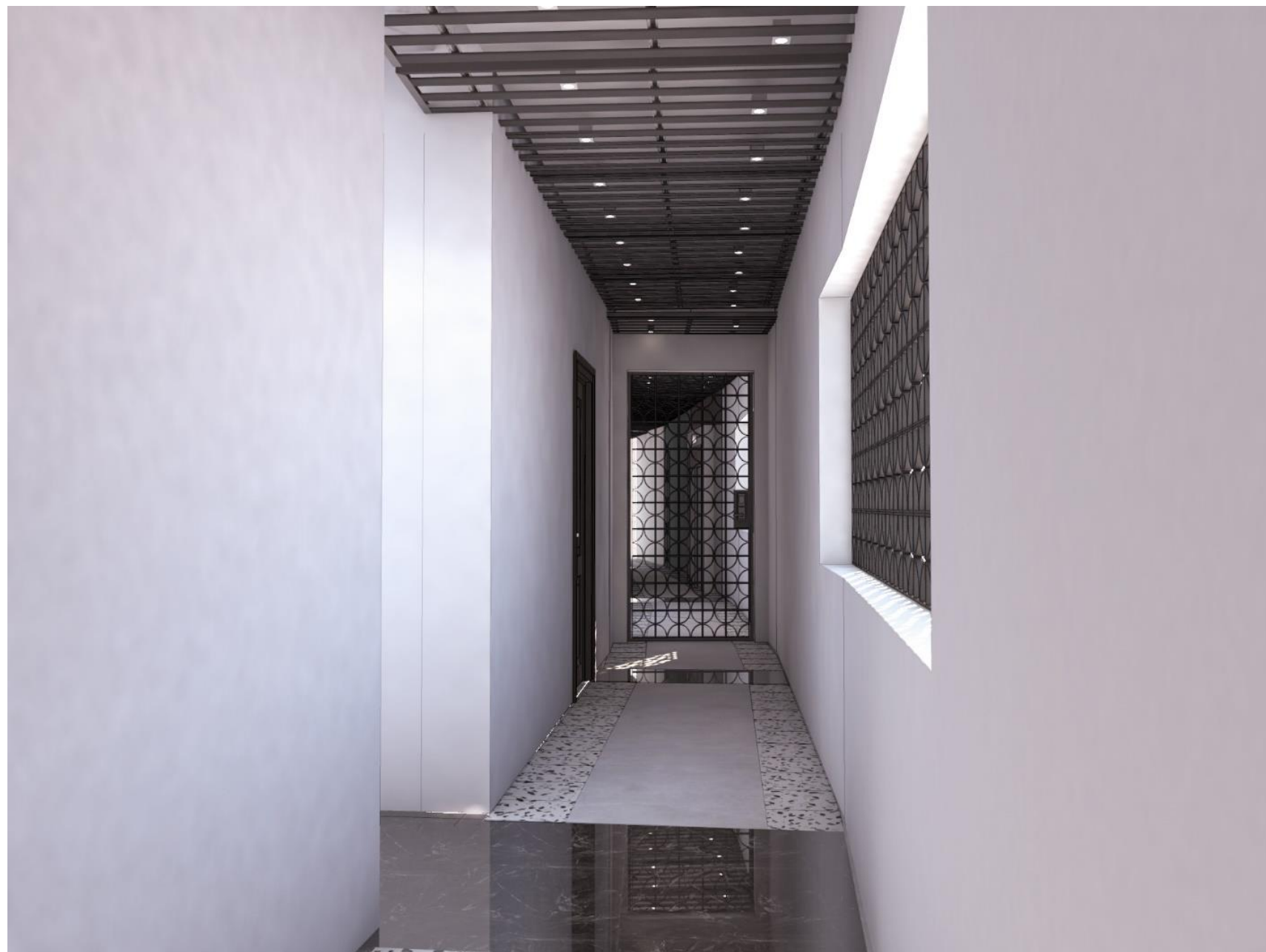
CORRIDORS



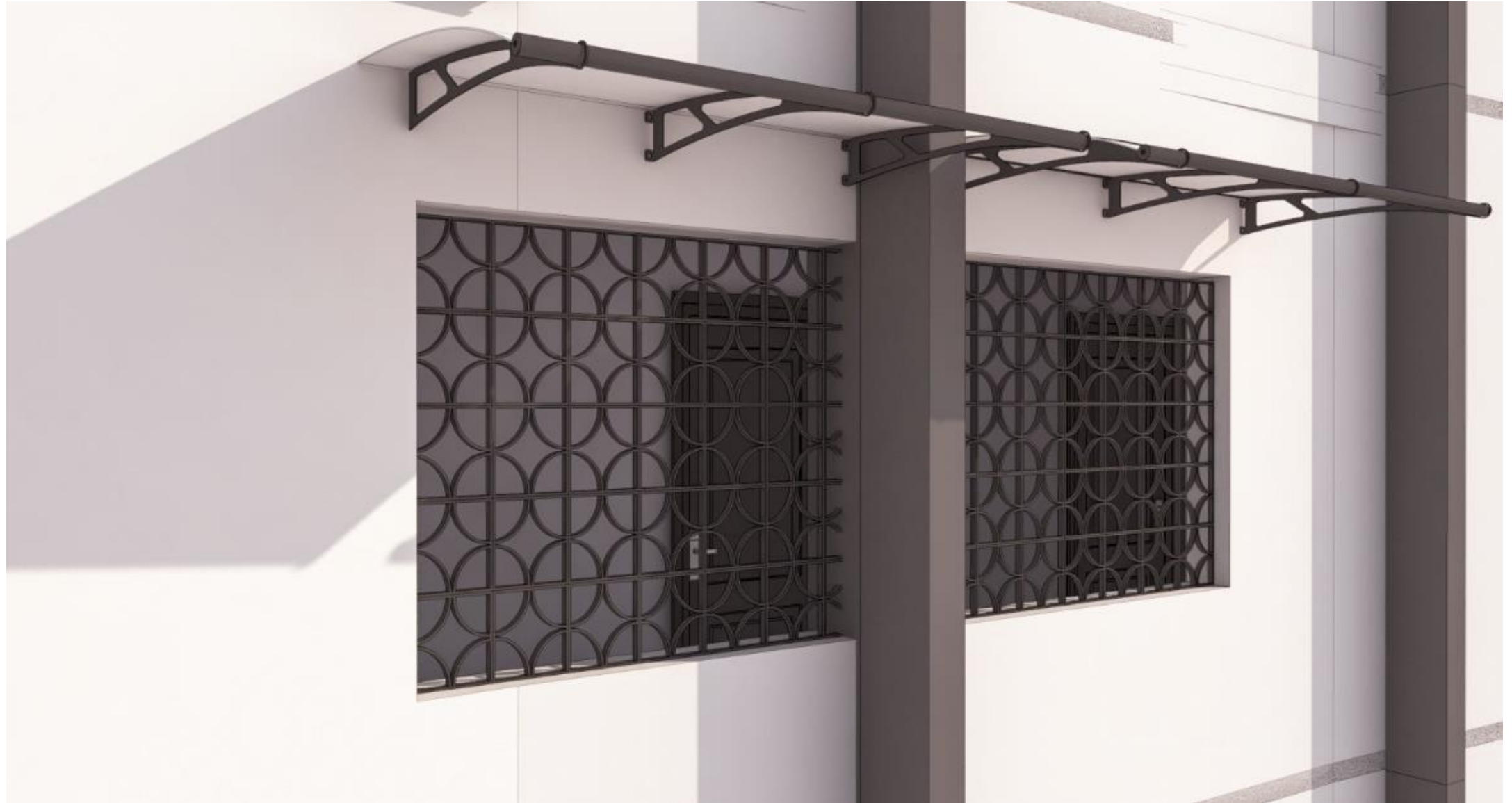
CORRIDORS



CORRIDORS



CORRIDOR CANOPY





1120 OTIS





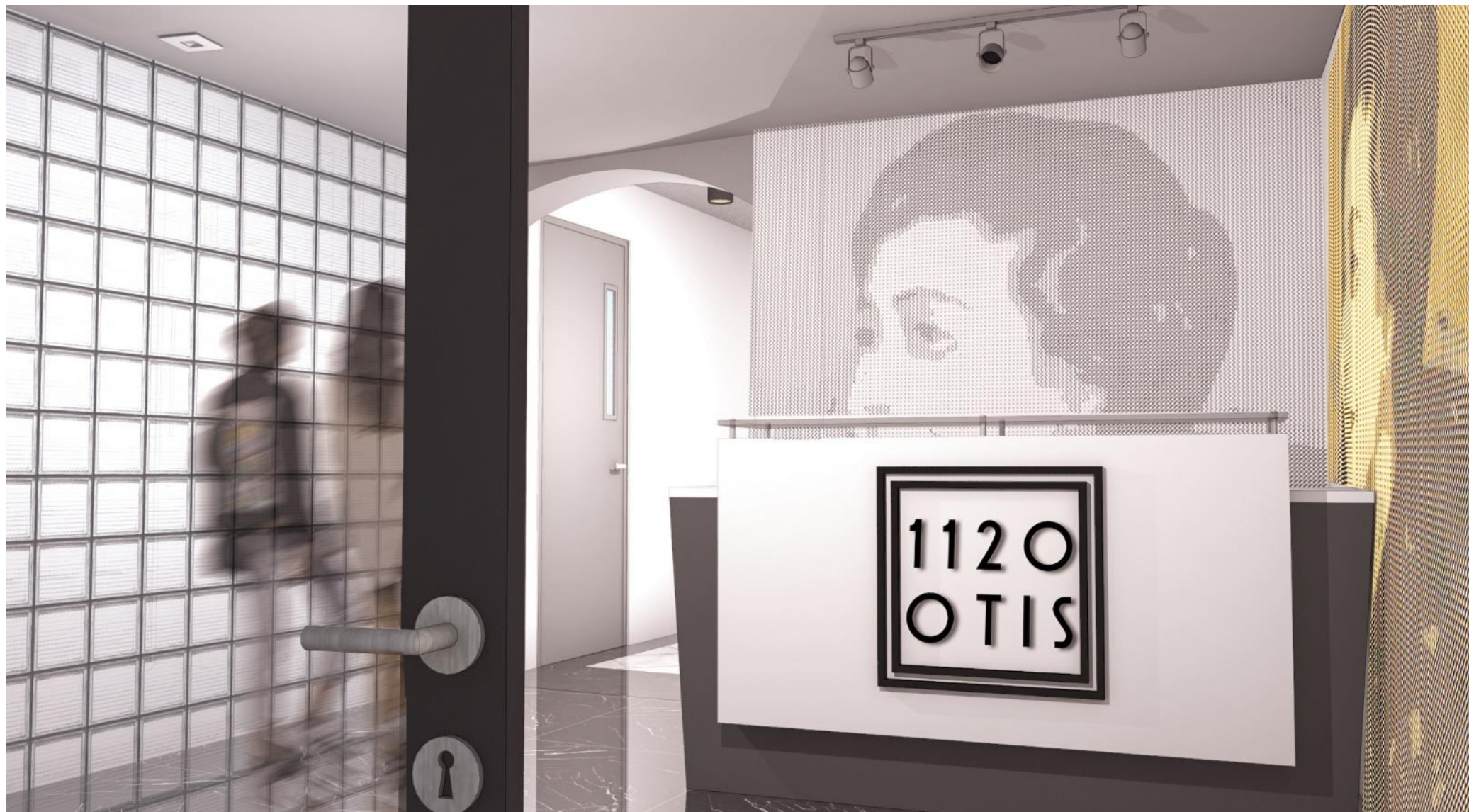
1120 OTIS

1120
OTIS

LA
MADA



LOBBY 2



LOBBY 2



LOBBY 2



LOBBY 2



BACKGARDEN - COVERED WALKWAY



BACKGARDEN - COVERED WALKWAY



BACKGARDEN - COVERED WALKWAY



MTA LOBBY- THIRD FLOOR



MTA LOBBY- THIRD FLOOR



MTA LOBBY- THIRD FLOOR



MTA LOBBY- THIRD FLOOR



MTA LOBBY- THIRD FLOOR



MTA LOBBY- THIRD FLOOR



MTA LOBBY- THIRD FLOOR



MTA LOBBY- THIRD FLOOR



COMMERCIAL SPACES - GROUND FLOOR



COMMERCIAL SPACES - GROUND FLOOR



COMMERCIAL SPACES - THIRD FLOOR (TYP)



COMMERCIAL SPACES - THIRD FLOOR (TYP)





1120 OTIS

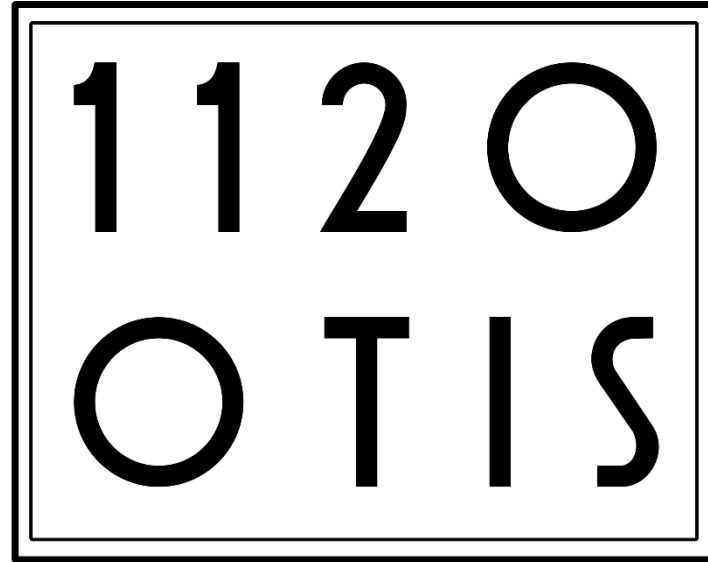
11

1120
OTIS

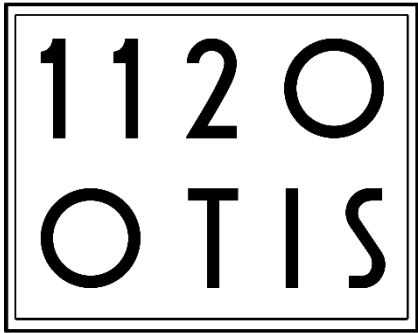


1120
OTIS





REDESIGN & DEVELOPMENT PLAN



REDESIGN & DEVELOPMENT PLAN



1120
OTIS

