

Candidate Number :

Seat Number :

HKIA / ARB Professional Assessment 2012

Paper 7 Building Design

23 November 2012
9:00 am – 3:00 pm (6 hours)

Kowloonbay International Trade & Exhibition Centre (KITEC)
Kowloon Bay

ONE COMPULSORY QUESTION

100 marks

General Notes:

Format Examination paper, both A3 plain and A3 tracing, are provided.
Use as appropriate.

Presentation Black ink line drawings are preferred. You may use colour for clarity.
DO NOT USE RED.

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1 PROBLEM STATEMENT

You are commissioned to design a Multi-Professional Institutes Complex in an urban site.

Your task is to prepare a schematic design which satisfies generally all functional and statutory requirements to a level that is fit for presentation to the Client's representatives.

Your design should be an integrated solution that incorporates preliminary provisions and requirements for building structure, building services, utilities etc. The design should also be sensitive to the site and neighbourhood.

2 SITE DESCRIPTION

Context

The Site is a hypothetical site in an urban area. It is generally flat and served by major Road A and secondary Road B, both of which are more than 6m wide.

The vicinity of the Site comprises residential development to the north, a shopping mall to the west and an existing park to the east. There is a foot bridge providing convenience to users crossing Road A.

Please see Location Plan and Site Plan in the attachment.

Vehicular Access

Run-in/out for vehicles is not required. A vehicular drop-off area of 3m x 10m should be provided along the pedestrian footpath of Road B.

Environmental Factor

Traffic noise from roads A and B is considered insignificant.

3 DESIGN BRIEF

3.1 Development Requirements

Site Area 1,880 m² (approximate)

Zoning Government, Institution or Community (GIC)

Permissible GFA under lease 7,000 m² for institutional use.

Permissible Plot Ratio (PR) and Site Coverage (SC) Requirements under the Buildings Ordinance shall be complied with.

Building Height Not higher than +60mPD (main roof) or maximum of 6 storeys whichever is lower.

Site Vehicular Access/
Vehicular Drop-off Site Vehicular Access is NOT required for the purpose of this Paper. Provide vehicular drop-off area (3m x 10m) along the pedestrian footpath of Road B.

Carpark Parking is NOT required for the purpose of this Paper.

Loading and Unloading Loading and Unloading bay is NOT required for the purpose of this Paper.

Refuse Collection Vehicular access is NOT required for the purpose of this Paper.

Barrier Free Access Statutory requirements shall be complied with.

Lift(s) Statutory requirements shall be complied with.

Minimum of 2 nos. of passenger lifts (shaft size minimum 2400mm X 2400mm) shall be provided.

3.2 Design Requirements

This development will provide accommodation for multiple professional institutes. They include the following institutions

- Hong Kong Institute of Architects
- Hong Kong Institute of Planners
- Hong Kong Institute of Landscape Architects
- Hong Kong Designers Association

While they will have their individual premises, common facilities has to be shared among them for closer collaboration and efficient use of resources.

3.3 Accommodation Schedule

3.3a Each of the 4 institutions will require the following facilities.

	Gross Floor Area (m ²)	Remarks
Reception area	40	
Gallery	80	Wall space should be considered for exhibition purpose
Meeting Rooms	40 X 3 nos.	Some may be combined for flexibility
Multi-purpose room	80	
General Office	160	
Pantry	20	
Printing and Storage	30	
General Circulation and Means of Escape	As required and as appropriate	Detailed calculations are not required
Sanitary Provisions	As appropriate	Detailed calculations are not required

3.3 Accommodation Schedule (continued)

3.3 b Common facilities to be shared among institutes are as follows.

	Gross Floor Area (m ²)	Remarks
Reception Area	50	
Lecture Theatre	400	
Exhibition Area	180	To be accessible to general public
Book Store	120	To be accessible to general public
Sanitary Provisions for Common facilities	As appropriate	Detailed calculations are not required

3.3 c Other Supporting Facilities to be provided.

	Gross Floor Area (m ²)	Remarks
Transformer, Switch & Plant Rooms for whole development	As appropriate	
Refuse Collection Room	As appropriate	Detailed calculations are not required

4 SUBMISSION REQUIREMENTS

Site Plan (1:200)	Show site development including access point(s) for pedestrians and location for vehicular drop-off area.
Plans of all major levels (1:200)	Indicate the following: <ul style="list-style-type: none">• All required spaces according to Accommodation Schedule with labels• Major structural elements• Section(s) cut-line• Overall and critical dimensions• Appropriate annotation• Site boundary, adjacent streets and structures• Means of Access for Firefighting & Rescue
Section (A minimum of 1 at 1:200)	Please indicate the following: <ul style="list-style-type: none">• Floor to floor and other critical dimension• Appropriate annotation• Relationship between elements of construction <i>(E.g. Interfaces and connections of building structure, building envelope, finishes, building services, and etc.)</i>
3-dimensional Illustration	Not compulsory
Calculations	All design is assumed to be in compliance with relevant building ordinances and regulations. No calculation is required

- END OF PAPER -



