

Candidate Number :

Seat Number :

HKIA/ARB Professional Assessment 2018

Paper 7 Building Design

22 November 2018
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

Community Clubhouse for the Elderly and the Young

You, as the Architect, are commissioned by a non-profit organization to design a community clubhouse serving an adjacent residential development for the elderly. This new clubhouse is aimed to promote a healthy and social lifestyle in the neighborhood. To encourage interaction among different age groups, some functions have to be open to public as a condition of land grant

Your task is to create a sensible solution for the clubhouse to be shared among different users. It should also be sensitive to barrier free access. A covered walkway should also be provided for easy access to the adjacent residential development for the elderly.

Please prepare a schematic design for presentation to the Client's representatives. It should satisfy generally all functional and statutory requirements. It should also show an integrated solution that incorporates preliminary provisions and requirements for building structure, building services, utilities, etc.

2 SITE DESCRIPTION

Context

The Site is a hypothetical site in an urban area. It is generally flat and served by public road A and road B, all of them are more than 6m wide.

Please see Location Plan (Attachment 1) and Site Plan (Attachment 2).

Vehicular Access

Vehicular access shall be between points X and Y through Z.

Environmental Factor

Traffic noise from all roads is considered insignificant.

3 DESIGN BRIEF

3.1 Development Requirements

Site Area 2,200 m² (approximate)

Zoning GIC use

Permissible GFA under lease unrestricted

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

Building Height Not higher than +90mPD (main roof)

Site Vehicular Access Vehicular Access is required. Vehicular access shall be between points X and Y through Z.

Carpark 4 nos. of private car parking spaces shall be provided for staff only. And 1 of them should be fit for persons with disability

Loading and Unloading 1 no. of loading bay (3.5m x 7.5m x 3.5mH) shall be provided.

Refuse Collection Parking for refuse collection vehicles is not required.

Barrier Free Access Statutory requirements shall be complied with.

Lift(s) Statutory requirements shall be complied with.

Passenger lift(s) shall be provided as appropriate (shaft size minimum 2200mm X 2600mm)

1 no. of service lift shall be provided (shaft size minimum 2600mm x 3000mm)

3.2 Design Requirements

The **Community Clubhouse** is to cater for elderly residents to spend their leisure time and to receive physiotherapy treatment if necessary. Some of the areas shall also be open to the public to encourage young people to mingle with the elderly. An outdoor open space has to be provided for the enjoyment of both the residents and public users.

3.3 Accommodation Schedule

	Gross Floor Area (m ²)	Remarks
Entrance Lobby		
For Elderly Residents (direct access from covered walkway of adjacent building)	as appropriate	
For Public Users	as appropriate	
Clubhouse Facilities		
<u>To share with Public</u>		
Multipurpose Hall	200	• 1 no.
Indoor Swimming Pool	25m x 10m	• 1 no.
Therapy Pool	10m x 10m	• 1 no.
Changing Rooms	100	• 2 nos.
Children Play Room	75	• 1 no.
Sitting / reading lounge	75	• 1 no.
TV Room	100	• 2 nos.
Karaoke / Video Game Rooms	25	• 2 nos.
<u>To serve Elderly Residents only</u>		
Restaurant and Kitchen	100 + 50	• 1 no.
Mahjong rooms	10	• 4 nos
Movie mini-theatre with 16 seats	75	• 2 nos.
Therapy rooms	10	• 6 nos.
Nurse station	20	• 1 no.
Administration office	50	• 1 no.
General Storage	100	• 1 no.

3.3 Accommodation Schedule (cont'd)

	Area (m ²)	Remarks
Outdoor Open Space (on Ground level, shared by public)		
Tai Chi Garden	200	• 1 no.
Children Play Area	200	• 1 no.
Leisure Jogging Path	100m in length	• 1 no.
Parking Space		
Private Car		• 3 nos. (2.5m x 5m each) • 1 no. (3.5m x 5m)
Loading and Unloading		• 1 no. (3.5m x 7.5m each)
Other facilities	as appropriate	e.g. toilets, refuse recovery chamber, fire escape stairs, other M/E rooms, as appropriate

4 SUBMISSION REQUIREMENTS

Site Plan (1:200)	Show site development including access point(s) for both pedestrian and vehicular traffic
Plan of Ground floor (1:200)	<ul style="list-style-type: none">• All required spaces according to Accommodation Schedule, with annotation• Major structural elements• Overall and critical dimensions• Appropriate annotation• Site boundary, adjacent streets and structures• Means of Access for Firefighting & Rescue
Plan of First floor Plan(s) of other floor(s) (1:200)	<ul style="list-style-type: none">• All required spaces according to Accommodation Schedule, with annotation• Major structural elements• Overall and critical dimensions• Appropriate annotation
Section (A minimum of ONE at 1:200)	<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	The design is assumed to be in compliance with the relevant Buildings Ordinance and Regulations. No calculation is required.

END OF PAPER



