

ONE COMPULSORY QUESTION

1. Problem Statement

Your client, a non-profit-making body, has commissioned you to prepare a design for a neighborhood youth centre in the urban area to be operated by them. The functions of the centre are clear but the accommodation schedule is still in the formative stage, with room for development. Your design will be used as the basis for negotiating with government the exact terms of the private treaty grant. At this point, a design is needed to test the feasibility of the project.

Your task is to prepare a design for the youth centre which satisfies the basic functional requirements, complies with major relevant statutes, and is reasonable in cost.

Prepare a preliminary design based upon your interpretation of the design brief and accommodation schedule (below), for presentation to the client. Drawings should be simple and clearly demonstrate how your proposal fulfils their requirements, is sensible and can be implemented. The design can be modest yet should show design sensitivity and imagination. Part of the intention of the client is give the architect scope for innovation and good design.

2. Site Description

Context

The property is self-contained, situated in a built-up urban district. The site is flanked on the south-west side by a 6-storey older residential building, a small park and a public latrine. To the north-west is a 20-storey residential development. To the north-east is a major public open space. All of Roads R1, R2 & R3 are quiet streets.

Access and services

All roads are accessible by vehicles and pedestrians. Vehicular run-in to the site is from Road R1. Utilities and services are available from Roads R1 and R2.

Environmental Factors

Roads R1, R2 and R3 are relatively quiet, with light traffic. The view towards the north-east is good. The public latrine on the adjacent lot is scheduled for replacement. The small park is enjoyed by local residents for sitting out. The major public open space is popular at festive occasions.

5. Submission requirements

Plans of all levels, scale 1:100

Indicate all major elements.
Label spaces. Give the area of each.
Indicate building section cut-line(s).
Give overall and critical dimensions.
Show site boundary and adjacent structures.
Show means of escape distances.

Building Section(s), scale 1:100

Show floor to floor dimensions.
Show relationship between the elements of construction: eg, structure, building envelope, finishes, building services, building systems, and the like. Include annotations and critical dimensions.

Wall Section, scale 1:25

Show relationship among various building elements at key points of connection: eg roof and wall; floor(s) and wall; ground and wall; below-ground and wall, etc. Include annotations and critical dimensions (choose key points of connection to show your technical understanding).

Building elevation of principal façade (1 only), scale 1:100

Label main exterior finish materials, indicate colours, textures and the like. Describe key functional elements and architectural features.

Part Elevation, scale 1:25

With reference to the 1:25 scale Wall Section, show a part of the corresponding elevation. Describe key elements and architectural features.

Annotations, diagrams, etc

Annotate drawings to demonstrate compliance with development and building control requirements: eg compartmentation, means of escape, travel distances, sanitary provisions, barrier free access. Use tabulations and descriptive text as appropriate to demonstrate compliance with development and building control requirements. Concept sketches and diagrams to illustrate design intentions are helpful in assessment.

Clarity and legibility are paramount. Presentation media is at your discretion. Ink or pencil line drawings are acceptable. Colour is not required except where communication is enhanced.

A3 paper is provided. More is available during the examination. Use the tracing paper where needed. Use the plain paper for computations, and the like.

3. Building Design Brief

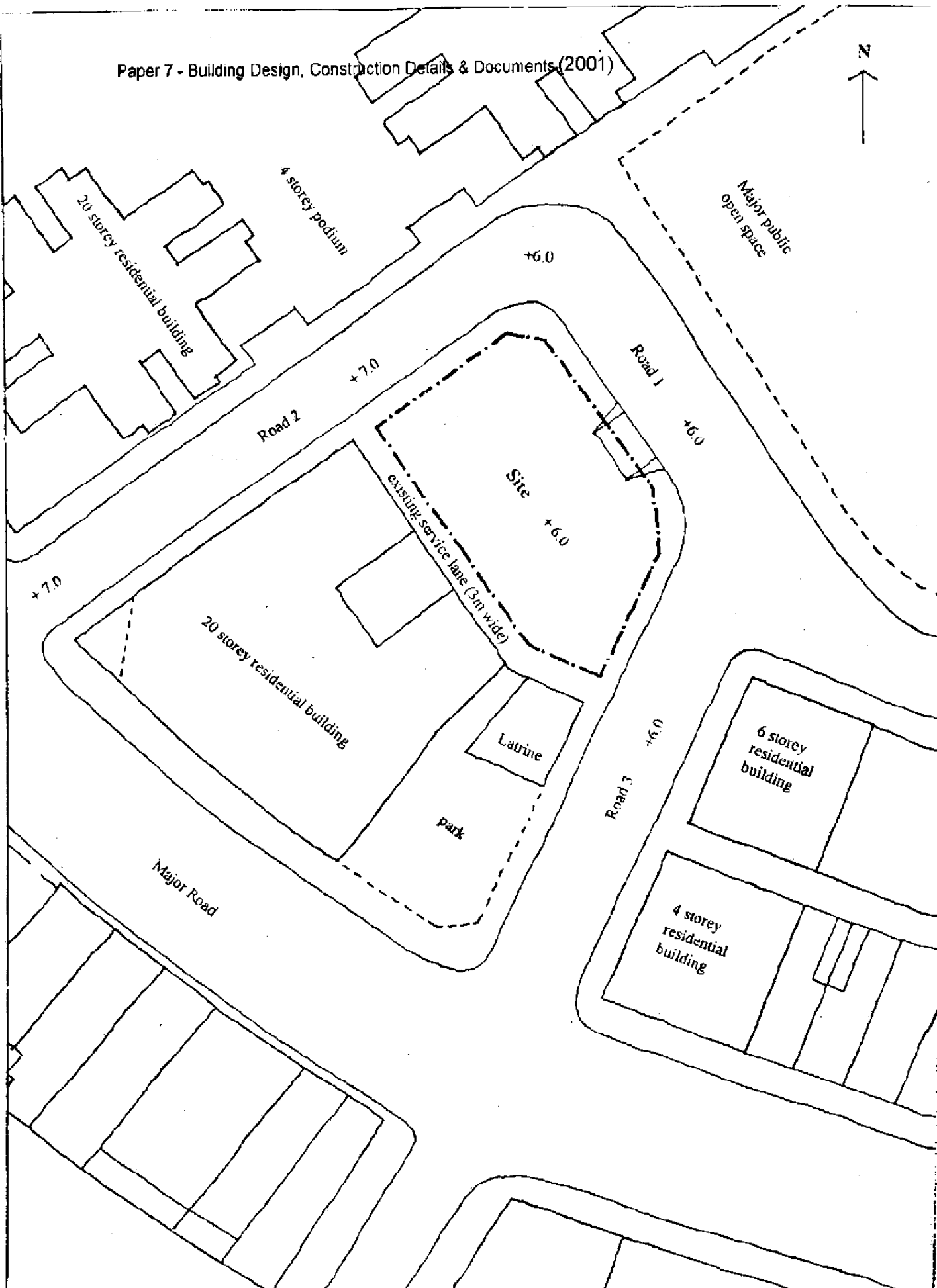
Site area	650 sm
Zoning	GIC
Plot ratio	Comply with regulations
Site coverage	Comply with regulations
Building height	450 m PD
Gross floor area	According to design
Lease	Unrestricted for design purposes
Building regulations	Modifications will not be considered.
Building services	Central air-conditioning required
Carparks	3 bays, for senior staff only
Loading / unloading	1 bay, 3500 x 7000

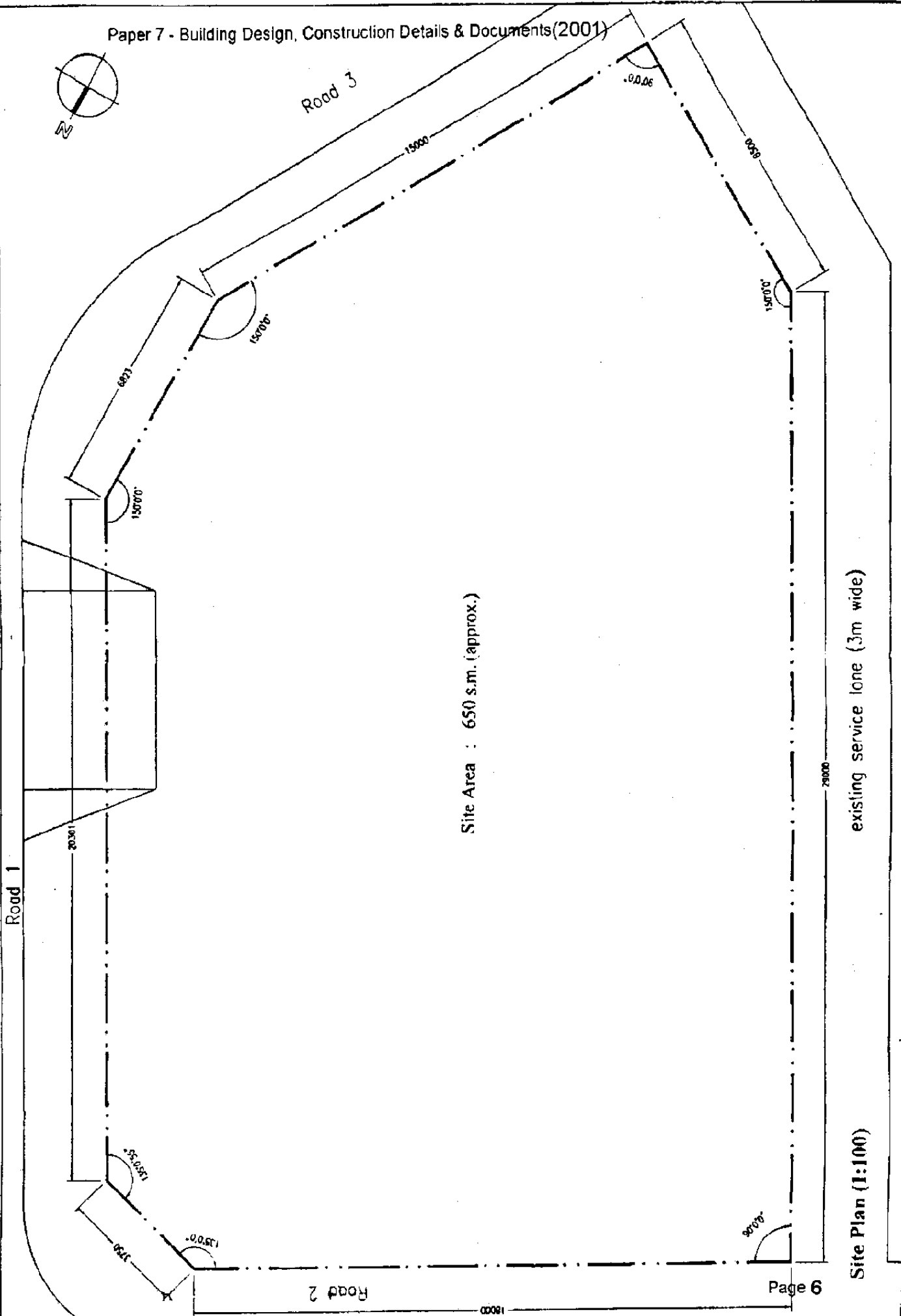
Accommodations schedule

Lobby and reception (with counter)	150 sm
Counselling centre (including waiting area, staff room, 4 counselling rooms @6 sm each)	125 sm
Administration (including 2 private offices)	75 sm
Library (periodicals, references)	75 sm
Reading / student study room	150 sm
Multipurpose activities room (column free)	150 sm
Multipurpose workshop (including wet activities)	80 sm
Youth lounge (including video games, TV room)	100 sm
Storage, maintenance	20 sm
Transformer room	20 sm
Switch room	6 sm
Emergency generator	20 sm
Mechanical rooms	As required
Toilets (including staff toilets)	As required
Circulation (including barrier free access)	As required

6 Assessment criteria and marking scheme

Compliance with requirements	40 marks
Technical competence	30 marks
Design concept and planning logic	<u>30 marks</u>
	Total 100 marks
Bonus for design quality (at subject panel's sole discretion)	20 marks





Road 1

Road 3

Road 2

existing service lane (3m wide)

Site Plan (1:100)

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	Problem Statement Site Description Building Design Brief, Accommodation Schedule Submission Requirements	
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	Problem Statement Submission Requirements	
Page 7	General Guidance Notes	
Attachment 1	Site Location Plan	Scale 1:5000
Attachment 2	Site Plan	Scale 1:200
Attachment 3	Site Section	Scale 1:200
Attachment 4	Suggested Typical Room Modules	
Attachment 5 (2 sheets)	PNAP 111 – Hotel Development	
Attachment 6	Minimum standards of turning circle for Cars, Goods Vehicles and Tourist Bus (not to scale)	
Total number of sheets	15 (including cover and attachments)	