

1 Problem Statement

Your client is the owner of a restaurant chain and wishes to develop a low-rise restaurant complex at the outskirts of Tuen Mun. He has recently acquired a Site (see Attachment 1 Location Plan) on Castle Peak Road near Sam Shing Estate. Nearby are a seafood market and numerous seafood restaurants. His business aim is to make use of the existing facilities and boost the local tourist industry by attracting new types of customers. He hopes to create a more stylish and festive environment by offering a greater diversity of dining experiences. The client will also have his head office in the building, including his own office as CEO.

Your task is to prepare a design 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). Included all necessary provisions for utilities and building services.

Drawings should be simple and clearly demonstrate how your proposal fulfils these requirements, is sensible and can be implemented. The design can be modest yet should show sensitivity and imagination. Your client is giving you scope for innovation in creating the ambience he desires.

2 Site Description

Context

The site is on Castle Peak Road near Sam Shing Housing Estate. Castle Peak Road is a local road with fairly heavy traffic. There is a residential development immediately adjacent to the site's north boundary.

Open space reserved for public park use is adjacent to the south and east boundaries. From the site are good views of Castle Peak Beach and the sea.

Access and services

One vehicular access is allowed from Castle Peak Road. The exact location for the run-in is to be proposed. Utilities are available from the road.

Non-building zone and slopes

There is a non-building zone along Castle Peak Road running the length of the property.

Environmental Factors

The local environment has historically relaxed and pleasant, with the sea nearby. There are good views from the site (especially from the higher floors of building). Noise from the local road is a concern to your client because he wants to maximize alfresco (open air) dining. The local fish market is a regional attraction.

3 Building Design Brief

Site area	1024 sm (about)
Zoning	Commercial, non-industrial
Permissible Plot Ratio (PR)	2 (non-domestic)
Permissible Site coverage (SC)	comply with regulations
Building height	35 m from mean street level
Vehicular access	to be proposed
Non-building area	10 m from Castle Peak Road
Prescribed windows	Open space adjacent to site may be considered as external air
Laws of Hong Kong	comply with buildings, fire services and other related ordinances and regulations
Building services	utilities rooms, plant rooms and central air-conditioning to be provided
Car parks	5 numbers
Barrier free access	comply with regulations
Servicing	1 loading / unloading bay (3500 x 7000 x 3600H) 1 service lift

4 Accommodation Schedule

	Usable Floor Area (UFA) (approximate, with 10% adjustment permitted)
Chinese seafood restaurant	300 sm
Western restaurant (plus open air dining area)	150 sm
South-east Asian restaurant	150 sm
Café coffee bar (plus open air seating area)	150 sm
Client's head office	150 sm
Toilets (on each floor level)	comply with regulations
Kitchens (individual, for each restaurant)	included in UFA above

Notes:

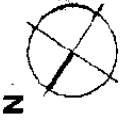
- "open air" means open to the sky with no permanent roofed-over space.
- open air dining and seating areas are not accountable as UFA, PR nor SC.

5. Submission Requirements

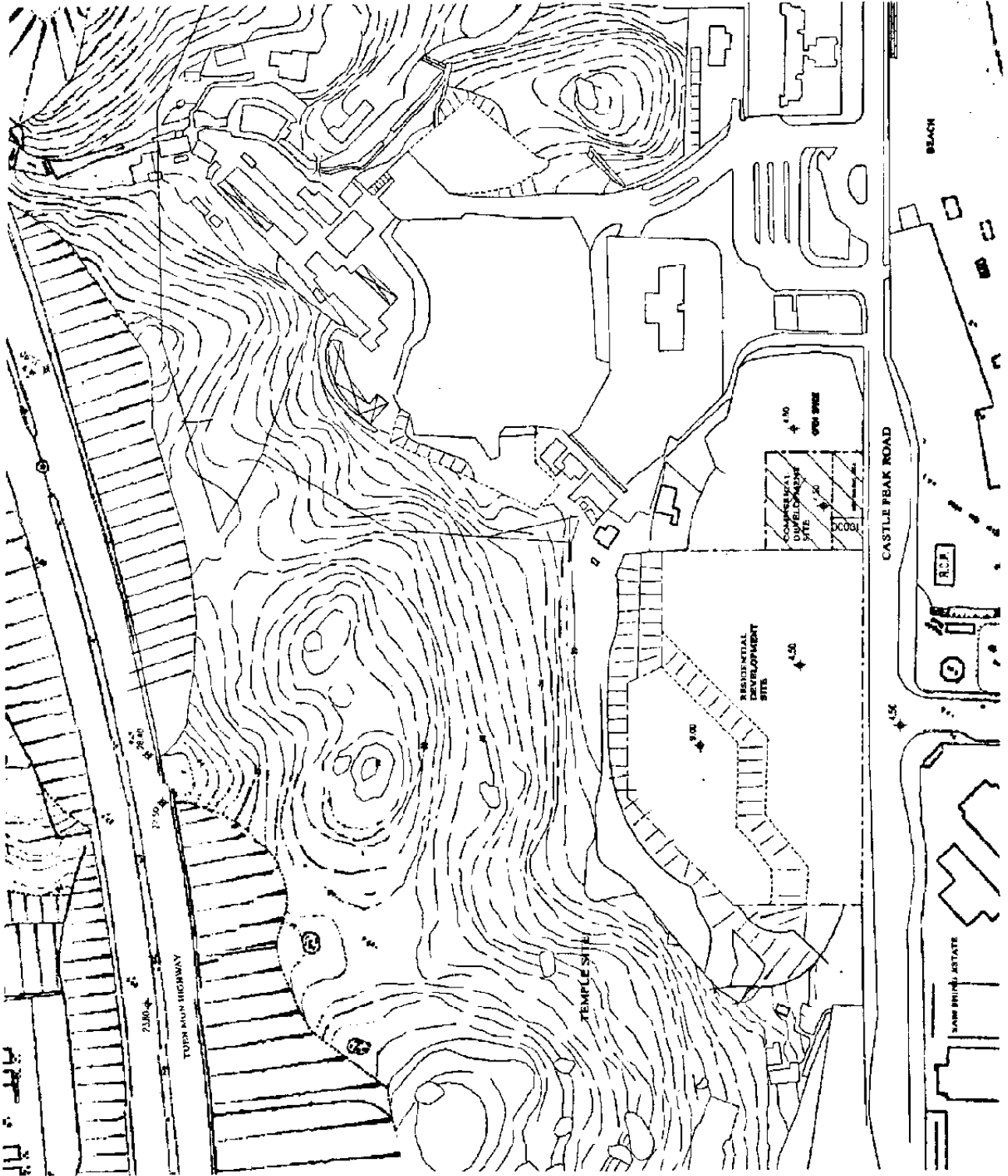
Site Plan	Show site development and relationship of exterior space to ground floor interior spaces. Show vehicular and pedestrian access. Show relevant features of adjacent sites. Indicate critical dimensions, eg vehicle turning.
Scale 1:200	
Plans of all floor levels	Show all major spaces and elements of the building enclosure and construction.
(including G/F)	Label spaces and elements itemized in the Building Design Brief and Accommodation Schedule above. Note UFA as designed.
Scale 1:100	Indicate building section cut-lines. Show site boundary and adjacent structures. Include annotations and critical dimensions.
Building Sections	Show all major spaces and elements of building enclosure and construction: structure, building envelope, building services.
Scale 1:100	Include annotations, critical and overall dimensions.
Building Elevation of (1) principal façade	Label main exterior finish materials. Indicate colours, textures and the like. Describe key elements and architectural features. Include annotations, floor levels, and critical and overall dimensions.
Scale 1:200	
Part Wall Section and Part Elevation	Choose 2 key points of connection: eg roof and wall; floor and wall; ground and wall.
Scale 1:25	Draw a part exterior wall section and part of the corresponding exterior elevation. Show and describe the primary elements of construction. Include annotations, floor levels, and critical and overall dimensions.
	<i>(This requirement is for a technical drawing showing your understanding of building construction.)</i>

Notes:

Annotations	Demonstrate compliance with development and building control requirements: eg means of escape, travel distances, sanitary provisions, barrier free access.
Presentation	At your discretion. Ink or pencil line drawings are acceptable. Colour is not required. Under NO circumstances should the colour RED be used.
Format	A3 paper is provided. Use the tracing paper where helpful at your discretion.



Location Plan
1:1,250
Attachment 1





AA

AA

4.50

4.50

4.50

COMMERCIAL
DEVELOPMENT
SITE

OPEN SPACE

RESIDENTIAL
DEVELOPMENT
SITE

32000

32000

10000

CASTLE PEAK ROAD

0(m)

2.5

5

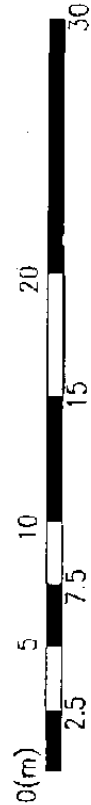
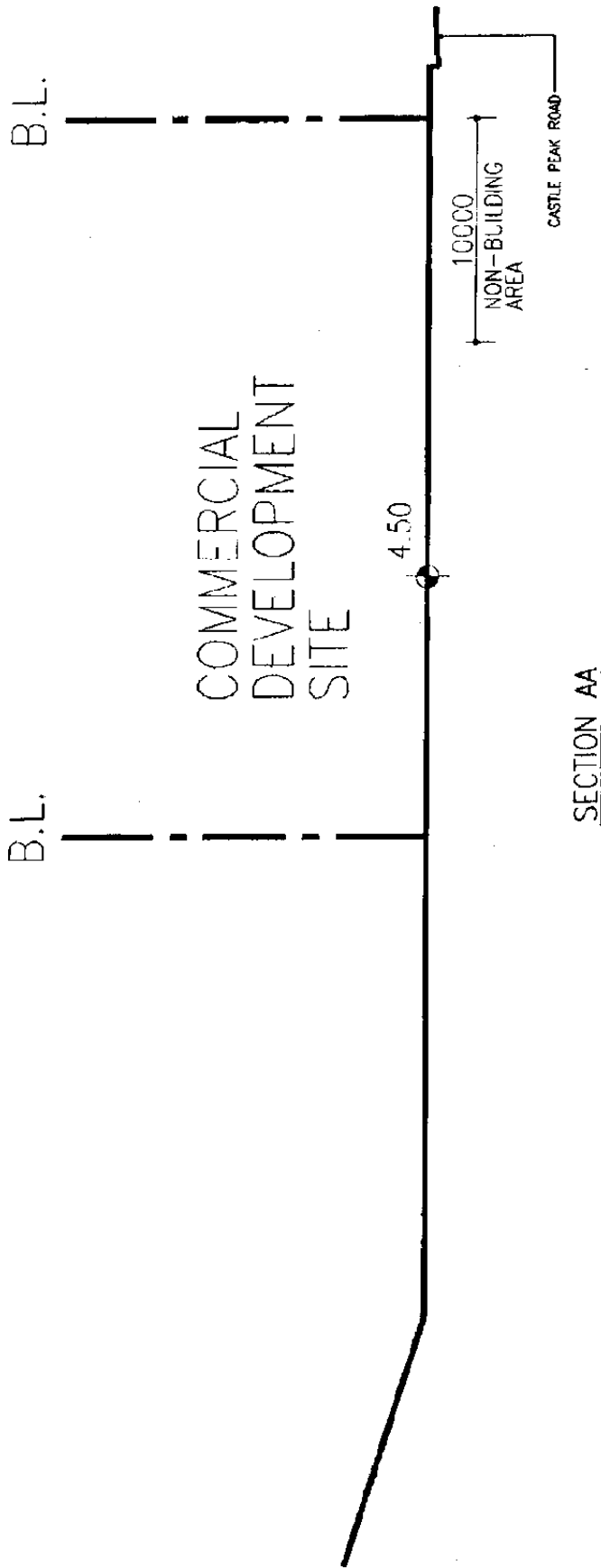
7.5

10

15

20

30



Site Sections
1:200
Attachment 3