

Republic of the Philippines
Professional Regulation Commission (PRC)
Professional Regulatory BOARD of ARCHITECTURE (PRBoA)
Architecture Licensure Examinations (ALE)

SUBJECT: **ARCHITECTURAL DESIGN AND SITE PLANNING**
DATE : **January 21, 2007** (Sunday, 8:00 a.m. through 6:00 p.m.)

WARNING: If there are conflicts between a stated word and the number/ amount/ figure described, the stated / spelled word shall prevail. Should there be conflicts between two (2.0) stated quantities, the higher figure shall prevail.

I. PROJECT TITLE (and General Description):

A Proposed Medium-Rise **NATIONAL GOVERNMENT OFFICE** Project [development with Basement, Podium (optional parking) and Tower components]

II. STATEMENT OF THE PROBLEM:

A National Government-Owned and Controlled Corporation (**GOCC**) has decided that its **two thousand** square meter (**2,000.0** sqm) property located somewhere in Quezon City shall host a **medium-rise office building** (the “**Project**”) to serve as their headquarters.

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The following spatial provisions (as expressed in Gross Floor Area/ GFA per head) shall apply for the one hundred seventy (170.0) permanent rank and file staff who shall populate the new head office:

1. **Board Offices/ Floor:**

- i) forty square meters (40.0 SqM) for the Chairman of the Board and his immediate staff (2.0 persons); and
- ii) twenty (20.0) SqM each for the twelve (12.0) Directors, the Corporate Secretary and their immediate staff (1.0 person);

2. **Executive Offices/ Floor:**

- i) fifty (50.0) SqM for the President and his immediate staff (3.0 persons);
- ii) thirty square meters (30.0 SqM) for the Executive Vice President (EVP) and his immediate staff (2.0 persons); and
- iii) twenty five (25.0) SqM each for the two (2.0) Senior Vice Presidents (SVPs) and their immediate staff (1.0 person); the two (2.0) SVPs each handle three (3.0) departments headed by Vice Presidents (VPs).

3. **General Offices/ Floors:**

- i) twenty (20.0) SqM each for the six (6.0) VPs and their immediate staff (1.0 person); these offices are to be located close to their respective departments; the VPs each have one (1.0) Assistant Vice President (AVP) under them;
- ii) fifteen (15.0) SqM each for the six (6.0) AVPs and their immediate staff (1.0 person); these offices are to be located close to their respective departments/ VPs; the AVPs each have two (2.0) Division Chiefs (DCs) under them;
- iii) ten (10.0) SqM each for the twelve (12.0) DCs and their immediate staff (1.0 person); these offices are to be located close to their respective departments/ AVPs; each DC has one (1.0) Senior Officer (SO) reporting to them;
- iv) seven point five (7.5) SqM each for the twelve (12.0) SOs; each SO supervises a permanent staff complement of five (5.0) persons, excluding contractual/outsourced employees who perform general/courier/driver, maintenance, security or related functions for the GOCC; and
- v) five (5.0) SqM each for the seventy two (72.0) permanent staff.

There is a legislated Building Height Limit (BHL) for the property at **forty five meters (45.0 m)**. The GOCC also expects the personnel complement (excluding contracted/outsourced staff) to **double** in ten to fifteen (10.0 - 15.0) years so that there is definite need to plan for flexibility/ future need/s. Since the GOCC cannot fully occupy the building in the meantime (and since there is need to derive income from all sources), the generated spaces shall be leased/rented to other end-users. However, there is absolute need to cluster such

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leaseable/rentable spaces to avoid operational and attendant safety/security problems.

III. DESIGN OBJECTIVES:

- a. To design a **GOCC head office** building that shall be expressive of the national government's desire to render excellent public service.
- b. To design the building in a way that can maximize space for the agency; the ratio of office versus non-office spaces shall be as follows:
 1. seventy percent (70.0%) of the **GFA** per floor shall consist of office areas;
 2. the remaining thirty (30.0)% GFA per floor shall consist of common use areas such as elevator lobbies, utility rooms, stairs, fire exits and the like; and
 3. the overall usable office areas for the building shall be at approximately sixty five (65.0)% of the Total Gross Floor Area (TGFA).
- c. To design a building that shall serve as a **national** landmark in the general area where it shall be sited.

IV. DESIGN CONSIDERATIONS:

- a. Function and efficiency;
- b. Vertical and horizontal circulation patterns;
- c. Architectural character and form;
- d. Aesthetics and landmark quality;
- e. Solar, wind, noise, odor and view orientations;
- f. Amenities, Facilities, Services and Utilities (AFSU) introduced;
- g. Security and Safety Features;
- h. Compliance with prevailing laws on condominium development, the **NBCP**, the Fire Code and the Accessibility Law;
- i. two (2.0) elevators with clear car sizes measuring 1.35 meters (m) x 1.60 m; a third unit shall serve as the service elevator;
- j. natural and artificial ventilation where applicable; and
- k. building's exterior shall be along modern lines/styles fused with select Filipino design elements.

V. PROJECT SITE FEATURES:

The **2,000.0** SqM Total Lot Area/TLA (reference **Figure 1**) is rectangular and is an **inside** (or **regular**) lot. It is located along a fifteen (15.0) m wide street. It has a forty meter (40.0 m) wide frontage that faces the south and a depth of fifty (50.0) m. The site slopes very gently towards the street [with two point four (2.4) m wide sidewalks on either

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side]. The surface of the sidewalk shall be considered as elevation 0.0 m.

To the left of the Project site is a private office building. To its right is another GOCC head office building and directly across the street are two (2.0) videoke bars and a restaurant-bar with live band performances. To the rear of the Project site are two point five (2.5)-storey townhouse residences.

VI. APPLICABLE DEVELOPMENT CONTROLS:

The following development controls apply to the Project site:

- a. zoning classification is **GI** (general institutional development); the property has a legislated;
- b. based on the **NBCP 2004 R-IRR**, the Project site has the following development limitations:
 1. the minimum setbacks at ground floor are at five (5.0) m at the front and two (2.0) m at the sides and rear; the same setbacks apply for all **basement** levels if introduced;
 2. Building Height Limit (BHL) of **forty five (45.0) m** measured from the surface of the sidewalk; a maximum six (6.0) m spire or tower may be erected above the roof;
 3. an Allowable Maximum TGFA of up to **seven thousand five hundred (7,500.0) SqM** i.e. inclusive of all **AFSU** areas; and
 4. minimum parking space/slot requirements shall be at one (1.0) parking slot for every 70.0 SqM of **GFA** or fraction thereof.

VII. IDENTIFIED DEVELOPMENT POTENTIAL:

Based on the BHL alone, the Project site has the following development potentials:

- a. up to **three (3.0) basement** levels at two point eight (2.8) m floor to floor height;
- b. up to a **five (5.0) level podium** development at three point three (3.3) m floor to floor height; a mezzanine level of up to one point eight (1.8) m may be introduced above the ground floor for added lobby ceiling height; and
- c. a maximum nine (9.0) level/floor tower development i.e. to be constructed above the **podium** development, at three point fifteen (3.15) m floor to floor height; if the mezzanine is added at the ground floor, only a maximum eight (8.0) level/floor tower development shall be possible to comply with the 45.0 m **BHL**.

Note however that compliance with the TGFA is a requirement to be satisfied.

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VIII. DESIGN REQUIREMENTS:

The stated Project requirements are as follows. Should the requirements exceed the development controls and potentials under items VI and VII above, the necessary adjustments have to be made to fully comply with the stated development controls.

- a. **Basement** level/s:
 1. parking (below grade or lower than the elevation of the street); driveways, ramps, etc.;
 2. Elevator Lobby and Service Stairs;
 3. Common Toilets (male and female);
 4. Utility rooms (electrical, machine, pump, etc.);
 5. Fire Exits; and
 6. Garbage chute room and solid waste storage.
- b. **Podium** levels:
 1. Main Lobby/Reception Area
 2. Commercial areas:
 - i) bank branch office with ATM service; and
 - ii) convenience store.
 3. Optional parking (above grade or higher than the elevation of the street);
 4. Elevator Lobby and Service Stairs;
 5. Multipurpose Room [good for one hundred fifty (150.0) seated guests];
 6. Medical and Dental Clinic;
 7. Common Toilets (male and female);
 8. Utility rooms (electrical, machine, etc.);
 9. Integrated Fire Exit Systems;
 10. Garbage chute room;
 11. Wells for natural light and ventilation (as applicable); and
 12. Balconies are optional but considered part of the GFA.
- c. **Tower** floor (offices only):
 1. the **Board floor/s** shall each contain the following:
 - i) the Chairman's office with toilet and bath (T&B);
 - ii) the Directors' offices;
 - iii) the respective staff areas (not enclosed);
 - iv) Board Room (16.0 seats) with Anteroom (capacity of 8.0);
 - v) Director's Lounge (capacity of 24.0);
 - vi) two (2.0) Meeting Rooms (6.0 seats each); and
 - vii) two (2.0) pantry areas.
 2. the **Executive floor/s** shall each contain the following:
 - i) the President's office with T&B;
 - ii) the EVP's office with T&B;
 - iii) the SVP offices;
 - iv) the respective staff areas (not enclosed);

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- v) Executive Room (12.0 seats) with Anteroom (capacity of 8.0);
 - vi) Executive Lounge (capacity of 18.0);
 - vii) four (4.0) Meeting Rooms (6.0 seats each); and
 - viii) two (2.0) pantry areas.
3. the **Department floor/s** shall each contain the following:
 - i) the VP's office;
 - ii) the AVP offices (not enclosed);
 - iii) the SO offices (not enclosed);
 - iv) the Division Chiefs (DCs);
 - v) the respective staff areas for executives (not enclosed);
 - vi) the general staff area (open plan/not enclosed);
 - vii) two (2.0) Meeting Rooms (6.0 seats each);
 - viii) two (2.0) Meeting Rooms (4.0 seats each); and
 - ix) two (2.0) pantry areas.
 4. **all Tower** floor/s shall contain the following:
 - i) Elevator Lobby and Service Stairs;
 - ii) Common Toilets (male and female);
 - iii) Fire Exits;
 - iv) Utility rooms (electrical, machine, etc.);
 - v) Garbage chute room;
 - vi) Wells for natural light and ventilation (as applicable); and
 - vii) Balconies are optional but considered part of the GFA.
- d. Amenity:
1. Concessionaire-operated Cafeteria for sixty (60.0) persons;
- e. Facilities:
1. Concessionaire-operated Function Room for one hundred and twenty (120.0) persons;
 2. Common kitchen for d.1 and for e.1 above.
 3. Gym;
 4. Elevators (passenger and service);
 5. covered parking; and
 6. limited commercial spaces.
- f. Services
1. Building Administration office;
 2. Building Safety and Security office; Safety/Security Staff Quarters, Locker & Shower; and
 3. Building & Common Facilities/Amenities maintenance room & workshop.
- g. Utilities
1. Generator room;
 2. Transformer room;
 3. Domestic water cistern;
 4. Fire Reserve tank;
 5. Overhead water tank;
 6. Pump room;

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7. Sump pit and sump pump;
8. Solid Waste Storage; and
9. Sewage treatment plant (STP).

IX. DRAWING REQUIREMENTS:

- a. **Site Development Plan** at scale **1 : 200 Meters (M)** and showing the following key information:
 1. outline of the building footprint;
 2. accessibility features (disabled);
 3. site perimeter security features e.g. perimeter wall/ fence, gate, pedestrian/ vehicular barriers, guard outpost (as necessary), etc.;
 4. pedestrian access systems;
 5. open parking, driveway and parking ramps (as needed);
 6. ground-mounted signage locations (if any);
 7. call out/indicate areas to be landscaped (hardscape and softscape);
 8. the area of the building footprint and its percentage with respect to the **2,000.0 SqM TLA**;
 9. the street, particularly the sidewalks;
 10. the adjoining land uses; and
 11. indicate the northing and the directions of the sunpath, the major winds (*habagat* and *amihan*), sources of noise and odors and available views (if any are clearly identifiable).
- b. Ground-level (man's eye view) **Exterior Perspective** at any convenient scale;
- c. **Floor Plans** at scale **1 : 200 M**; provide furniture/ equipment layouts only as necessary; if rooms/areas are typical, provide furniture layout only for a representative room/area to **save time**; highlight all introduced accessibility features and fire exits;
 1. Board Floor/s (at **Tower**);
 2. Executive Floor/s (at **Tower**);
 3. Department Floor/s (at **Tower**);
 4. **Podium** Office Floor (Amenities or Facilities included);
 5. **Podium** Parking Floor (only if introduced);
 6. Ground Floor;
 7. Typical **Basement** Level;
 8. Deck Level Plans (**Podium** and **Tower**).
- d. **Longitudinal Section** (at long axis of the building) at scale **1 : 200 M** (referencing the 0.0 m sidewalk elevation);
- e. **Area Computations/Breakdowns:**
 1. Parking;
 2. Total Gross Floor Area (TGFA) covering all levels/ floors including basement levels.

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X. BASES OF GRADING:

- a. Functionality, space planning and inter-relationships of activity areas (**20.0%**);
- b. Conformity to instructions and completeness of the design solution/s and drawing requirements (**20.0%**);
- c. General compliance with accepted architectural and construction standards (**10.0%**);
- d. Architectural character and aesthetics (**10.0%**);
- e. Structural concept (**10.0%**); and
- f. Compliances (for a total of **30.0%**) with:
 1. the 2004 **R-IRR** of the **NBCP** (otherwise known as PD 1096) - (**10.0%**);
 2. The Law to Enhance the Mobility of Disabled Persons (otherwise known as **BP 344**) an its IRR - (**10.0%**); and
 3. The Fire Code (otherwise known as **PD 1185**) and its IRR - (**10.0%**).

Figure 1. Lot Plan
(refer to separate sheet)

Nothing follows.

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