

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 : **December 24, 2007** (Monday, 9:00 a.m. through 6:00 p.m.)  
Jeddah, Kingdom of Saudi Arabia (KSA)

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**I. PROJECT TITLE (and General Description):**

**A Proposed Medium-Rise FITNESS CENTER Project**  
[development with **Basement, Podium** (with optional parking) and **Tower** components] ON A **SLOPING CORNER LOT**

**II. STATEMENT OF THE PROBLEM:**

A newly established Fitness Company (the “**Client**”) has decided that its two thousand two hundred twenty five square meter (2,225.0 sqm) property located in Quezon City shall host a **medium-rise Fitness Center** (the “**Project**”). The lot frontages measure **45.0** meters (m) wide along the wider street and the other frontage is at 50.0 m along the narrower street (*reference **Figure 1***). There is a **5.0 m** difference in elevation between the front and rear portions of the lot.

The Client shall offer the following on-site facilities and/or generic services to the public:

- 1) a members’ gym with state-of-the-art equipment ;
- 2) a members’ sauna & massage;
- 3) a members’ only lounge and game room;
- 4) a health food store and restaurant for the general public;
- 5) an indoor sports venue (badminton, handball, squash, etc.) for the general public;
- 6) a lecture facility and library for healthy living (open to the general public);
- 7) grooming salons (male and female);
- 8) boutique shops, sportswear and sports equipment shops, tailoring/haberdashery; dress shop, ready-to-wear (RTW) shops; and
- 9) a sports medicine clinic for the general public.

The Fitness Company also expects their projected business volume to **double** in ten (10.0) years so that there is definite need to plan for flexibility/future need/s. Since the Client 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 e.g. other promoters of clean and healthy lifestyles such as publishers, developers, designers and the like. However, there is absolute need to cluster such leaseable/rentable spaces to avoid operational and attendant safety/security problems.

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### **III. DESIGN OBJECTIVES:**

- a. To design a **fitness center** building, marketable and attractive to prospective members and general patrons.
- b. To design the building in a way that can maximize profits for the Fitness Company;
3. the overall usable/rentable/leaseable areas for the building shall be at approximately sixty five (65.0)% of the Total Gross Floor Area (TGFA).
- c. To design a **green (environmentally-designed and healthy) as well as tropically-designed** building that shall serve as a landmark in the Project area.

### **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 1.40 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**;
- l. due to height requirements, the indoor sports venue may take up two (2) levels or floors;
- m. Green Architecture elements; and
- n. Tropical Architecture elements (preferably no air-conditioning).

### **V. PROJECT SITE FEATURES:**

The 2,225.0 SqM Total Lot Area/TLA (reference **Figure 1**) is slightly rectangular and is a sloping **corner** lot. It is sited at the corner of a 15.0 m wide street and a 12.0 m wide RROW. The **45.0 m** wide frontage faces the south while the other 50.0 m wide frontage faces west. The site slopes towards the southern street [with two point four (2.4) m wide sidewalks on either side]. The surface of the southern sidewalk shall be considered as elevation 0.0 m.

Across the west of the Project site is a private office building. To its east is another medium-rise commercial building and directly across the street are two (2.0) videoke bars and a restaurant-bar with live band

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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 **C-3** (metropolitan commercial development);
- b. based on the **NBCP 2004 R-IRR**, the Project site has the following development limitations:
  1. a Building Footprint of seventy seven percent (77.0%) of the **TLA**; the prescribed 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. a Building Height Limit (**BHL**) of **forty eight (48.0) 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 **twenty seven thousand two hundred (27,200.0) SqM** i.e. inclusive of all **AFSU** areas; and
  4. minimum parking space/slot requirements as follows:
    - a. for leasable units with a **GFA** of 41.0 to 70.0 SqM, provide one (1.0) parking slot for each unit; and
    - b. for all other areas, provide one (1.0) parking slot for every 100.0 SqM of **GFA**.

## **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 **ten (10.0) 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 **nine (9.0) level/floor tower** development shall be possible to comply with the lower **BHL** of 48.0 m.

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. Elevator Lobby and Service Stairs;
  3. Commercial areas:
    - i) bank branch office with ATM service;
    - ii) convenience store;
    - iii) grooming salons (male and female); and
    - iv) boutique shops, sportswear and sports equipment shops, tailoring/haberdashery; dress shop, ready-to-wear (RTW) shops;
  4. Optional parking (above grade or higher than the elevation of the street);
  5. 240.0 SqM members' gym (capacity of 30 users at any time); 80.0 SqM GFA locker/shower areas; 60.0 SqM GFA trainers' offices; 40.0 SqM equipment storage;
  6. 180.0 SqM GFA members' sauna & massage (capacity of 15 users at a time); 60.0 SqM GFA staff offices; 40.0 SqM GFA equipment storage;
  7. 60.0 SqM GFA health food store;
  8. 120.0 SqM GFA restaurant with 60.0 SqM kitchen;;
  9. indoor sports venue (badminton, handball, squash, etc.);
  10. 20.0 SqM GFA lecture facility and library for healthy living;
  11. 60.0 SqM GFA sports medicine clinic;
  12. Common Toilets (male and female);
  13. Utility rooms (electrical, etc.);
  14. Fire Exits;
  15. Garbage chute room;
  16. Wells for natural light and ventilation (as applicable); and
  17. Balconies are optional but considered part of the GFA.
- c. **Tower** floors:
  1. members' only lounge (capacity of 20 users at any time);
  2. members' game room (capacity of 10 users at any time);

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3. Elevator Lobby and Services Stairs;
  4. the President's office with T&B;
  5. two (2.0) Vice President offices;
  6. the respective staff areas (3.0 persons each, not enclosed);
  7. Board Room (12.0 seats) with Anteroom (capacity of 8.0);
  8. Executive Lounge (capacity of 16.0);
  9. two (2.0) Meeting Rooms (4.0 seats each);
  10. two (2.0) pantry areas;
  11. Common Toilets (1.0 each for male and female);
  12. Utility rooms (electrical, etc.);
  13. Fire Exits;
  14. Garbage chute room;
  15. Wells for natural light and ventilation (as applicable); and
  16. Balconies are optional but considered part of the GFA.
- d. Amenities:
1. Concessionaire-operated cafeteria for forty (40.0) persons;
- e. Facilities:
1. Common kitchen for d.1 above.
  2. Elevators (passenger and service);
  3. covered parking; and
  4. 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;
  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);

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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 2,225.0 SqM Total Lot Area (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. **Basement** Level/s;
    2. **Podium** Levels:
      - i) Ground Floor;
      - ii) Upper Floor (Amenities or Facilities); and
      - iii) Podium Parking (only if introduced);
    3. **Tower** Floor/s; and
    4. 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. **Corporate Logo** (to appear in perspective); and
  - f. **Area Computations/Breakdowns**:
    1. Parking; and
    2. Total Gross Floor Area (TGFA) covering all levels/ floors including basement levels (if introduced).

## **X. BASES OF GRADING:**

- a. Functionality, space planning and inter-relationships of exterior and interior 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, site development planning and construction standards (**10.0%**);
- d. Architectural character and aesthetics (**10.0%**);
- e. Structural concept (**10.0%**); and

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- 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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