

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 20, 2007** (Thursday, 9:00 a.m. - 6:00 p.m.)  
Al-Khobar, Kingdom of Saudi Arabia (KSA)

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

A Proposed **PROTOTYPE FRANCHISE FOOD STORE** Project ON A **SLOPING CORNER LOT**

**II. STATEMENT OF THE PROBLEM:**

A newly established Franchise Food Firm (the “**Client**”) has decided that its two thousand two hundred thirty seven point five square meter (2,237.5 sqm) property located in Quezon City shall host its **Prototype Franchise Food Store** (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 general dining area;
- 2) a drive-through/take-out service;
- 3) function rooms for parties, conferences/meetings, etc.); and
- 4) a food and condiments store.

The Client wants to work with a young architect who shall inject fresh ideas into the Project. Client projects that with the right architectural solution for the prototype store, the business volume can **double** in ten (10.0) years, so that there is definite need to plan for flexibility / future need/s.

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

- a. To design a building that shall be attractive to general patrons;
- b. To plan/design a building that could be expanded to accommodate a one hundred percent (100.0%) increase in business volume in ten (10.0) years;
- c. To design the building in a way that can entice franchise investors and maximize profits for the Client;
- d. The overall usable areas for the building shall be at approximately seventy five (75.0)% of the Total Gross Floor Area (TGFA); the rest are for support services and/or utilities;
- e. To design a **green (environmentally-designed and healthy) as well as tropically-designed** building that shall serve as a landmark in the Project area and that can set a new standard for franchise food stores.

### **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 such as the National Building Code of the Phils. (**NBCP**), the Fire Code and the Accessibility Law;
- i. Natural and artificial ventilation where applicable; and
- j. Building's exterior shall be along **modern lines/styles**;
- k. Green Architecture elements (where applicable); and
- l. Tropical Architecture elements (where applicable).

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

The site of the 2,237.5 Sq.M. Total Lot Area/TLA (*reference **Figure 1***) is almost 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 performances. To the rear of the Project site are two point five (2.5)-storey townhouse residences.

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## **VI. APPLICABLE DEVELOPMENT CONTROLS:**

The following development controls apply to the Project site:

- a. zoning classification is **C-3** (metropolitan commercial development); basements are allowed.
- b. based on the **NBCP** 2004 Revised Implementing Rules and Regulations (**R-IRR**), the Project site has the following development limitations:
  1. 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; and
  2. minimum parking space requirement is at one (1.0) parking slot for each **GFA** of 30.0 SqM.

## **VII. DESIGN REQUIREMENTS:**

The stated Project requirements are as follows:

- a. Ground Floor:
  1. Counter Area with four (4.0) cash registers;
  2. Queue Area
  3. Enclosed Dining Area at a minimum of one hundred square meters (100.0 SqM) GFA;
  4. Outdoor Dining Area at a minimum of one hundred square meters (100.0 SqM) GFA;
  5. Two (2.0) Function Rooms (which could be combined);
  6. Drive-through Counter/s;
  7. Food Store at a minimum of thirty (30.0) SqM GFA;
  8. Staff locker area;
  9. Equipment storage;
  10. General Kitchen with Cold/Dry Storage;
  11. Administration Office;
  12. Common Toilets (male and female);
  13. Maintenance Room;
  14. Utility rooms (electrical, etc.);
  15. Fire Exits; and
  16. Garbage room.
- b. Second Floor:
  1. Enclosed Dining Area at a minimum of fifty (50.0) SqM GFA;
  2. Outdoor Dining Area at a minimum of fifty (50.0) SqM GFA;
  3. Two (2.0) Function Rooms (which could be combined);
  4. Equipment storage;
  5. Common Toilets (male and female);
  6. Maintenance Room;
  7. Utility rooms (electrical, etc.);
  8. Fire Exits; and
  9. Garbage room.
- c. Utilities
  1. Generator room;
  2. Domestic water cistern;
  3. Overhead water tank;
  4. Pump room; and
  5. Solid Waste Storage.

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## **VIII. DRAWING REQUIREMENTS:**

- a. **Site Development Plan** at scale **1 : 200 Meters (M)** and showing the following key information:
  1. outline of the building footprint; state the area of the building footprint and its percentage with respect to the 2,237.5 SqM TLA;
  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 and driveway/s;
  6. ground-mounted signage locations (if any);
  7. call out / indicate areas to be landscaped (hardscape and softscape);
  8. the street, particularly the sidewalks; show street furniture to be introduced;
  9. the adjoining land uses; and
  10. 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/Roof 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. Ground Floor;
  2. Second Floor: and
  3. Deck Level and/or Roof.
- d. **Longitudinal and Cross Sections** at scale **1 : 200 M** (referencing the 0.0 m sidewalk elevation);
- e. **Front and One (1.0) Side Elevation** at scale **1 : 200 M** (referencing the 0.0 m sidewalk elevation);
- f. **Expanded Floor/Roof Plans** at scale **1 : 200 M** to show expansion potential in ten (10.0) years assuming that the GFA of the dining areas, function rooms and kitchen shall double; highlight all introduced accessibility features and fire exits:
  1. Expanded Ground Floor;
  2. Expanded Second Floor: and
  3. Expanded Deck Level and/or Expanded Roof **or additional floors (as applicable)**.
- g. Aerial (bird's eye view) **Exterior Perspective** at any convenient scale to **show the expanded building**;
- h. Ground-level (man's eye view) **Interior Perspective** at any convenient scale showing counter, queue and dining area;
- i. **Corporate Logo** (to appear in both perspectives);
- j. **Area Computations/Breakdowns (for both plans)**:
  1. Parking; and

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2. Total Gross Floor Area (TGFA) covering all floors.

**IX. 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
- 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.*

SUBMIT THIS TEST QUESTION SET TOGETHER WITH THE ANSWER SHEET TO YOUR WATCHERS. BRINGING THE TEST QUESTION SET OUT OF THE ROOM WILL BE GROUNDS FOR DISCIPLINARY ACTION

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