



RE**VAR**CH

PROPOSED COMMERCIAL BANK

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A PROPOSED COMMERCIAL BANK

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I. Executive Summary

The proposed commercial bank is a one-storey building located at a major commercial district in Davao city. The total area of the site is 1075 square meters and is a rectangular and corner lot. The lot is also located along a major commercial road and a minor road. This project proposed concepts integrated into the building, considerations applied in the design, goals and objective which highlight the main intent of the design, analyzation of drawing and working drawings.

II. Problem Statement

A bank is planning to add up another branch with the bid to expand its operations in Davao City. The bank is a commercial bank with branches nationwide. The term commercial bank refers to a financial institution that accepts deposits, offers checking account services, makes various loans, and offers basic financial products like certificates of deposit (CDs) and savings accounts to individuals and small businesses. A commercial bank is where most people do their banking. Commercial banks make money by providing and earning interest from loans such as mortgages, auto loans, business loans, and personal loans. Customer deposits provide banks with the capital to make these loans.

The basic space requirements of a bank are as follows:

1. **Guard Station** is a small booth to shelter guards while on duty
2. **Bank Forms Station** is a station for clients to access different banking forms such as loan, credit, customer credit and personal application forms. Bank forms station are usually located near the entrance of the bank.
3. **Waiting Area / Clients' Lounge** is an area to provide comfortability for clients where they can sit, wait, and relax.
4. **ATM Terminals** is an "Automated Teller Machine" which clients can use their bank card with Personal Identification Number (PIN) to perform transactions.
5. **New Accounts Stations** is where new clients can open and sign up for a bank account.
6. **Marketing Stations** is where promoting and selling products or services, including market research and advertising is designated. This is where usually brochures, magazines and pamphlets are located.
7. **Loans Account Station** is a station for money-lending transactions for clients.

8. **Teller stations** is a station for handling customer financial transactions like deposits, withdrawals, transfers, money orders, and checking
9. **Manager's Station** is a station designated for the bank manager.
10. **Accounting Stations** is where staff prepare and review financial documents, reports, and statements.
11. **Multi-use Stations** is a station used for several purposes.
12. **Vault** is a secure space where money, valuables, records, and documents are stored. It is intended to protect their contents from theft, unauthorized use, fire, natural disasters, and other threats.
13. **Files and Storage Room** is designated for storing data in a hierarchical structure. It is also where data is saved in files inside folders, nested within other folders, analogous to an office file cabinet.
14. **Conference Room** is a room provided for singular events such as business conferences and meetings.
15. **Parking Area** a **lot** where cars are parked. car park, parking lot, park.
16. **IT Room** is usually air-conditioned, devoted to the continuous operation of computer servers.
17. **Pantry** (Eating / Heating Area) is a room where beverages, food, and sometimes dishes, household cleaning chemicals, linens, or provisions are stored.
18. **Lockers** a small lockable closet or compartment, typically as one of a number placed together for public or general use.
19. **Toilets** is a fixed receptacle into which a person may urinate or defecate and is in an enclosed room to provide privacy.
20. **Utility Room** a room equipped with appliances for washing and other cleaning work.
21. **Electrical Room** is a room or space in a building dedicated to electrical equipment.
22. **Mechanical Room** is a room or space in a building dedicated to the mechanical equipment and its associated electrical equipment, as opposed to rooms intended for human occupancy or storage.

III. Goals and Objectives of the proposal

This section aims to provide statements of intent and specific steps that define measurable outcomes to effectively achieve design goals.

The following goals and objectives are taken into consideration.

1. Broad knowledge of the proposed commercial building and space requirements of the student architect through the means of study and research.
2. Developing of site analysis by determining wind and sun path, orientation, and noise level in the area.
3. Establish building forms, aesthetics, structural concepts, form, volume, proportions, scale, and considerations.
4. Integration of the design concept and consideration to the proposed building.
5. Developing diagrams, illustrations, bubble diagram, and matrixes.
6. Translation of the proposed design into working drawings for presentation.

IV. Design Considerations

1. Thermal comfort

Application of passive ventilation and installation of ICT equipment to regulate thermal conditions.

2. Accessibility

The design strategy applied for accessibility in the building caters to individual needs, especially those with special needs. Exterior and interior pathways are maximized and structured to accommodate all users regardless of cognitive and physical abilities. Application of ramps with railings, and flat or smooth surface paths that can be accessed by wheelchairs is considered in the design.

3. Safety and Security

Advanced strategies are considered in the design to provide optimal safety and security to users. Smart technology for smoke and fire detectors, motion sensors, and closed-circuit television (CCTV) cameras are installed in the building. These also include monitored and remote-controlled entry, installed sprinklers and fire extinguisher, and emergency exits. These safety and security systems provides control options in smart devices for efficiency of the user.

4. Lighting

Application of natural lighting using tall windows, and redirection devices is considered in the design. Light well a type of skylight, roofed with glass is applied in the building to increase light reflection within a space.

5. Way Finding

Areas are given with unique architectural identity, well-structured paths, application of slight lines to show what is ahead, and distinct areas for movement from and to destinations.

6. Orientation

The orientation of the building is determined by sun and wind paths. These also include orientation of indoor and outdoor spaces. Design strategies are applied depending on the orientation, such as maximizing the application of overhangs and external shading on the west side of the building. Windows facing northeast and southwest (direction of wind paths) are also maximized to regulate thermal comfort.

7. Socio-Cultural

Consideration of superstition beliefs is applied in the design.

8. Ventilation

Application of passive ventilation using tall windows and high ceiling to regulate air flow of external air to indoor spaces.

9. Linkages

Placement, location, and arrangement of interior and exterior spaces are in relation with each other.

V. Design Concept

The design is a convergence of new and old design of commercial banks. It unifies the new and old elements rather than provides a division between elements. The design concept transforms an ordinary commercial bank by integrating design elements that cultivates the essence of the human nature. The use of basic lines and warm tones provides a calming atmosphere to contrast the disruptive environment outside. The design aims to provide a new perspective to the users that a working environment can also attain a calm atmosphere. The design does itself does not only appeal to blend with the surroundings aesthetically, but it also

aims to pursue green architecture to protect the nature surrounding the building. The main purpose of the design is to provide the user a comfortable and harmonious atmosphere that aims to balance a working environment.

VI. Design Philosophy

“A working space designed for human.”

Commercial banks or any other working place is often perceived by people solely as a place for business. These places are accompanied with a perception of having a noisy environment which disrupts human wellness. People who are engaging daily in commercial buildings can be draining for them, and most of these places are designed solely for work transactions rather than consider in providing more benefits for the users. The proposed commercial building is integrated with a philosophy as a working space designed for human. The design provides an efficient workflow for the users and provides a comfortable atmosphere to contrast the disruptive environment in a commercial setting. It is designed specifically to maintain a healthy relationship between users and work.

VII. Analysis Drawing

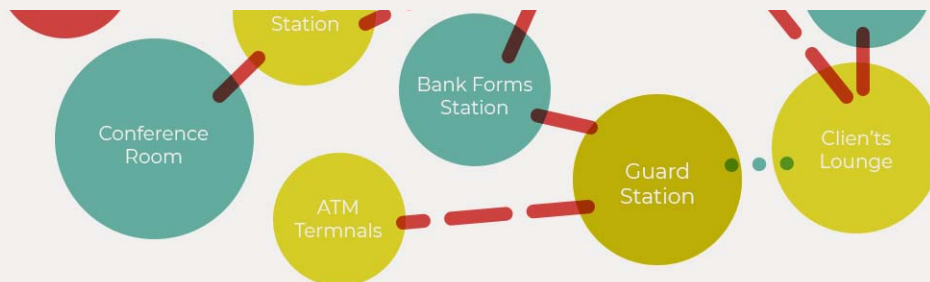
Bubble Diagram

SITE BUBBLE DIAGRAM

PROPOSED COMMERCIAL BANK



— ACCESSIBLE
 • • • NOT NECESSARILY ACCESSIBLE
 NOT ACCESSIBLE



— ACCESSIBLE
 • • • NOT NECESSARILY ACCESSIBLE
 NOT ACCESSIBLE

SITE MATRIX

PROPOSED COMMERCIAL BANK



☐ Desirable
 ☐ Not Necessary
 ☐ Undesirable

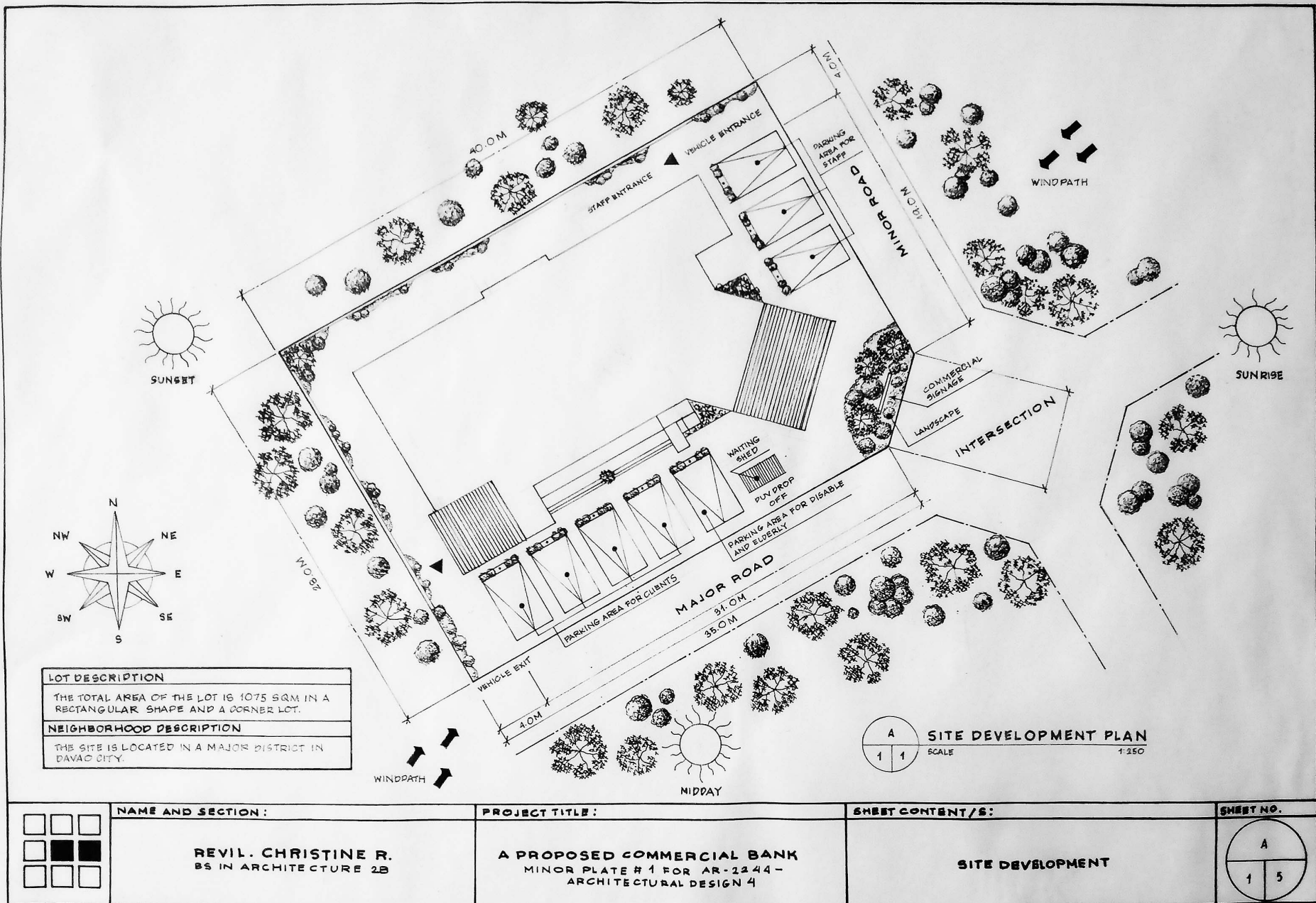


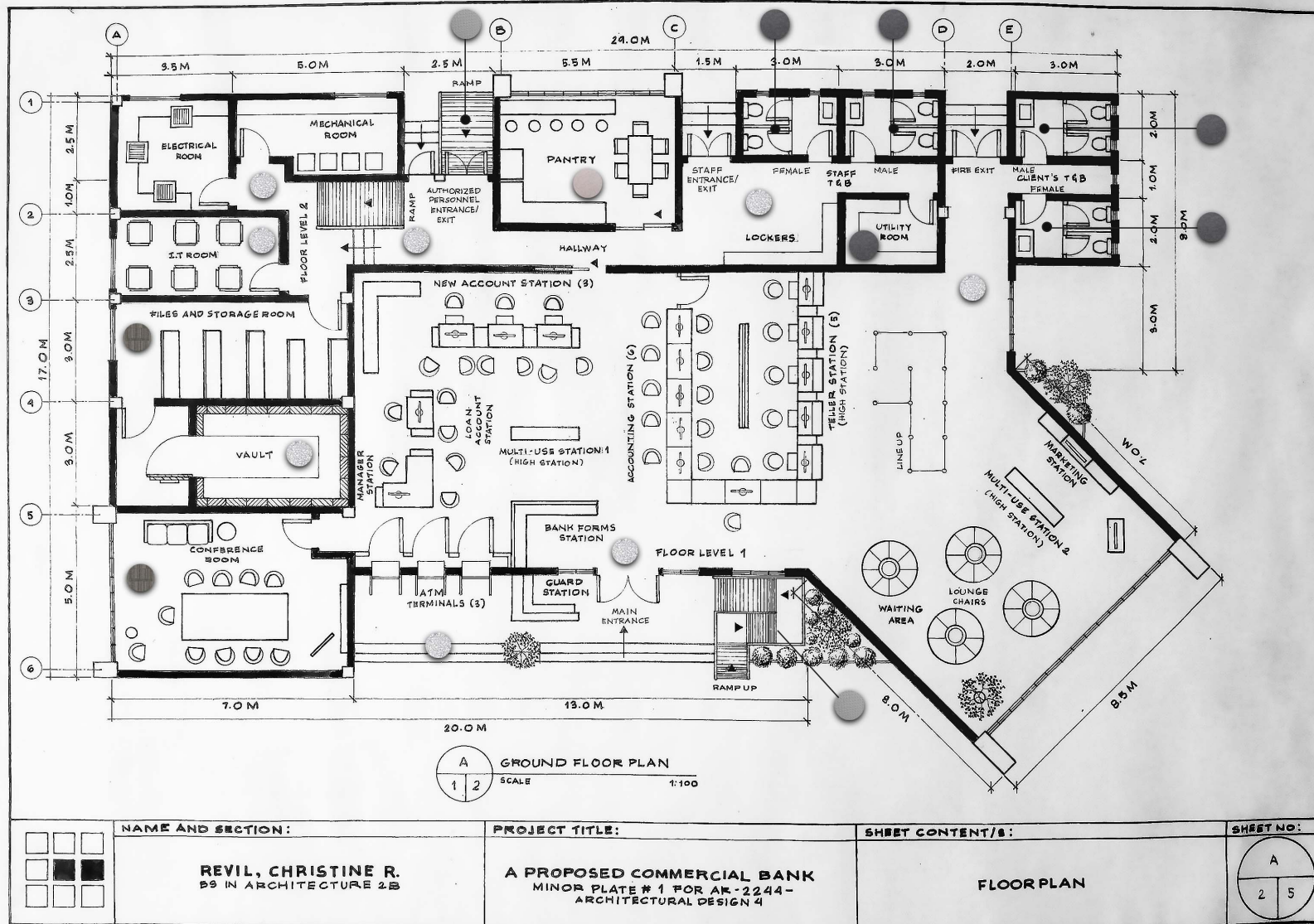
☐ Desirable
 ☐ Not Necessary
 ☐ Undesirable

VII. Analysis Drawing

1. Site Development plan
2. Floorplan
3. Front and Rear Elevation
4. Longitudinal Section
5. Exterior Perspective (Digital Render)

Material Specifications are digitally labeled





FLOOR FINISHES



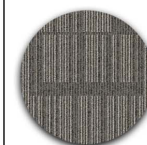
FF-1 ON FLOOR
LEVEL 1 AND 2
COMMON SPACE
AND STAIRS

600MMx600MM TERRAZZO SMOKE
COLORED AND HONED FINISHED TILE



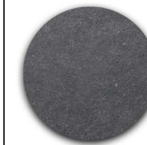
FF-2 ON PANTRY

400MMx400MM CERAMIC MOCHA
MATTE FINISHED TILE



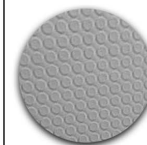
FF-3 ON
CONFERENCE ROOM
AND STORAGE
ROOM

300MMx300MM CARPET MOSAIC
PATTERN TILE



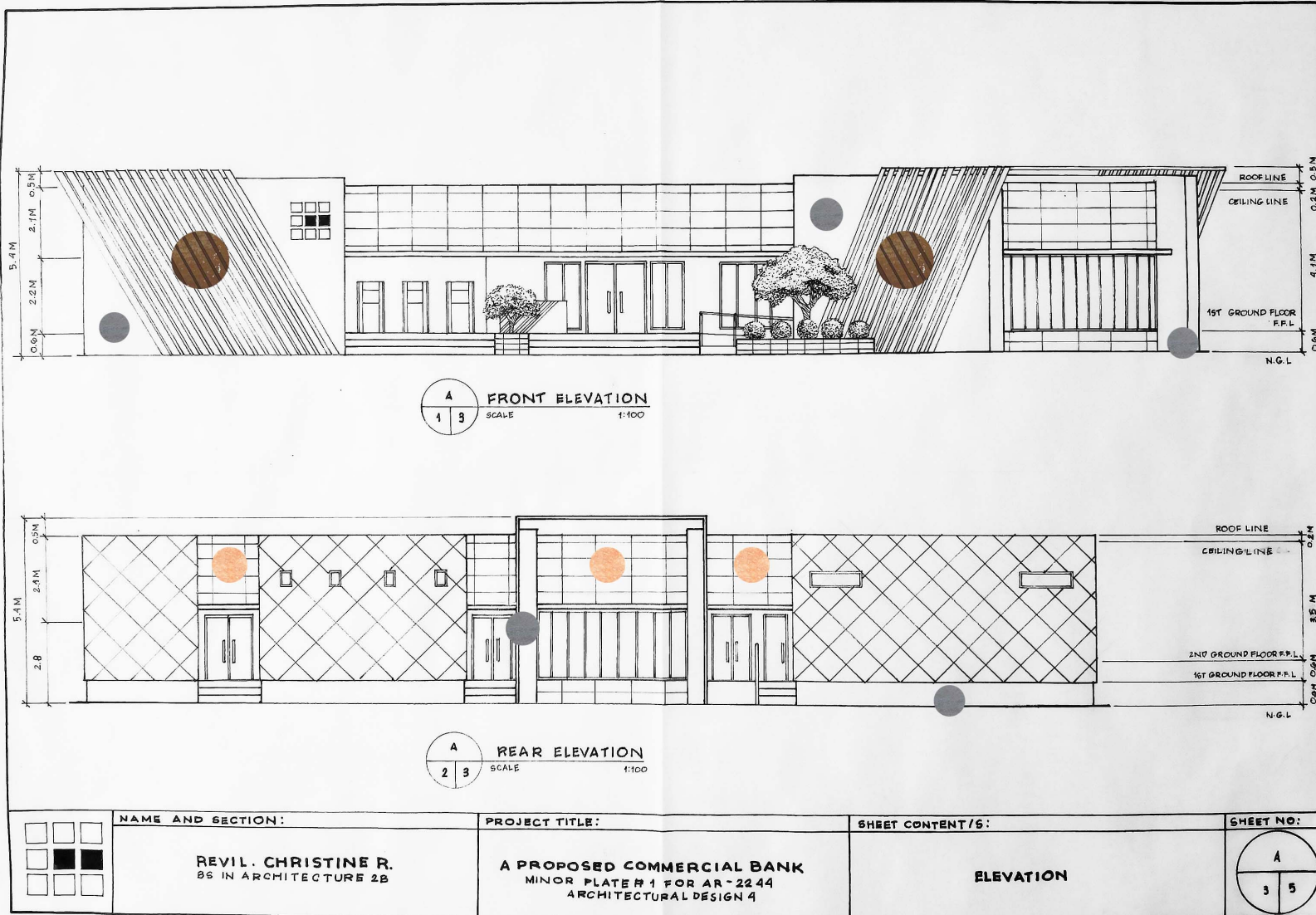
FF-4 ON ALL
TOILETS AND
UTILITY ROOM

600MMx600MM CERAMIC TILES
ANTHRACITE GREY MATTE FINISH TILE



FF-4 ON ALL
RAMPS

RAMP CLEAT ANTI-SLIP RUBBER GREY
COLOR



EXTERIOR WALL FINISHES



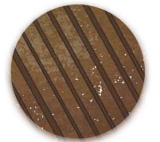
1000MMx500MM EXTERIOR CLADDING
STONE MATTE FINISH PANTONE COLOR
TILES



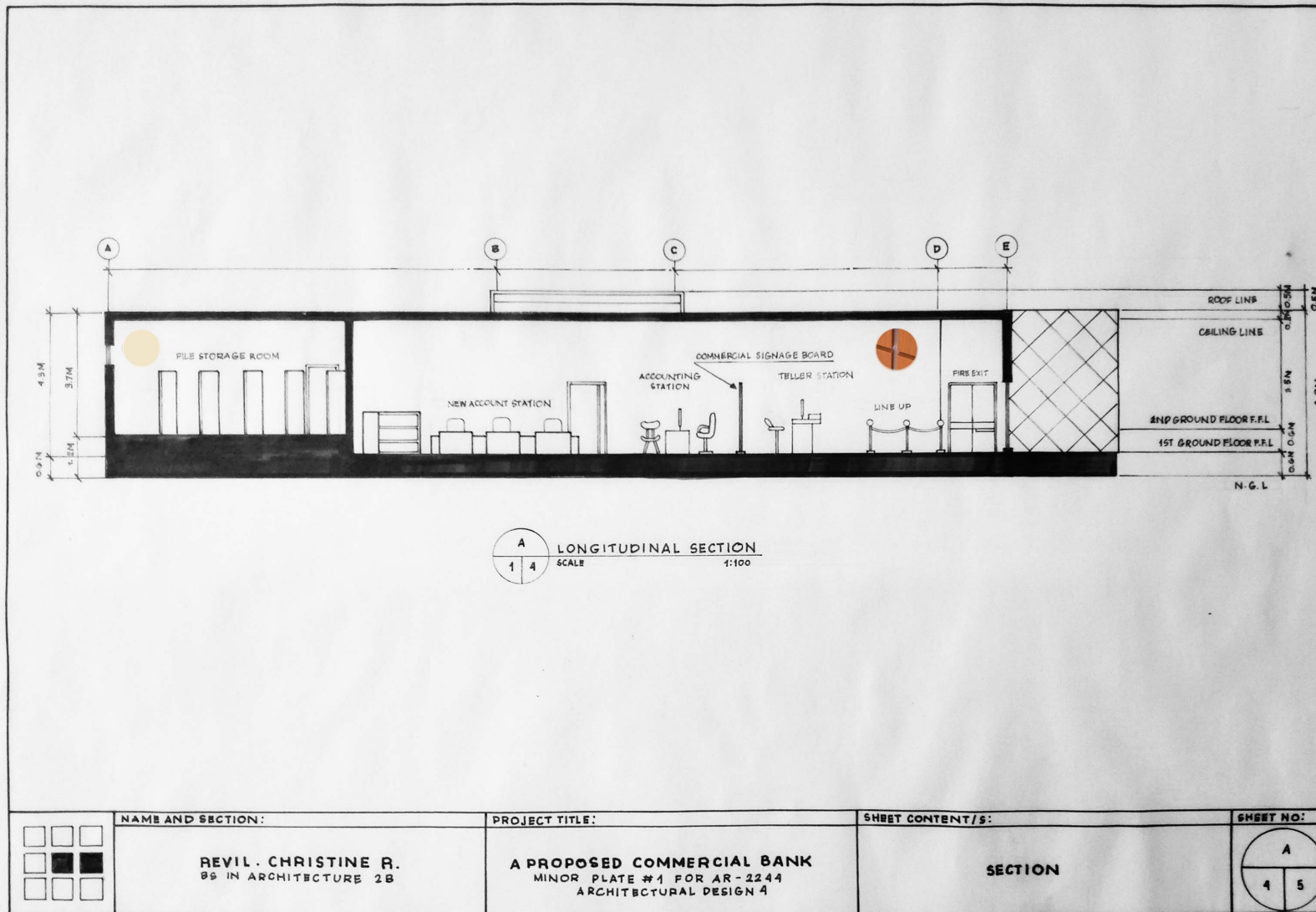
ACRYTEX WARM GREY PAINT FINISH



500MMx500MM EXTERIOR CLADDING
MOCHA CREAM LIMESTONE



ALUMINUM POLISHED DARK
BROWN COLOR



INTERIOR WALL FINISHES



IWF-1 ON
PUBLIC ACCESS
SPACE
(TRANSACTION
STATIONS, AND
LOUNGE)

500MMx500MM INTERIOR WALL
PANEL CLASSIC MAPLE WRAPPED
SQUARED EDGE RECESSED REVEAL



IWF-2 ON
CONFERENCE
ROOM

INTERIOR WALL PANEL AMBER
CHERRY VARNISHED

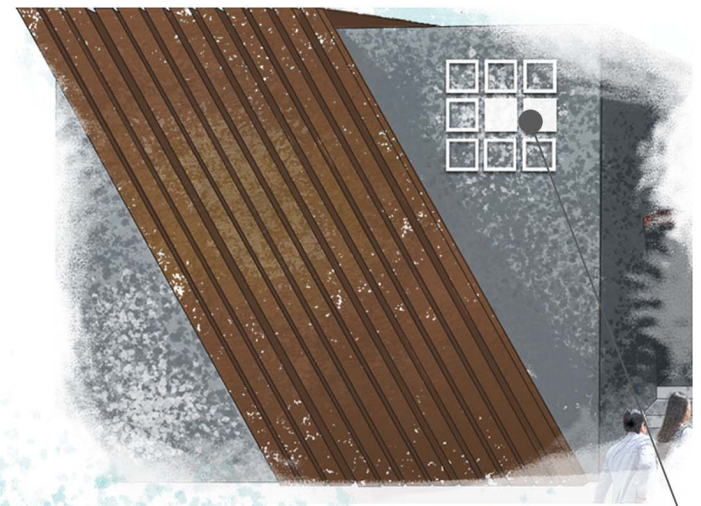


IWF-2 ON ALL
ROOMS

LATEX PAINT FINISH FRENCH CREAM
COLOR



LOGO AND COMPANY NAME



LOGO PLACEMENT

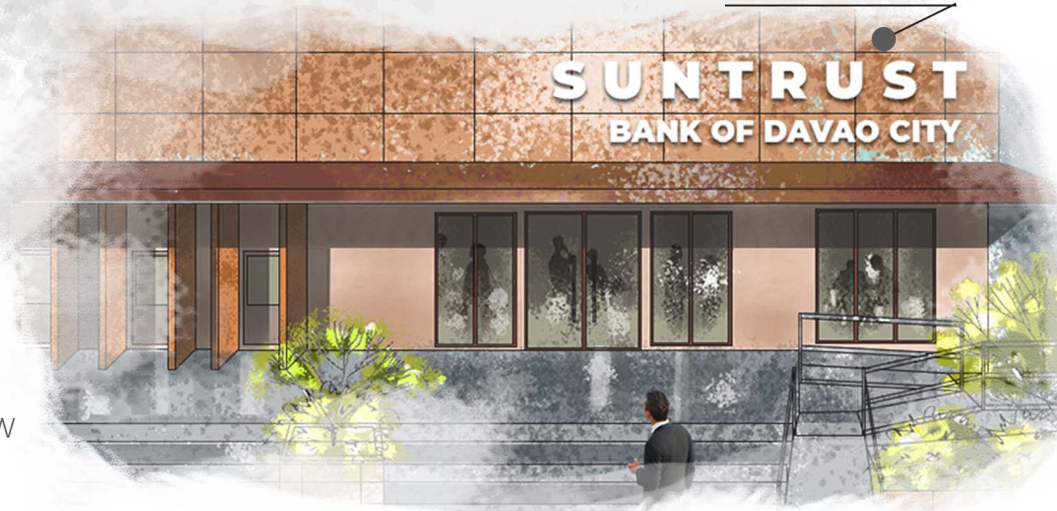


COMPANY NAME

Color Scheme



ENTRANCE VIEW





REVARCH

Architectural Design 4
Formative Assessment 1
Commercial Bank

SOFTWARE MEDIUM
ON DIGITAL

