

Mixed-use Development: Office, SOHO, Commercial Complex, Queensbay, Penang.

GAN MINGJIE
RAS 505
PROJECT 2

PROJECT 2: MIXED-USE DEVELOPMENT OFFICE, SOHO COMMERCIAL COMPLEX, QUEENSBAY, PERANG



NET PLAN & LOCATION PLAN

CLIENT



Background
 The client is a diversified investment company. Development of Mixed-Use Office, SOHO Commercial Complex, QueenSBay, Perang, is a strategic move to diversify their investment portfolio and expand into the high-growth Southeast Asian market.

Site Location
 The development is located in the heart of QueenSBay, Perang, a prime location for commercial and residential development. The site is well-served by major roads and public transport.

Project Objectives
 The client aims to create a modern, sustainable, and vibrant workspace and commercial hub that caters to the needs of professionals and businesses in the region.

Key Features
 The development will feature a mix of office spaces, retail outlets, and a public space, all designed to enhance the quality of life and productivity of the community.

BY PROVISION



Precedent Study 1



Precedent Study 2



PROJECT 2: MIXED-USE DEVELOPMENT OFFICE, SOHO COMMERCIAL COMPLEX, QUEENSBAY, PERANG



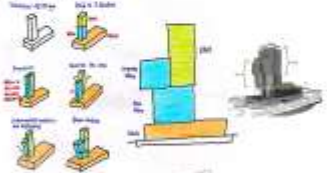
SITE CLIMATE CONDITIONS



SOA TABLE

Area	Use	Area (sqm)	SOA (%)
Office	Office	10,000	100
Retail	Retail	5,000	100
Public Space	Public Space	2,000	100
Green Space	Green Space	1,000	100
Other	Other	1,000	100
Total	Total	19,000	100

FORM MAKING IDEA



IDEAS FOR SITE ANALYSIS



GROUND FLOOR

PROJECT 2: MIXED-USE DEVELOPMENT OFFICE, SOHO COMMERCIAL COMPLEX, QUEENSBAY, PERANG



GROUND FLOOR PLAN



View to Office Drop-Off



View from Retail Drop-Off



View to Retail Drop-Off



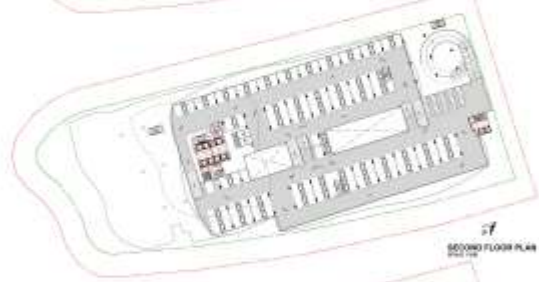
View from Pop-up Bar



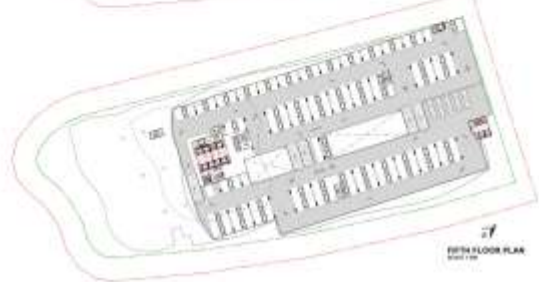
PROJECT 2:
MIXED-USE DEVELOPMENT OFFICE, SOHO COMMERCIAL COMPLEX, QUEENSBAY, PERANG



1ST FLOOR PLAN



20TH FLOOR PLAN



25TH FLOOR PLAN

PROJECT 2:
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26TH FLOOR PLAN



27TH-28TH FLOOR PLAN



12TH-17TH FLOOR PLAN



19TH-21TH FLOOR PLAN



SOHO TYPE A



SOHO TYPE B



SOHO TYPE C



SOHO TYPE D

PROJECT 2:
MIXED-USE DEVELOPMENT OFFICE, SOHO COMMERCIAL COMPLEX, QUEENSBAY, PERANG



NORTH ELEVATION

SOHO



OFFICE + SOHO



OPEN PLAN OFFICE



PODIUM CARPARK



RETAIL



RETAIL



WEST ELEVATION

Client



Asia Green GROUP

reconnect the nature

Mission

- Provide healthy, green and luxury lifestyle
- Reconnect the nature
- Improve the quality and design of the properties in Penang
- Apply the highest standards of modern
- Promote work environment that promotes respect and trust

Background

Asia Green Group is most well-known for its property development projects throughout Penang. As a property developer, they seek to be the premier solution for their global clientele in the search of uniquely exceptional, high-end residential properties.

Asia Green Group's development range from medium cost housing to exclusive resort villas – serving as a testament to our flexibility in both the array of products and the ability to successfully secure distribution to a wide audience of purchasers.

In 2020, the developer was conferred the winner of Best Landscape Architectural Design during the Property Guru Asia Property Award (Malaysia).

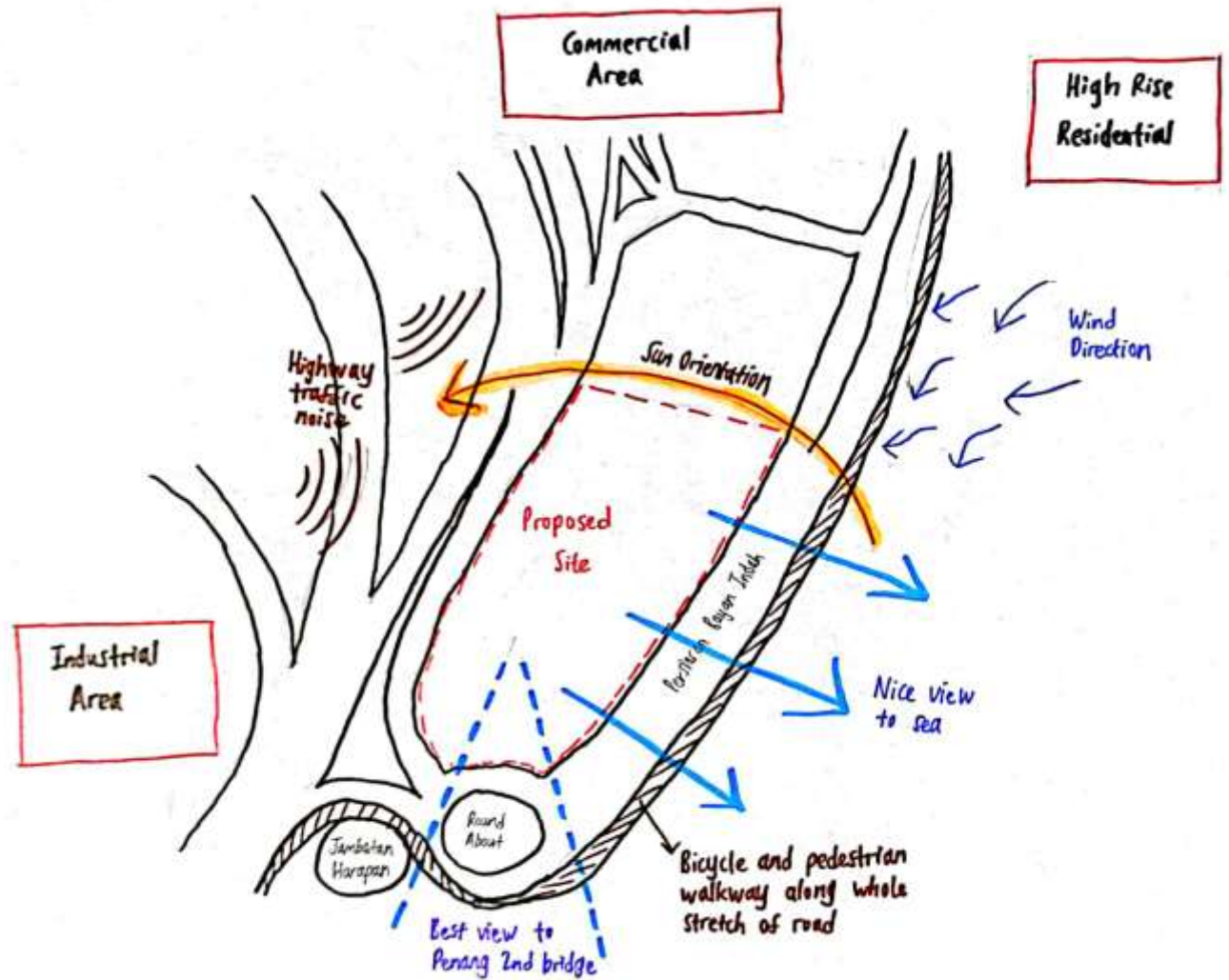




“Design should be respecting and responding to the site context by bringing in surrounding elements.”

—GAN MINGJIE

Site Analysis



Responding To The Site

Water Wave and Views

Coastal Area – Sea Waves form at the best view of the site.

Focus more on views to the site.



Design Idea



Issues To Tackle

① Design Requirements

80% → Office, SOHO

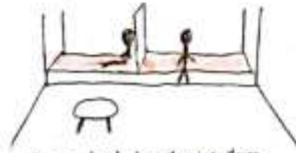
20% → Commercial

② The way people work in 21st century

- Open Plan Office
(flexible and comfortable)

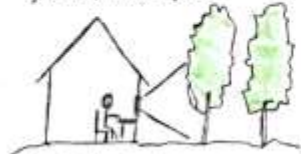


- Rest Place



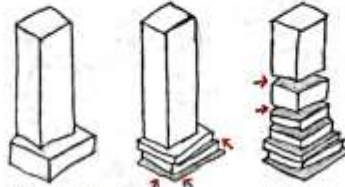
(have a break, brainstorming, stress release, mode changing)

- More openings to outdoors, having good views in workspace.



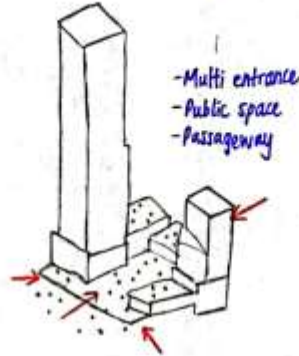
(good quality of workspace, more efficient)

Design Strategies

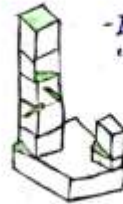


① Simple shape ② Push back corner ③ Stacked later

- Simple and avoid rigid form.



- Multi entrance
- Public space
- Passageway



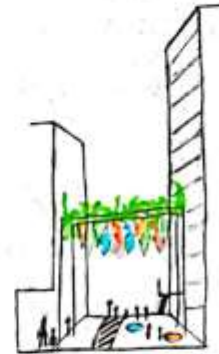
- Implement green
"Vertical garden"

Passageway Ideas

- Green Passageway



The presence of vegetation radically changes the perception and comfort of the passageway. It becomes a quiet, cool and relaxed place.



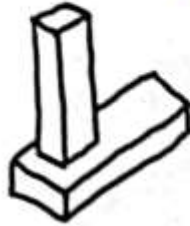
- Playground Passageway

Structures, games and other elements turn the space into an adventure for both children and adults. A safe, fun, open air playground.

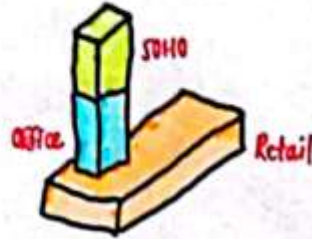
Form Making Idea



Total Area : 46275 sqm



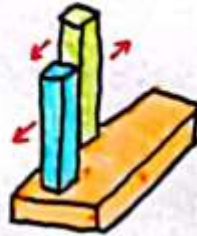
Divide to 3 functions



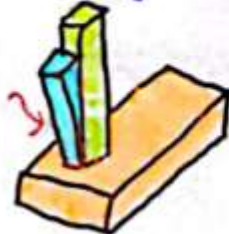
Orientation



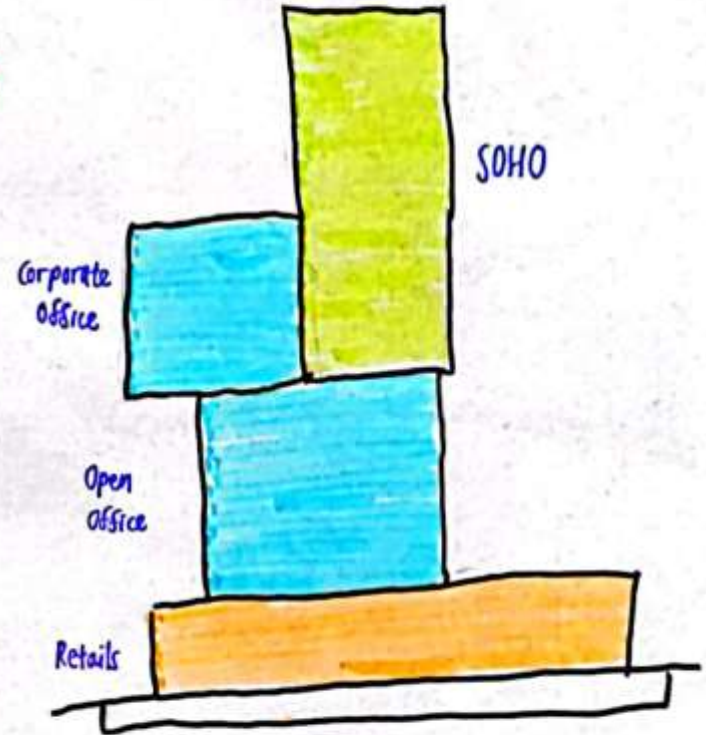
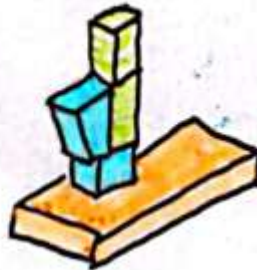
Maximize the view

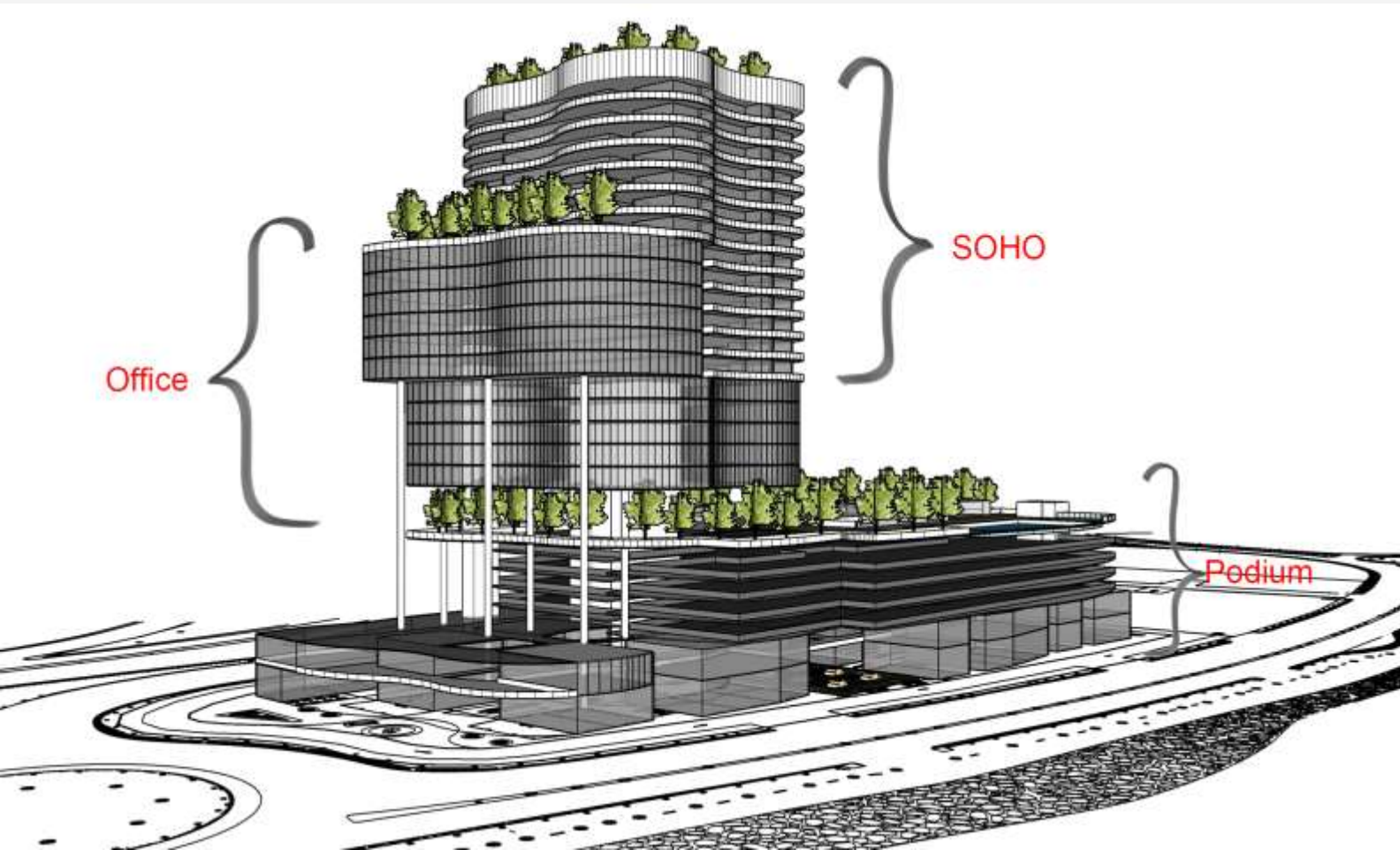


Environmental ventilation and daylighting



Spaces - Combine



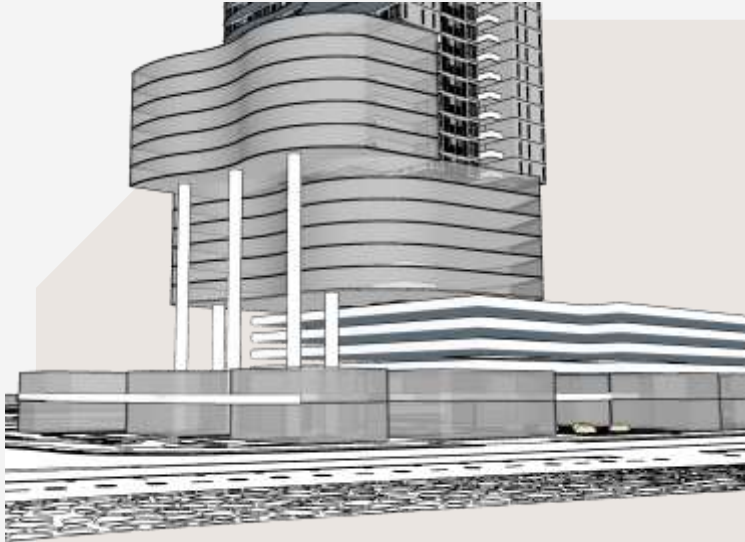


Overall 3D
Form Of
Building

Idea Reference

Pilotis

Pilotis are supports such as column or pillars that lift a building above ground or water. In modern architecture, pilotis are ground-level supporting columns, raising the architectural volume and allowing a sense of floating in architecture.



Precedent Study

World-famous Danish architect **Bjarke Ingels** is behind the design of a newly revealed proposal calling for a massive, stilt-supported development in Miami's Allapattah neighborhood. Dubbed 'Miami Produce Center,' the project comprises eight interconnected rectangular buildings rising near the intersection of 12th Avenue and 21st Street.

According to a special area plan Wennett filed with the city, the Miami Produce Center will top out at 19 stories. If zoning is approved, the megadevelopment will deliver a proposed 1,200 residential units, 231,000 square feet of office space, 114,000 square feet of hotel, 75,000 square feet of retail, a 76,000-square-foot school, and garage parking for 1,149 cars. The project would occupy an eight-acre parcel surrounded by mostly industrial developments and existing produce wholesalers.

**Bjarke Ingels
unveils stilt-
supported design
for Miami Produce
Center
megaproject**

Resource:
<https://miami.curbed.com/2018/8/8/17666272/bjarke-ingels-miami-produce-center-stilts>



SOA Table

Category	Space	Typology
Podium	Drop Off	Entrance
	Retails Cafe Cloud Kitchen Pop-Up Bazaar Event Space	Rentable Space
	Parking Atrium Prayer Room Washroom Sitting Area	Public Amenities

Category	Space	Typology
Office	Drop Off	Entrance
	Co-Working Open Office Private Office Corporate Office	Rentable Space
	Parking Prayer Room Washroom Lounge	Tenant Amenities

Category	Space	Typology
SOHO	Drop Off	Entrance
	Type 1 - Studio Type 2 - 3 Rooms	Residential
	Parking Prayer Room Washroom Fitness Centre Library Event Hall Playground Swimming Pool	Residence Amenities

VIDEO



Floor Plans





SITE PLAN NTS





GROUND FLOOR PLAN NTS



Ground Floor Pop-Up Bazaar



DAY TIME ARRANGEMENT

VOID IS ARRANGED AS CASUAL SETTINGS, AND CAN SOMETIMES BE ARRANGED AS WORKSHOP/EVENT VENUES.
VERTICAL TEXTILES ADDED FOR INCREASED SENSE OF PRIVACY



EVENING ARRANGEMENT

VERTICAL TEXTILE REDUCED TO CATER MORE PEOPLE AND ALLOW MORE SEATING AREAS (i.e. DINING SETTING)
INCREASE IN NUMBER OF EXTERIOR FACADE TO BLOCK NIGHT WIND

Public Drop-Off





View To Office Drop-Off

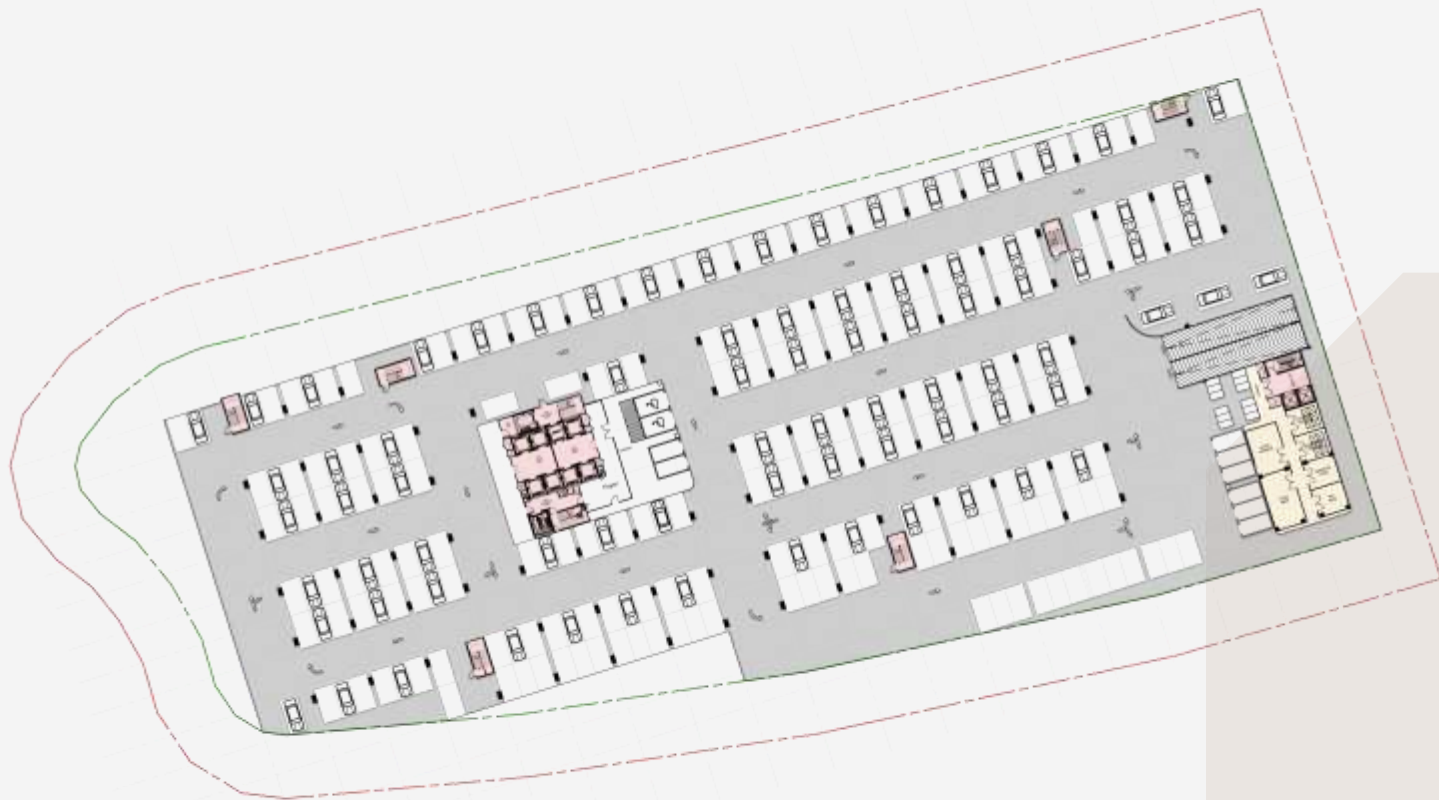
View to Public Drop-Off





1st FLOOR
PLAN
NTS

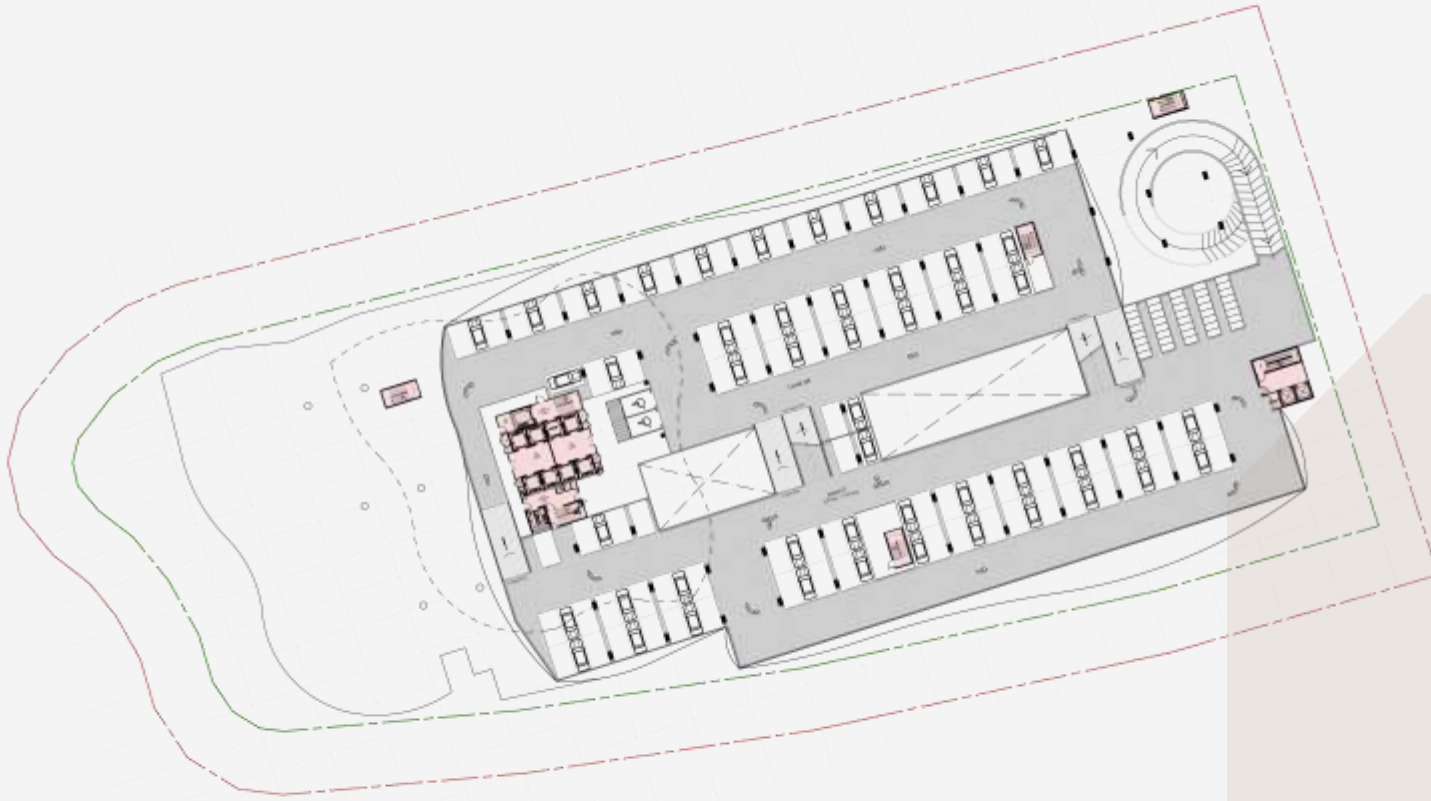




BASEMENT CARPARK NTS



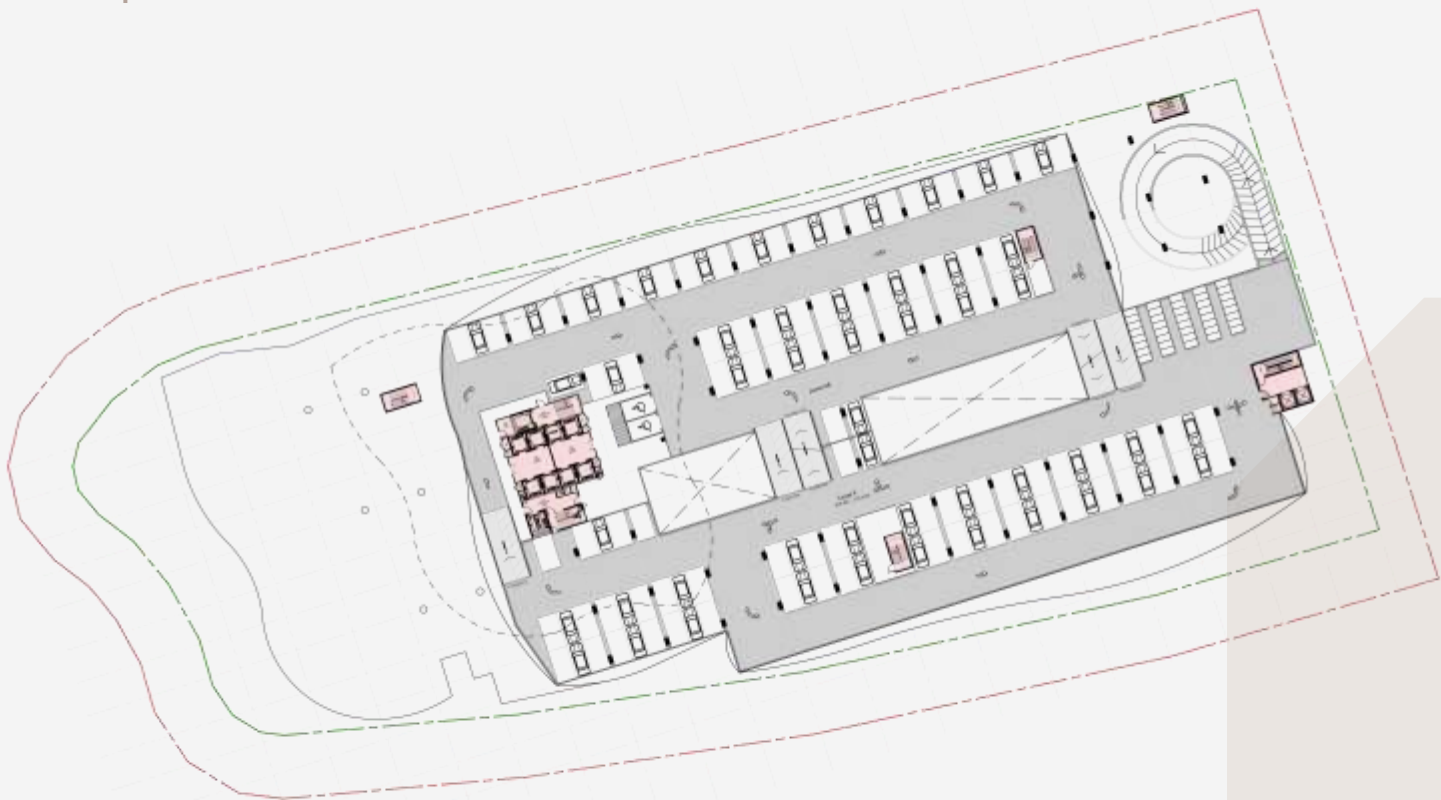
Total Car Park : 269
Total Motorcycle Park : 12



2nd FLOOR PLAN CARPARK NTS



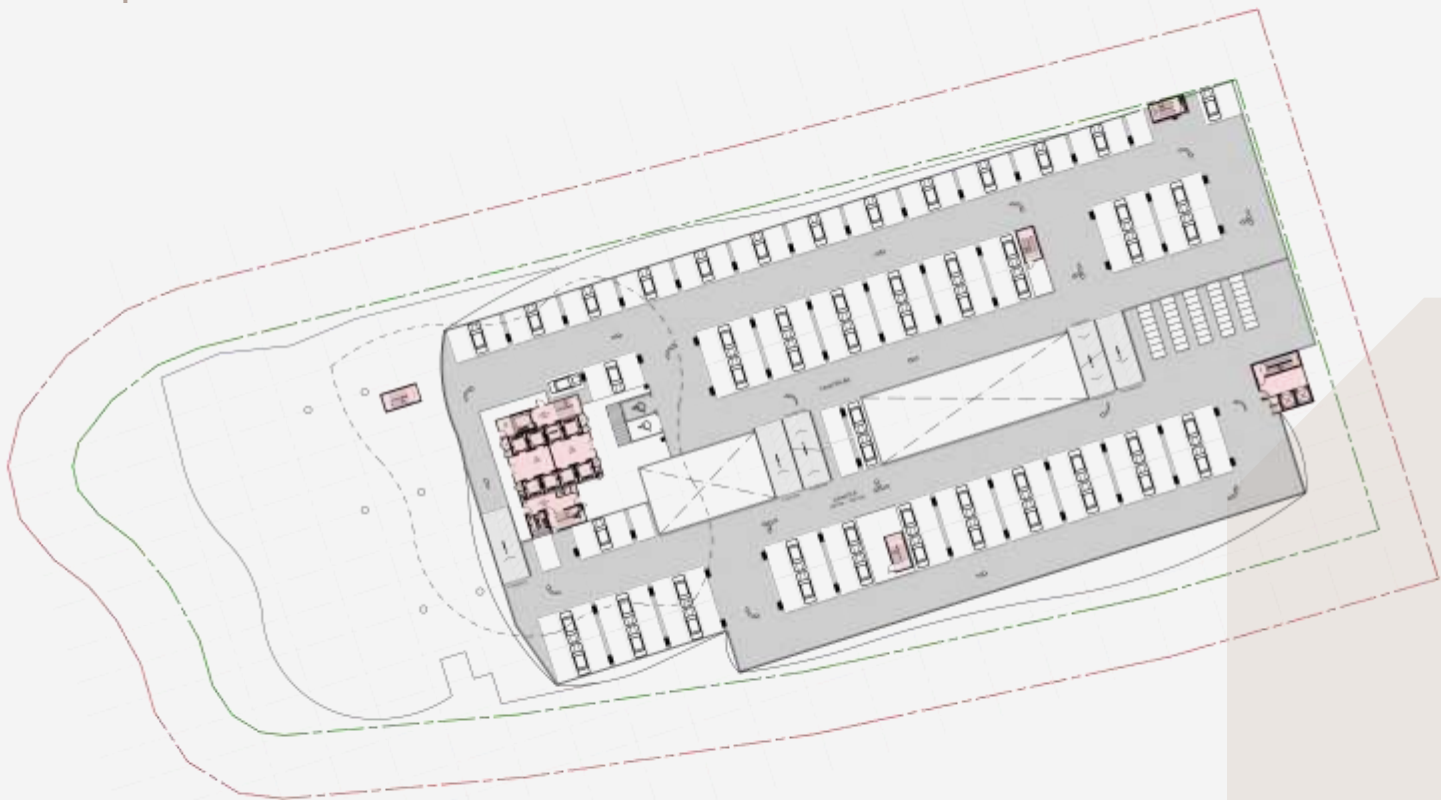
Total Car Park : 124
Total Motorcycle Park : 40



3RD FLOOR PLAN CARPARK NTS



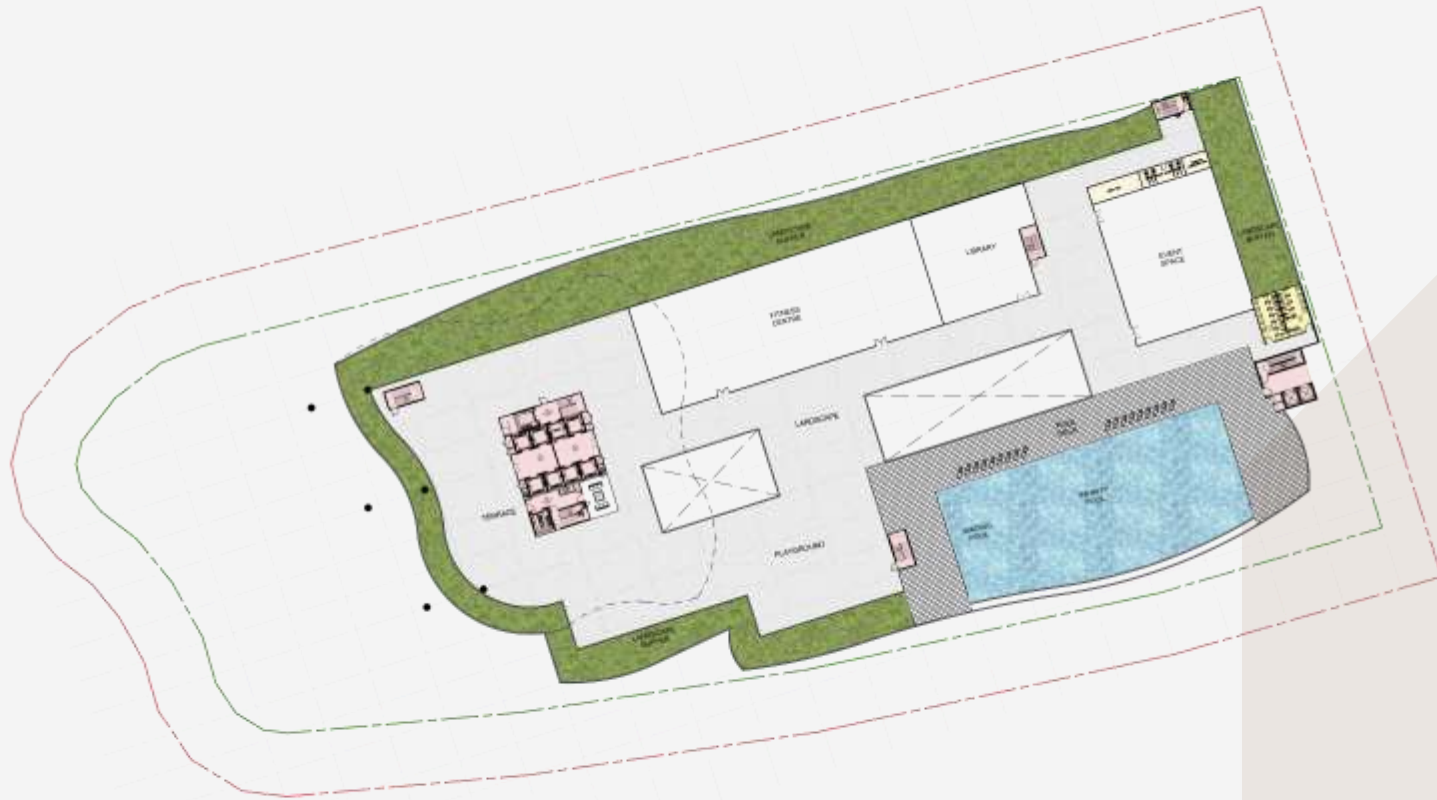
Total Car Park : 124
Total Motorcycle Park : 40



**4TH-5TH FLOOR
PLAN
CARPARK
NTS**



Total Car Park : 140
Total Motorcycle Park : 40



6TH FLOOR
PLAN
PODIUM ROOF
NTS



TYPICAL LAYOUT FOR TOWER

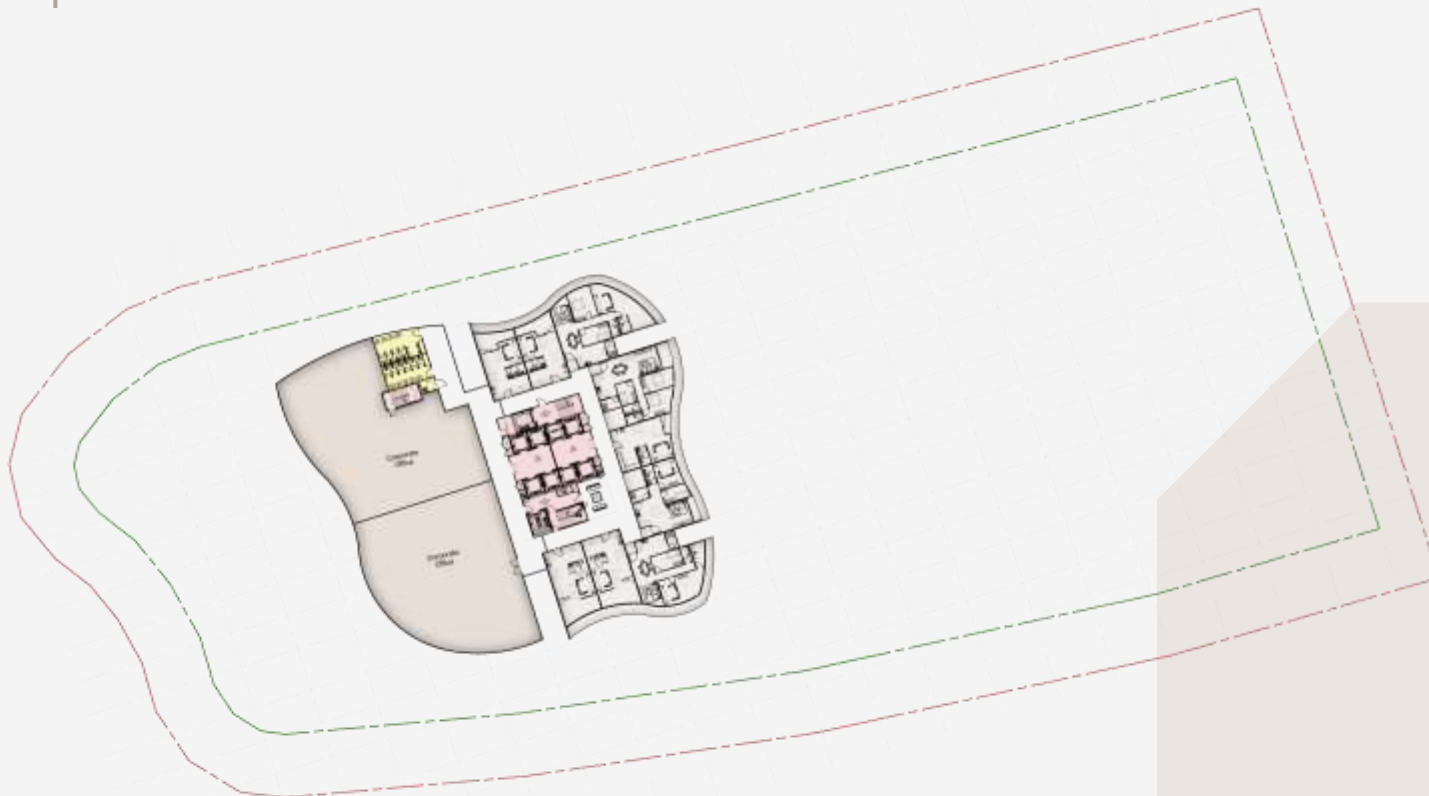




7TH-11TH FLOOR PLAN TYPICAL FLOOR NTS



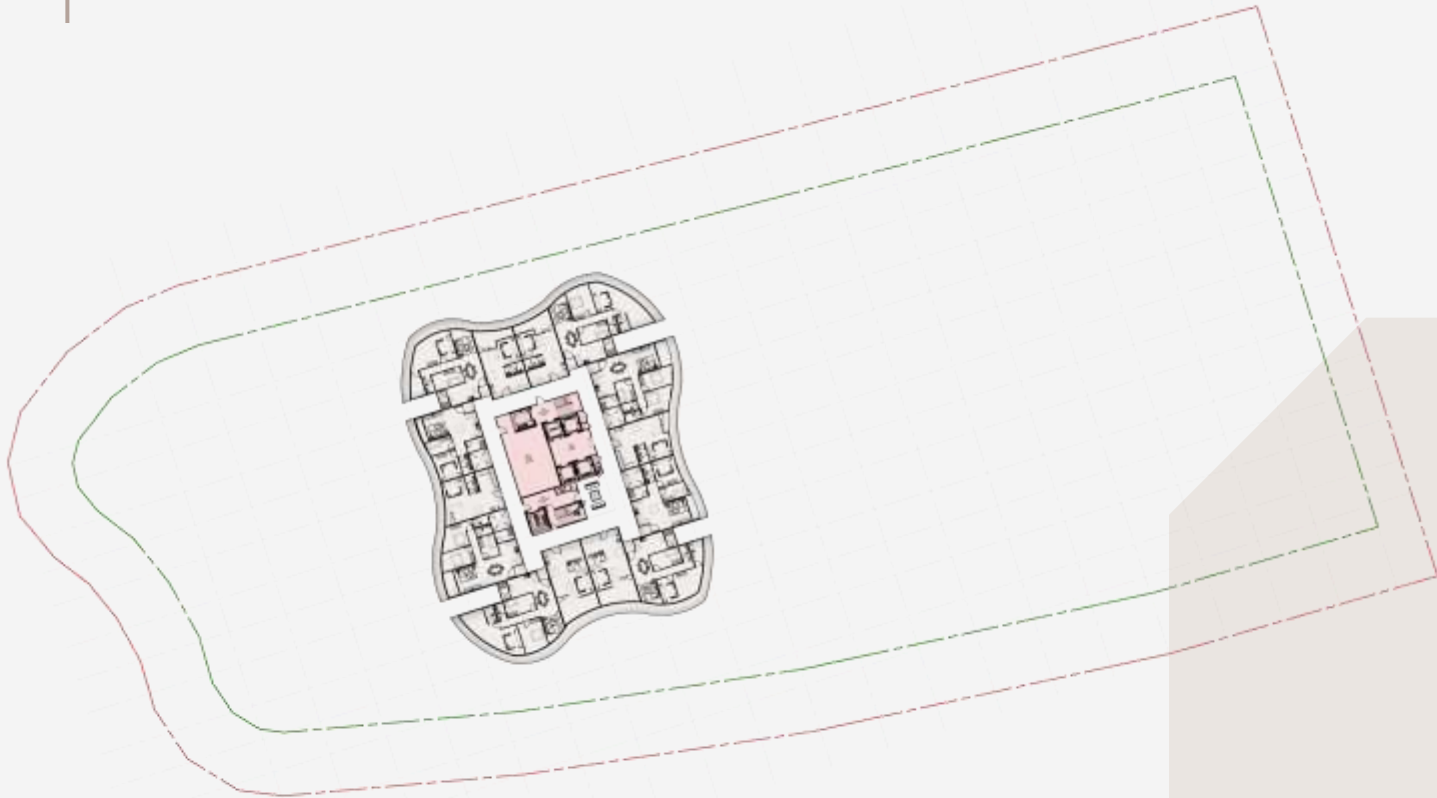
GFA 1966m²
Core: 229 + 75m²
NFA 1662m²
Efficiency: 84.5%



**12TH-17TH
FLOOR PLAN
TYPICAL FLOOR
SCALE 1:500**



GFA 2282m²
Core + Corridor: 482+75m²
NFA 1725m²
Efficiency: 75.6%



**18TH-23RD
FLOOR PLAN
TYPICAL FLOOR
NTS**



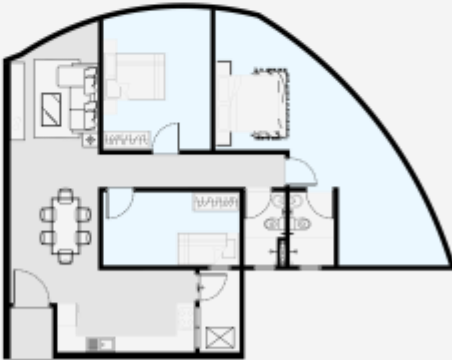
GFA 1788m²
Core + Corridor: 414m²
NFA 1374m²
Efficiency: 76.8%



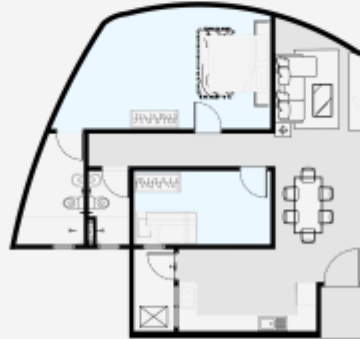
SOHO TYPE A
53 SQM



SOHO TYPE B
75 SQM



SOHO TYPE C
113 SQM



SOHO TYPE D
95 SQM

UNITS TYPE
NTS

ISO

SOHO

18TH FLOOR - 23TH FLOOR



OFFICE + SOHO

12TH FLOOR - 17TH FLOOR



OPEN PLAN OFFICE

7TH FLOOR - 11TH FLOOR



**PODIUM CARPARK
ROOF TOP**

SECOND FLOOR - SIXTH FLOOR



RETAILS

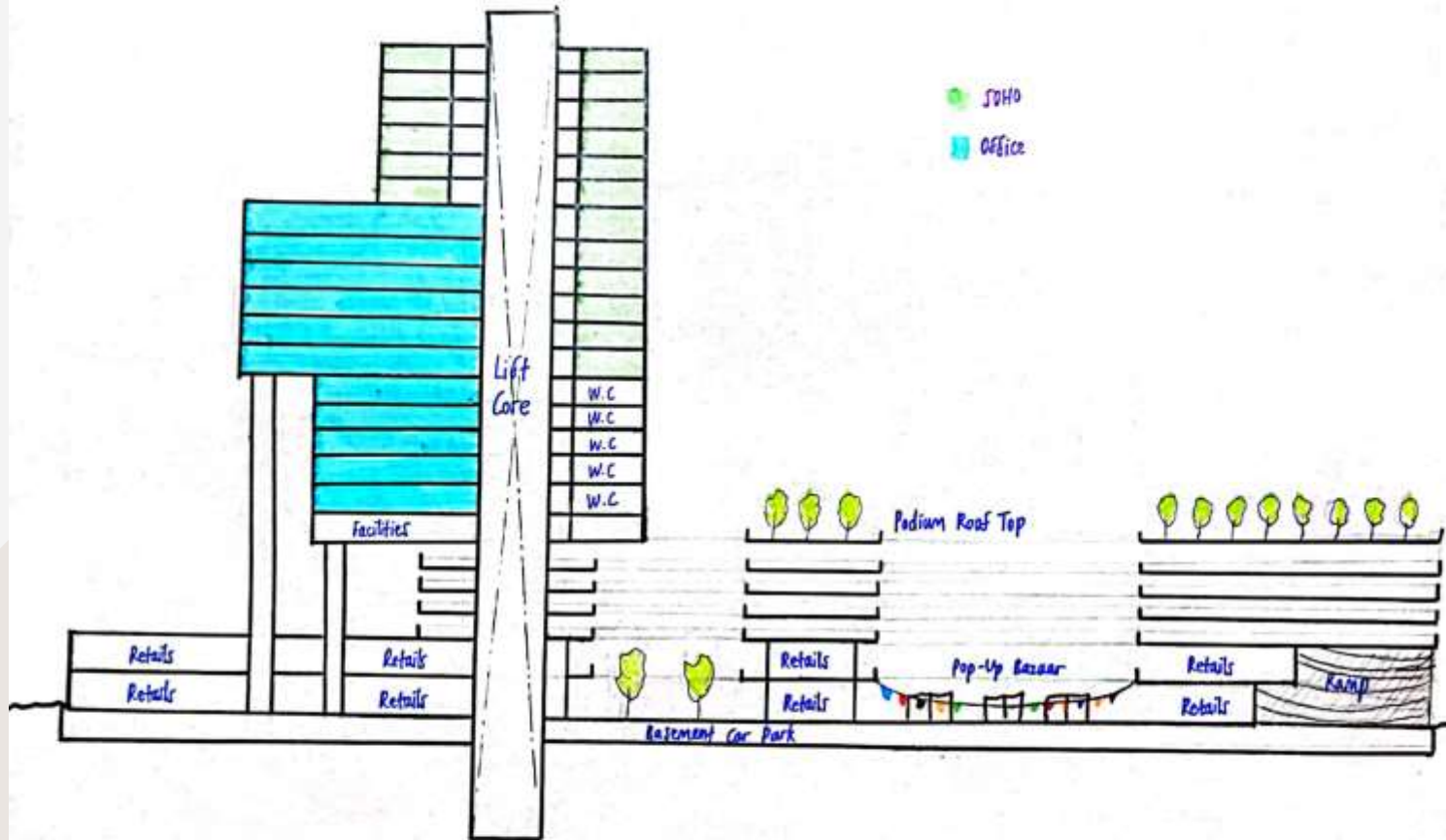
FIRST FLOOR



RETAILS

GROUND FLOOR





Sketch Section

NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



West View



North View



South View



North East View



A photograph of a modern building facade with a textured, light-colored concrete or stone surface. The building features a series of vertical concrete columns supporting a dark, recessed area, possibly a balcony or entrance. The word "THANKS" is overlaid in large, bold, black, sans-serif capital letters on the upper left portion of the building. The background is a plain, light beige color with a subtle geometric shape on the right side.

THANKS