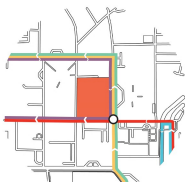
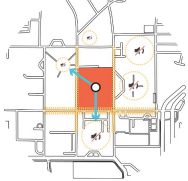


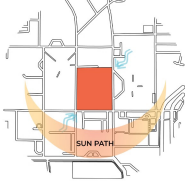
NOTABLE ESTABLISHMENTS NEAR THE SITE



DIFFERENT JEEPNEY ROUTES PLYING PASSING THE SITE



AESTHETICALLY GOOD VIEWS AND NOISE-SENSITIVE ESTABLISHMENTS



SUN AND WIND PATH



EASTERN SECTOR - OLD FOOD STALLS AREA (34)

STRENGTHS

- CORNER LOT AND MANY PROXIMATE LANDMARKS EASILY ACCESSIBLE BY FOOT AND PUBLIC TRANSPORTATION
- NATURALLY SHADED BY PERIMETER VEGETATION
- MANY VANTAGE POINTS

WEAKNESSES

- TRAFFIC CONGESTION ALONG OSMEÑA AVENUE AND F. AGONCILLO ST.
- SLOPED ALONG A CORNER
- PROXIMATE NOISE-SENSITIVE ESTABLISHMENTS

OPPORTUNITIES

- A ONE-STOP SHOP WITH ANY KIND OF PRODUCT FOR ANY KIND OF CONSUMER
- ACTIVE COMMUNITY INVOLVEMENT BETWEEN STUDENTS, RESIDENTS, FACULTY, AND VENDORS BEING BETWEEN ACADEMIC AND COMMUNITY ZONES

THREATS

- PRONE TO COLLAPSE DUE TO EARTHQUAKE AND EROSION

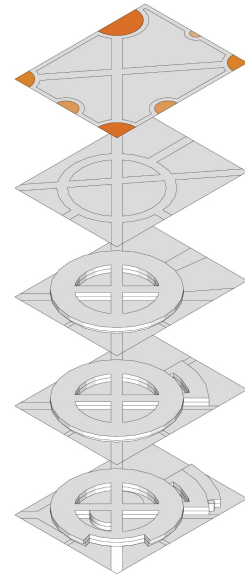
CROSSROADS

A PROPOSED NEW UP SHOPPING CENTER

CROSSROADS ARE INTERSECTIONS BETWEEN TWO ROADS, BUT THEY ALSO MEAN A DECISION THAT WOULD HAVE DIRECT CONSEQUENCES. THE UP SHOPPING CENTER HAS BEEN PART OF THE MEMORIES OF MANY PAST UP STUDENTS, BUT MORE IMPORTANTLY THE ONLY WAY FOR SOME TO EARN A LIVING.

CONCEPT

1. CONTINUITY - TO GIVE AN EXPERIENCE INSTEAD OF SIMPLY BUYING AND SELLING OF GOODS
2. COMPLETENESS - BEING TRUE TO SERVICE, THIS WILL SET APART FROM FOOD-RELATED HUBS AND CENTERS
3. COMMUNITY-DRIVEN - ENCOURAGE DIRECT STUDENT-RESIDENT ENGAGEMENT WITHOUT ADMIN INTERVENTION
4. OPEN - ASIDE FROM SPACES TO LESSEN TRANSMISSION, ALLOWS NATURAL LIGHTING AND LARGE-PERCEIVED SPACE
5. IN EXCESS - UP HAS STARTED BUILDING HORIZONTALLY TO VERTICALLY IN RESPONSE TO LACK OF ITS WORKABLE LAND. WITH THIS, THE CHOSEN LOT MUST BE MAXIMIZED TO ACCOMMODATE FUTURE DEMAND



MAP OUT NOTABLE ESTABLISHMENTS NEAR THE SITE AND CONNECT ALL MAJOR ONES

MAKE A CIRCULAR PATH FOR SMOOTH AND CONTINUOUS CIRCULATION, SPACE MODULARITY, AND FRONTAGE MAXIMIZATION

EXTRUDE 2 LEVELS AND PROTRUDE UPPER LEVEL FOR MORE SPACE, SHADING, AND SOUND MUFFLING

ENLARGE SECTOR TO FORM ANNEX FOR CONTINUITY AND LINK FUTURE DEVELOPMENTS OF UNIVERSITY ARCADE

ADD, SHRINK, AND EXTEND TO MAXIMIZE COMMERCIAL SPACE, ACCOMMODATE, AND USE SIGHTLY VIEWS



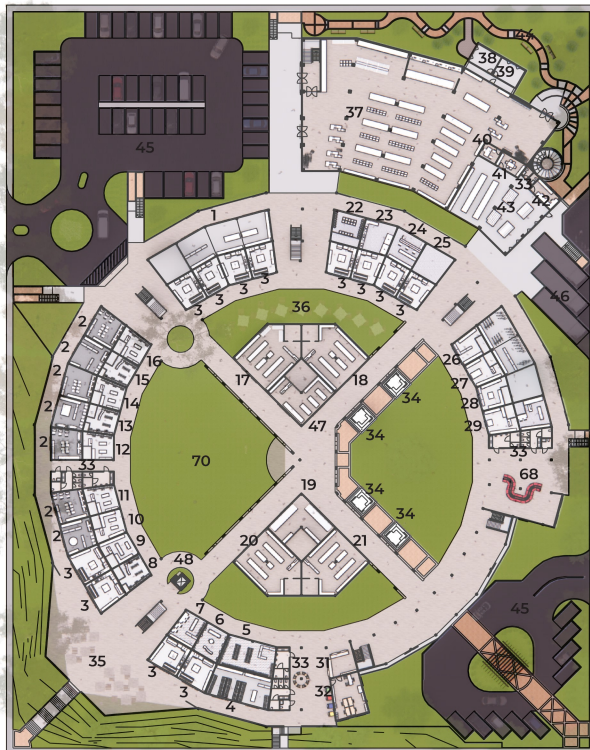
SOUTHWEST SECTOR - ALFRESCO AREA (35)

SITE DEVELOPMENT PLAN

SECOND FLOOR PLAN

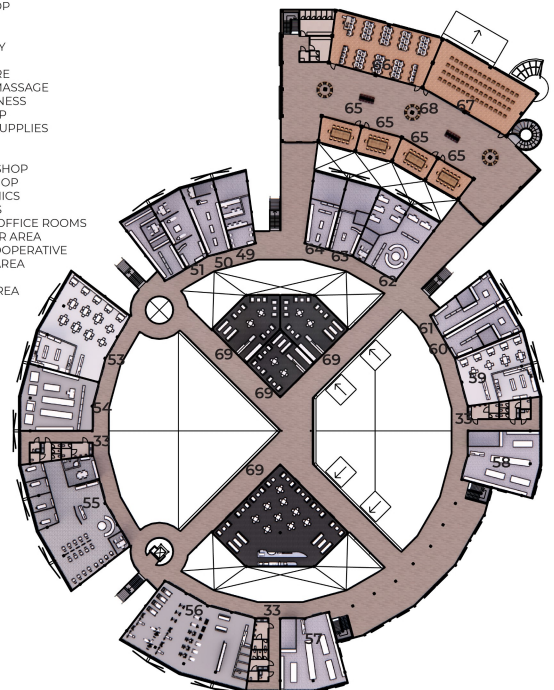
SPACES

1. AUTO SUPPLY SHOP
2. PRINTING SHOPS
3. FOOD STALLS
4. GARDENING & FLOWERS
5. THRIFT SHOP
6. ART SHOP
7. TAILORING SERVICES
8. APPAREL STORE
9. SHOE SHOP
10. BAGS
11. SPORTS
12. JEANS
13. BOUTIQUE
14. KIDS
15. LINGERIE
16. WEDDING
17. KOREAN MART
18. STATIONERY
19. SWEETS AND CHOCOLATE
20. PET SUPPLY
21. HOME LIFESTYLE
22. RICE
23. WATER
24. DELIVERY
25. STORAGE SPACE
26. ACCESSORIES
27. TOYS
28. BEAUTY/COSMETICS
29. GIFT SHOP
30. RECEPTION
31. OFFICE
32. LOUNGE AREA
33. RESTROOMS
34. OLD FOOD STALL
35. ALFRESCO
36. FOOD LANE
37. GROCERY
38. GARBAGE ROOM
39. GENERATOR ROOM
40. MANAGER'S OFFICE
41. EMPLOYEE BREAK ROOM
42. DELIVERY OFFICE
43. GROCERY STORAGE
44. GARDEN
45. CAR PARKING
46. TRUCK/BUS PARKING
47. GLASSWARE
48. ELEVATOR



SPACES

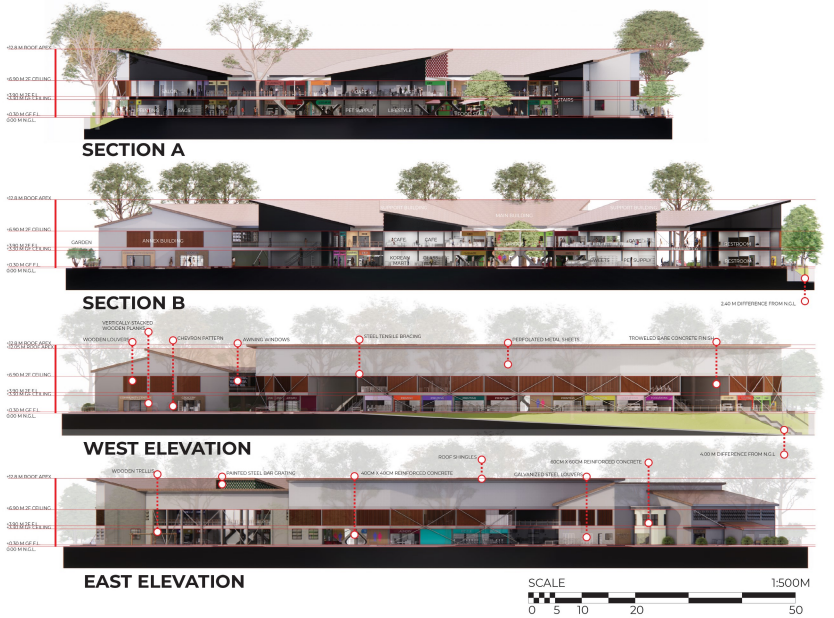
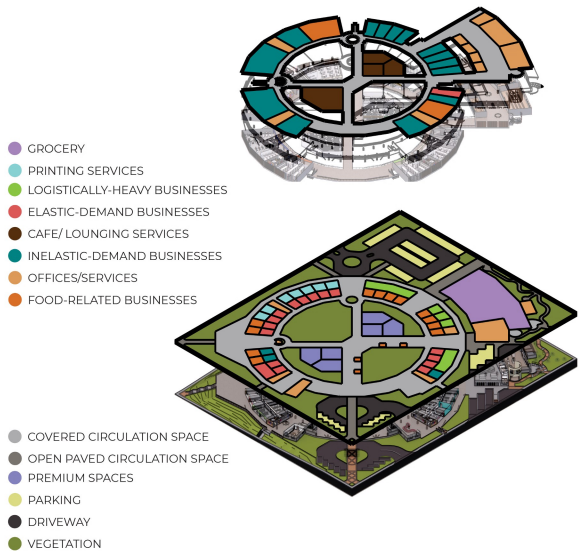
49. PAWN SHOP
50. EYECARE
51. DENTIST
52. PHARMACY
53. DINING
54. HARDWARE
55. SALON & MASSAGE
56. GYM & FITNESS
57. BOOKSHOP
58. SCHOOL SUPPLIES
59. DINER
60. ANTIQUE
61. ORGANIC SHOP
62. REPAIR SHOP
63. ELECTRONICS
64. MAROONS
65. MEETING/OFFICE ROOMS
66. COMPUTER AREA
67. SMUPC COOPERATIVE
68. LOUNGE AREA
69. CAFE
70. EVENTS AREA



SCALE 0 5 10 20 50 1:500M

ZONING

SECTIONS AND ELEVATIONS



PERSPECTIVES



LEASABLE SPACE SETUPS

