

# Architecture Redux.



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SOURCE: © THANACHART SIRIPATRACHAI

A leader give out a copy of 'Monocle: Guide to Better Living' to local villagers in Thailand.

# Architectural Agenda

In Thailand, the most common architectural project you will find is a high-rise living development. At the peak of a consumerist society, the collective aim for Thai people is to reach a better-than-good life that advertisements feed you. To answer such desire, these types of projects disregard the natural evolution of an architecture that is unique and suitable to Thai context for a Westernized and luxurious style. In such a prescriptive and predetermined system of work, all real estate developers only go for the 'maximum-profit' that meets feasibilities while using easy, fast and standardized construction methods. This results in inhabitants adapting to 'minimum-required' artificial contexts.

The proposal takes these high-rise developments and their architectural elements as a type to reflect upon. Using a particular project, I-Space Residence, in which I, myself designed with Atelier of Architects in 2012, as a case study. Working as a project architect I had the opportunity to witness the whole process of a developer-driven imagination. It all started by a "Municipality Designed" and self-approved set of drawings that the client brought to us, asking for beautification, satisfying the taste of their target group. The building was finished in 2014, quite different to what we had in mind. Due to budget cuts and logistic difficulties along the process, all specific design elements were removed or replaced with basic methods and materials. Only few wealthy clients can answer to our high ambition, not everybody can afford an architect's dream.

Because of that, I find that the most interesting point of departure is to deal with architectural components. They contain so much potential to have influence beyond just one building. Therefore, I place the focus on the always neglected and underestimated part of our work. In particular on 7 important components: Floors, Walls, Ceilings, Shadings, Railings, Doors, and Windows. These components went through a series of experiments structured into categories which, through out my working experience, had a significant influence within the project development. These categories are: The Aesthetics, The Climatic Context, The Standardization, The Relation and The Economics. I then observed their performance and their repercussions in the living conditions.

From the experiment, I concluded that there is no one true answer to my initial hypothesis, but rather a chain of possible events. It also proves that the whole process is subverted by implementing small changes in a standardized component. Be

it a window, a ceiling, or the position of a unit in the building, it guarantees a better performance of the same ordinary building. By inserting the trial components back to an actual working process, I generated 3 possible scenarios from their different combinations. Each scenario responds to different situations and target groups, which are: Luxury, Comfort and Budget. All show to what extent the effects can spread, from one single unit, to the whole building, and perhaps, to a building designed by another architect, and maybe, in time, to another one after that. Even if each scenario has different focus points, they all share an improved living quality, while at the same time, answer the client's financial concerns, the contractor's limited skill sets, and most importantly ensure an architect's personal design agenda.



SOURCE: © Atelier of Architects Company Limited

'I-Space Residence', a typical condominium situated in the city center of Chonburi province, Thailand. Designed by Atelier of Architects Company Limited in 2012 and finished its construction in 2014.

8 Floors, 23-meter height by restricted regulations.

85 Rooms, 2,815 sq.m. sales area

3 Types: 60 Single Bedrooms, 15 Double Bedrooms

Consist of 300 Doors, 230 Windows

## Site Information



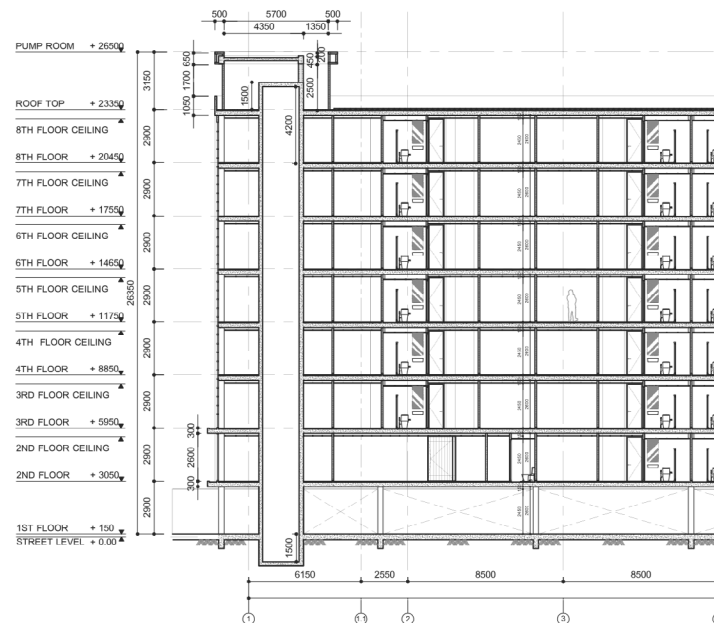
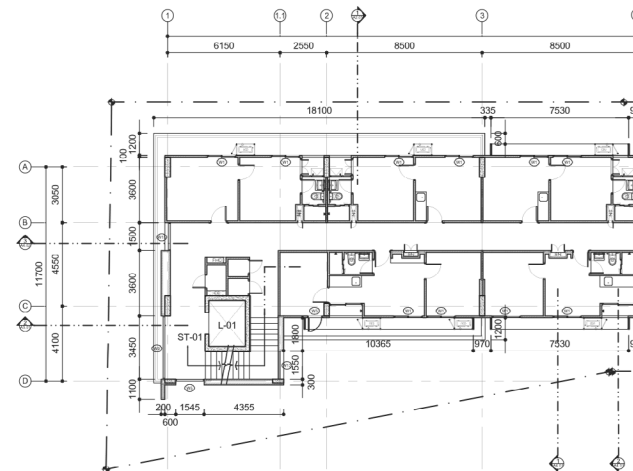
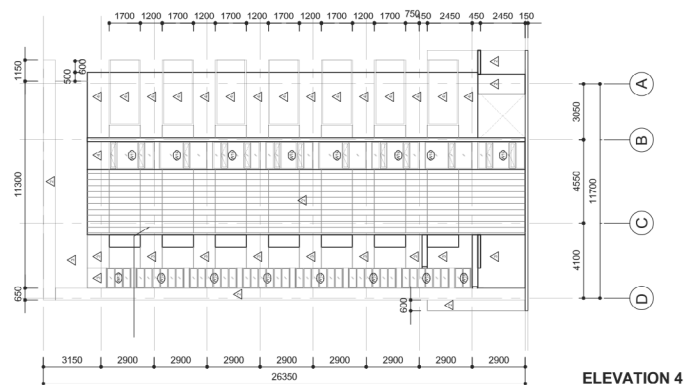
SOURCE: © Atelier of Architects Company Limited

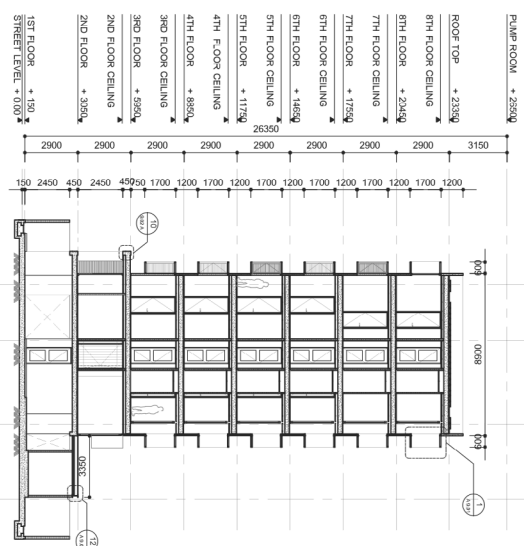
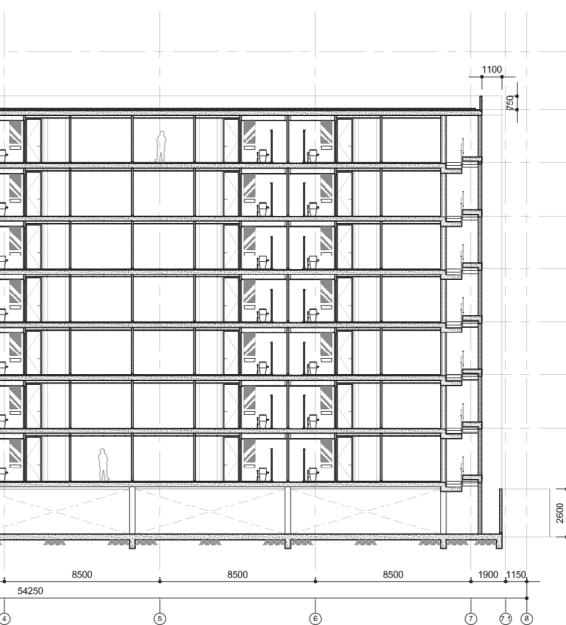
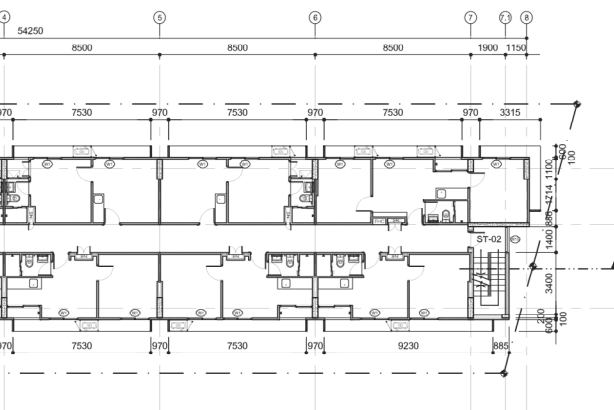
Site visit on December 13th, 2013



SOURCE: © Atelier of Architects Company Limited

Site visit on June 12th, 2014







SOURCE: © I-Space Condominium

I-Space Condo (2010), first building under the same developer that I-Space Residence has to resemble.



SOURCE: © I-Space Condominium

Room type rendering for early period advertisement.

## References / Precedent Studies



SOURCE: © Atelier of Architects Company Limited

Interior rendering for advertisements purposes.  
The materiality and scale has been modified according to the market trend.

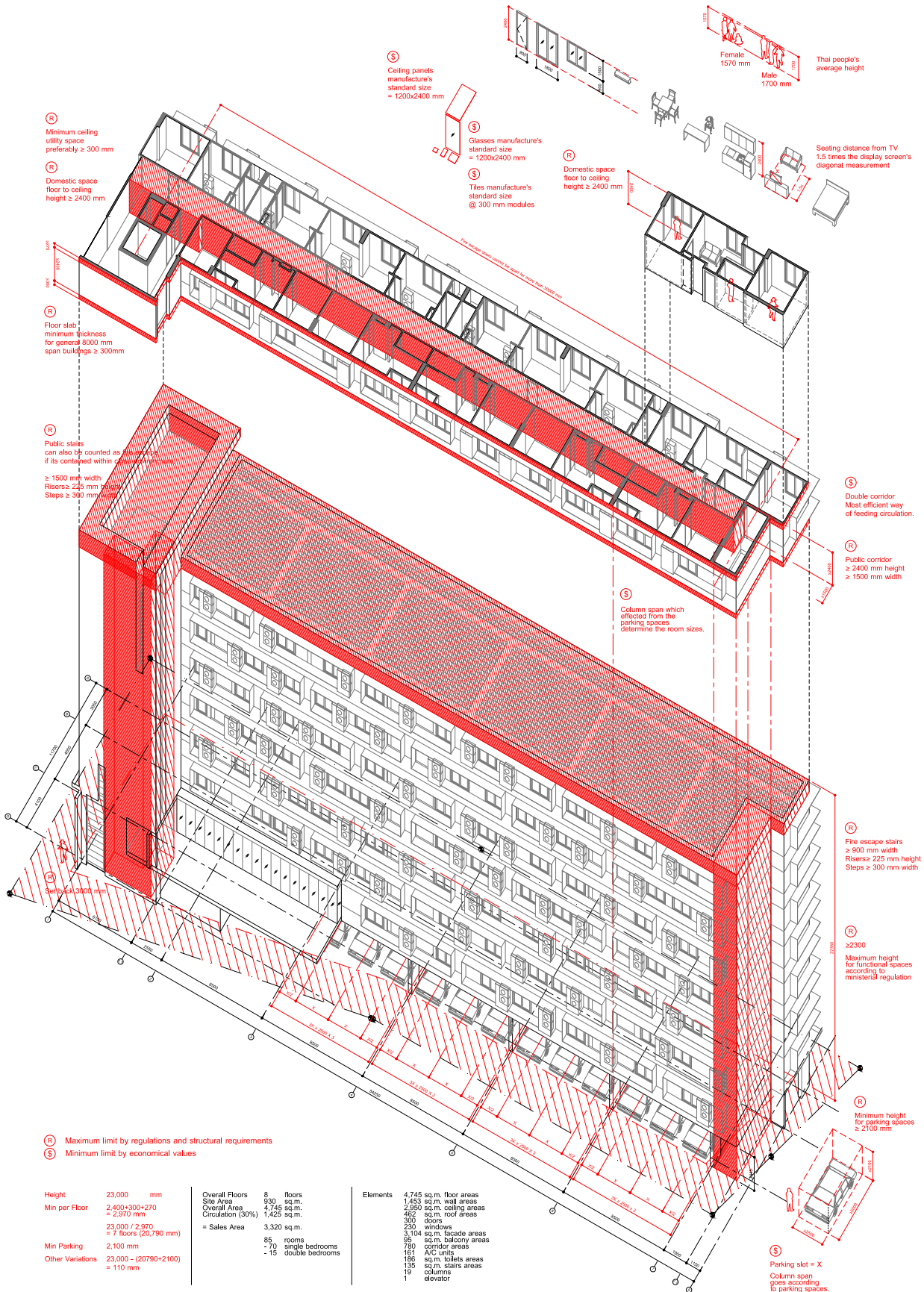


SOURCE: © <http://www.lnwmarket.com/>

Advertisement for sub renting a unit on an online website.  
A built-in partition has been added to compartmentalizing the space.



Standardization.



I-Space Residence.

1:125



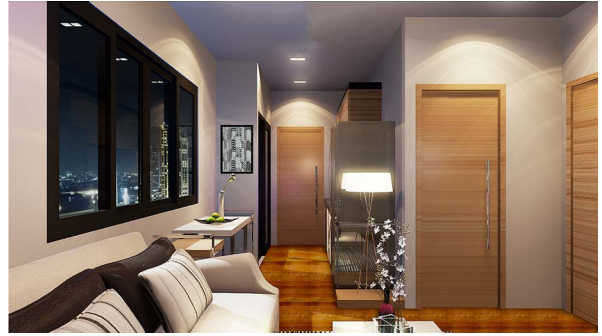
## Visualized Evidence

### Aesthetics.

The Architect's



The Developer's



The Contractor's



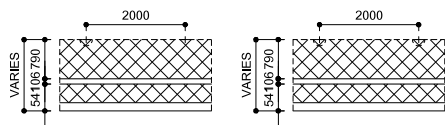
The Inhabitant's



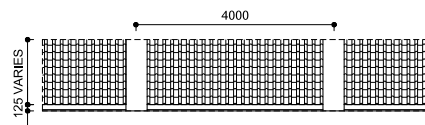
The Aesthetics is a study developed through a series of perspectives that vary from different points of view, which are the architect, the developer, the contractor and the inhabitant. Each party has their own interests, therefore their own particular way of rendering reality.

- The architects are dreaming of creating a masterpiece as seen on any architectural digest.
- The developers are looking for a dream image that sells. The most repeated keywords in any advertisement nowadays are along the line of 'modern' 'minimal' and 'luxurious'.
- The contractors are the realists. Their workers have limited skills and ambitions, so they would appropriate the materials, the details and techniques accordingly.
- The inhabitants, even though they bought their perfect life image from the developers, their lifestyle and behavior always roll out differently.

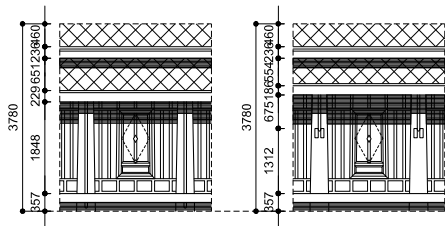
## Climatic Context.



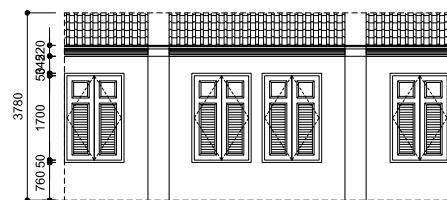
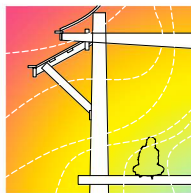
1780-1900



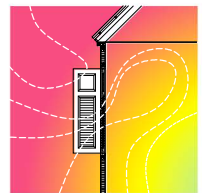
1900-1945



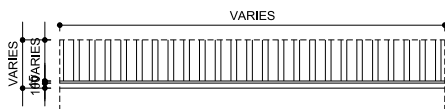
1945-1990



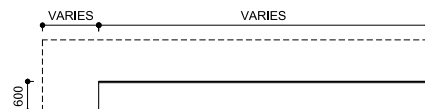
1990-2015



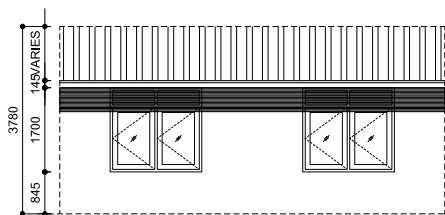
Roof



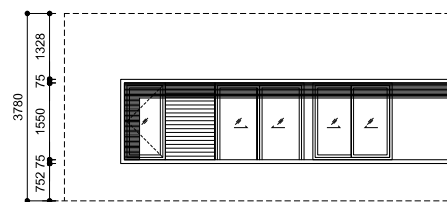
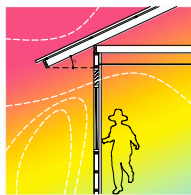
1990-2015



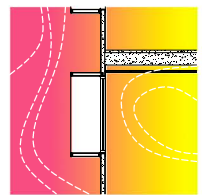
1990-2015



1990-2015



1990-2015



1:100

Space Residence

The Climatic Context is a study on the components' performance affected by natural influences, which always play a huge role in developing Thailand's built-environment. The traces of this effects manifested in each region's architectural details. From the traditional house that is a statement on Thai human scale and cultural behavior to the Colonial era when we started mimicking Western ideals and lost track of its specificity. The parameters used are humidity, pressure, light and temperature.

# Visualized Evidence

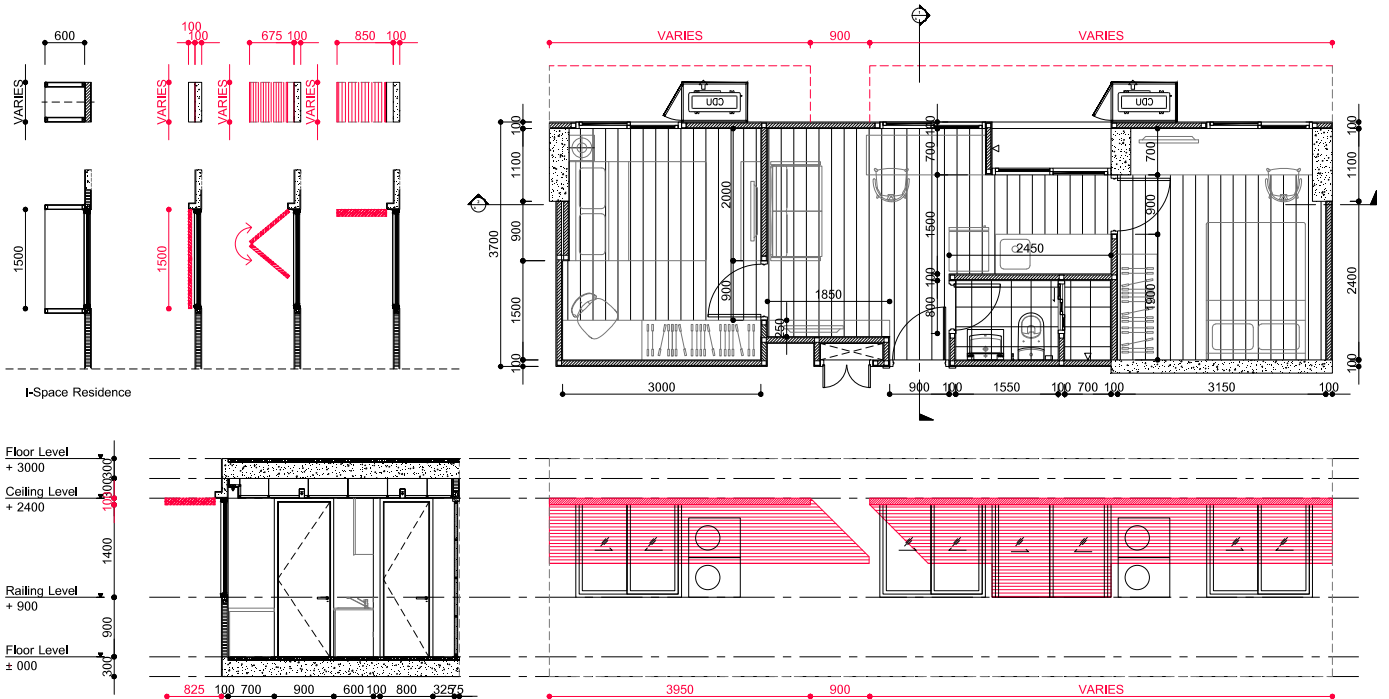


## Martin No38

Kerry Hill

Kerry Hill specializes in designing hotels in tropical Asia. Martin No38 locates in Singapore; it contains several design details that answer specifically to sunny/humid weather. The movable louvers panels are adaptable according to its suitable use, whether it's being railings, ventilation or shutters.

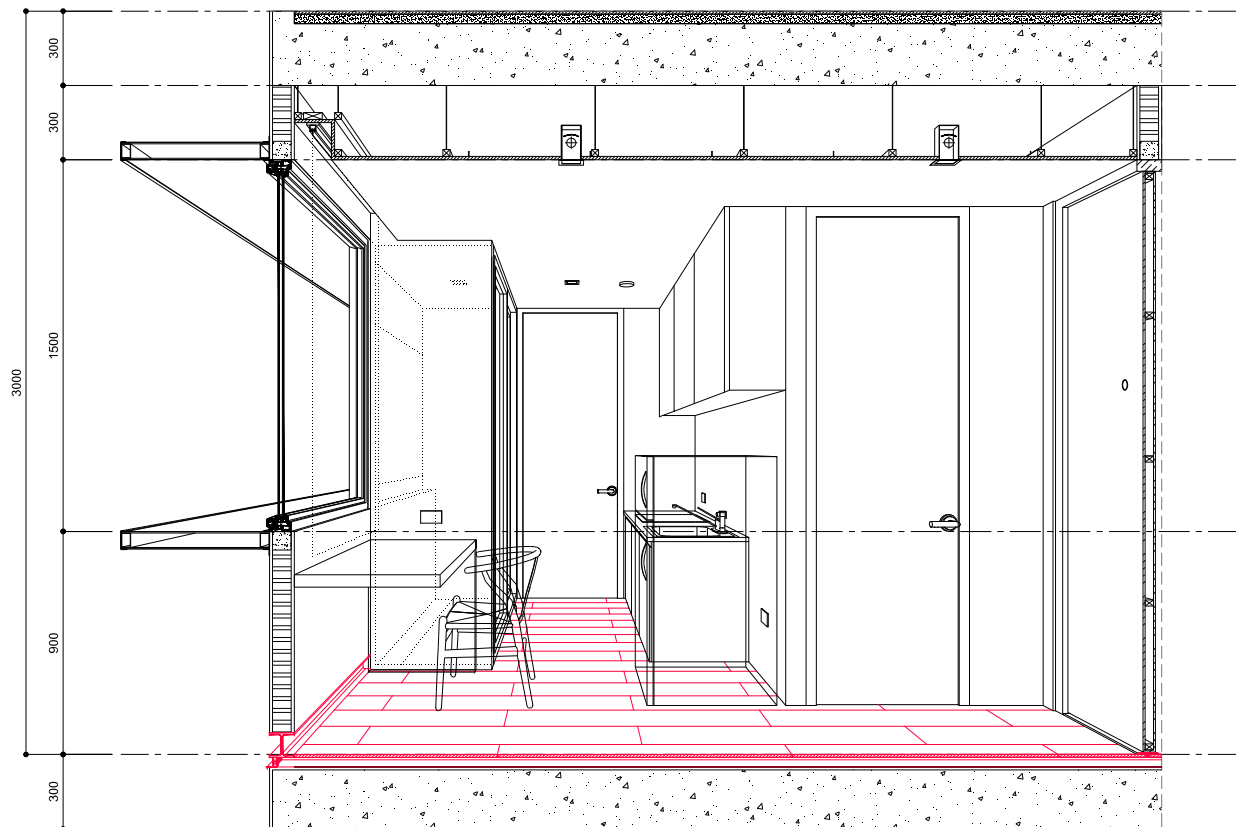
Standardization.



1:75

The Standardization is an act of 'standardizing' the knowledge from intuition and years of experiences, it also minimizes overall costs by fitting the dimensions with the scale of industrial production. However, to exclude all subjective opinions and predetermined results, a set of existing design components from other regional concerned architectural firms has been chosen to be the variables for the experiment. Then, inserted the components back into conventional construction drawings of I-Space Residence to monitor.

Relation.



1:20

The Relation observed the performance of each component in relation to others. While 2D drawings serve for measurements, 3D drawings allowed me to test the desired interaction. The study helped determine the importance of each change and to see how much and in what way it really affects the quality of the space.

# Visualized Evidence

## Economics

	Project Overall Category	Cost Estimates (Euros)	Cost Shifts (Euros)
1	Groundwork	59,864.96 € (5.9%)	
2	Structural systems	345,196.86 € (34.2%)	
3	Roof	262.50 € (0.1%)	
4	Floors	31,283.38 € (3.0%)	
5	Walls	149,901.16 € (14.8%)	
6	Ceilings	35,261.00 € (2.3%)	+67,270.50 €
7	Doors and windows	76,564.68 € (11.1%)	
8	Stairs	10,564.75 € (1.0%)	
9	Paint works	20,161.09 € (2.0%)	
10	Sanitary accessories	3,238.00 € (0.3%)	
11	Others	26,786.30 € (2.7%)	
12	Electrical and communications systems	131,250.00 € (13.0%)	
13	Sanitary systems	65,000.00 € (6.4%)	
14	Ventilation and air conditioning systems.	3,167.50 € (0.3%)	
15	Elevator systems	28,750.00 € (2.8%)	
	Overall material costs and labor fees.	1,010,216.48 €	1,077,486.96 €
	Profit	101,021.65 €	107,748.70 €
	Overall before including VAT	1,111,238.13 €	1,185,235.66 €
	VAT	77,786.67 €	82,986.50 €
	Overall	1,189,024.80 €	1,268,202.16 €

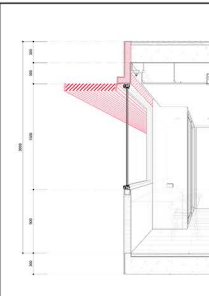
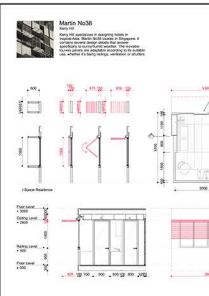
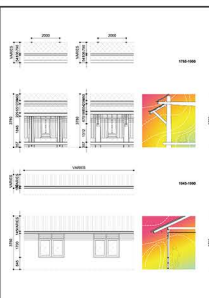
	Focused Framework Category	Cost Estimates (Euros)	Cost Shifts (Euros)
1	Floors	31,283.38 €	
2	Walls	170,062.25 €	
3	Ceilings	35,261.00 €	+67,270.50 €
4	Shadings	20,032.80 €	
5	Railings	1,428.84 €	
6	Doors	41,135.50 €	
7	Windows	35,428.18 €	

	Ceilings Specifications	Units	Material	Labor	Estimate	Estimate
C1	Reinforce Concrete slab Plastered Paint with TOA 8531	737.00 Sq.m.	2.00 €	2.00 €	2,948.00 €	
C2	Reinforce Concrete slab Plastered Paint with TOA 8260	58.00 Sq.m.	2.00 €	2.00 €	232.00 €	
C3	Gypsum board 9mm Normal type Metal frame, Plastered With maintenance access according to the design  Artificial wood battens 25x25 mm every 25 mm Metal frame @600mm With maintenance access according to the design	2,500.00 Sq.m.	4.25 €	1.75 €	15,000.00 €	73,125.00 €
C4	Gypsum board 9mm Waterproof type Metal frame, Plastered With maintenance access according to the design  Artificial wood battens 25x25 mm every 25 mm Metal frame @600mm With maintenance access according to the design	402.00 Sq.m.	4.75 €	1.75 €	2,613.00 €	11,758.50 €
C5	Polycarbonate sheet 4mm Aluminum frame Steel structure According to detail design	Sq.m.	- €	- €	- €	- €
C6	Reinforce Concrete slab Plastered Paint with TOA 8303	Sq.m.	- €	- €	- €	- €

	Ceilings Specifications	Units	Material	Labor	Estimate	Estimate
C7	Reinforce Concrete slab Polished	795.00 Sq.m.	1.62 €	1.62 €	2,575.80 €	
C8	Lower ceiling designed for W9 Size- 20x20 m	Sq.m.	- €	- €	- €	- €
	Note: All colors are subject to be 4-seasons category or equivalent					
	Overall				35,261.00 €	102,531.50 €

+6.65%

The Economics taking all the studied components into account, any final decision comes down to the numbers. The sheet focuses on the overall budget of the project, due to the undeniable fact that the big crunch number is what the clients are looking for. Then, zooming in to each component's detail to see what type, material, scale and labor costs really affect the big picture. To help determine which option has the most potential and which can be removed from the consideration.



	Project Spend	Cost Components	Cost Breakdown	Notes
1	Design	100.000 €		1
2	Construction	400.000 €		2
3	Operating expenses	100.000 €		3
4	Finance	200.000 €		4
5	Risks	100.000 €		5
6	Plant and materials	100.000 €		6
7	Staff	100.000 €		7
8	Plant and materials	100.000 €		8
9	Operating expenses	100.000 €		9
10	Finance	100.000 €		10
11	Risks	100.000 €		11
12	Plant and materials	100.000 €		12
13	Staff	100.000 €		13
14	Plant and materials	100.000 €		14
15	Operating expenses	100.000 €		15
16	Finance	100.000 €		16
17	Risks	100.000 €		17
18	Plant and materials	100.000 €		18
19	Staff	100.000 €		19
20	Plant and materials	100.000 €		20
21	Operating expenses	100.000 €		21
22	Finance	100.000 €		22
23	Risks	100.000 €		23
24	Plant and materials	100.000 €		24
25	Staff	100.000 €		25
26	Plant and materials	100.000 €		26
27	Operating expenses	100.000 €		27
28	Finance	100.000 €		28
29	Risks	100.000 €		29
30	Plant and materials	100.000 €		30
31	Staff	100.000 €		31
32	Plant and materials	100.000 €		32
33	Operating expenses	100.000 €		33
34	Finance	100.000 €		34
35	Risks	100.000 €		35
36	Plant and materials	100.000 €		36
37	Staff	100.000 €		37
38	Plant and materials	100.000 €		38
39	Operating expenses	100.000 €		39
40	Finance	100.000 €		40
41	Risks	100.000 €		41
42	Plant and materials	100.000 €		42
43	Staff	100.000 €		43
44	Plant and materials	100.000 €		44
45	Operating expenses	100.000 €		45
46	Finance	100.000 €		46
47	Risks	100.000 €		47
48	Plant and materials	100.000 €		48
49	Staff	100.000 €		49
50	Plant and materials	100.000 €		50
51	Operating expenses	100.000 €		51
52	Finance	100.000 €		52
53	Risks	100.000 €		53
54	Plant and materials	100.000 €		54
55	Staff	100.000 €		55
56	Plant and materials	100.000 €		56
57	Operating expenses	100.000 €		57
58	Finance	100.000 €		58
59	Risks	100.000 €		59
60	Plant and materials	100.000 €		60
61	Staff	100.000 €		61
62	Plant and materials	100.000 €		62
63	Operating expenses	100.000 €		63
64	Finance	100.000 €		64
65	Risks	100.000 €		65
66	Plant and materials	100.000 €		66
67	Staff	100.000 €		67
68	Plant and materials	100.000 €		68
69	Operating expenses	100.000 €		69
70	Finance	100.000 €		70
71	Risks	100.000 €		71
72	Plant and materials	100.000 €		72
73	Staff	100.000 €		73
74	Plant and materials	100.000 €		74
75	Operating expenses	100.000 €		75
76	Finance	100.000 €		76
77	Risks	100.000 €		77
78	Plant and materials	100.000 €		78
79	Staff	100.000 €		79
80	Plant and materials	100.000 €		80
81	Operating expenses	100.000 €		81
82	Finance	100.000 €		82
83	Risks	100.000 €		83
84	Plant and materials	100.000 €		84
85	Staff	100.000 €		85
86	Plant and materials	100.000 €		86
87	Operating expenses	100.000 €		87
88	Finance	100.000 €		88
89	Risks	100.000 €		89
90	Plant and materials	100.000 €		90
91	Staff	100.000 €		91
92	Plant and materials	100.000 €		92
93	Operating expenses	100.000 €		93
94	Finance	100.000 €		94
95	Risks	100.000 €		95
96	Plant and materials	100.000 €		96
97	Staff	100.000 €		97
98	Plant and materials	100.000 €		98
99	Operating expenses	100.000 €		99
100	Finance	100.000 €		100

# Visualized Evidence



Frampton, Kenneth. "Towards a Critical Regionalism: Six Points for an Architecture of Resistance." In *The Anti-Aesthetic. Essays on Postmodern Culture*. Seattle: Bay Press, 1983.

Lefaivre, Liane, and Alexander Tzonis. *Architecture of Regionalism in the Age of Globalization: Peaks and Valleys in the Flat World*. Abingdon, Oxon: Routledge, 2012.

Tzonis, Alexander. *Tropical Architecture: Critical Regionalism in the Age of Globalization*. Chichester: Wiley-Academic, 2001.

Nalbantoglu, Gülsüm Baydar, and Wong Chong Thai, eds. *Postcolonial Space(s)*. New York: Princeton Architectural Press, 1997.

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Frampton, Kenneth. "Towards a Critical Regionalism: Six Points for an Architecture of Resistance." In *The Anti-Aesthetic. Essays on Postmodern Culture*. Seattle: Bay Press, 1983.

Kenneth Frampton's take on Critical Regionalism became the most referred writing of the theory and brought the term to light. By expanding Paul Ricoeur's quotation of "how to become modern and to return to sources", Frampton generated his point of view down in to 6 points which analyze and criticize the situation. Defying placelessness and 'resists' the globalization momentum by giving it a sense of place. It should adopt the modern architecture critically for its universal progressive qualities while value particular geographical and historical contexts.

Rather than visual and tactile, he suggested topography, context, climate, light and tectonic form are those that should have an important role to this process. Using Jørn Utzon and Alvar Aalto's projects as examples of how the retake of architecture through this lens should be.

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Lefaivre, Liane, and Alexander Tzonis. *Architecture of Regionalism in the Age of Globalization: Peaks and Valleys in the Flat World*. Abingdon, Oxon: Routledge, 2012.

Lefaivre and Tzonis are the first who introduce the term "Critical Regionalism" into architectural theory world. Aiming to challenge architects out of post-modernism era after World War II, proposing an alternative approach to the design by rethinking architecture concerning its regional and contexts. It is a product that concerns globalization as much as it is of regionalism itself. However, their take are different from what Frampton made famous: they suggests that the theory shouldn't be drawn directly from the context, rather elements can be stripped of it and used in a non-familiar way.

It is a historical study tracing back from Vitruvius to Wang Shu to understand how 'region' change though time. They metaphorically used the term 'flat' to explain the globalization process. The futuristic idea where we're loosing natural and cultural diversity, where interactions and spaces are minimized to transportation and electronic communications and how it is effecting spatial quality in architecture.

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Lefaivre, Liane, Alexander Tzonis and Bruno Stagno. "The Suppression and Rethinking of Regionalism and Tropicalism after 1945." In *Tropical Architecture: Critical Regionalism in the Age of Globalization*. Chichester: Wiley-Academic ;, 2001.

Selection of essays by various theorists and historians on tropical architecture and globalization to advocate for regionalism theory. Showing multiple spectrum of ideas and design proposal framing by such point of view while related specifically to tropical condition.

Among these tropical countries there are several common problems that are considered within the text, such as post-colonialism, climate, sense of place, tradition and most importantly addressed are sustainability and identity issue. Aiming to ground the theory in physical examples, they explain it alongside both architectural and urban cases from practitioners around the world to show how it really effected a certain situation.

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Nalbantoglu, Gülsüm Baydar, and Wong Chong Thai, eds. *Postcolonial Space(s)*. New York: Princeton Architectural Press, 1997.

Postcolonial Space(s) initiated from international conference in Singapore, the issue is current enough among Eastern architects and academics that afterwards able to expand to various of convention and a theoretical text.

The book is a collection of essays from various theorists that investigate into different cases of post-colonial "space" framing questions from specific position in relation to particular cultural and historical contexts. Comparing by binaries such as West/East, traditional/modern, natural/cultural, structural/ornamental, etc. to find a way to understand while being critical to the situation.

Each essay Through the frame of literary theory, cultural studies and philosophy, some focuses on materiality of constructions while some focuses on cross-cultural exchange in global level. Together, they aiming to provoke regionalists to reconsider their legitimacy of their ideas, having in mind the the possibility of mere imitation of representation or identity.



I-SPACE RESIDENCE



CONSTRUCT A LIFE, NOT JUST A BUILDING

ISPACECONDO.COM

Luxury



**I-SPACE  
RESIDENCE**  
Bangsean

**STARTING AT  
€57,600\***

**Presale**  
10.12.15-14.12.15

**IT'S DELIGHTFUL, IT'S FIT YOUR LIFE.**  
32 sq.m. / One bedroom / Fully Furnished / [ispacecondo.com](http://ispacecondo.com)

Comfort

## Outcomes and Deliverables



**I-Space Residence**

**Exclusive days 1-7 December**

- Panoramic View
- Spacious Room
- Big Garden

**CALL NOW:**  
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**Starts from €122.5\* per month 0%**

**Free I-Pad4!**

**KBank Smart PAY 0%**

**KFLEX 0%**

**f ispacecondo**

Budget

From the experiment, it can be concluded that there is no one true answer to the initial hypothesis, but rather a chain of possible events. By inserting the trial components back to an actual working process, whether it is designing according to market trends, selecting objects from catalogues and pitching the project to a client, can help define our power of negotiation. Three scenarios has been generated from their different combinations. Each scenario responds to different situations and target groups, which are: Luxury, Comfort and Budget.

### IMAGE 1: Luxury Scenario

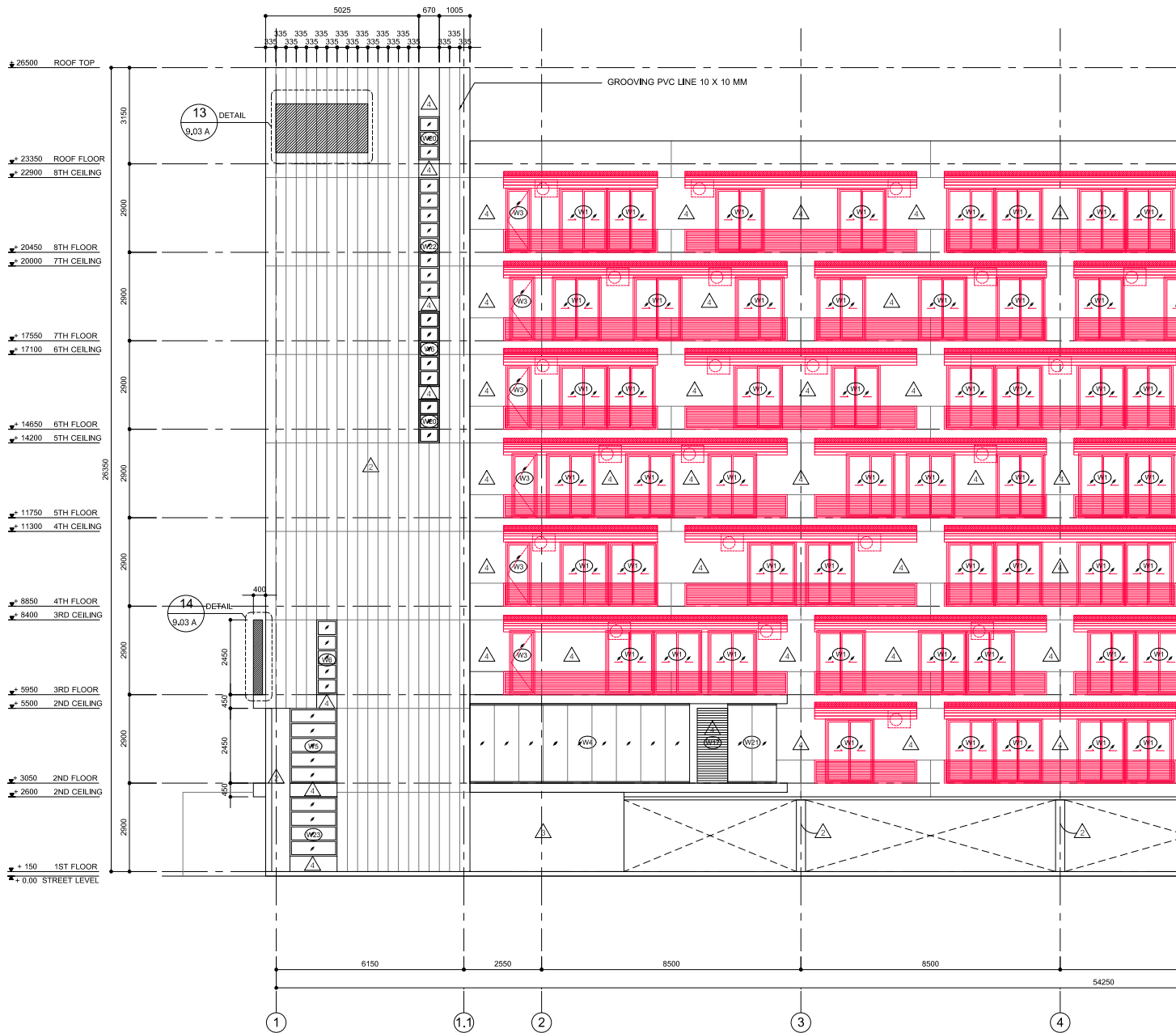
The scheme selects all the best options regarding the aesthetic and climatic concerns. The room area is extended under legal limit with special windows and shadings design, which can be adjusted according to certain types of weather. Combined with the ceilings, which cooperate with the building's facade, it enables cross ventilations throughout the room.

### IMAGE 2: Comfort Scenario

The scheme mediates the between the two scheme extremes. While being affordable, it contains both generous views and is well fitted with the climate. With that, the room is still spacious and leaves room for a balcony.

### IMAGE 3: Budget Scenario.

The scheme main concern are the numbers. Aiming for the cheapest combination that still offers a better living condition. The scheme eliminates unnecessary, ornamental objects, such as shading fins, and replace them with self shading. Although the room area decreased, this has been compensated with a panoramic view through fixed-windows, that is proven 4 times cheaper than a normal sliding one. As a consequence, the grilled-doors from back to front are added to ventilate.



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PROJECT DESCRIPTION

1235 ISP  
I-SPACE RESIDENCE  
CONDOMINIUM  
LUXURY  
ADDRESS : 25 NADEDEE, TAMBON SAEN SUK,  
AMPHOE MUEANG CHON BURI  
CHON BURI 20130 THAILAND

DRAWING TITLE

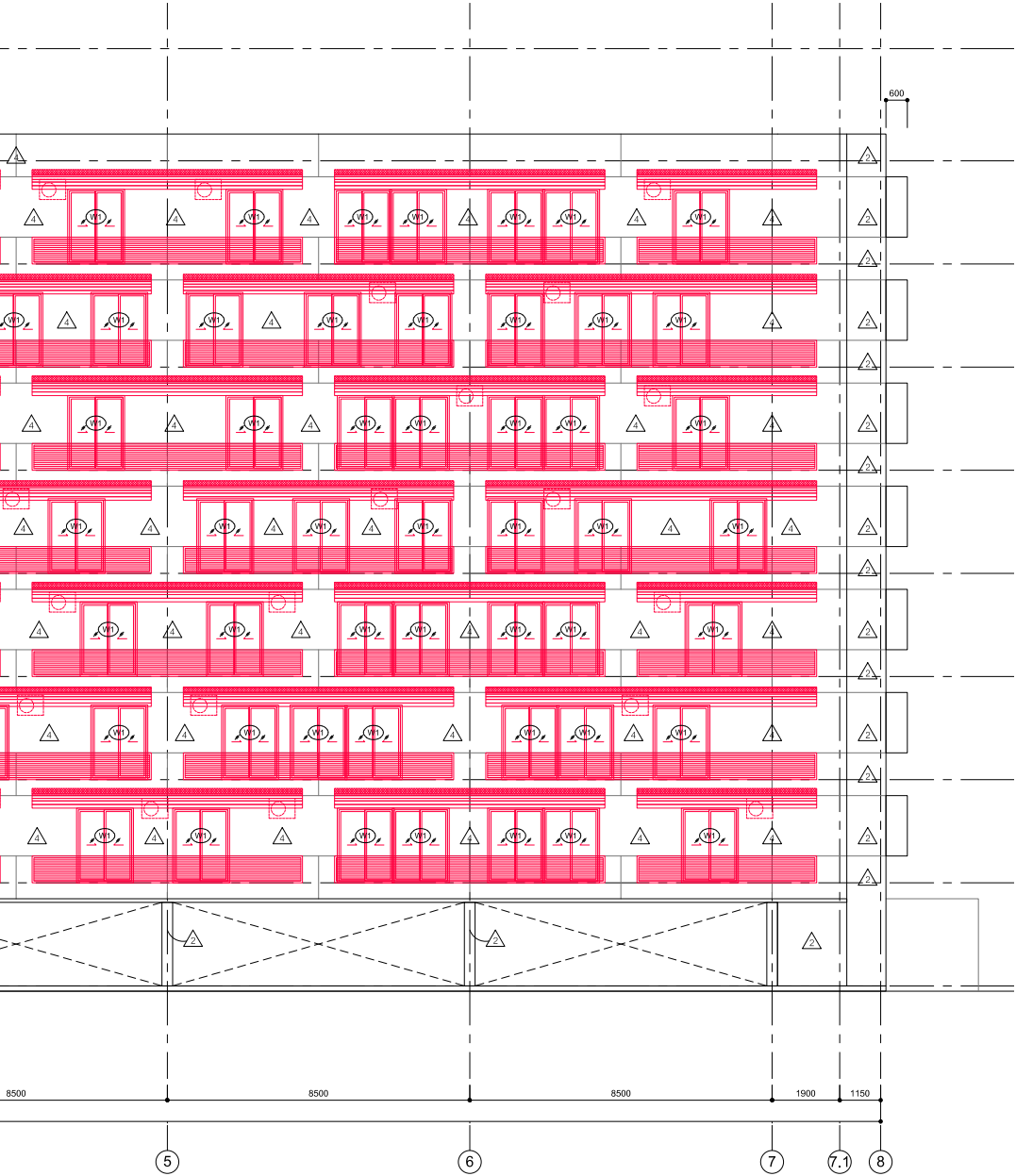
ELEVATION 1

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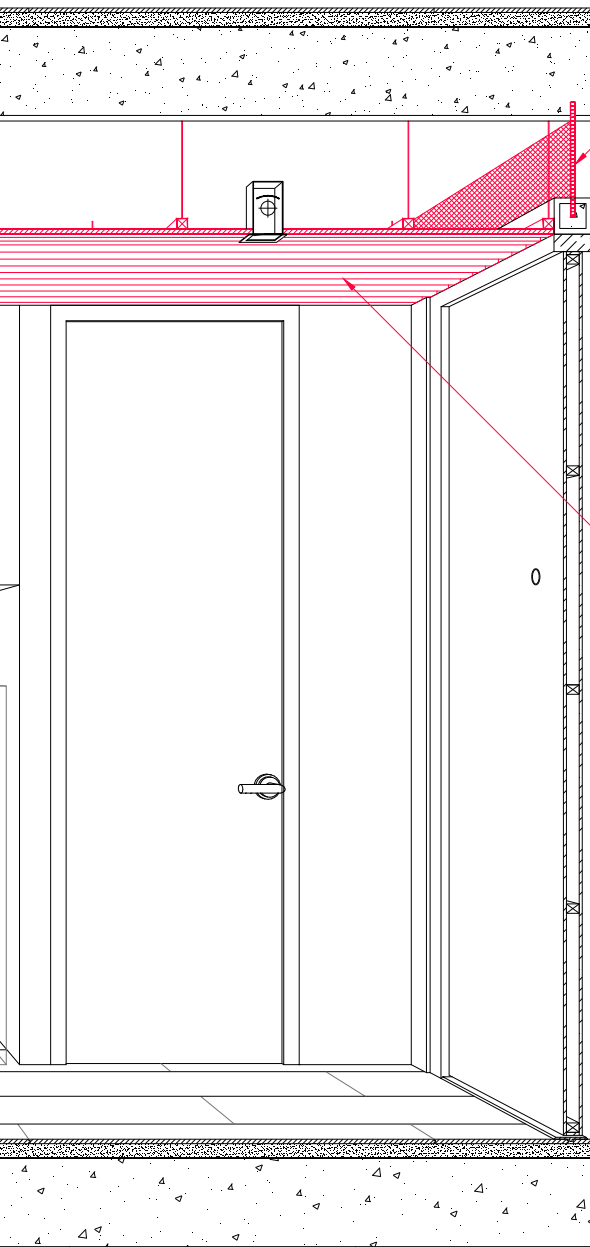
DRAWING FOR BMA

CHECKED BY  
01 IDO AVISSAR  
02 THOMAS WEAVER  
03 SALOMON FRAUSTO  
DRAWN BY TRITIP C.  
PRINTED DATE 10/12/2015  
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A  
2.01



ELEVATION 1  
SCALE 1:100 IN A1  
SCALE 1:200 IN A3





Air-ventilation panel made from metal mesh panels.  
Screen 80% of insects and dusts particles.

Metal mesh panel, size XS 32  
Paint with anti-rust and black epoxy paint from TOA  
4-season series or equivalent.

Service area over head serves as an air ventilation pocket.  
When heat rises, it goes through the wood-batten grill and goes  
outside through mesh panels. This pocket connects the whole  
cross section of the building, creating cross-ventilations.

Artificial wood battens 25x25 mm every 25 mm  
Metal frame structure @600 mm, rustproof  
With maintenance access according to the design

**+6.65%**

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### PROJECT DESCRIPTION

## 1235 ISP

## I-SPACE RESIDENCE CONDOMINIUM LUXURY

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## DETAIL

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## SCENARIO A: LUXURY

SCALE 1:10 IN A1  
SCALE 1:20 IN A3

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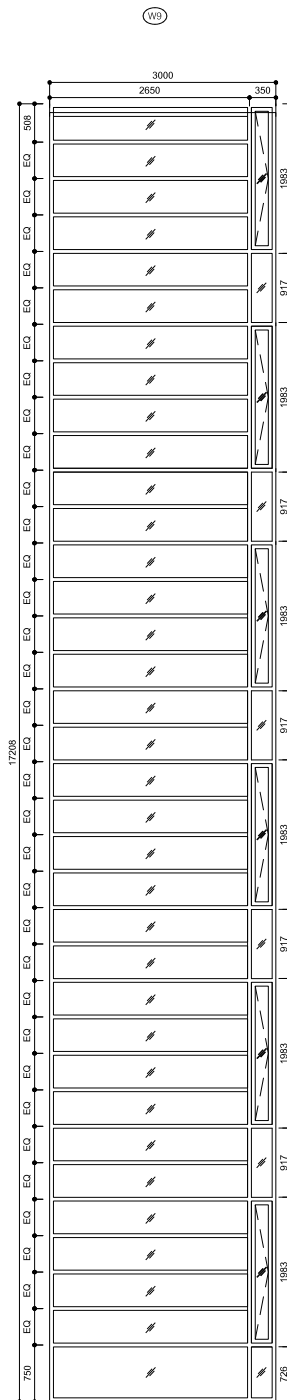
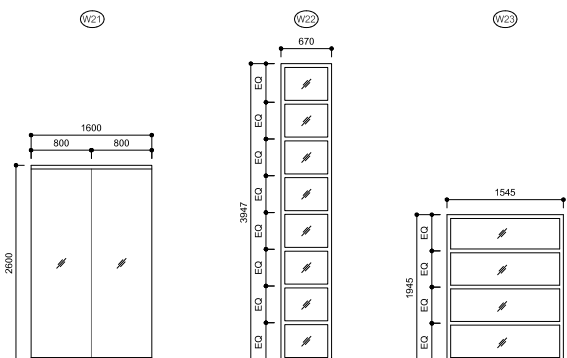
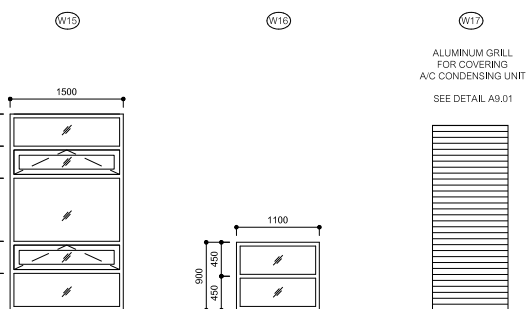
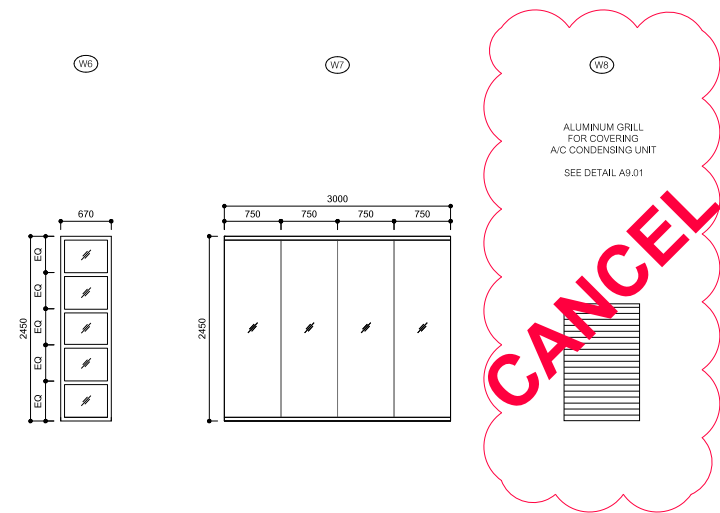
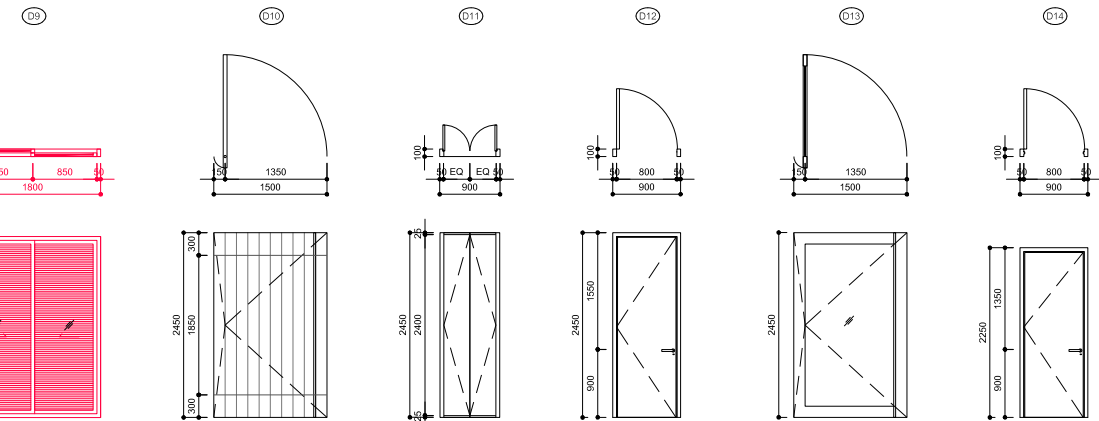
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## PROJECT DESCRIPTION

## 1235 ISP

## I-SPACE RESIDENCE CONDOMINIUM COMFORT

ADDRESS : 25 NADEDEE, TAMBON SAEN SUK,  
AMPHOE MUEANG CHON BURI  
CHON BURI 20130 THAILAND

## DRAWING TITLE

## DOORS & WINDOWS

## ISSUE / REVISION

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PRINTED DATE

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These hybrid windows serve as both view/natural light entrance and air-ventilation channels. The floor to ceiling height provides enough natural light for daytime usage. While the width of each panel is perfect for Thai human scale and are mass-produced, factory made.

Aluminum-frame single-open windows.  
Size: 1800x2100, powder coating finishes in white.

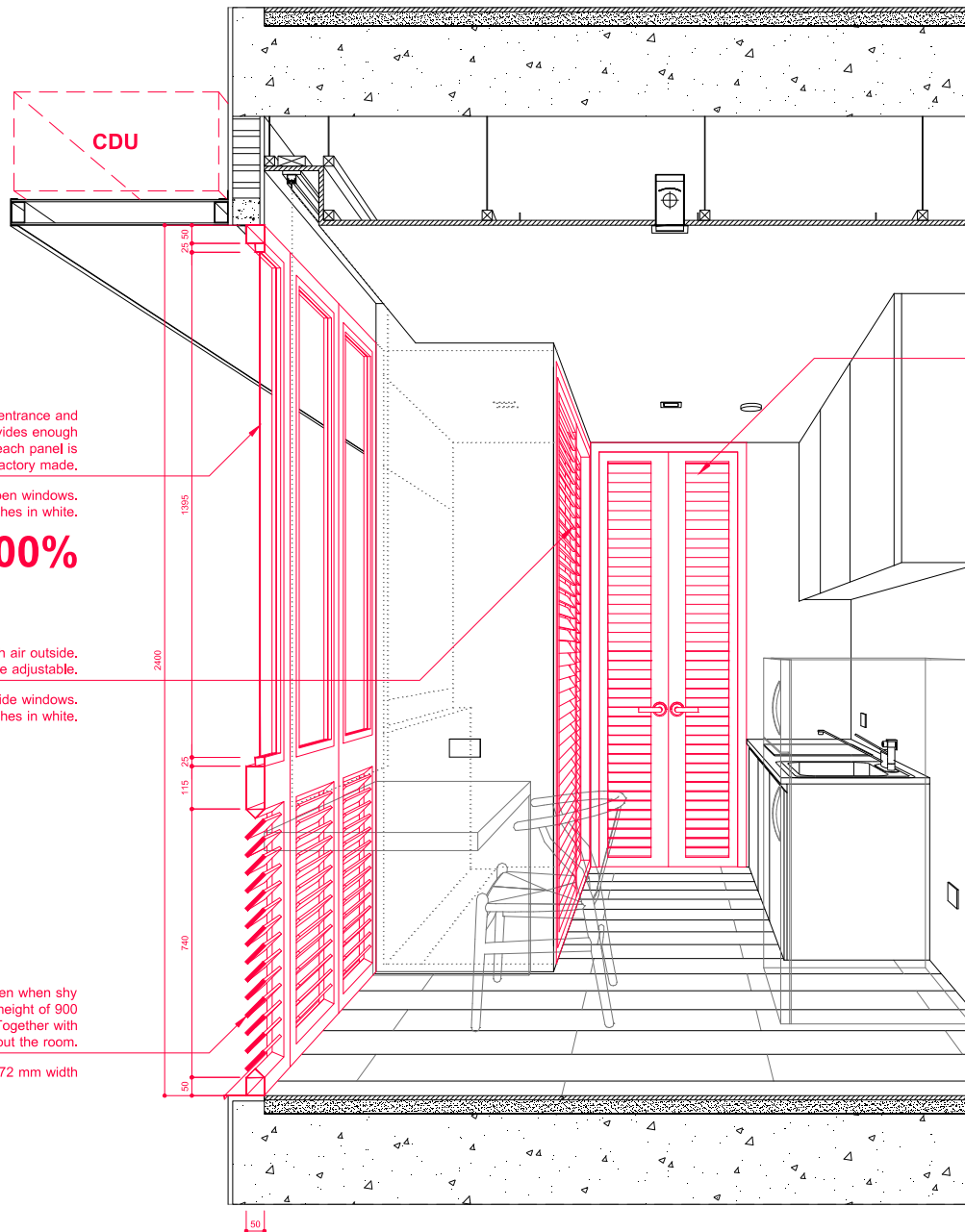
**+1.00%**

Aluminum sliding doors connects with the fresh air outside.  
The glass-louvers are adjustable.

Aluminum-frame double-slide windows.  
Size: 1800x2400, powder coating finishes in white.

Glass-louvers allow natural light to shine through even when shy away from insects and rain. While stopping at the height of 900 mm, these louvers are not covering up the view. Together with louver-door, it creates cross-ventilation throughout the room.

Tempered-glass 8 mm thickness, 72 mm width



# Preliminary Impression

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### PROJECT DESCRIPTION

## 1235 ISP

## I-SPACE RESIDENCE CONDOMINIUM COMFORT

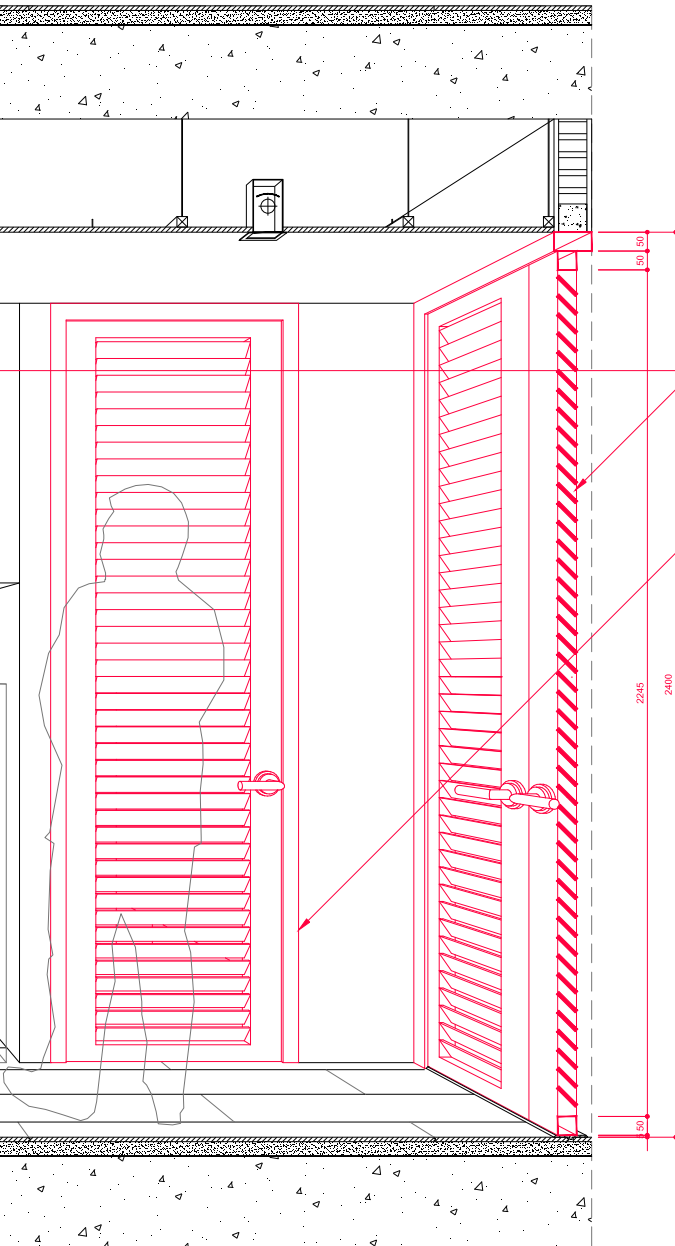
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A double-open louver door is suitable with Thai human scale, which has a short arm length. Louvers help enable cross-ventilation while maintaining the privacy level.

Teak double-open louver door with natural color finishes  
Hardware from Hafele or equivalent.  
Size: 900x2400 mm

A single-open louver door for bathroom areas helps ventilate such humid space while maintaining the privacy and hygiene within the limited space.

Teak double-open louver door with natural color finishes  
Hardware from Hafele or equivalent.  
Size: 800x2400 mm

**+0.70%**

### SCENARIO B: COMFORT

SCALE 1:10 IN A1  
SCALE 1:20 IN A3

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02 THOMAS WEAVER

03 SALOMON FRAUSTO

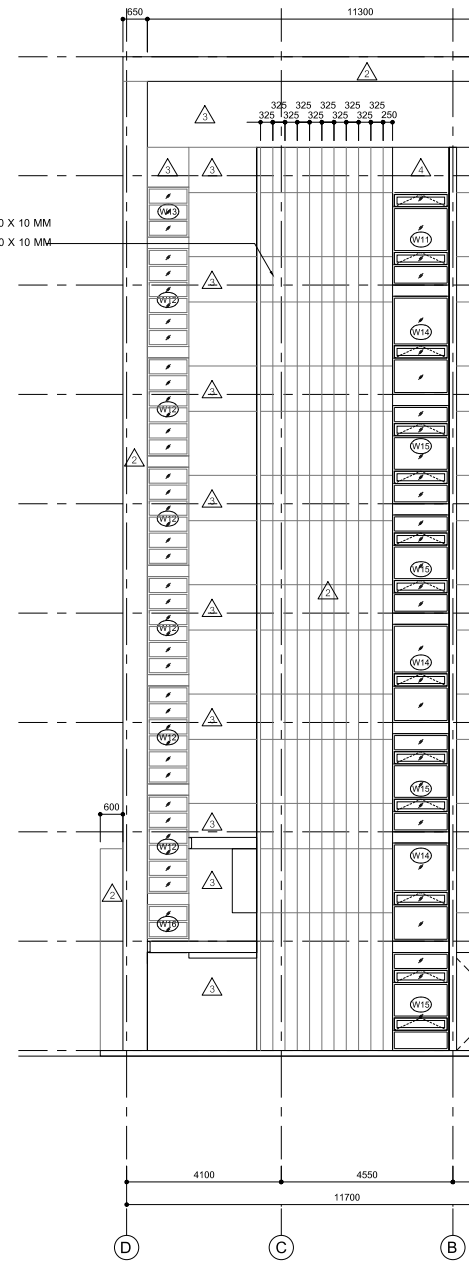
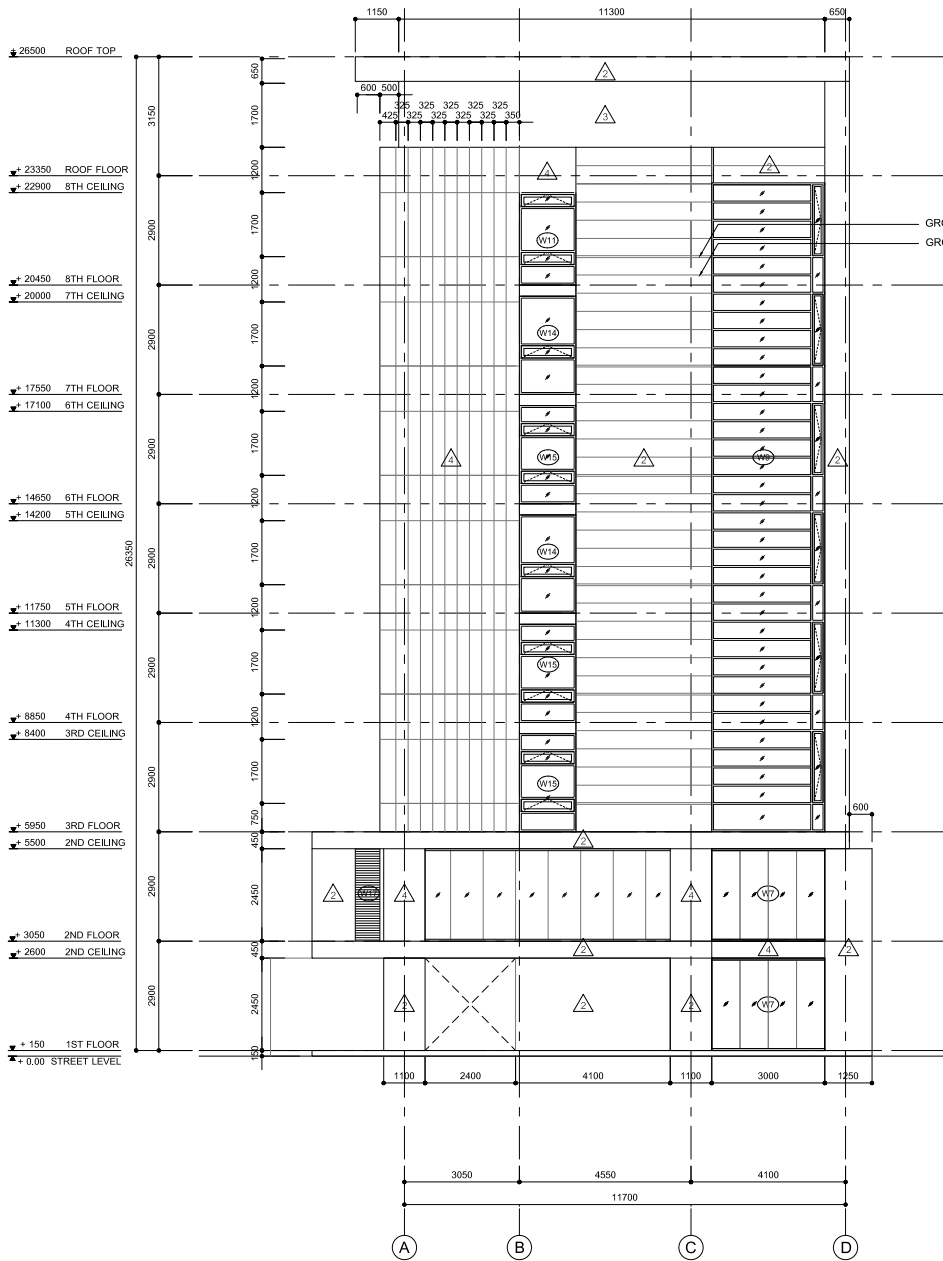
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**ELEVATION 3**  
SCALE 1:100 IN A1  
SCALE 1:200 IN A3

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## PROJECT DESCRIPTION

**1235 ISP**

**I-SPACE RESIDENCE  
CONDOMINIUM**

## BUDGET

ADDRESS : 25 NADEDEE, TAMBON SAEN SUK,  
AMPHOE MUEANG CHON BURI  
CHON BURI 20130 THAILAND

## DRAWING TITLE

**ELEVATION 3, 4**

## SECTION 1

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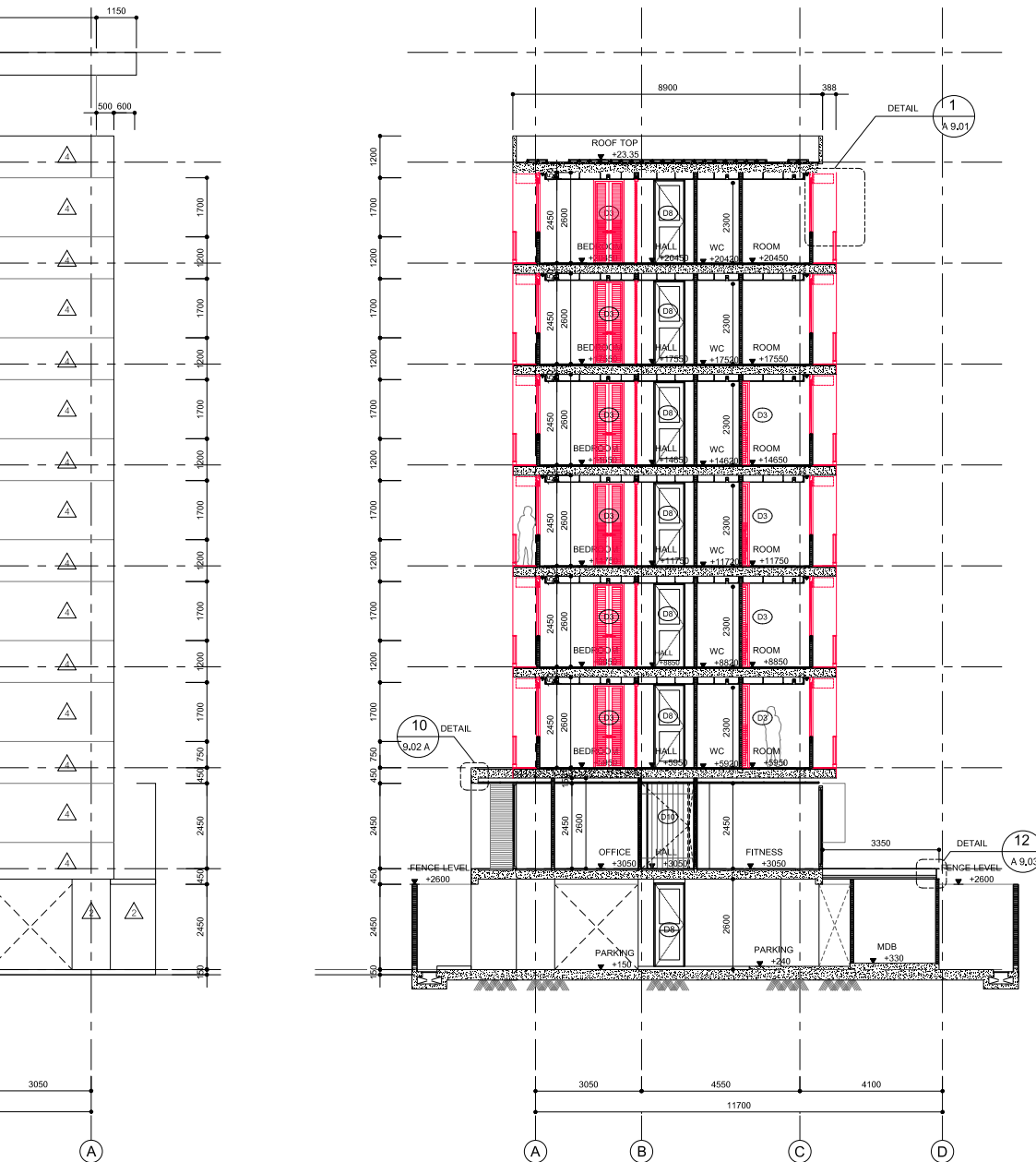
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### ELEVATION 4

SCALE 1:100 IN A1  
SCALE 1:200 IN A3

## SECTION 1

SCALE 1:100 IN A1  
SCALE 1:200 IN A3

Although the function-able area has been decreased by the addition of full-length balconies, it has its own advantages. Instead of having to add shading panels, 'The Budget' uses floor slabs to create shadows.

Reduce the overall budget up to 2.70%

**-2.70%**

Because of insects, mainly mosquitoes, prevents majority of condominium's windows from being opened. Insect nets are seen as obsolete, covering up views and not modern enough. Therefore, fixed windows seem to be one interesting solutions. It can help lower significant amount of budget, however it needs to be in combination with other ventilation devices.

Fixed windows, butt joint  
Size: 1500x1600 mm

**-60.00%**

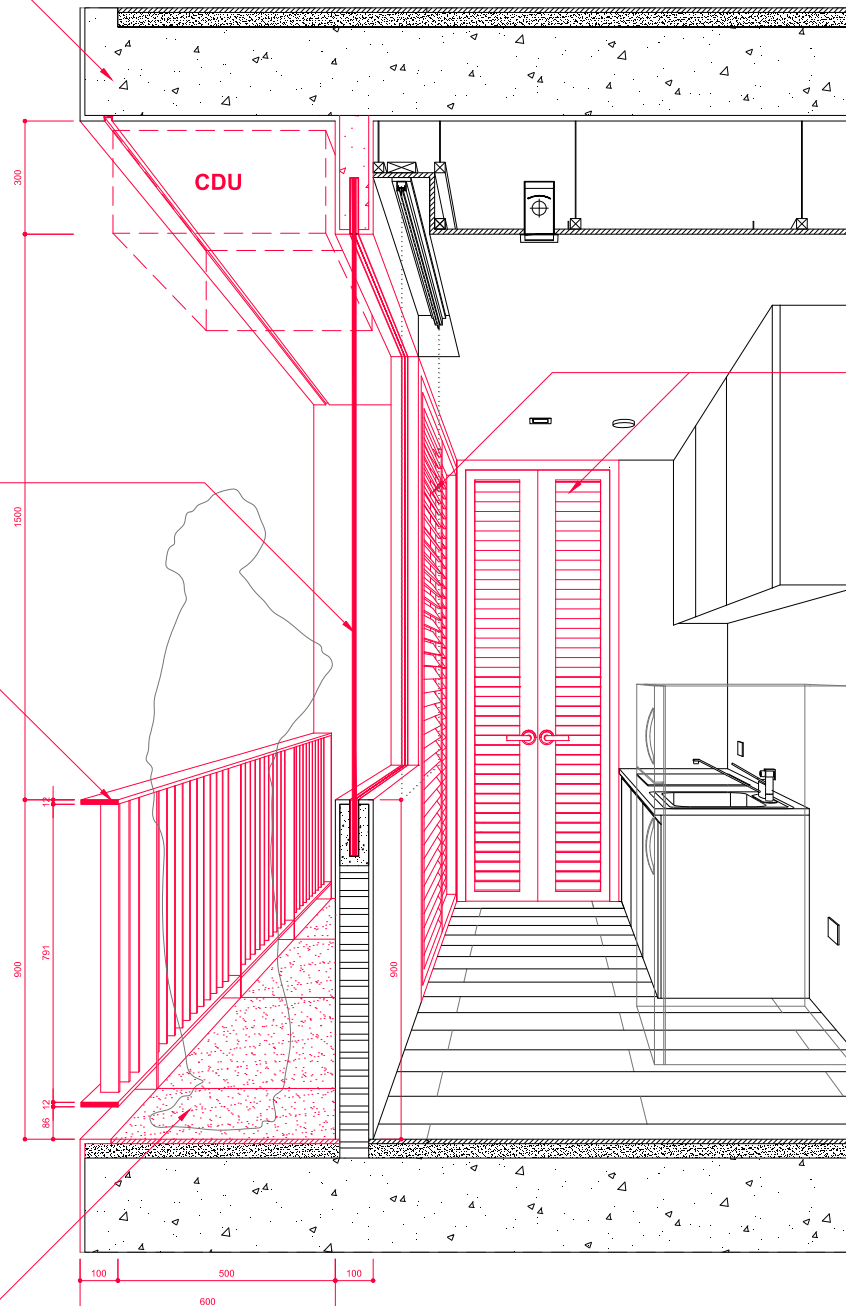
Instead of the most common choice: glass railings, steel sheet railings provide safety and enable ventilation while being 'modern' and 'minimal', as being sold in advertisements.

Steel plate 4mm thickness @75 mm  
Paint with anti-rust and black epoxy paint from TOA or equivalent

**-0.57%**

Full-length balcony takes away 18.50% of usable areas in each floor. However, it gains back semi-outdoor space, which is highly preferable as a laundry space and acting as a self-shading.

Reinforce Concrete with leveling sand Porcelain tiles 600x600 mm  
Brand: Interhomecare Model: Catalina White Matt



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PROJECT DESCRIPTION  
1235 ISP  
I-SPACE RESIDENCE CONDOMINIUM  
BUDGET  
ADDRESS : 25 NADEDEE, TAMBON SAEN SUK, AMPHOE MUEANG CHON BURI CHON BURI 20130 THAILAND

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A double-open louver door is suitable with Thai human scale, which has a short arm length. Louvers help enable cross-ventilation while maintaining the privacy level.

Teak double-open louver door with natural color finishes  
Hardware from Hafele or equivalent.  
Size: 900x2400 mm

A single-open louver door for bathroom areas helps ventilate such humid space while maintaining the privacy and hygiene within the limited space.

Teak double-open louver door with natural color finishes  
Hardware from Hafele or equivalent.  
Size: 800x2400 mm

+0.70%

SCENARIO C: BUDGET  
SCALE 1:10 IN A1  
SCALE 1:20 IN A3

39

