

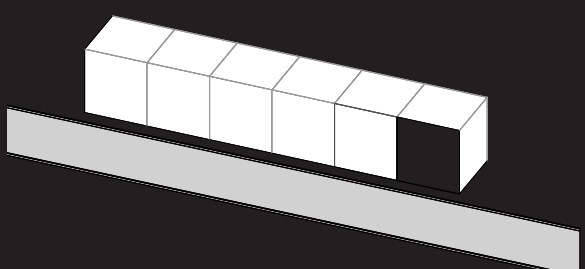
OFFICE IN BB CENTRUM

ABSTRACT

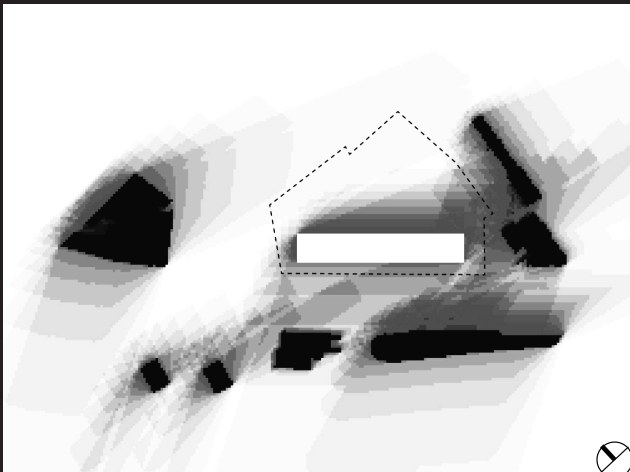
The multifunctional BB Centrum complex (25 hectares) is comprised of a total of 17 buildings, 12 of which are office buildings, two residential projects, a fitness and wellness centre in the BRUM-LOVKA building, a social centre and Elijaš Christian elementary school, nursery school and now also high school. The project site located south part of the district, Currently used as a parking lot and expected to build office building in the future.



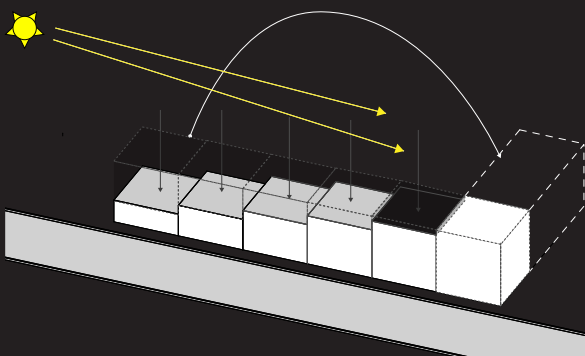
SITE ANALYSIS



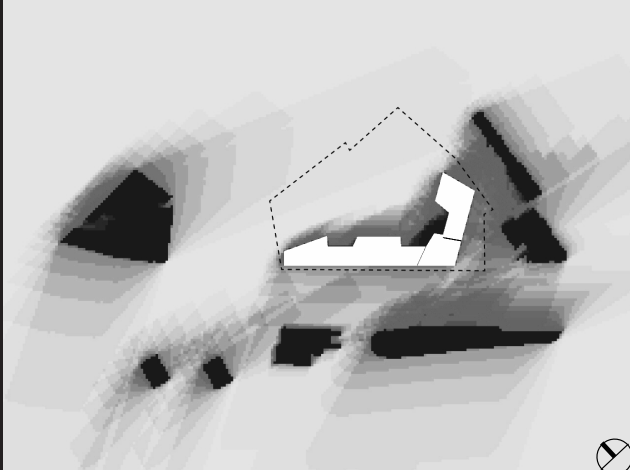
The maximum floor area which can be built in this site is 30,000m². Also the maximum stories are 8 floor. As such volume create huge shadows in the park if the volume is in the next to the highway.



The maximum volume possible in this site.

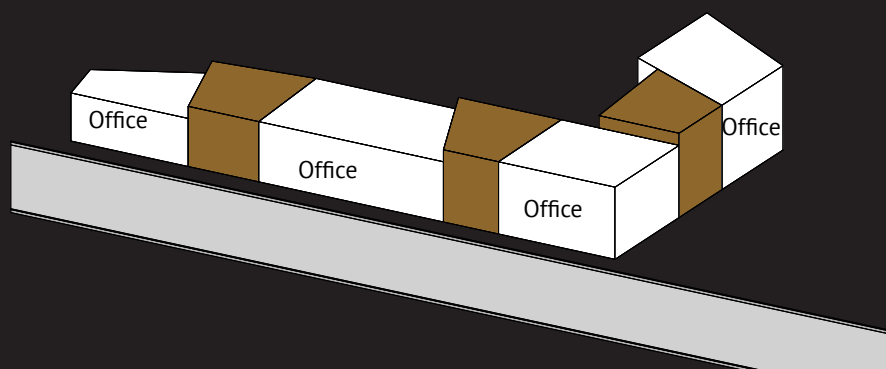


In order to allow more sunlight into the park, the volume, is modified and relocated to the other side of the park. It create partly more shady area however the more light is into the park.

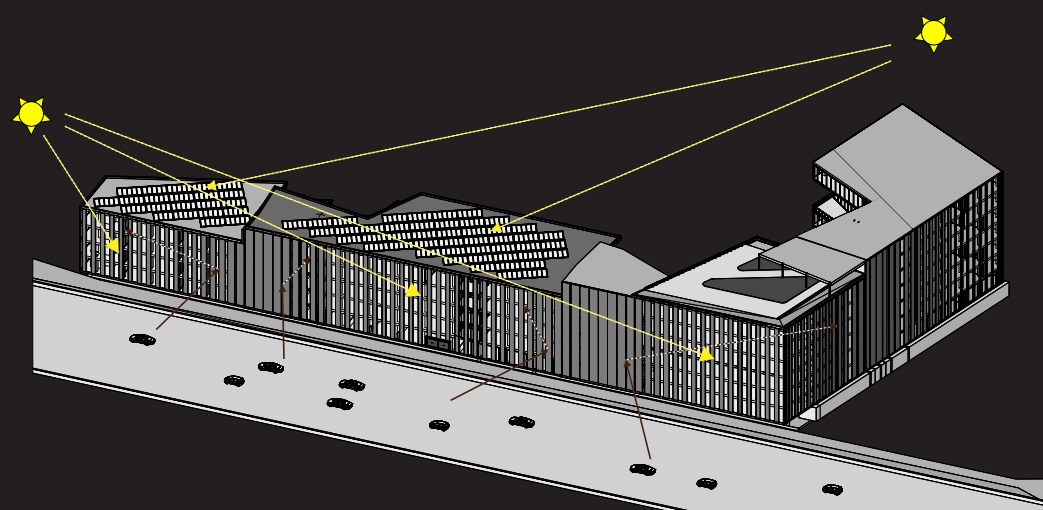


By modifying volume it allows more light into the park.

IDEA

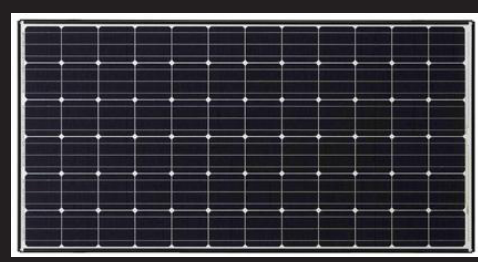


The volume is separated into 2 different parts which is office and shared area. The shared area is designed vertically continuous space. The core is placed in the highway side.



In the Highway side of exterior, block wall is placed for soundproof. Since core is facing in the highway side of building where it should be closed, the wall is dense. And then where place sunlight is needed, wall become less dense, let more opening to take light into office space.

SOLAR PANEL



$$E = A \cdot r \cdot H \cdot PR$$

E = Energy (kWh)

A = Total solar panel Area (m²)

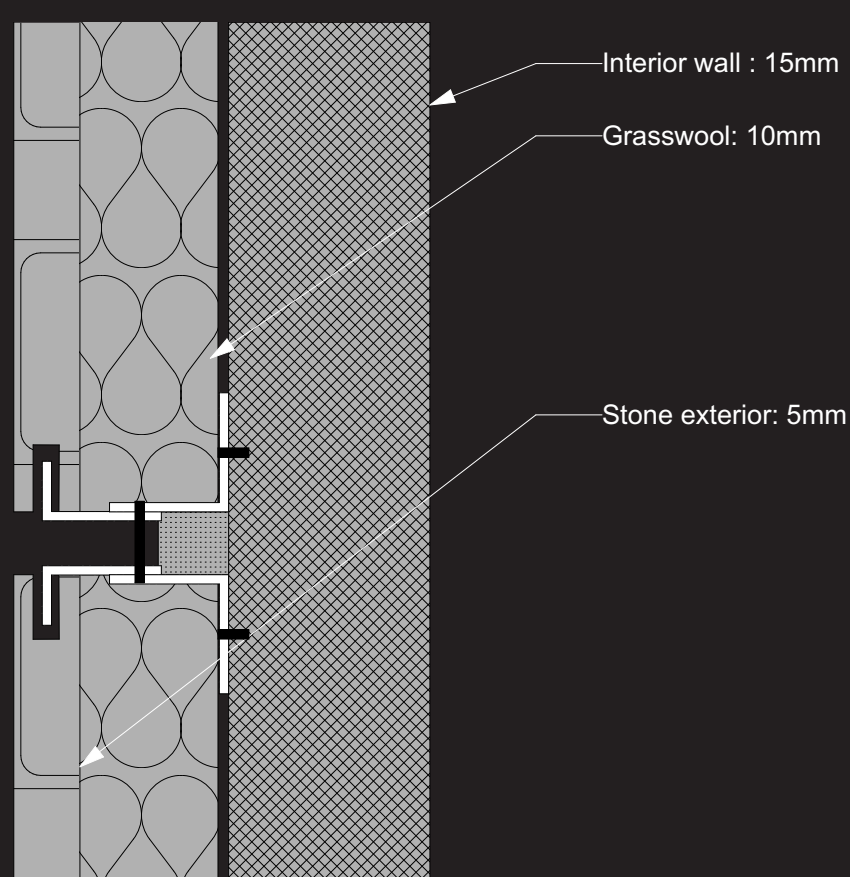
r = solar panel yield or efficiency(%)

H = Annual average solar radiation on tilted panels (shadings not included)

PR = Performance ratio, coefficient for losses (range between 0.5 and 0.9, default value = 0.75)

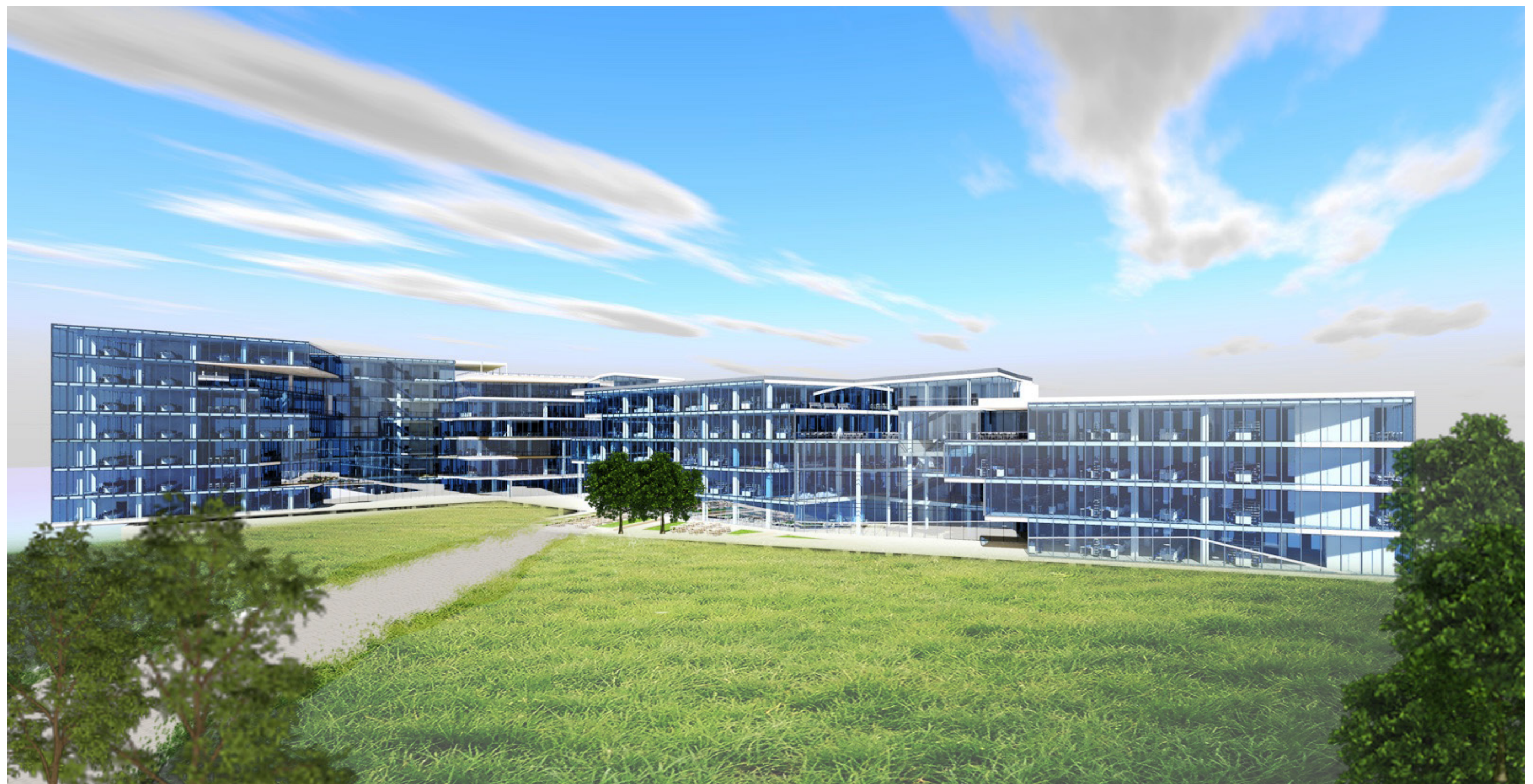
$$E = 631 \cdot 23.8 \cdot 975 \cdot 0.75 = 10,981 \text{ kWh}$$

Exterior panel section layer

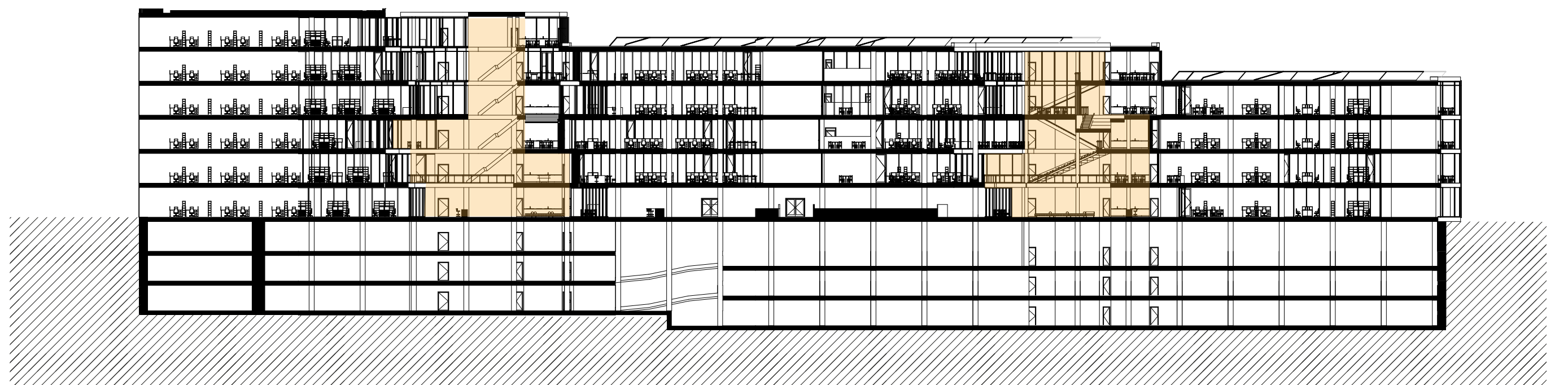


1. Park with greenery 2. Running track 3. Sitting space

Site plan 1/ 1000

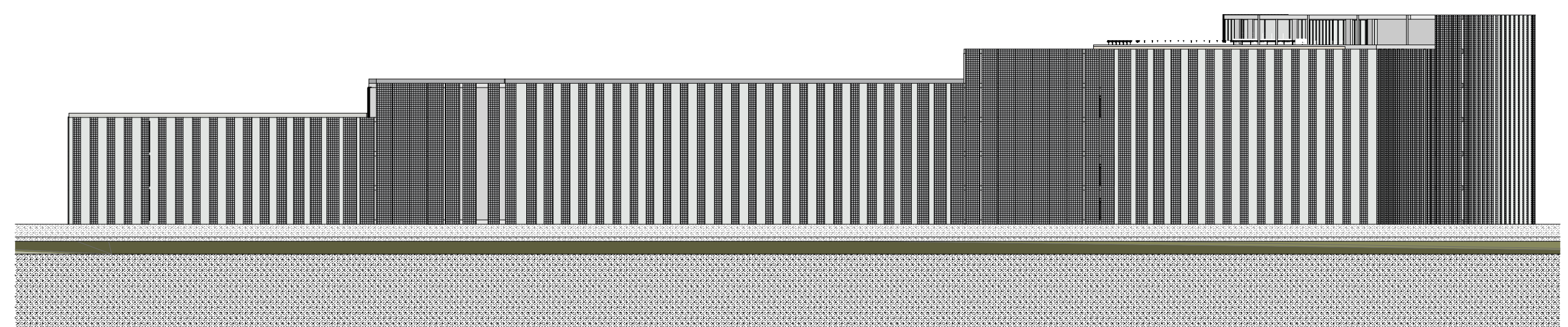


Front Perspective



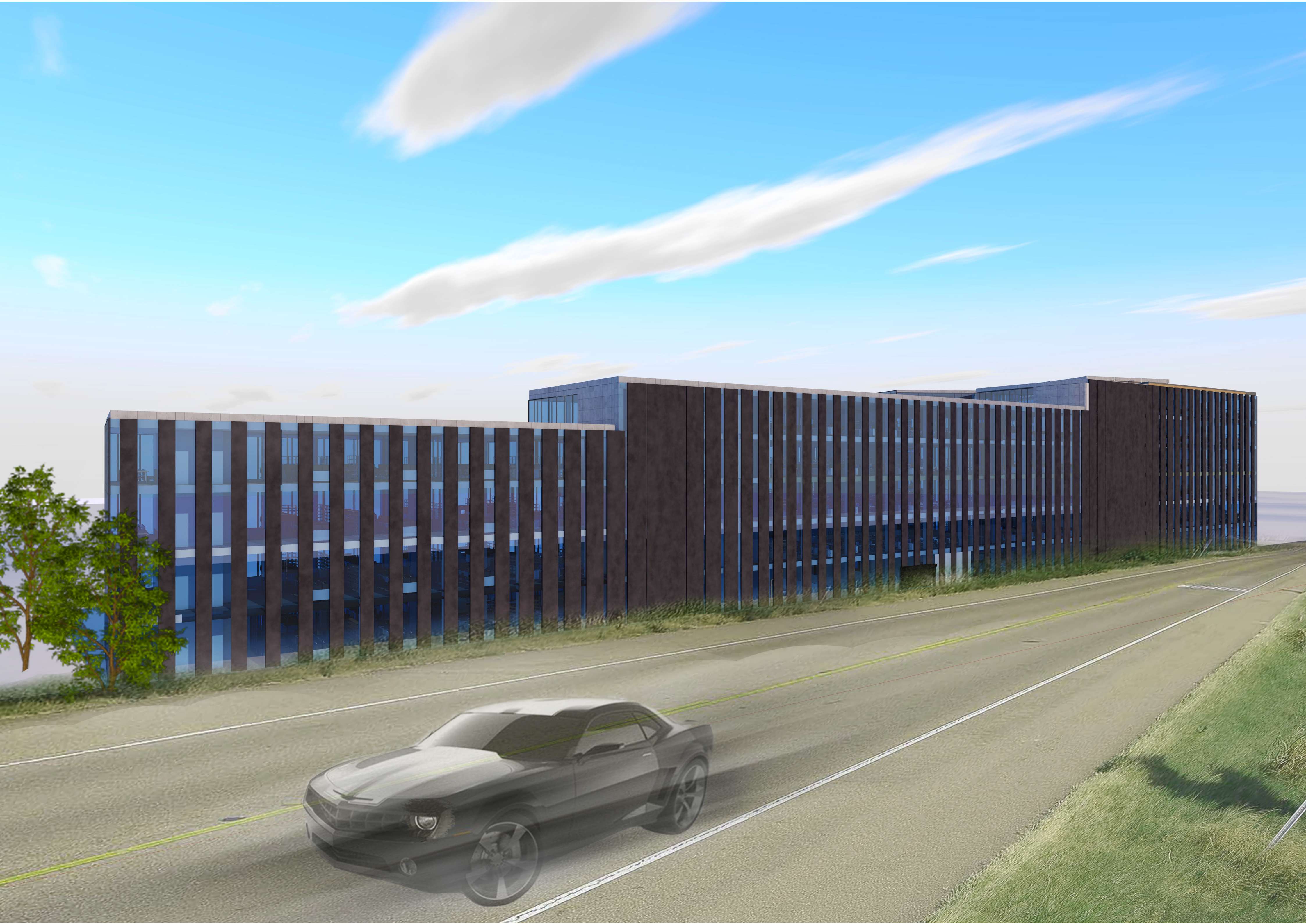
The orange colour shows the continuity of space in the shared area. It continue from entrance hall to the top.

B-B Section 1/500



The exterior panel is arranged according to the location of core. Approximately half are the opening.

South Elevation 1/500

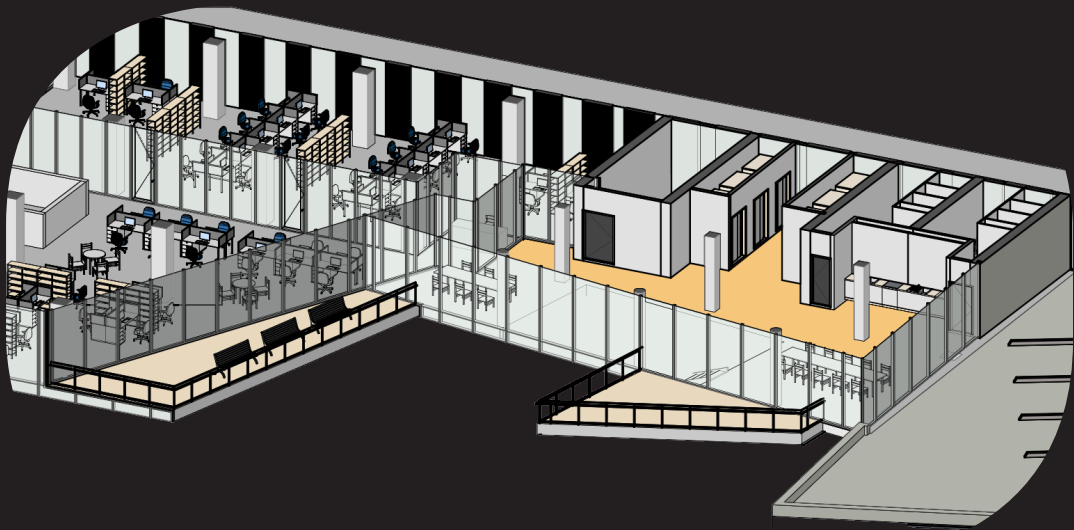


Back perspective highway side



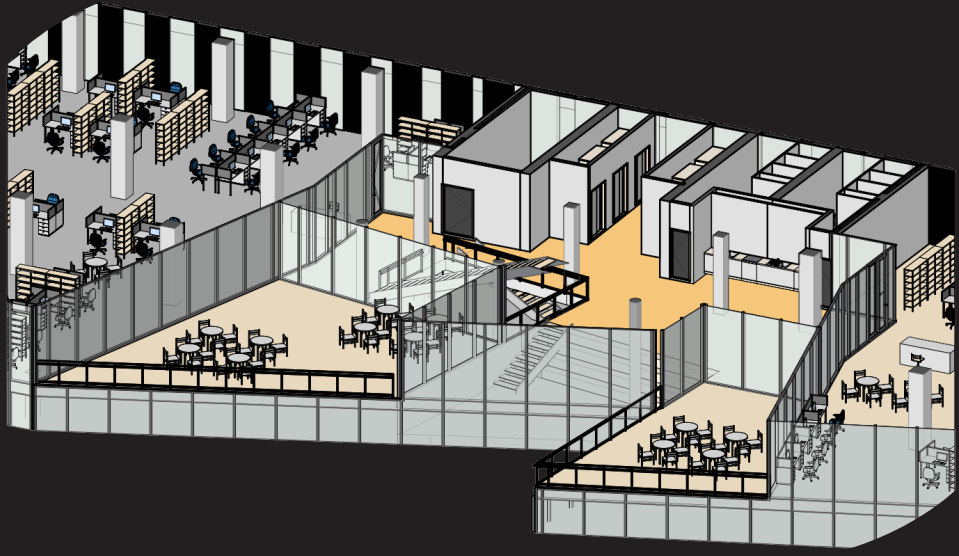
Open office

SHARED AREA



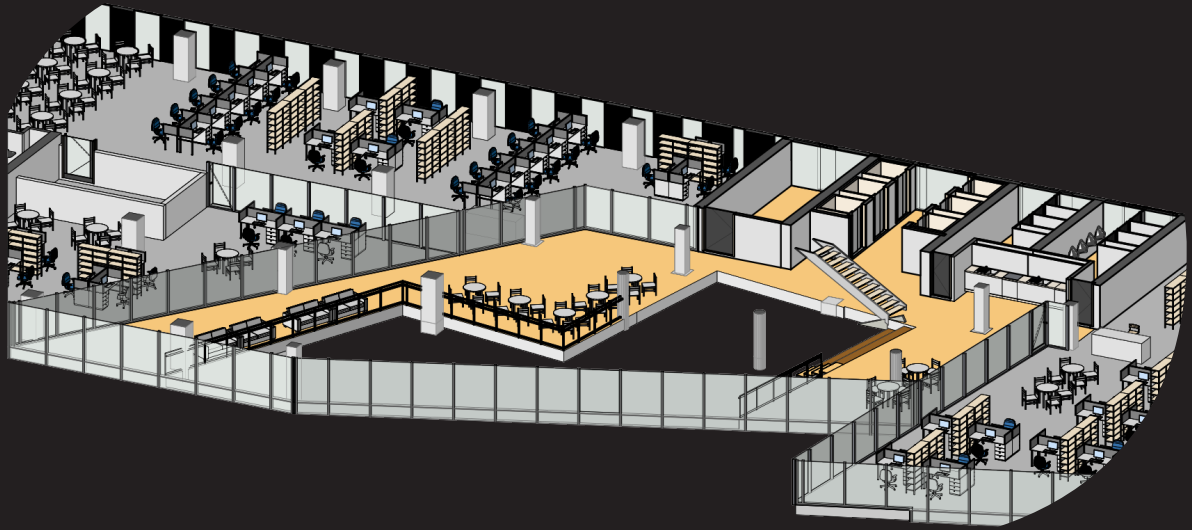
4th floor

Chatting area also the terrace space. People have access to the outside.



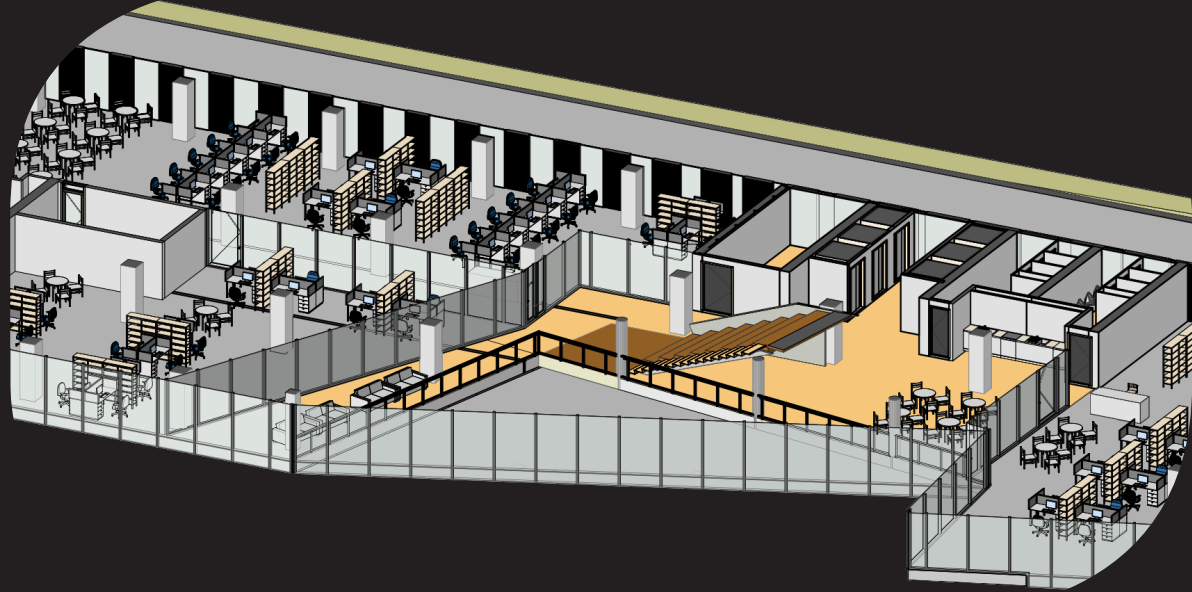
3rd floor

In the 3rd floor has terrace, chatting area and small auditorium.



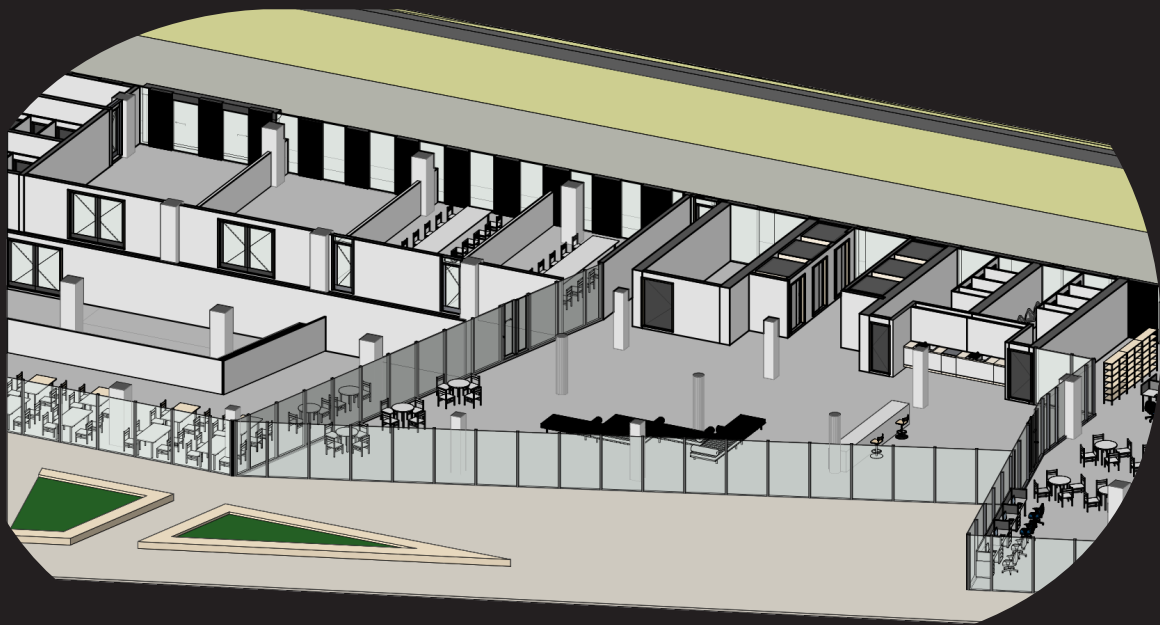
2nd floor

In the second floor has quiet area, chatting area and connected to the open auditorium.



1st floor

The shared area has open auditorium sitting area and quiet area with sofa where people can relax during work.



Ground floor

There is a entrance hall which contains atrium 3 stories high, gives huge space. People who work there has to use key card to take elevator. Next to the entrance hall there is a restarount, where all the people can interact after work, also the people who work there can enter.

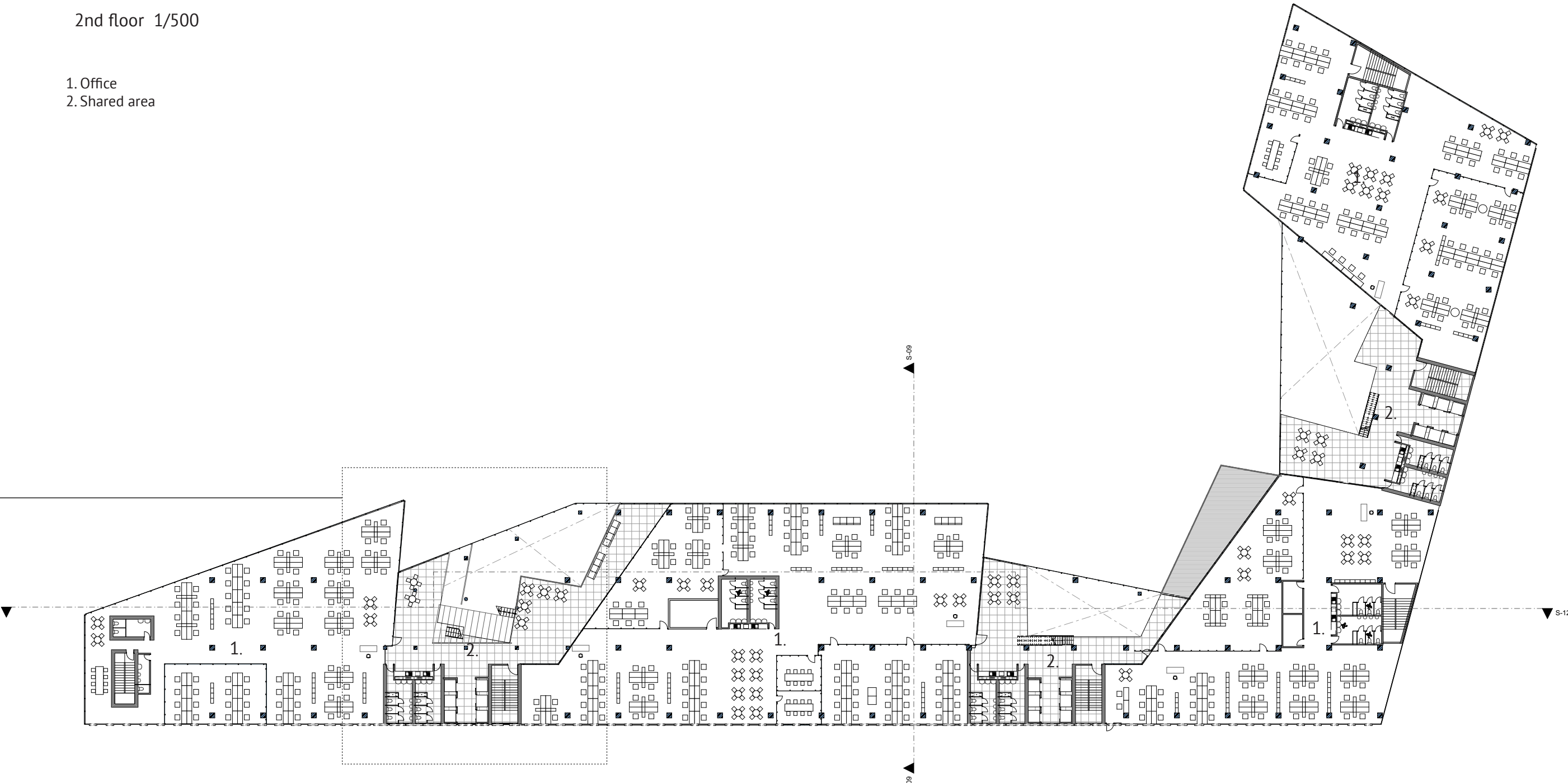
3rd floor 1/500

- 1. Office
- 2. Shared area



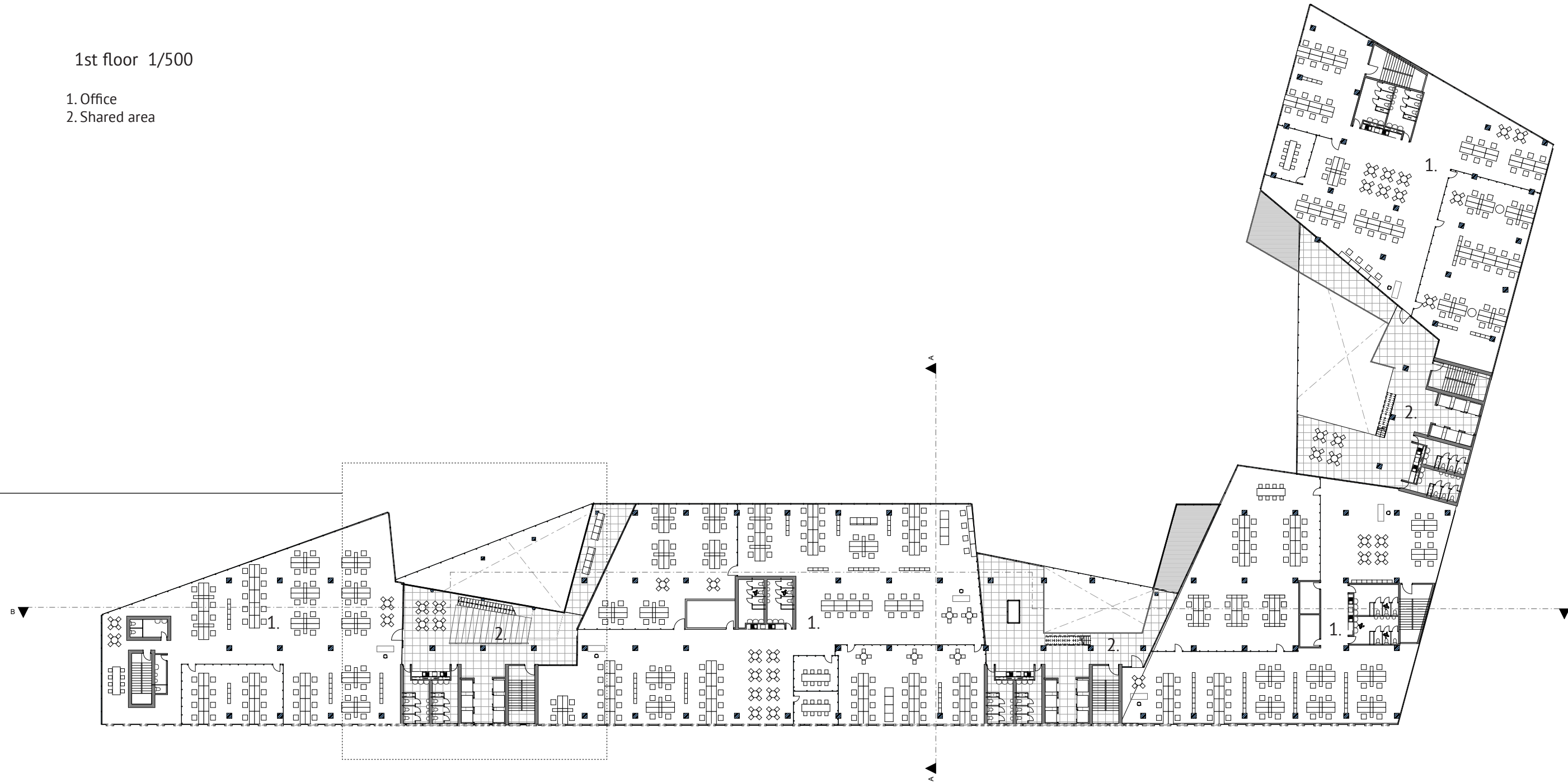
2nd floor 1/500

- 1. Office
- 2. Shared area



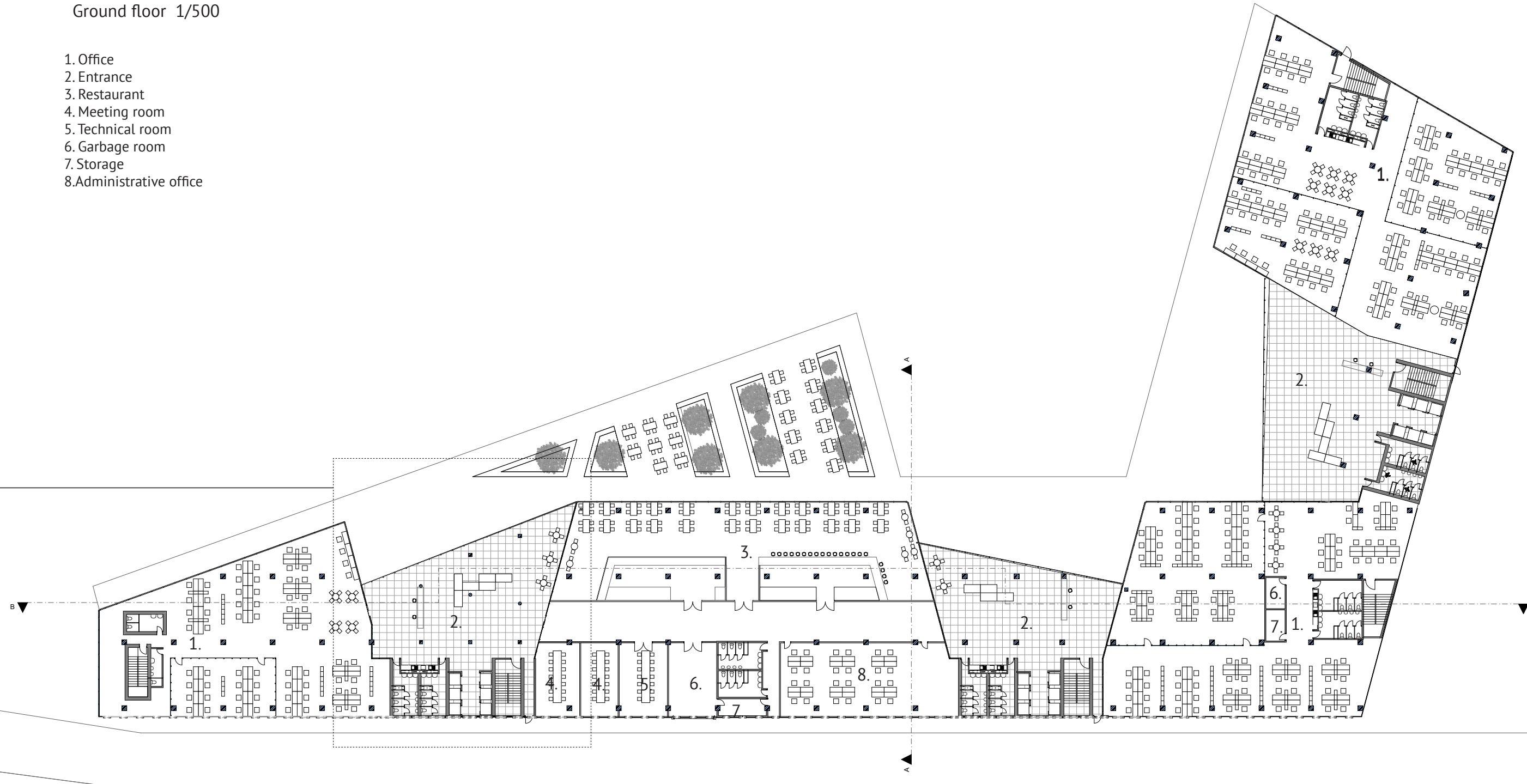
1st floor 1/500

- 1. Office
- 2. Shared area



Ground floor 1/500

- 1. Office
- 2. Entrance
- 3. Restaurant
- 4. Meeting room
- 5. Technical room
- 6. Garbage room
- 7. Storage
- 8. Administrative office

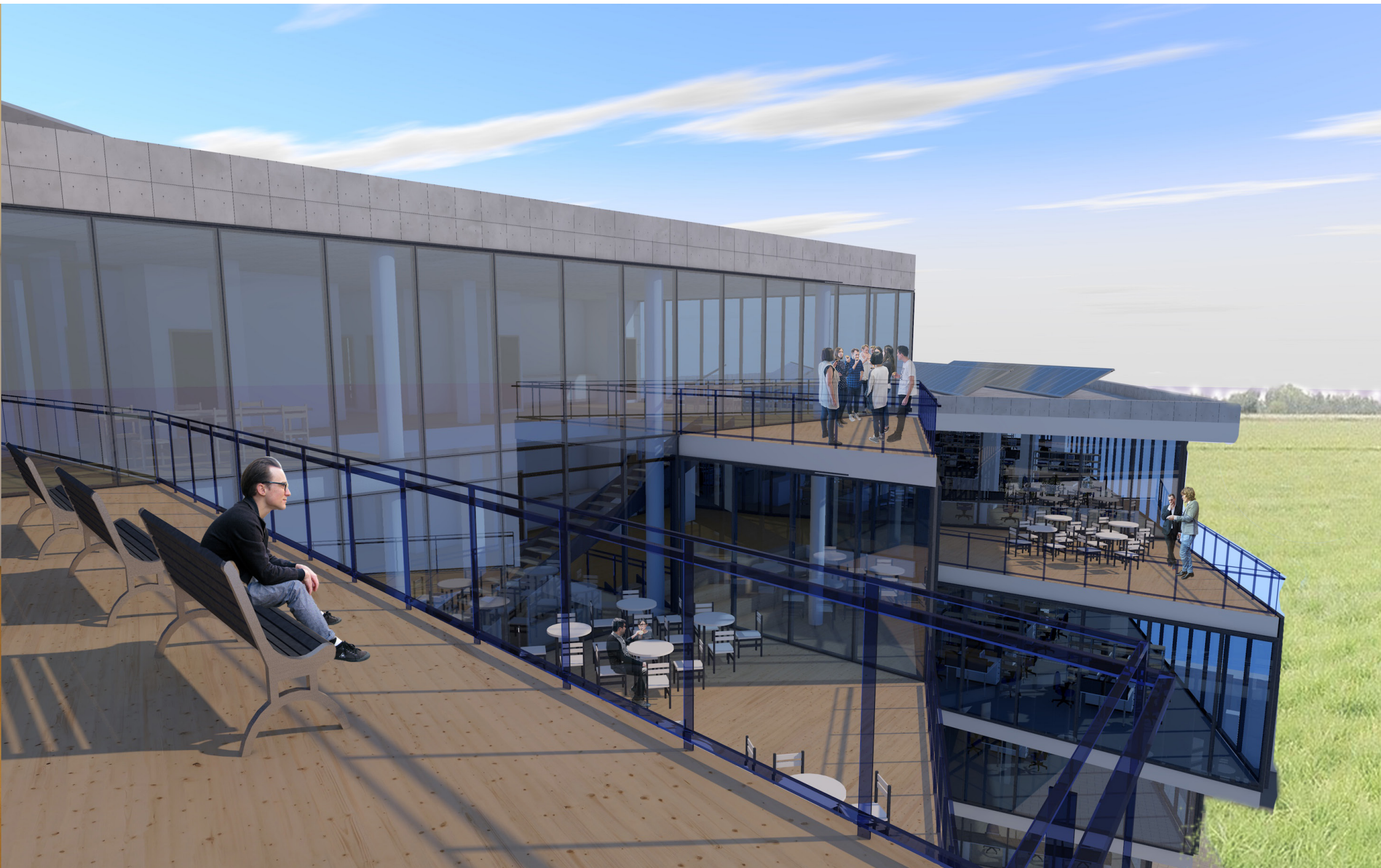




Entrance hall and common space



Play area



Terrace



Open Auditorium



Entrance hall