

INVESTMENT COSTS

OPERATING COSTS

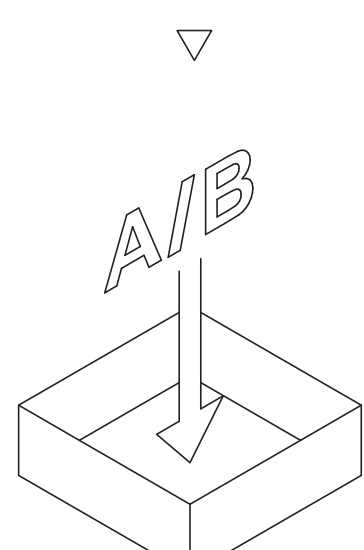
BUILT SURFACE AREA

33%
FACADE33%
CONSTRUCTION33%
INSTALLATIONS

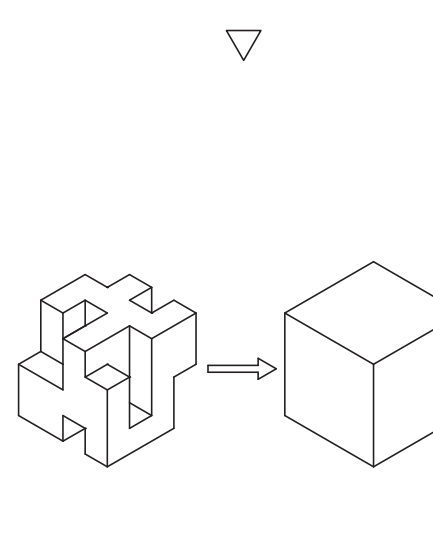
BUILDING SITE

34%
CLEANING11%
HEATING10%
VENTILATION10%
COOLING10%
LIGHTING8%
MAINTENANCE

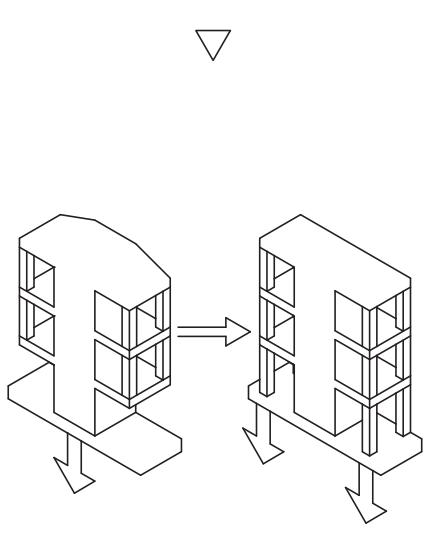
RESIDUAL VALUE



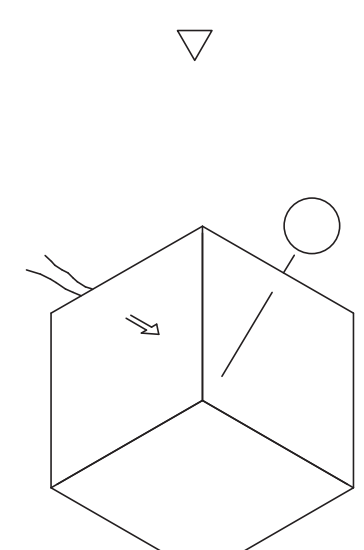
Exchange floor space



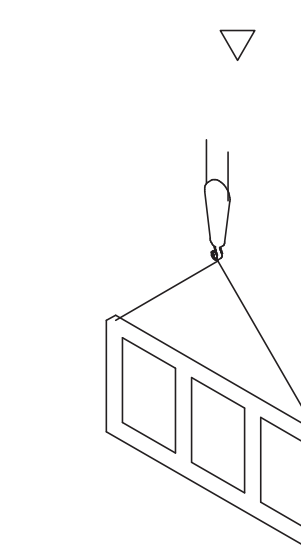
Maximize volume grain size



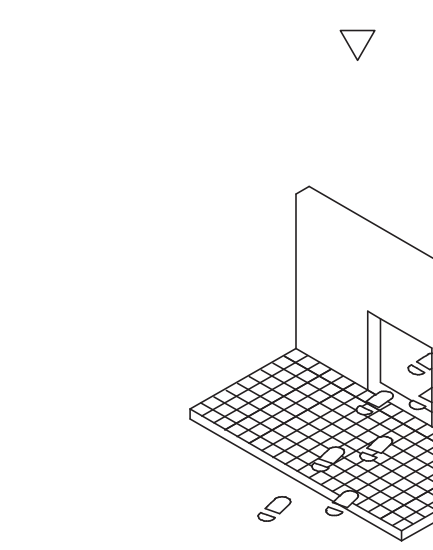
Direct load transfer



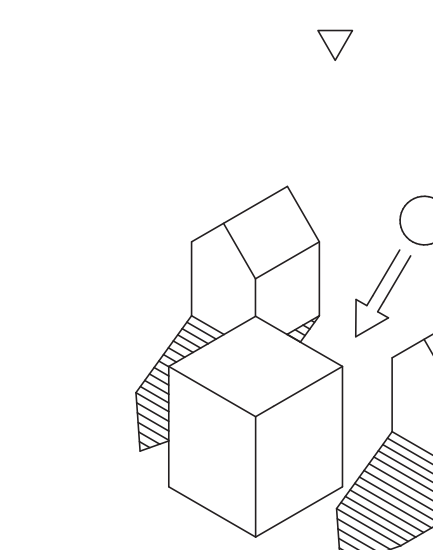
Passive climate conditioning



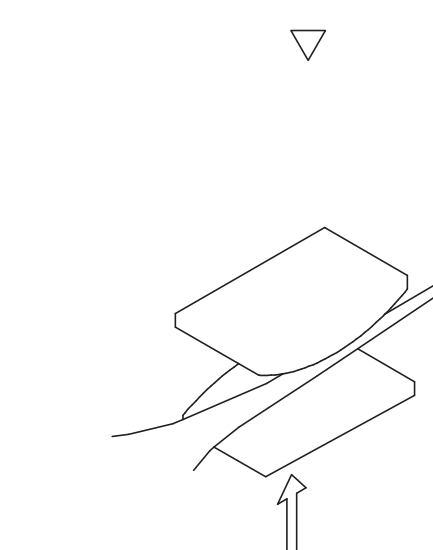
Prefabrication



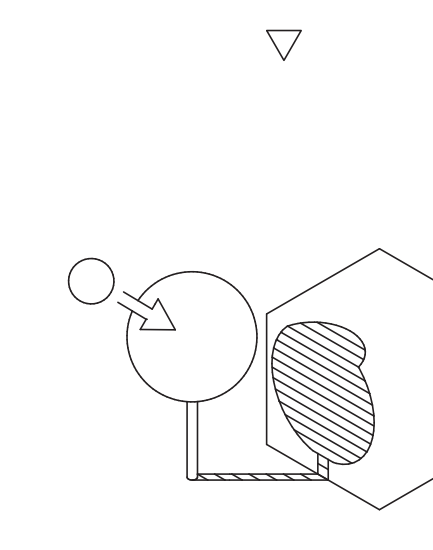
Entrance walk-off zone



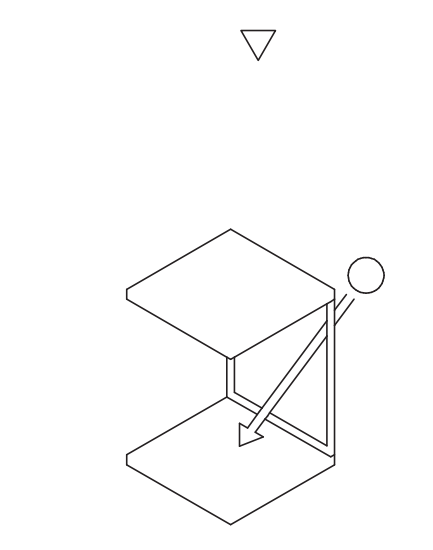
Strategic contextual orientation



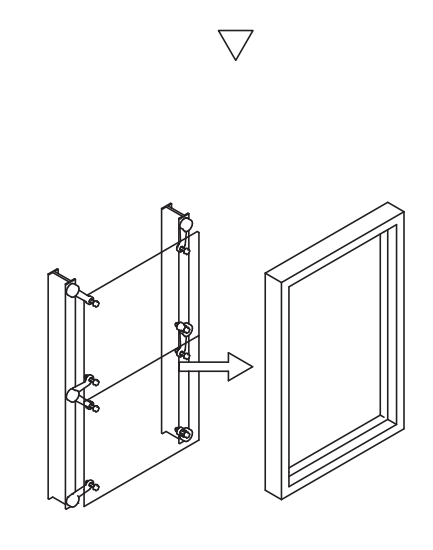
Venturi wing



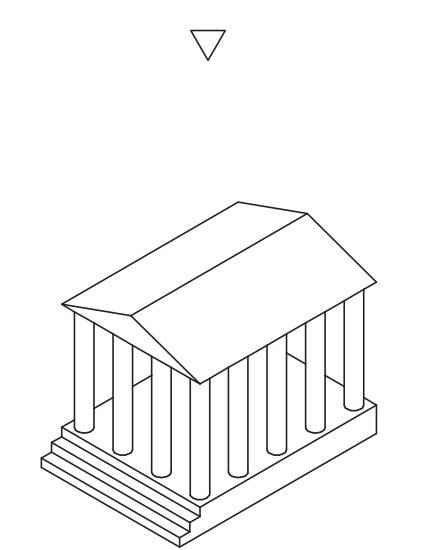
Strategic contextual orientation



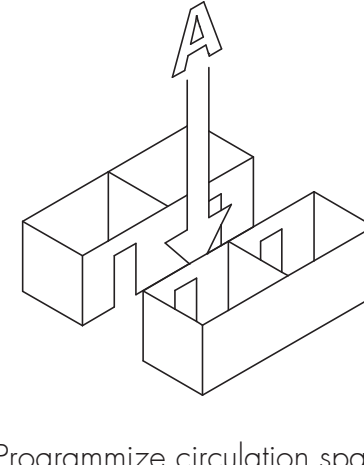
Transparent facade



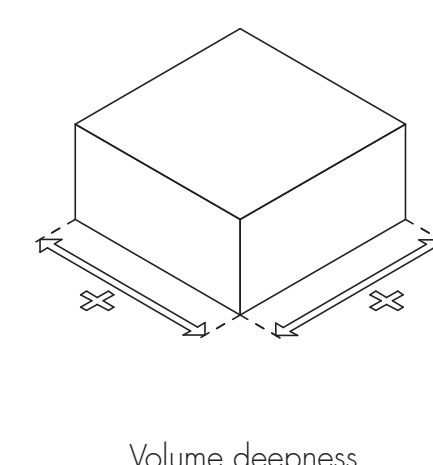
Low-tech



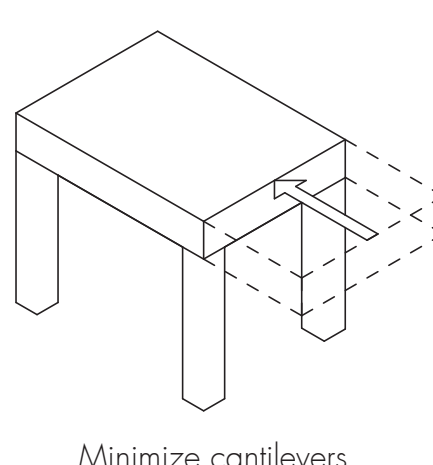
Timeless aesthetic



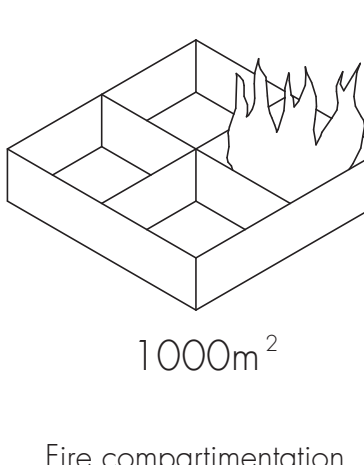
Programize circulation space



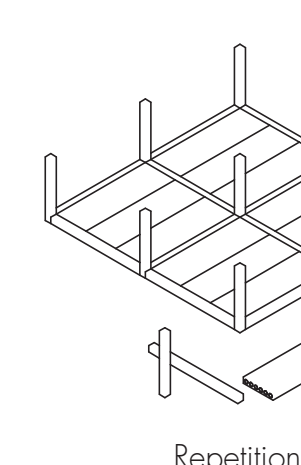
Volume deepness



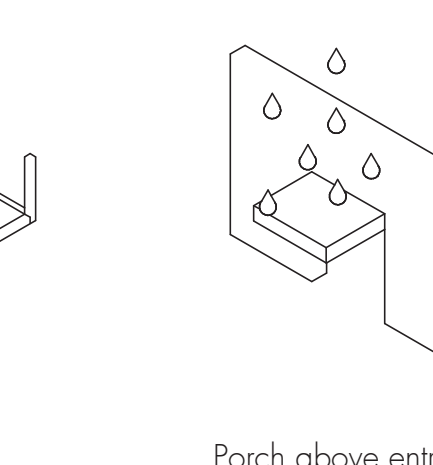
Minimize cantilevers



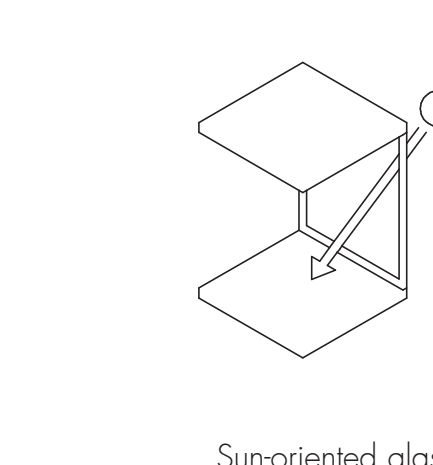
Fire compartmentation



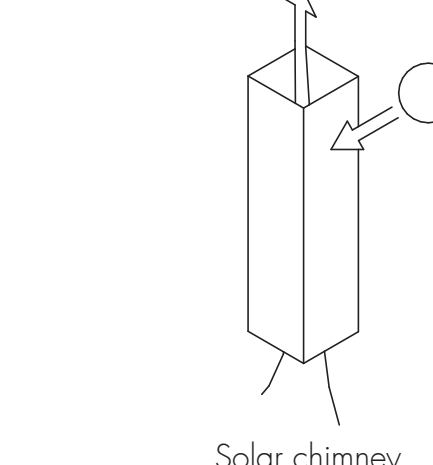
Repetition



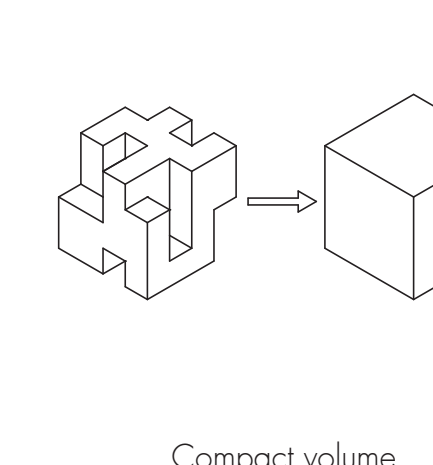
Porch above entrance



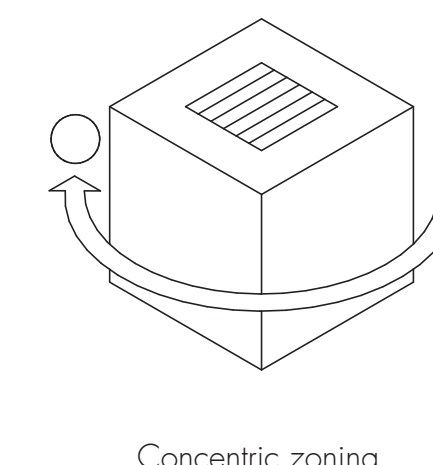
Sun-oriented glass



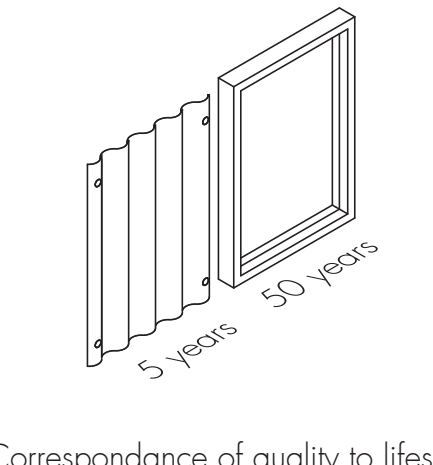
Solar chimney



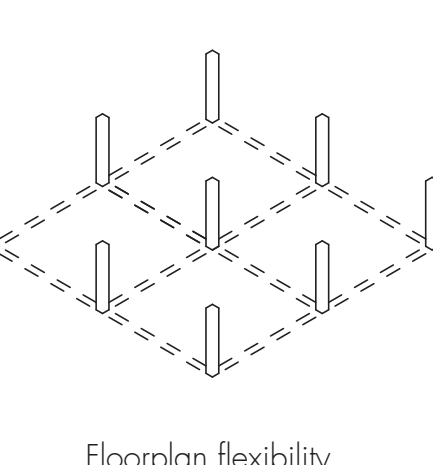
Compact volume



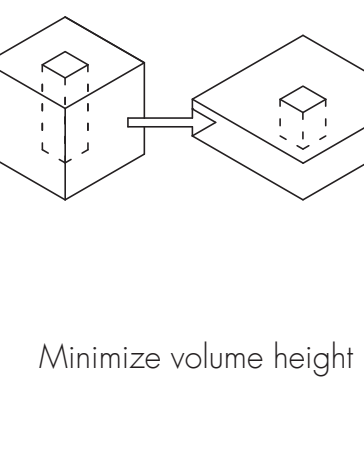
Concentric zoning



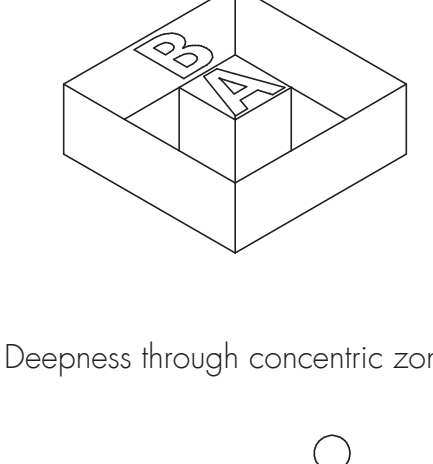
Correspondence of quality to lifespan



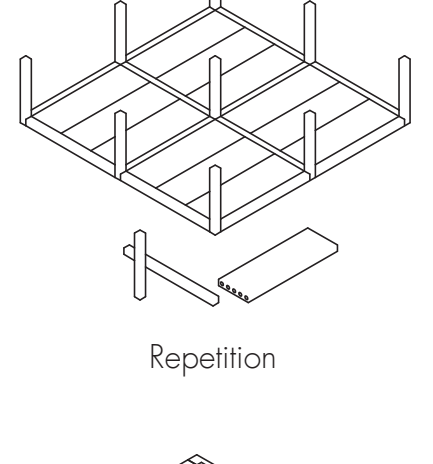
Floorplan flexibility



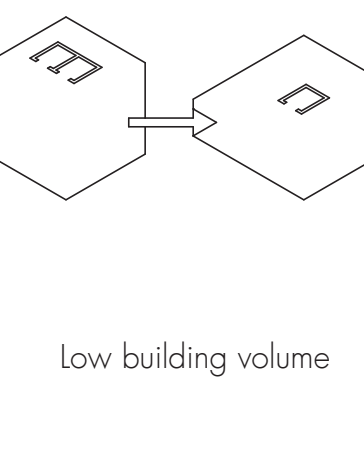
Minimize volume height



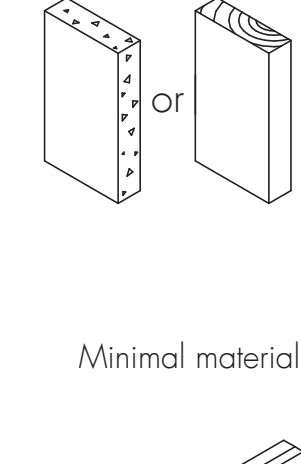
Deepness through concentric zoning



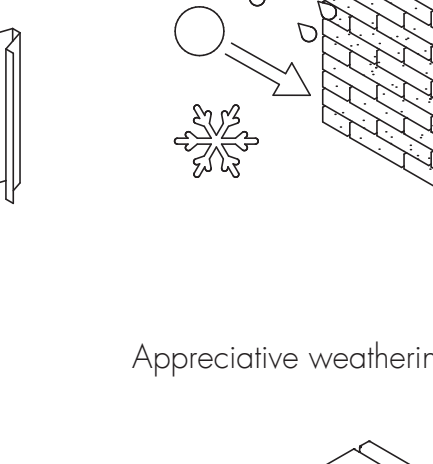
Repetition



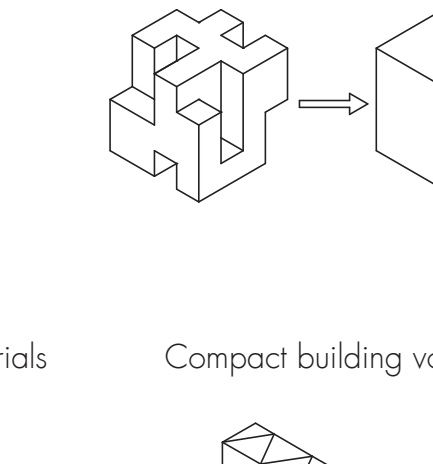
Low building volume



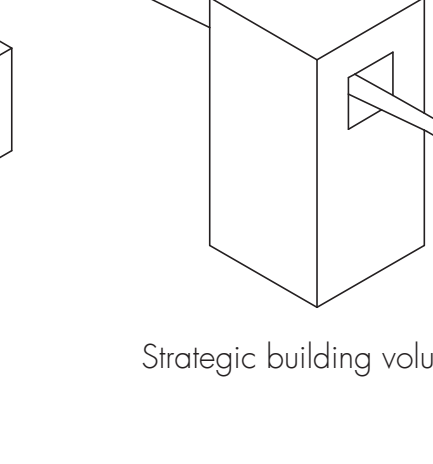
Minimal material variety



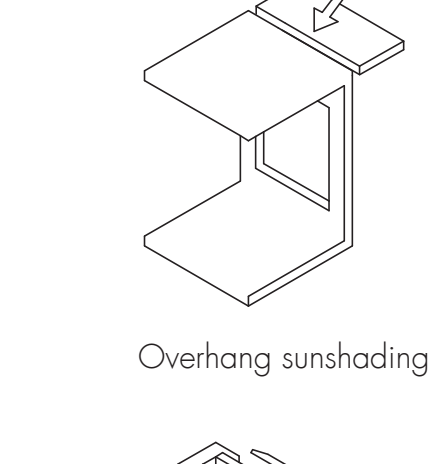
Appreciative weathering materials



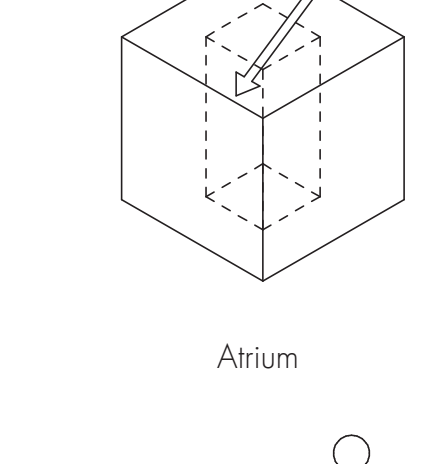
Compact building volume



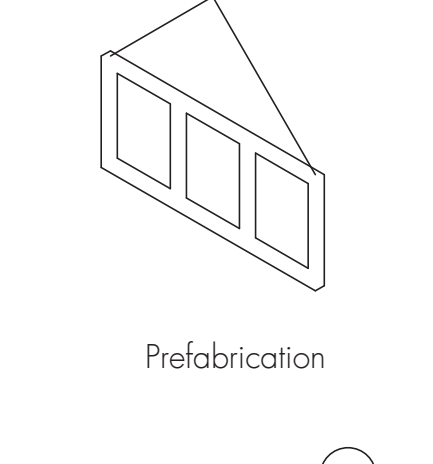
Strategic building volume



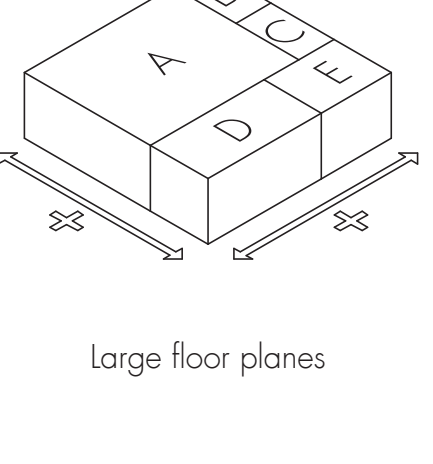
Overhang sunshading



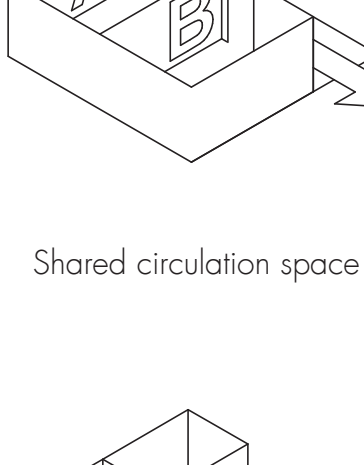
Atrium



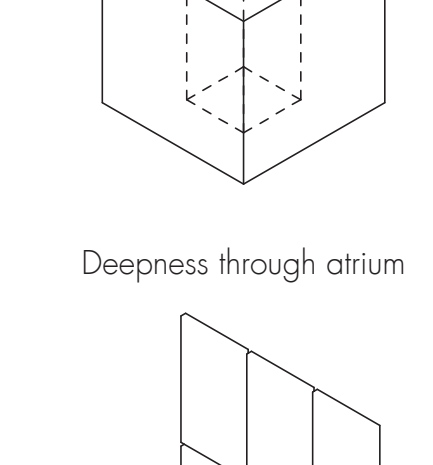
Prefabrication



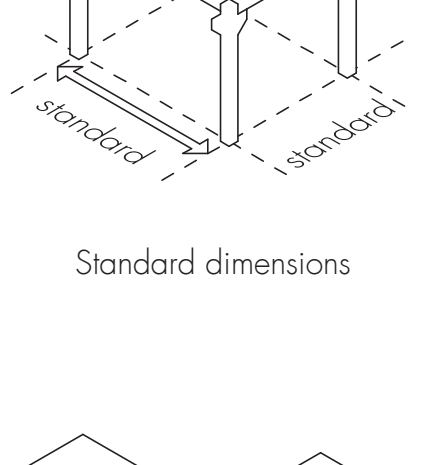
Large floor planes



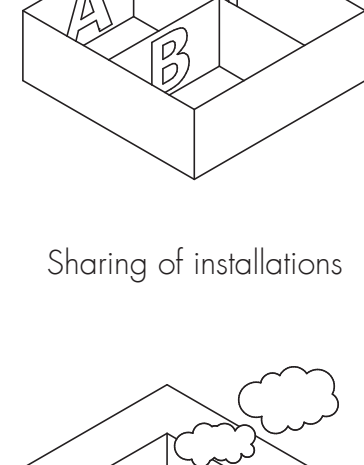
Shared circulation space



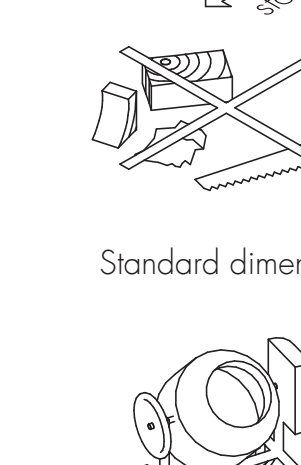
Deepness through atrium



Standard dimensions



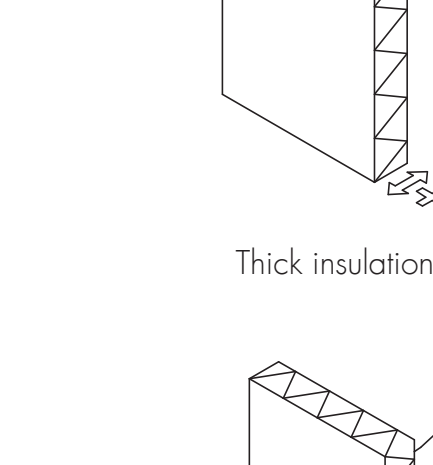
Sharing of installations



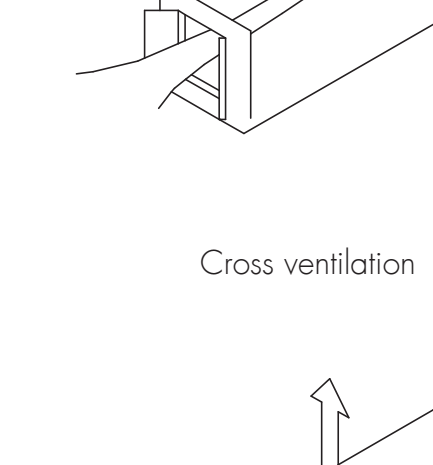
Standard dimensions



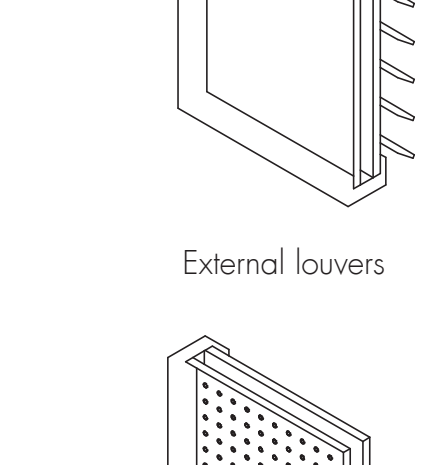
Hanging toilets



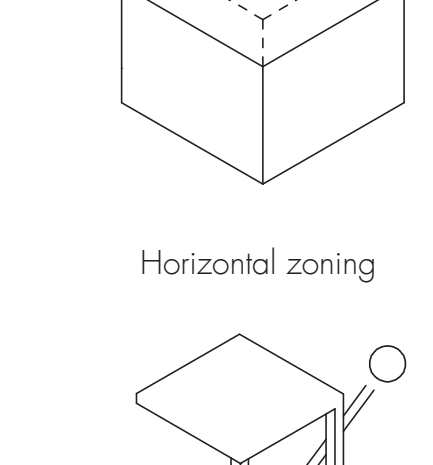
Thick insulation



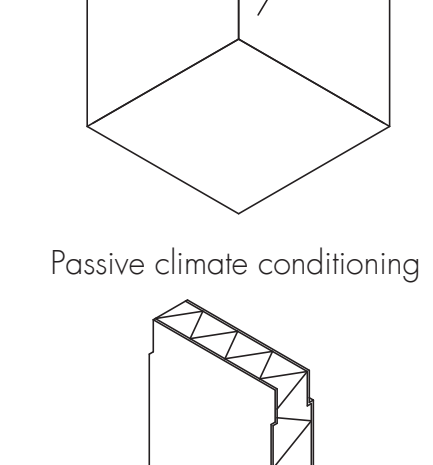
Cross ventilation



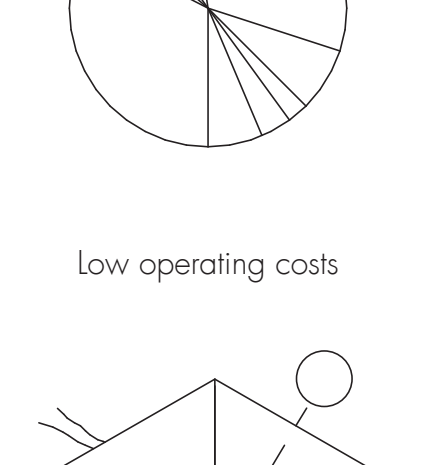
External louvers



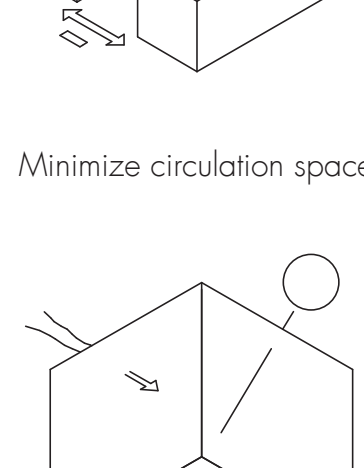
Horizontal zoning



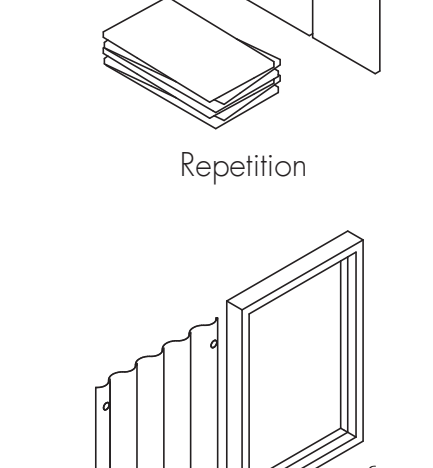
Passive climate conditioning



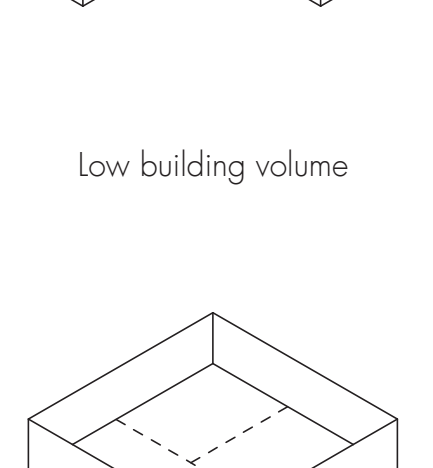
Low operating costs



Minimize circulation space



Repetition



Low building volume



Passive smoke and heat ventilation



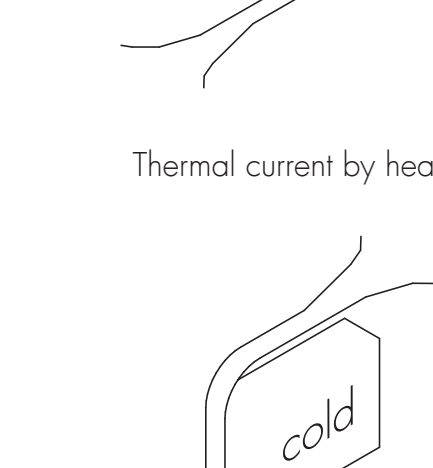
Reduction of waste



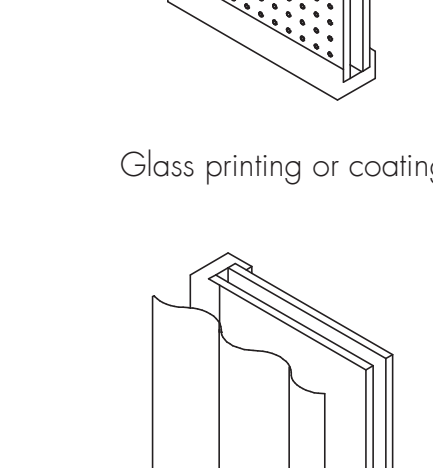
Hanging furniture



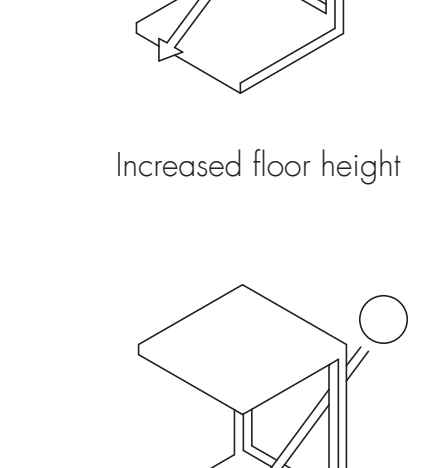
Airtight detailing



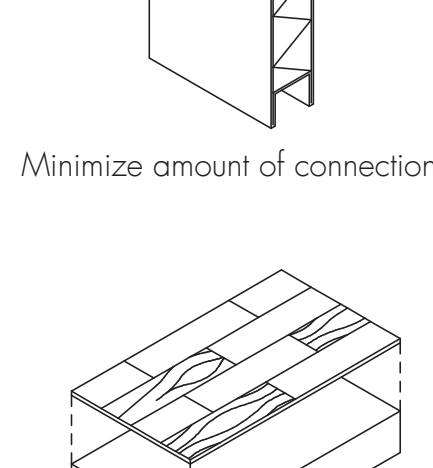
Thermal current by heating



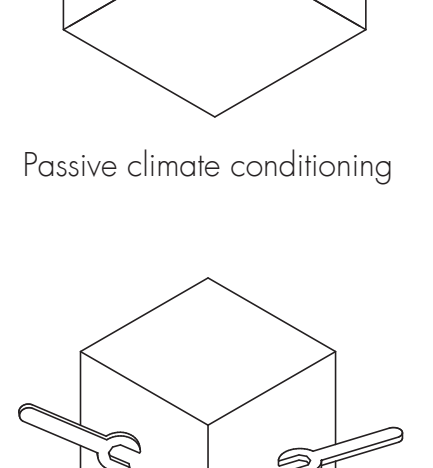
Glass printing or coating



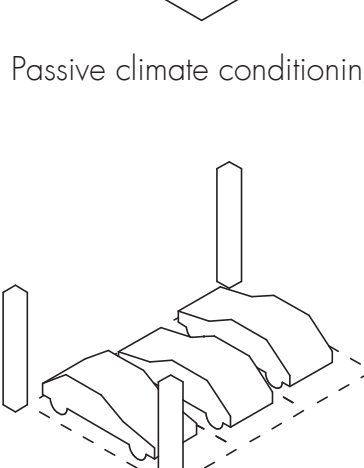
Increased floor height



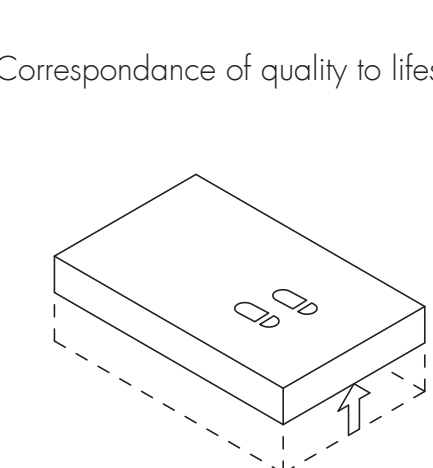
Minimize amount of connections



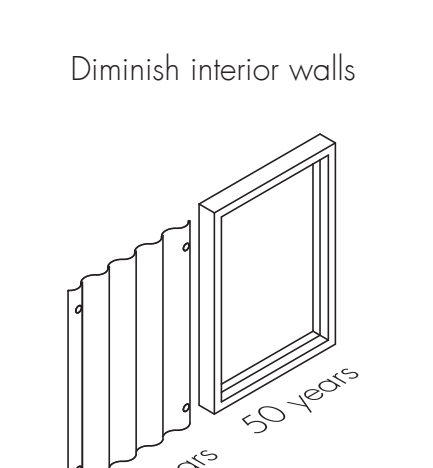
Passive climate conditioning



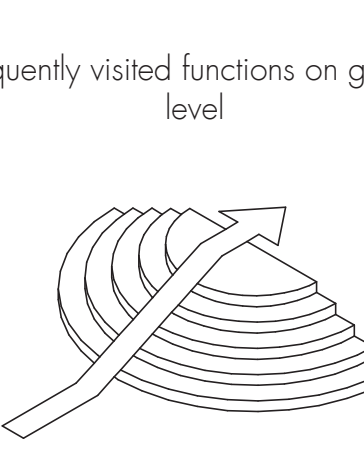
Passive climate conditioning



Correspondence of quality to lifespan



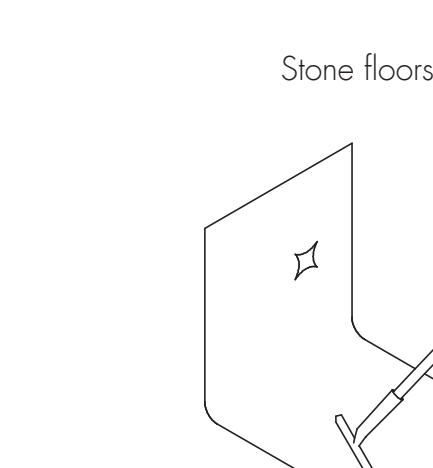
Diminish interior walls



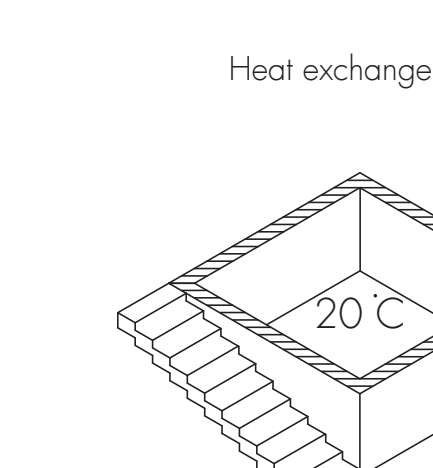
Frequently visited functions on ground level



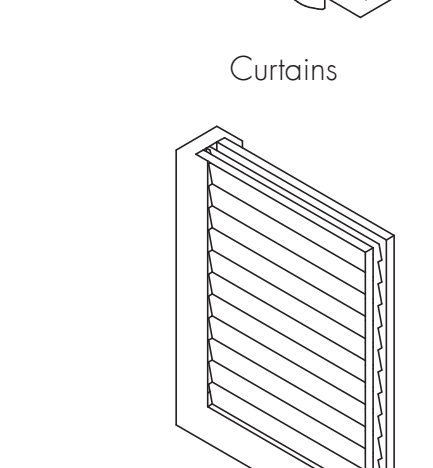
Stone floors



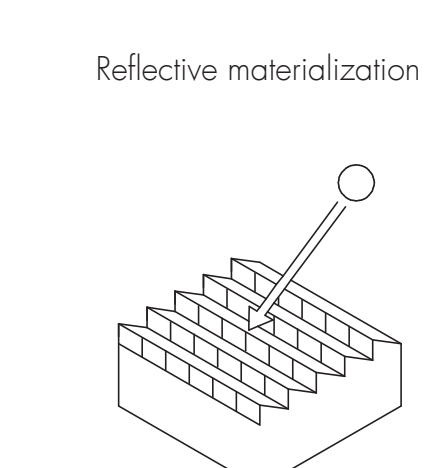
Heat exchanger



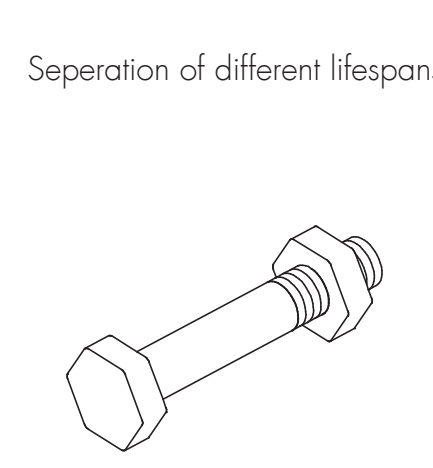
Thermal current by cooling



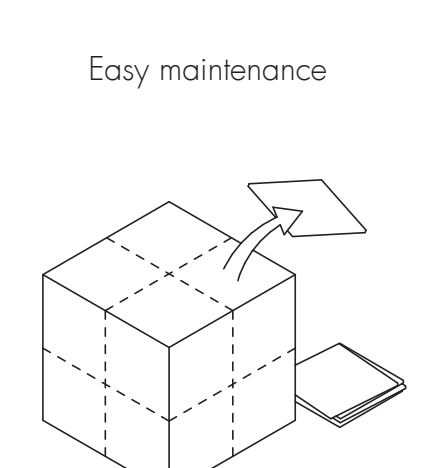
Curtains



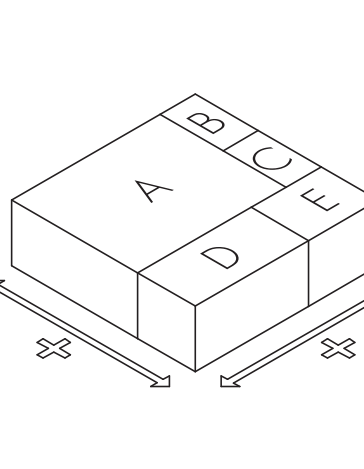
Reflective materialization



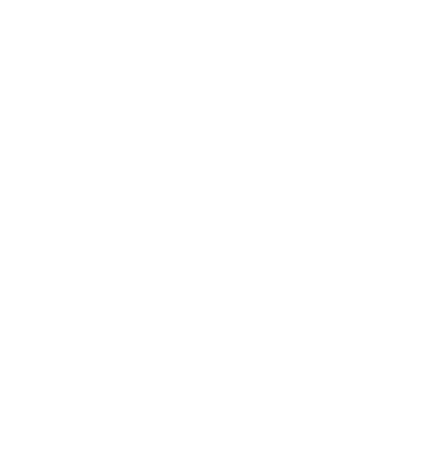
Separation of different lifespans



Easy maintenance



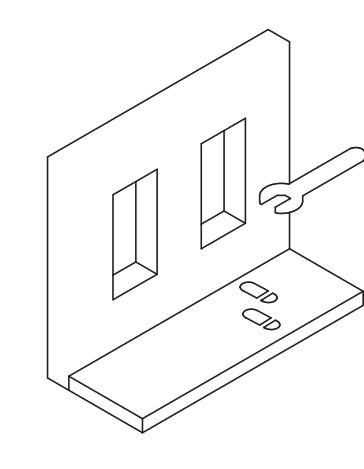
Grid adapted to program brief



Thin floors



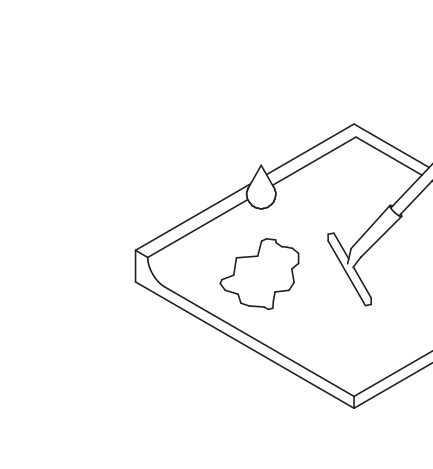
Correspondence of quality to lifespan



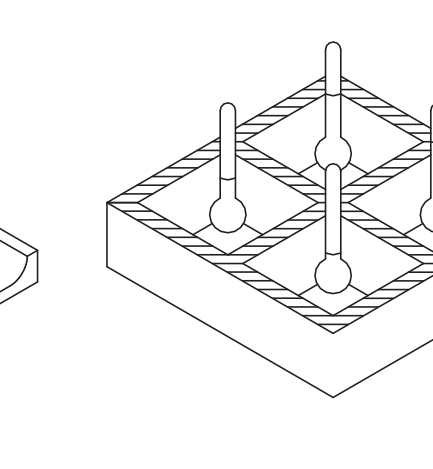
Inviting stairs



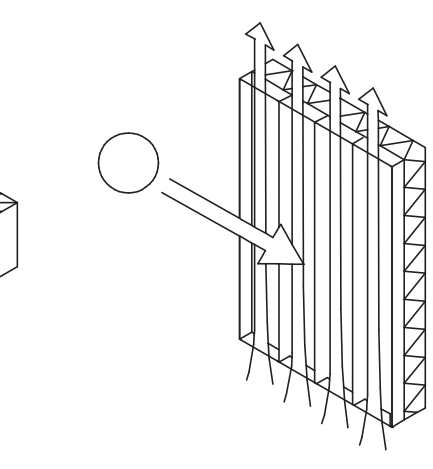
Facade accessibility



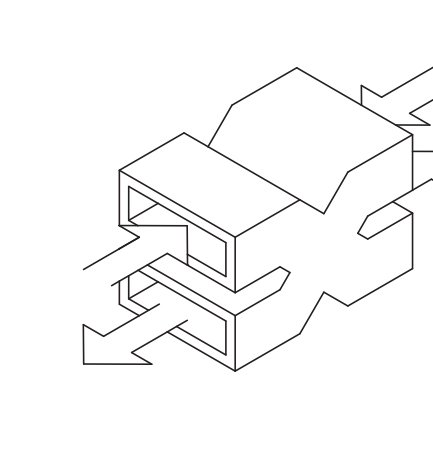
Smooth and seamless surfaces



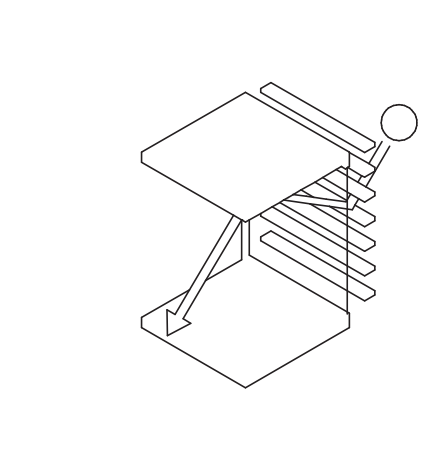
Reduce thermal compartments



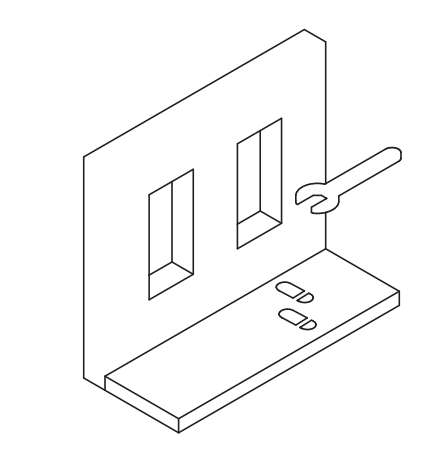
Operable windows



Prismatics between glass panes



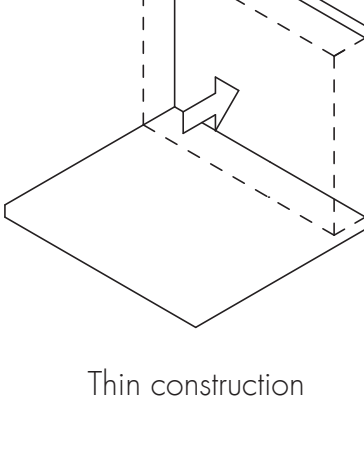
Sawtooth roof



Demountability



Easy demolition



Large floor planes



Thin construction



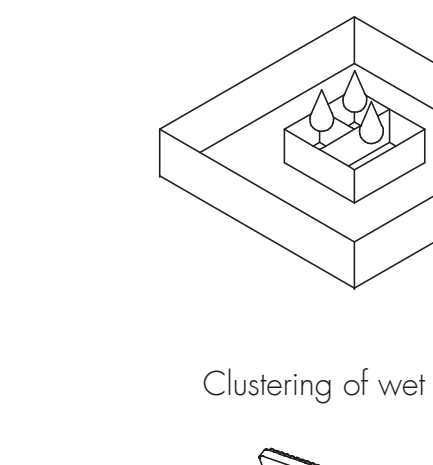
Thin construction



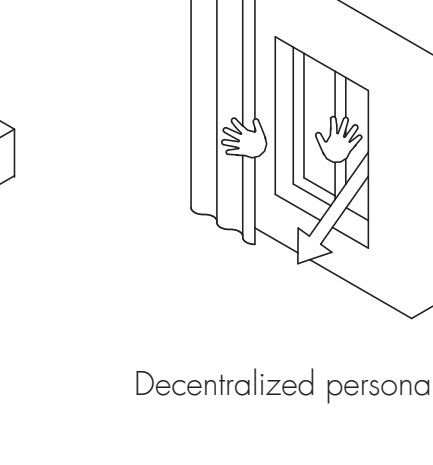
Thin construction



Thin construction



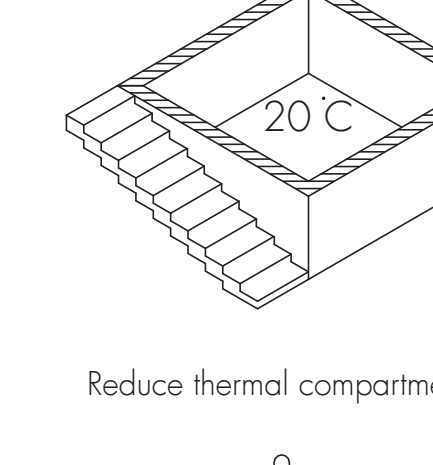
Thin construction



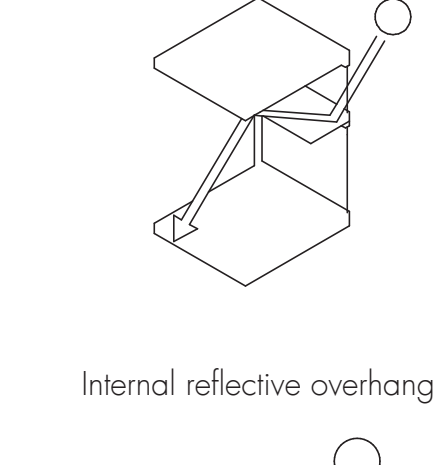
Thin construction



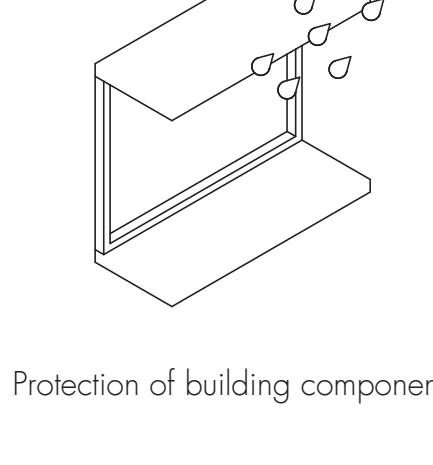
Thin construction



Thin construction



Thin construction



Thin construction



Thin construction