

BEPi.com

Built Environment Project Innovation Complex

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The Big Idea

Efficiency in Communication through Architecture

The built environment is designed, developed, and constructed by many different professionals in a variety of disciplines. Each discipline plays a specific role in the building process. Every role must sufficiently be fulfilled as each discipline relies on the other to provide quality contributions to the overall project. This makes efficient and affective interdisciplinary communication vitally important to the progress of the design and building process.

Problem

Communication and Productivity

The relationships between different disciplines in the built environment are changing due to heightened expectations for efficiency, innovation, and new technology in design.

Thesis

Fascillitating Interdisciplinary Collaboration

Interdisciplinary relationships within the built environment can be strengthened through collaborative design networks. The physical proximity and social connections of the network will promote efficiency, innovation, and success in integrated design.

Concept

The human brain is composed of different sections that are responsible for certain bodily functions. Information is circulated through out the body and communicated from section to section at lightning fast speeds. For example, a prick of the finger draws blood and sends a message of pain from the injured finger immediately to the brain. If this information gets miscommunicated at all, the person goes crazy and responds inappropriately. This highly evolved and efficient system is a great precedent for improving interdisciplinary communication. If a building can provide opportunities to optimize communication with brain like efficiency, it will in turn add to the overall success of the offices within.

The brain must run as efficiently as possible, better than a “well oiled machine.”

In this project the building and every office within must run as efficiently as possible in order to compete and save.

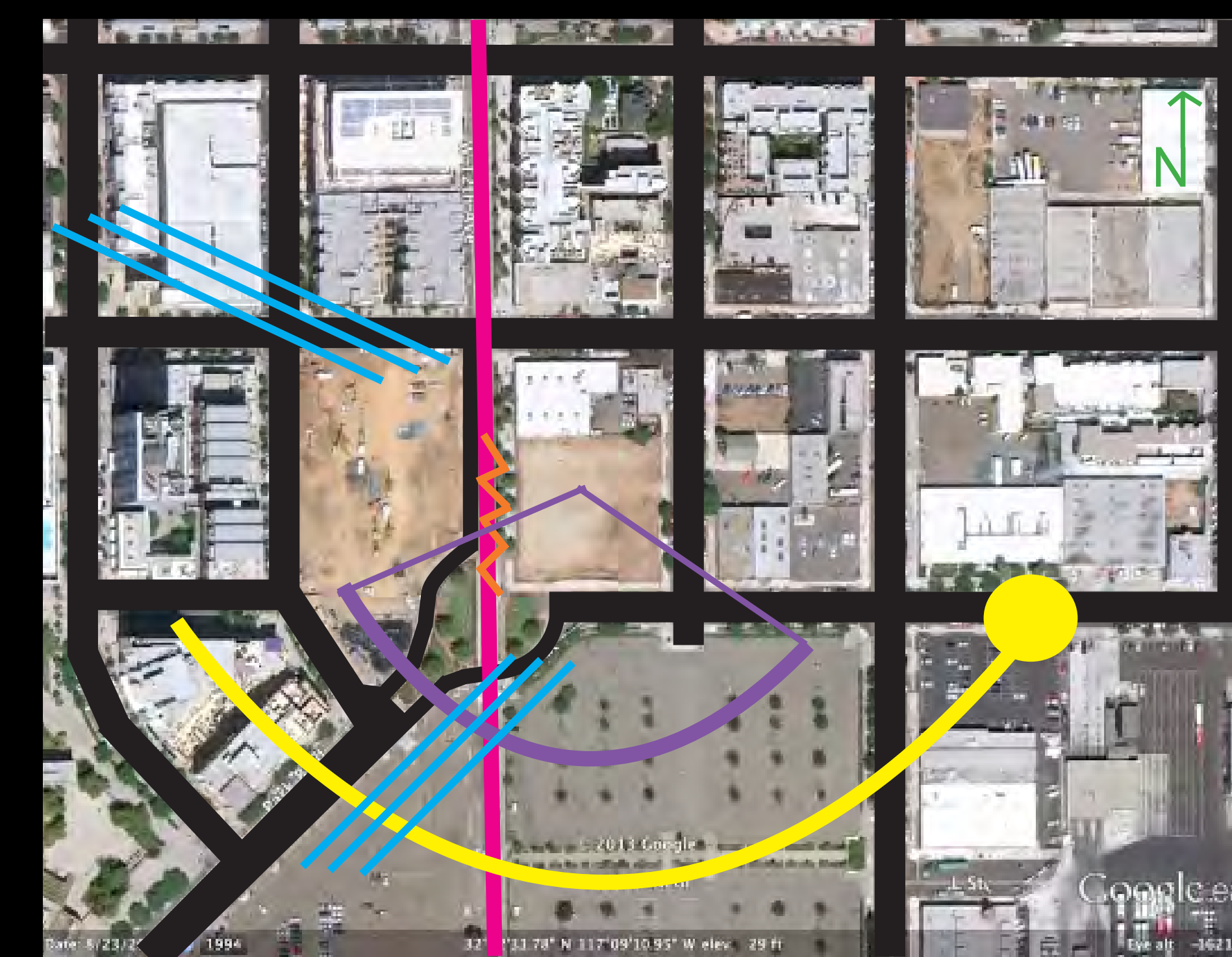
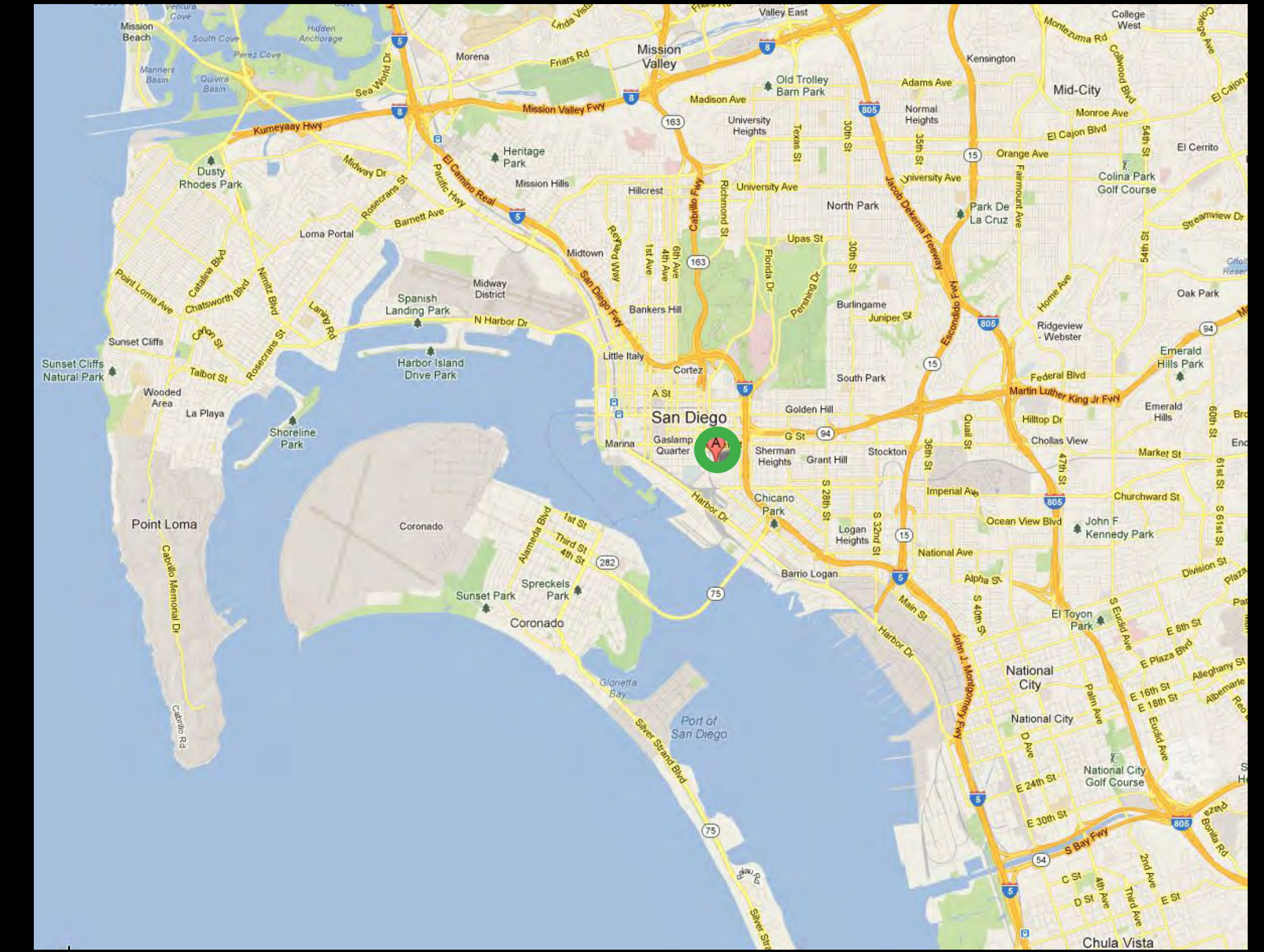


Site

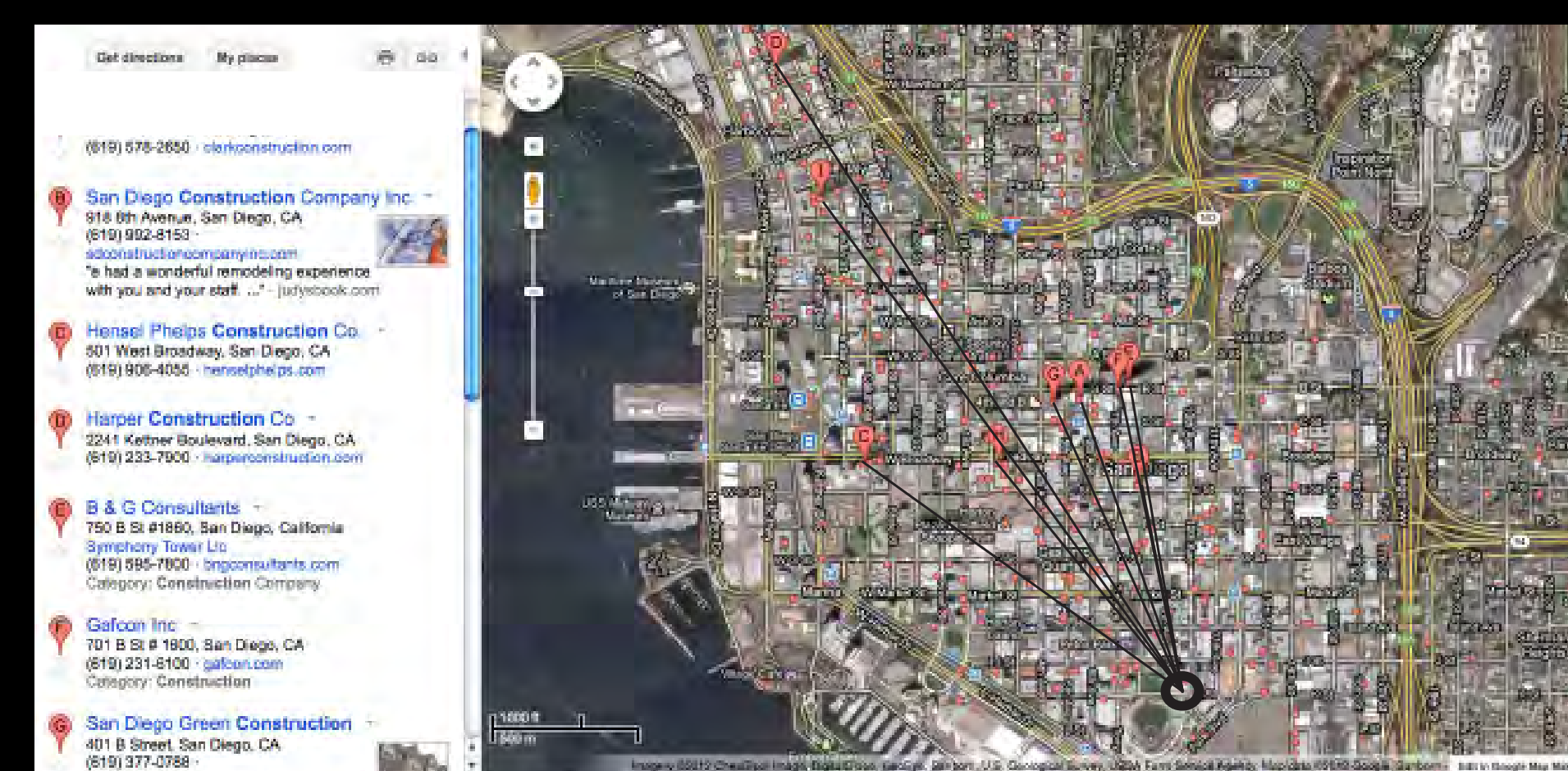
200' x 200'

1300 K st.,

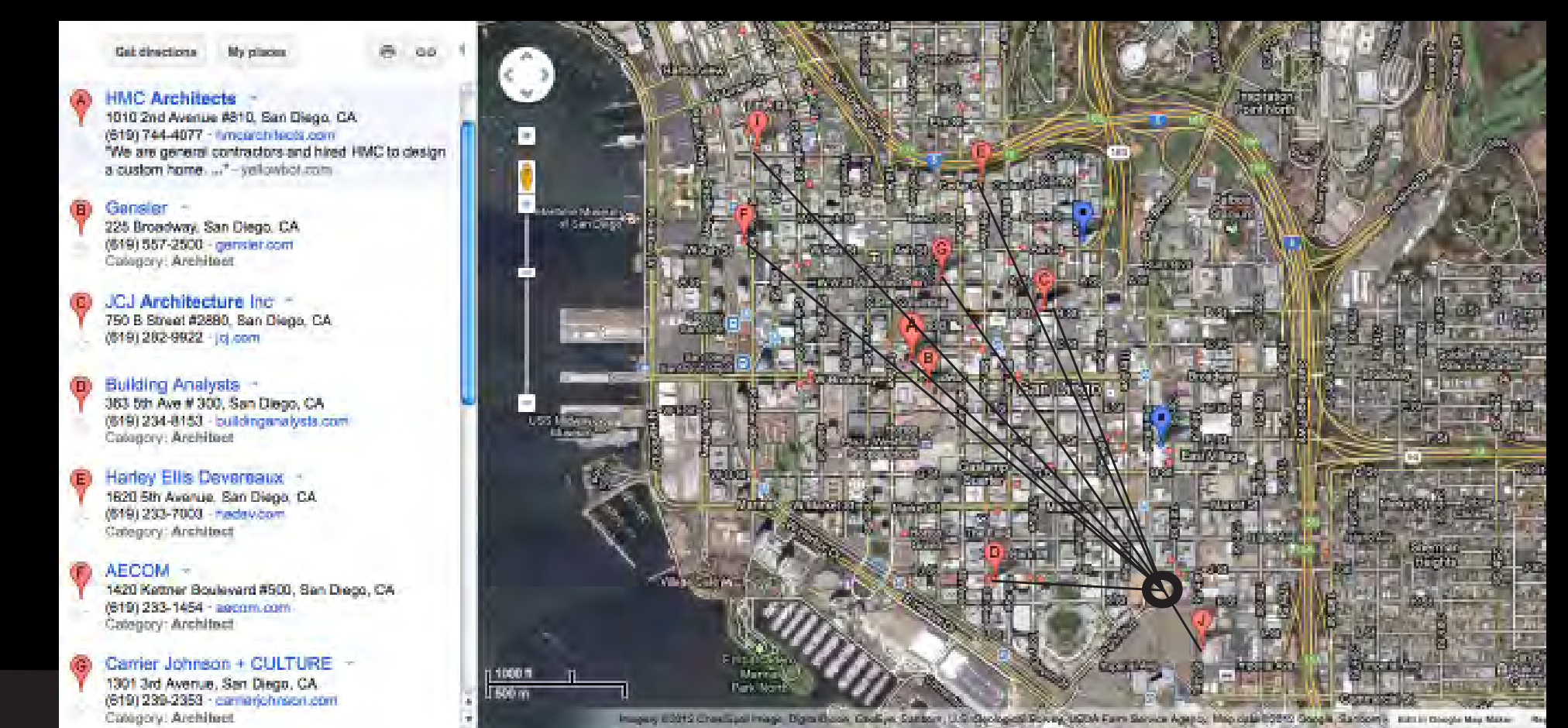
San Diego, California



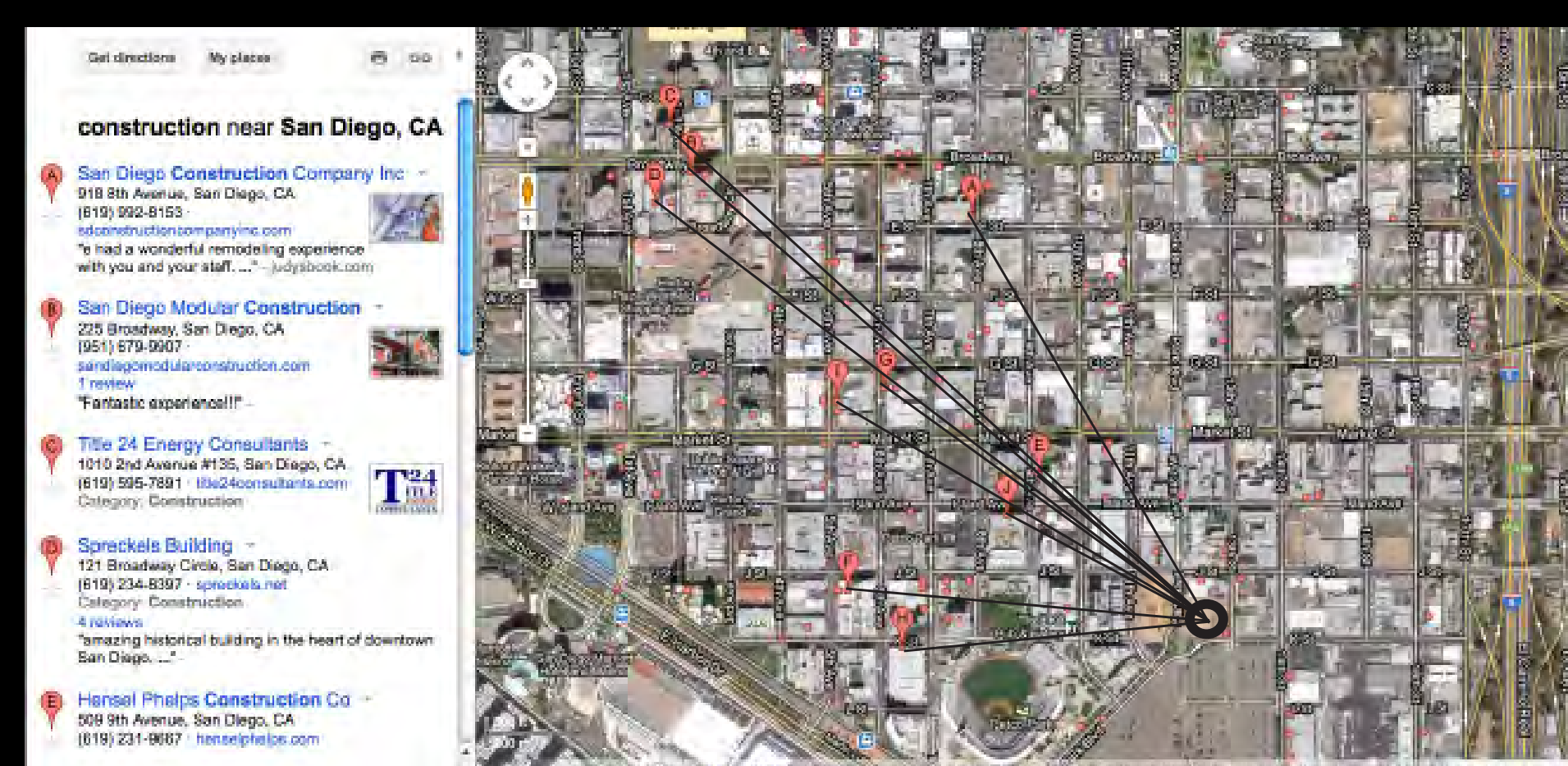
Site Connections and Proximity



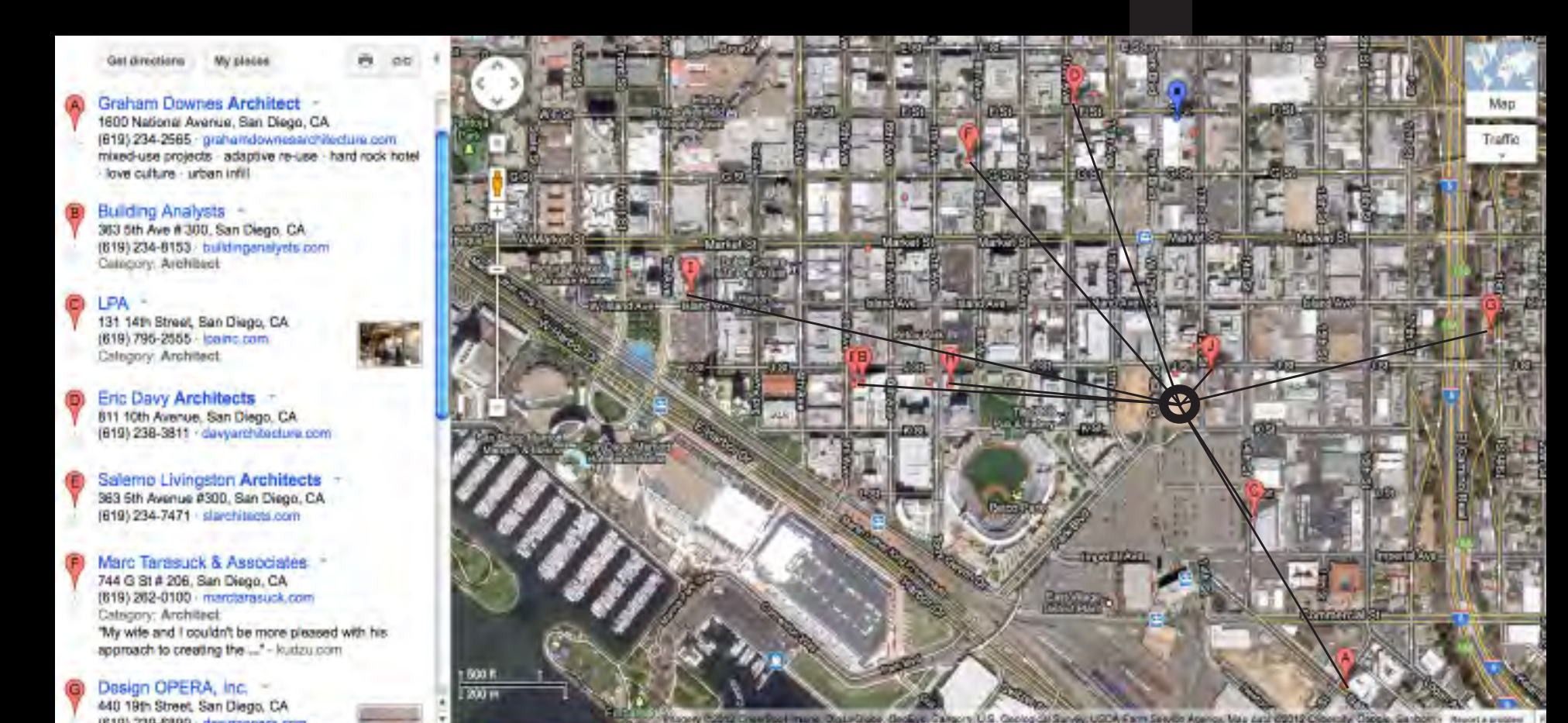
Construction Firms



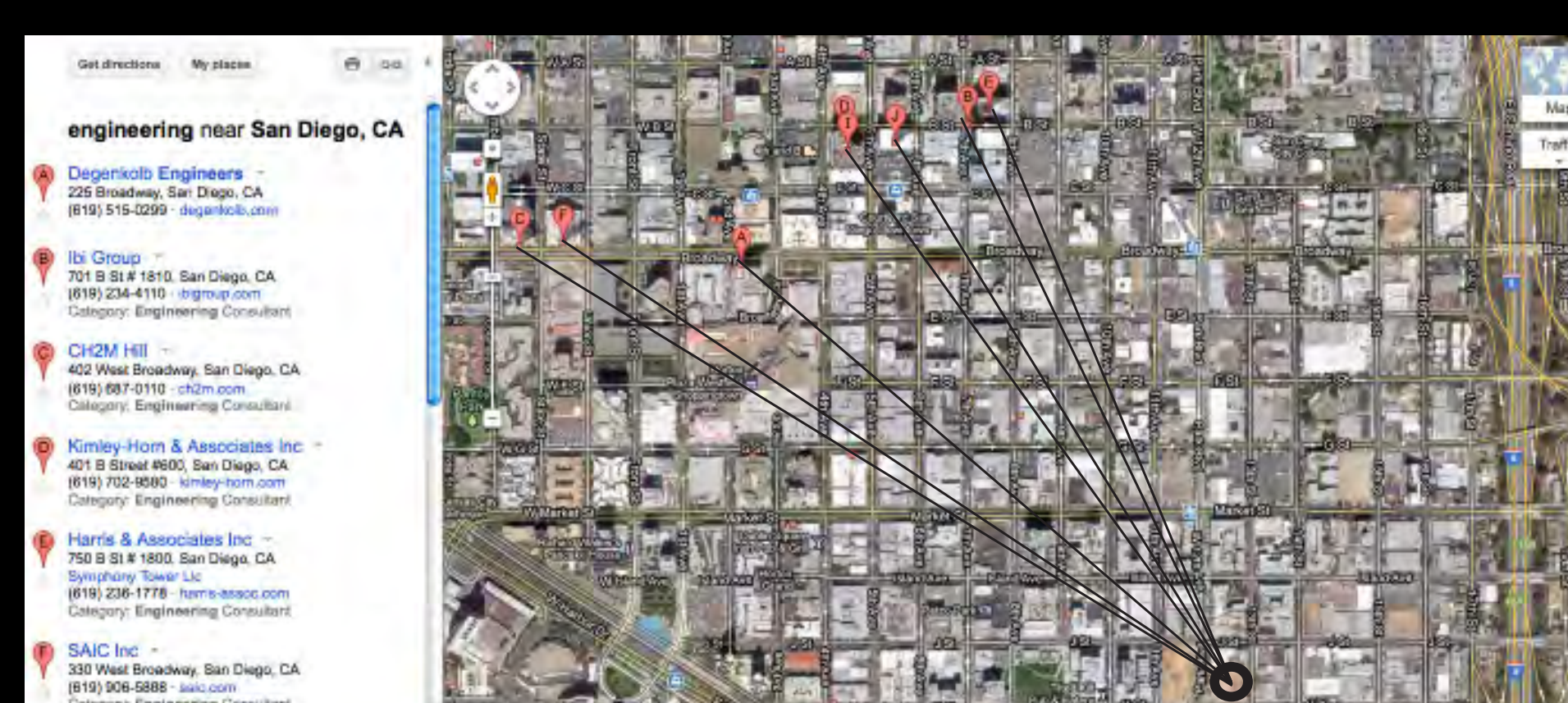
More Construction Firms



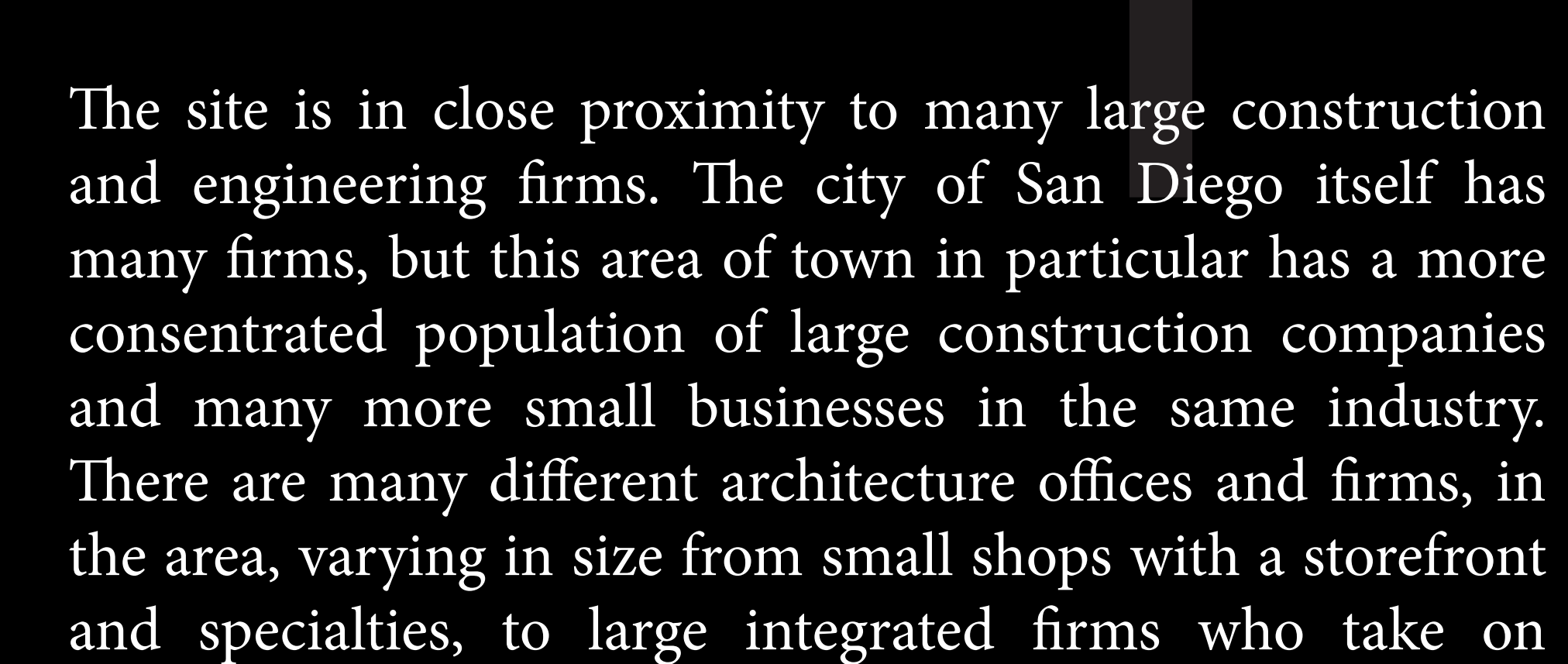
Architecture Firms



More Architecture Firms

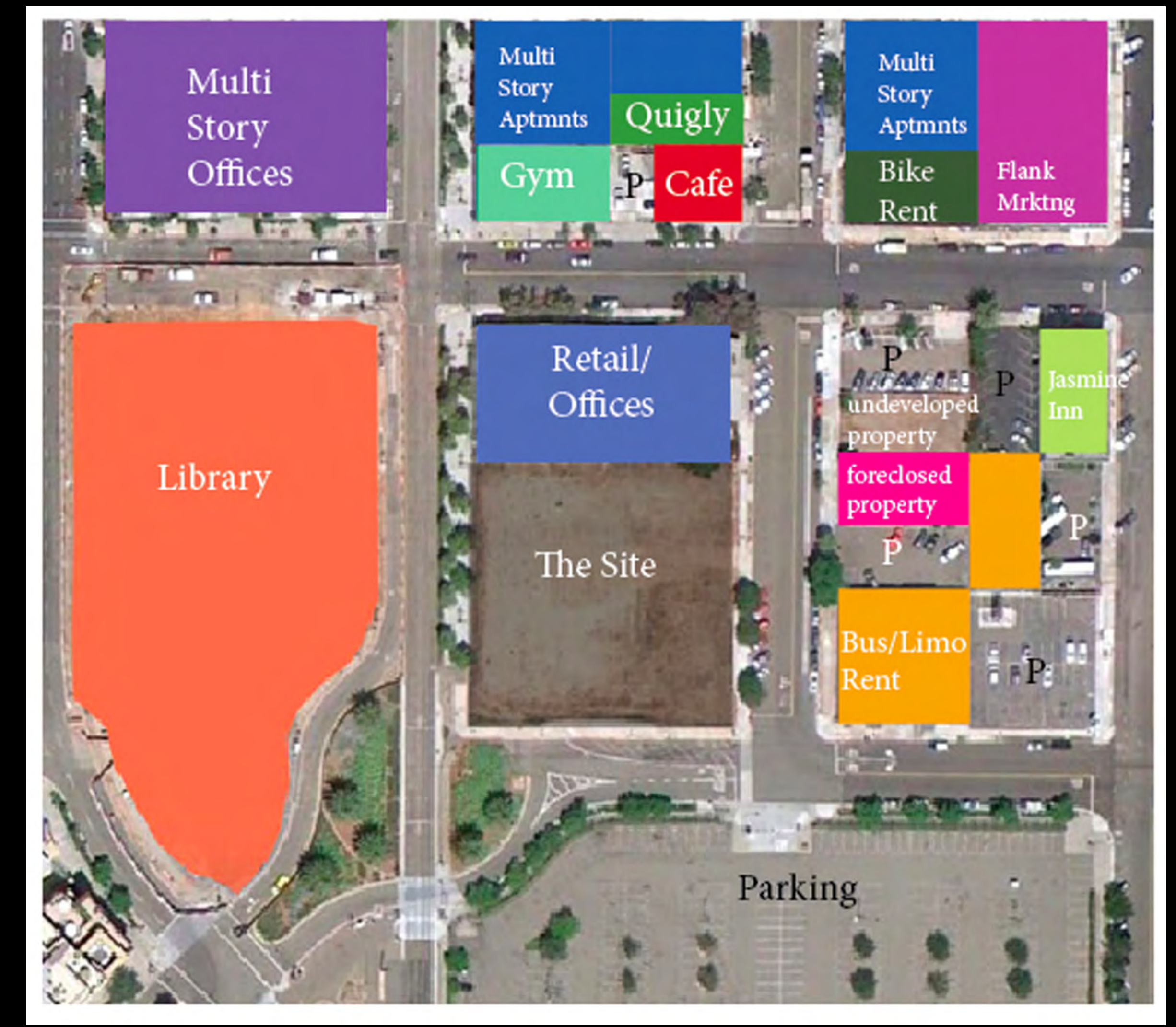
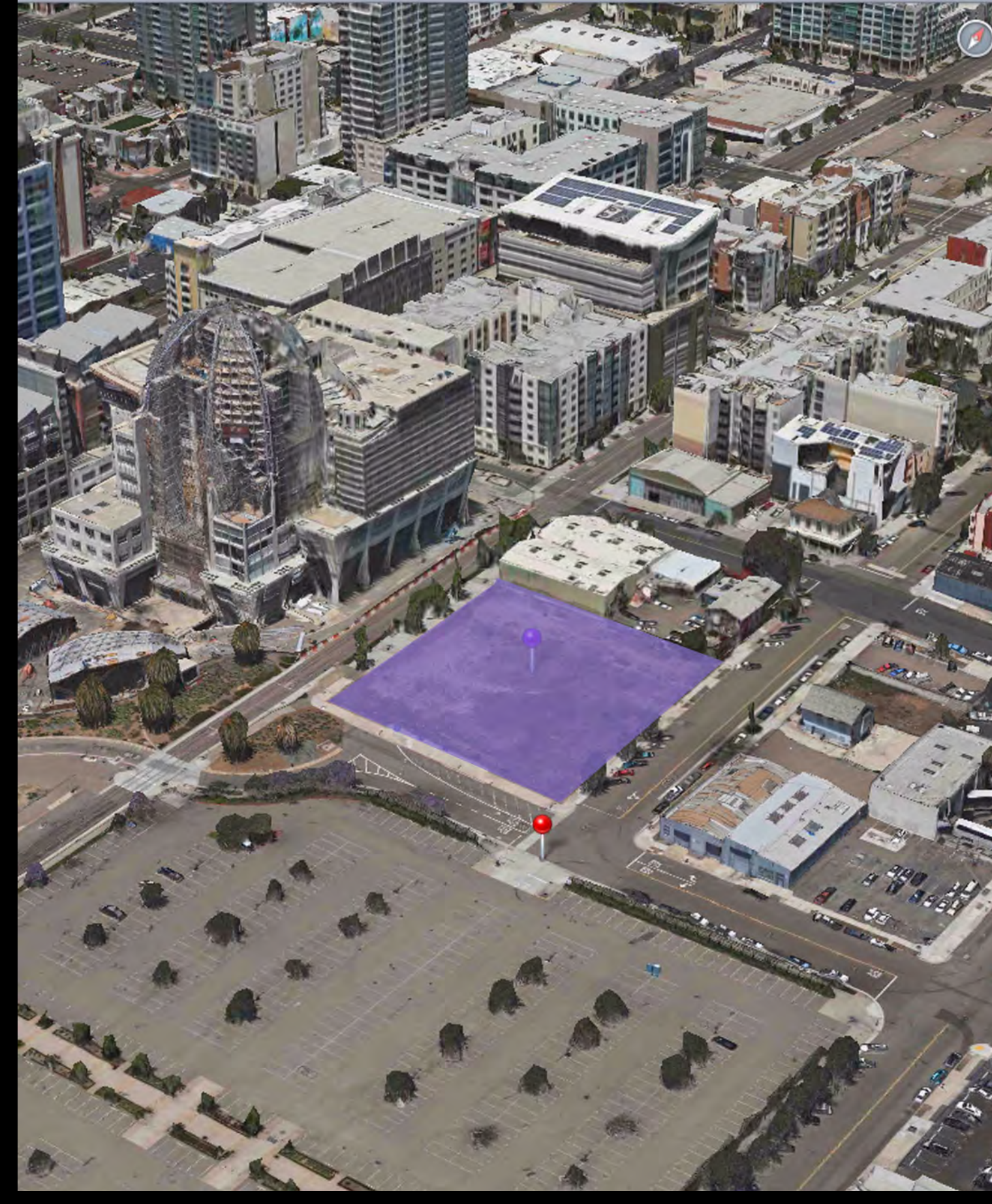
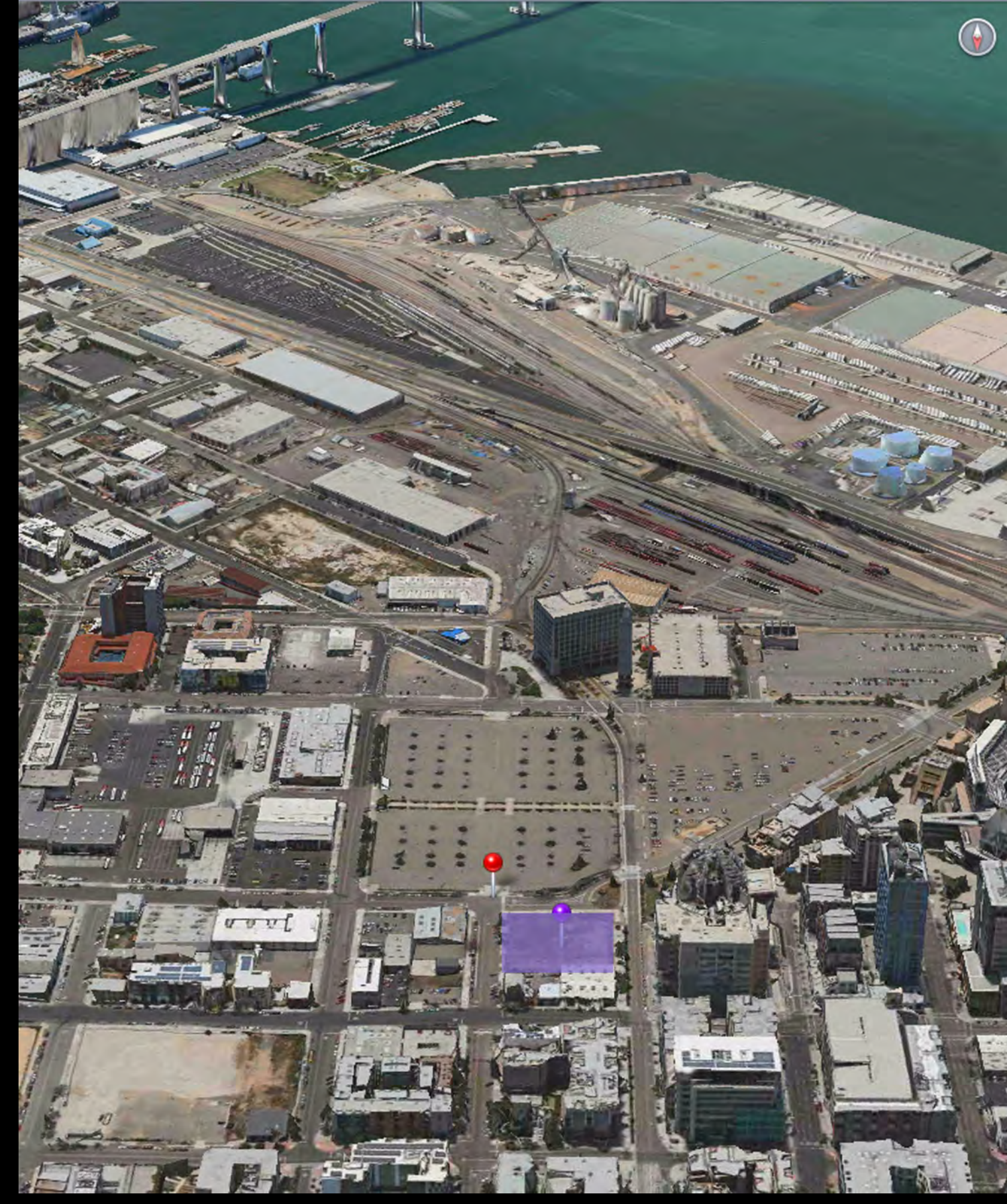
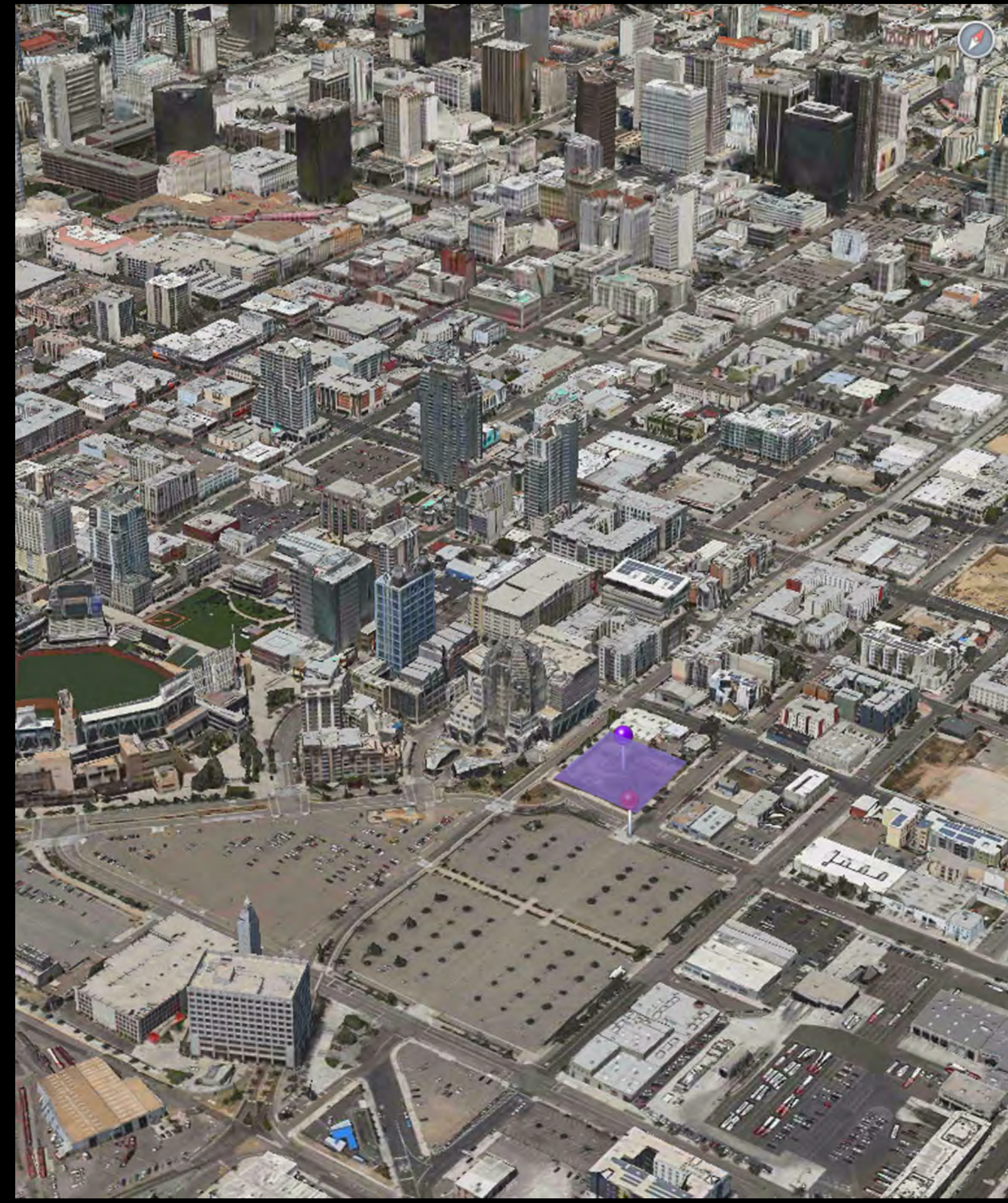


Engineering Firms



The site is in close proximity to many large construction and engineering firms. The city of San Diego itself has many firms, but this area of town in particular has a more concentrated population of large construction companies and many more small businesses in the same industry. There are many different architecture offices and firms, in the area, varying in size from small shops with a storefront and specialties, to large integrated firms who take on big projects. There are more firms in this part of town than any other. My site will fit among them appropriately

Aerial Site Perspectives



Floor Plans

Project Innovation Spaces

The studios are for collaborative group projects of varying sizes and complexities. The spaces consist of different project slabs with north light. Members of Different disciplines and different firms will use these spaces to collaborate and work on projects from the beginning. That way, all questions and concerns can be answers, problems can be corrected, and projects can start and finish faster. Making decisions together from the beginning saves time, money and energy from the get go.

Office Spaces

There will be many different types of offices in the building that will all be open and connected in different ways. The different offices include: Administration, Business, Marketing, Finance, Legal, Municipal/Government, and other Staff/ Faculty. It is important that the spaces have adequate light and temperature control to keep a consistent and comfortable work environment for each office. The spaces will all be open and connected with nodes and subspaces within each section to promote interaction.

Atrium

An atrium will serve to bring in light, ventilation, and provide centralized open circulation. The atrium will serve as the core of the whole building, connecting every space and every floor in a compositional network. These open-air central spaces will serve as interactive nodes with strong visibility, accessibility, and connectivity.

Ballrooms and Multipurpose

Due to the cyclical nature of the built environment, BEPIcom will need addition revenue to remain successful and sustain the market indefinitely. The building has three large open spaces, including two Ballrooms and one Multipurpose space, with +30' ceilings and plenty of space to hold large meetings, events, or conventions. The spaces are open for rent to the public and existing tenants throughout the year.

Retail Spaces

In addition to Multipurpose spaces for rent, the building will feature four retail spaces on the ground level with good pedestrian foot traffic. Each retail space is open to any type of business that would be successful in the area. The additional rent will help pay for building operations, and the diverse businesses will bring a variety of consumers and potential clients to the area.



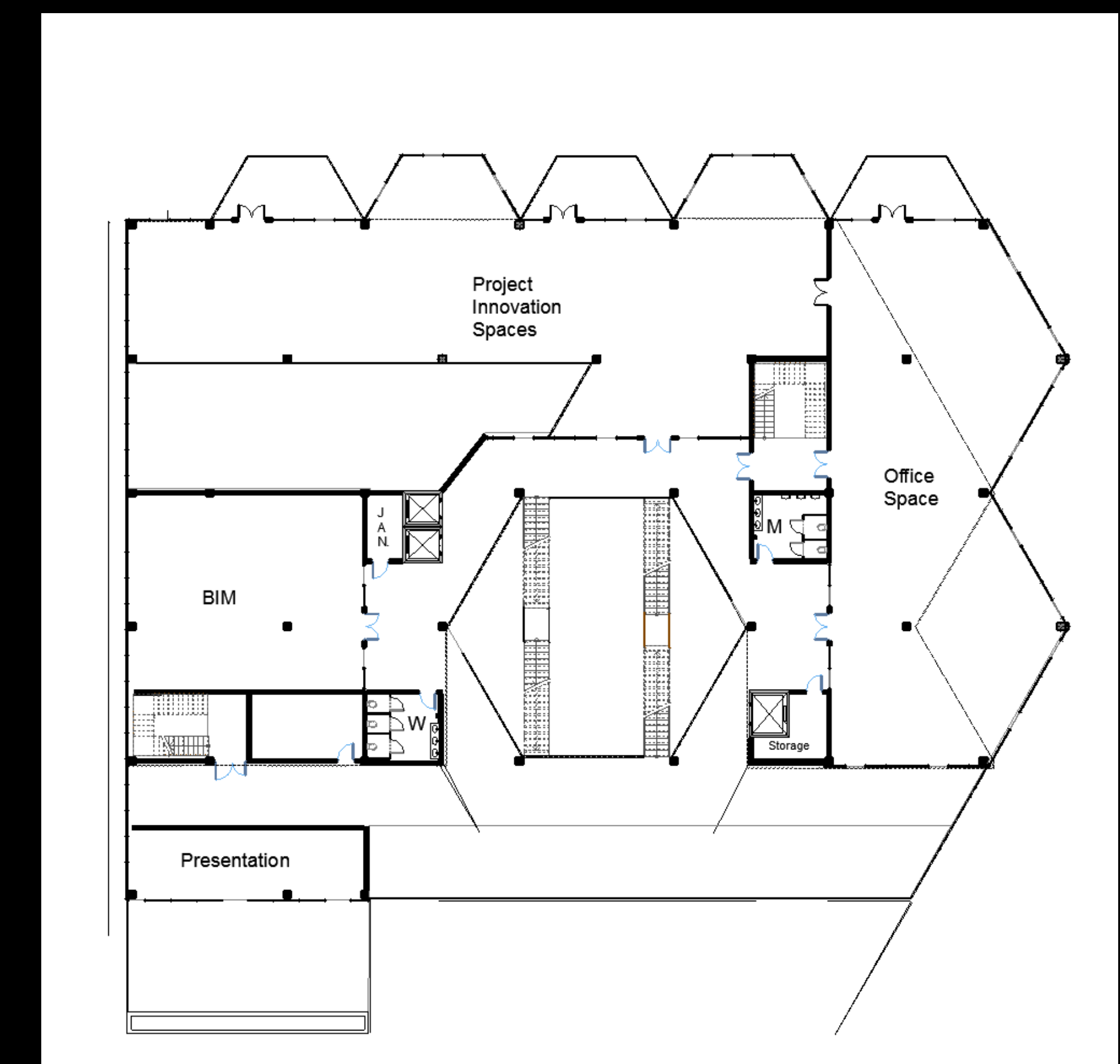
1st Floor



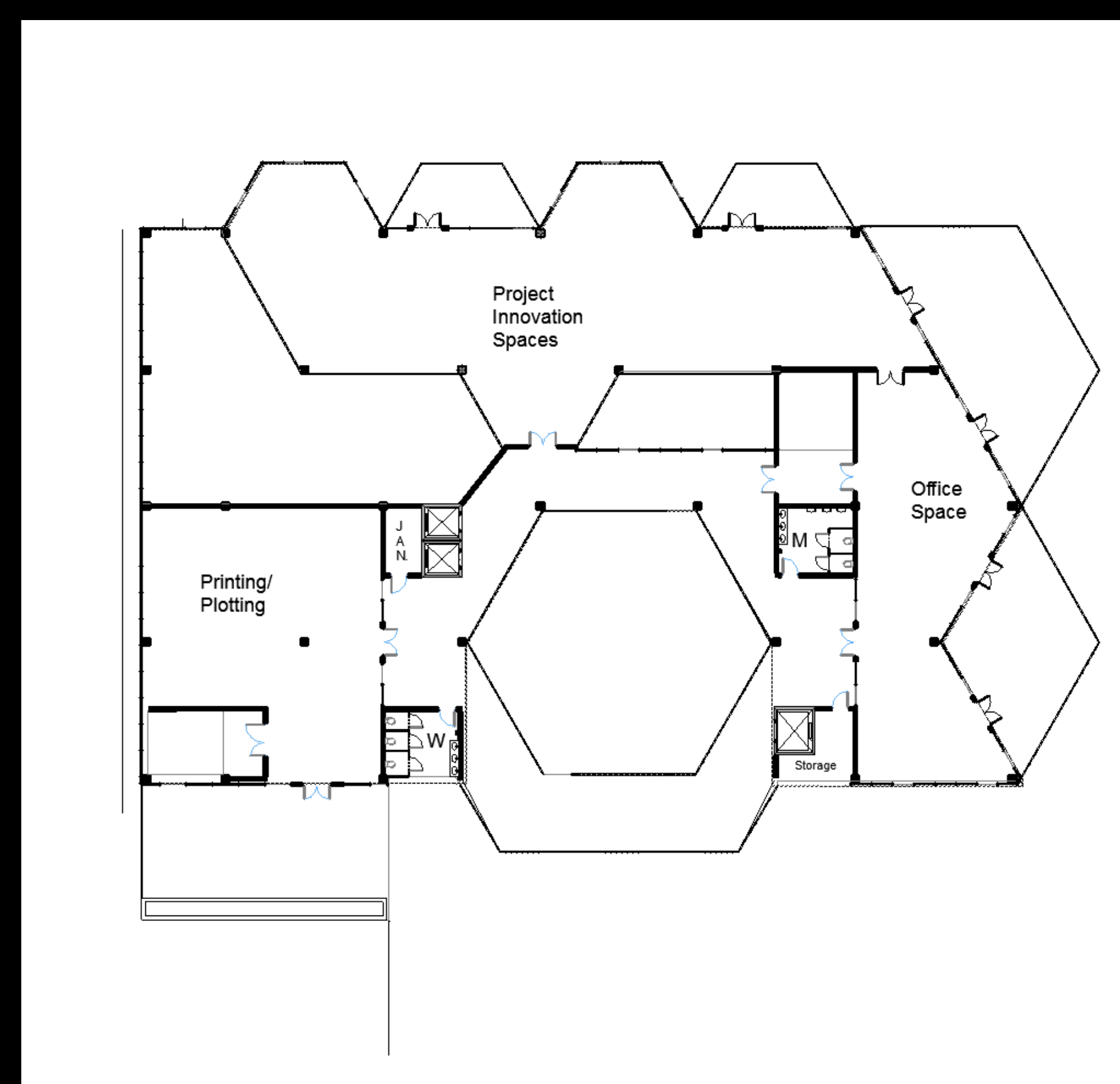
2nd Floor



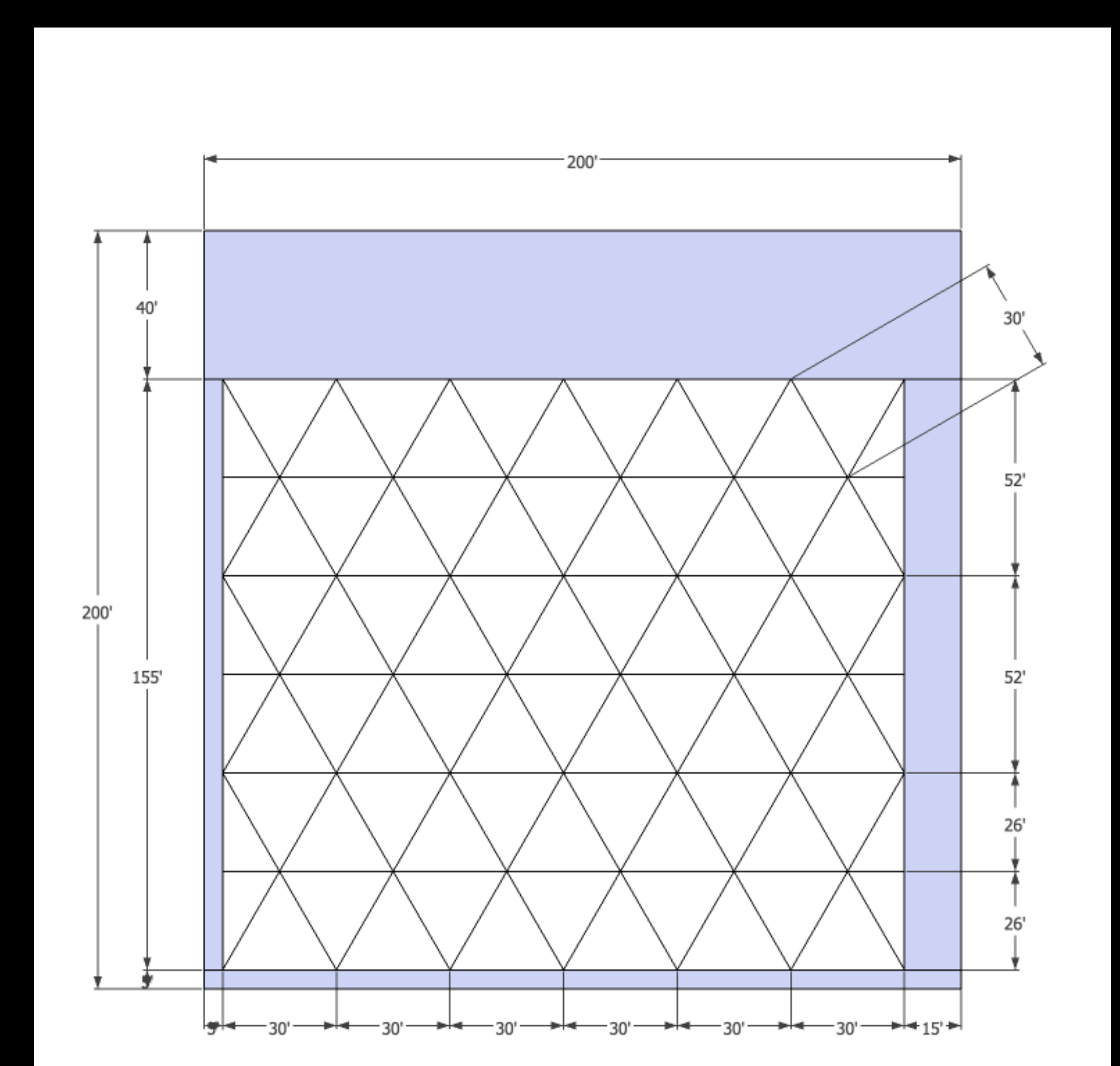
3rd Floor



4th Floor

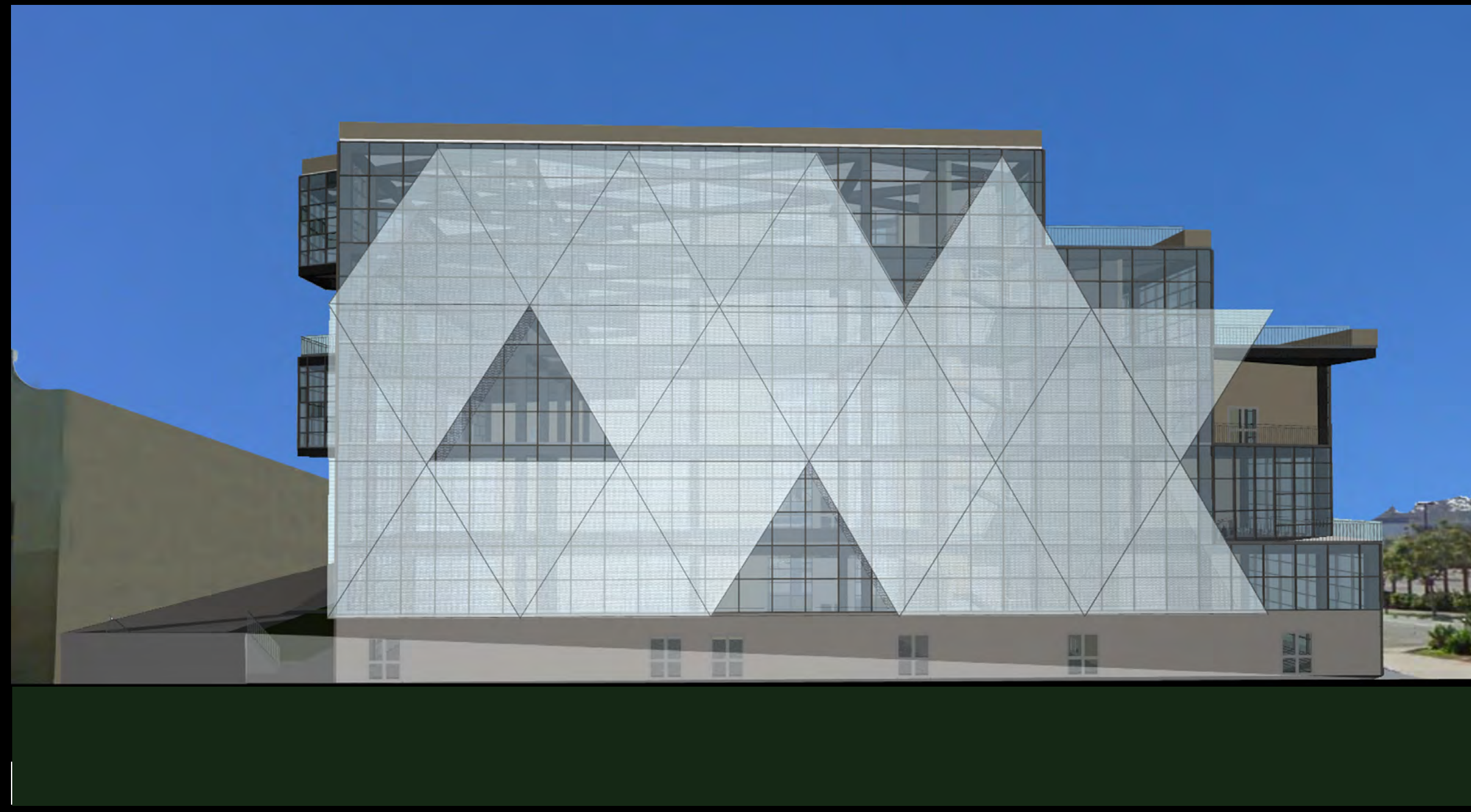


5th Floor



Site Diagram

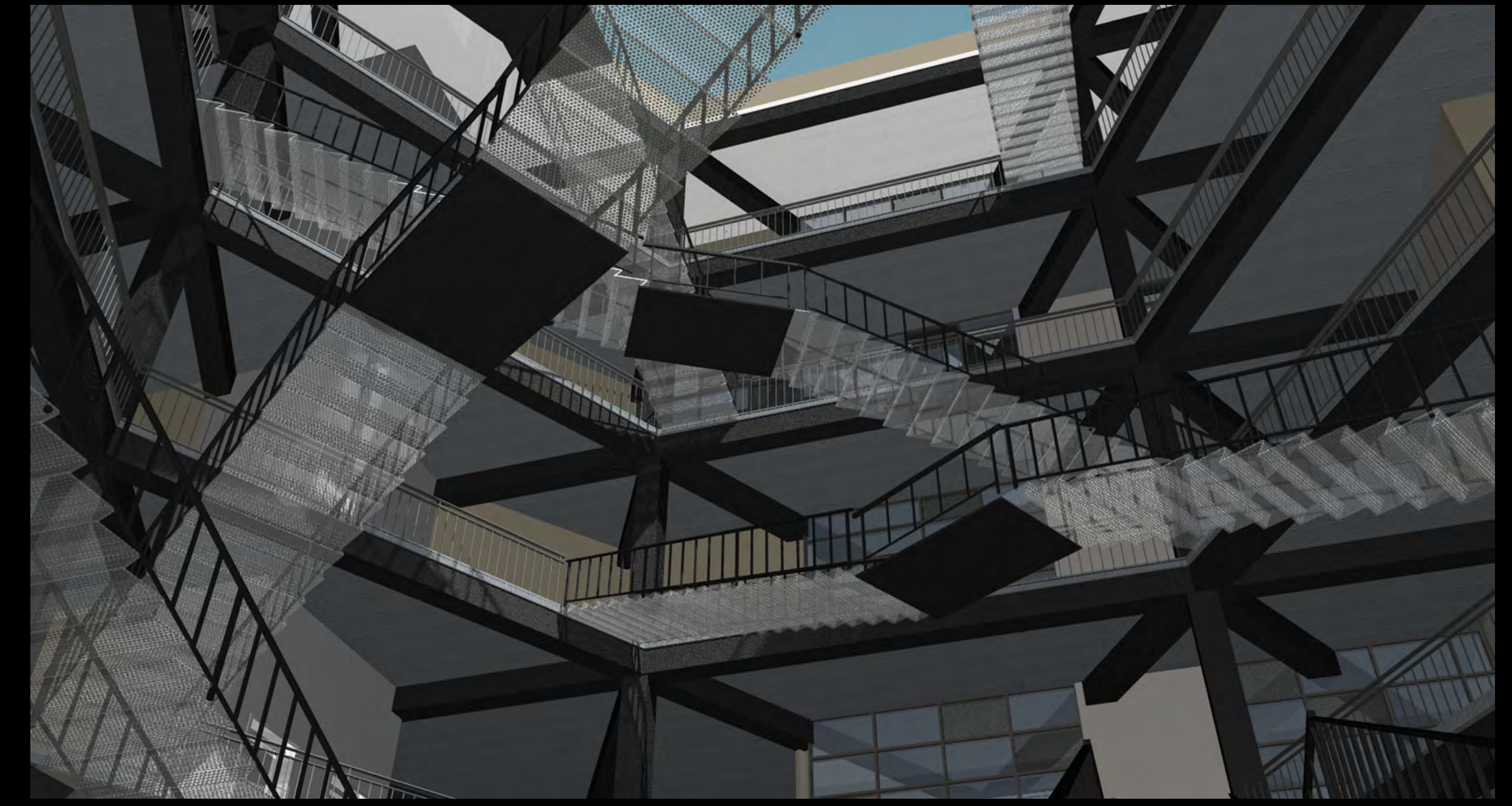
Renderings



West Facade



North West Perspective



Atrium Looking Up



North Facade



South West Perspective



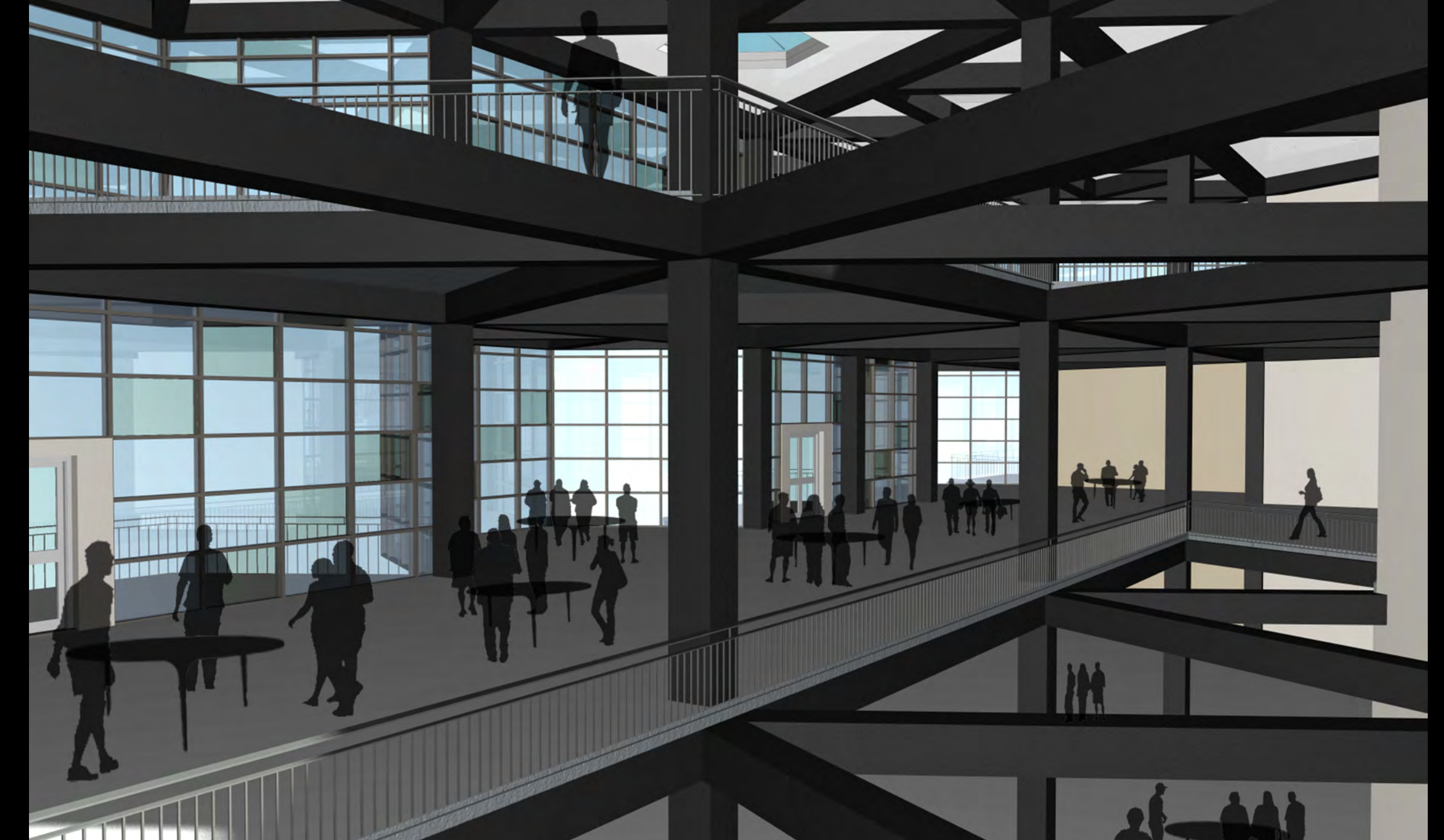
North Entrance



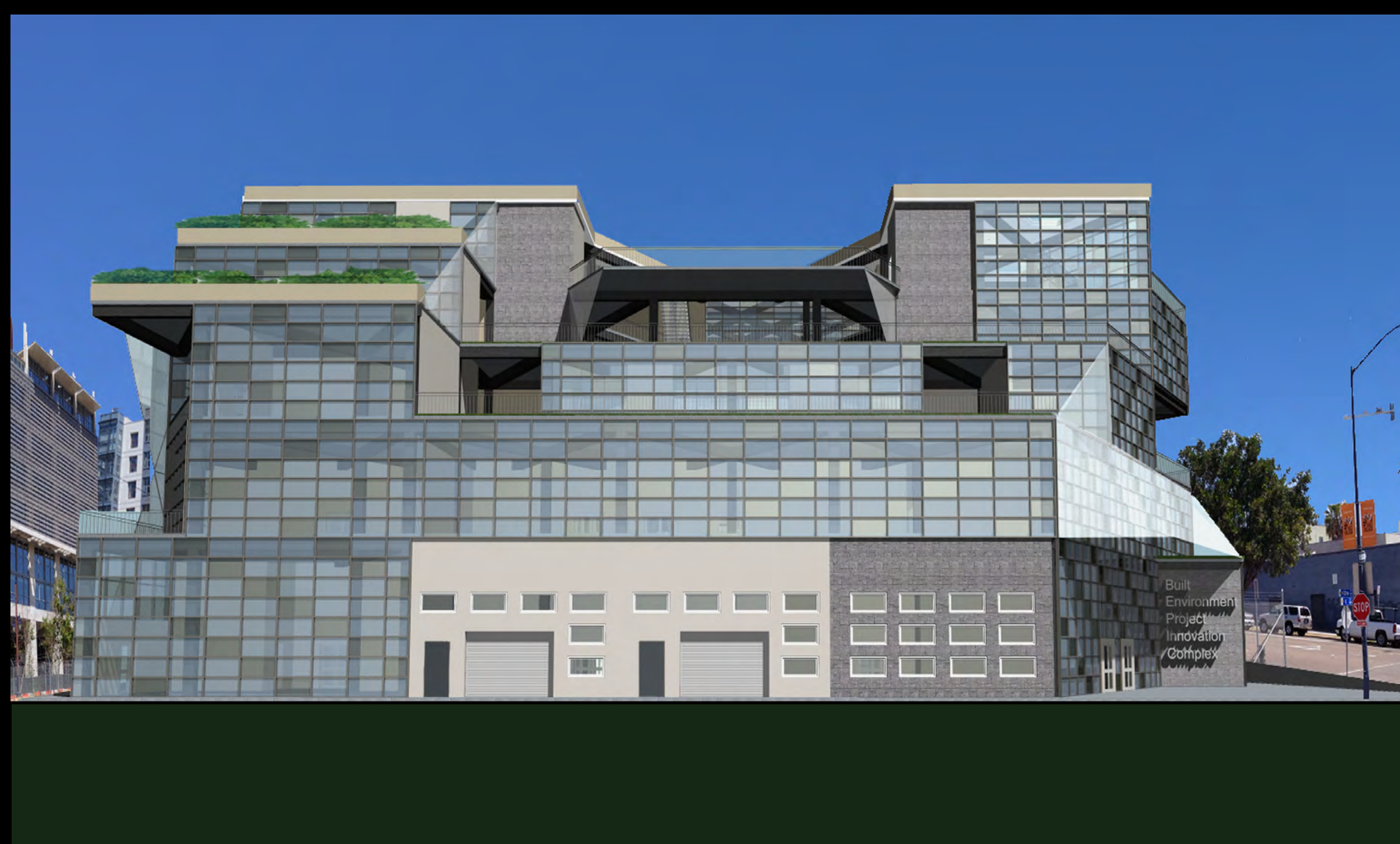
East Facade



South East Perspective



Project Innovation Spaces



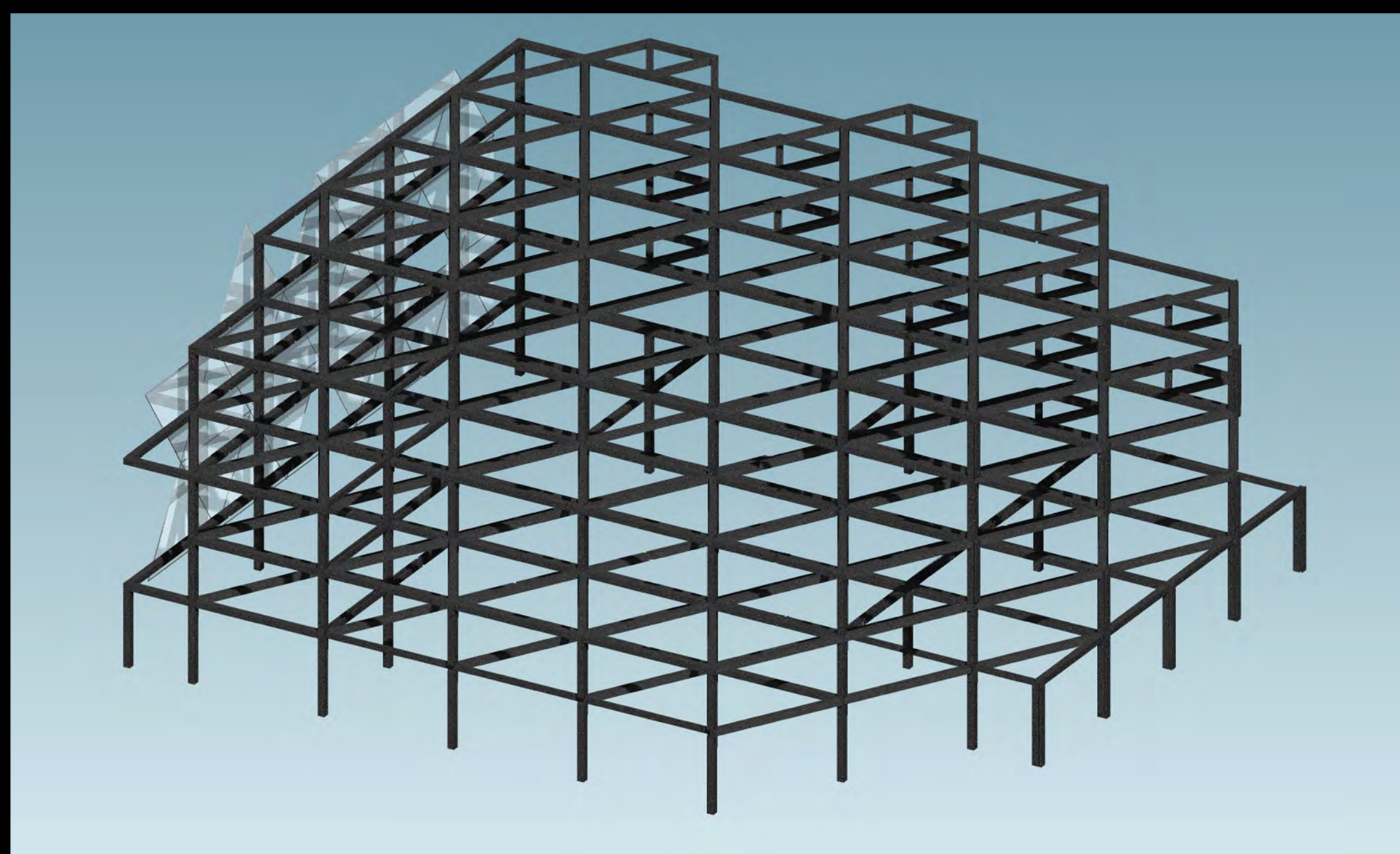
South Facade



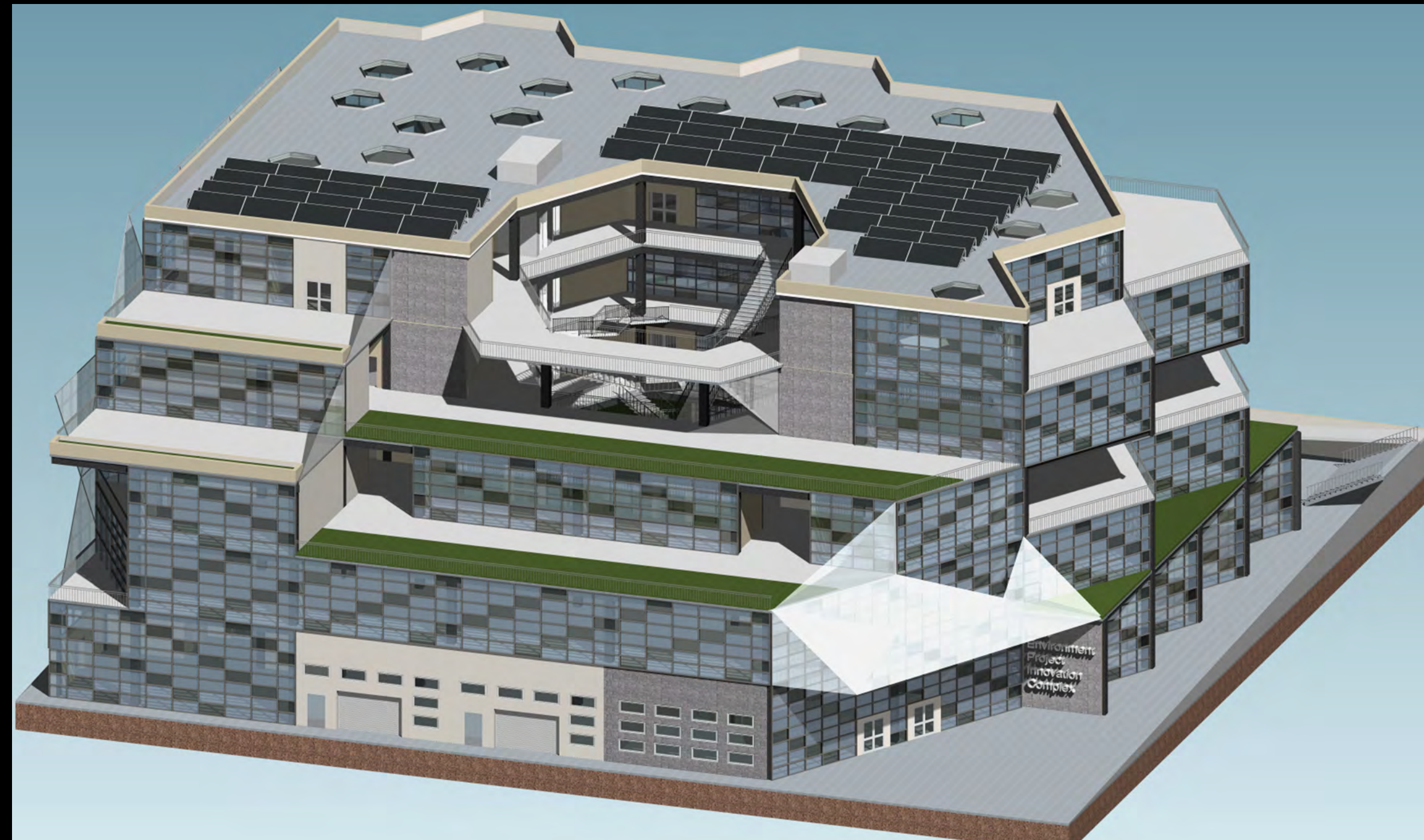
North East Perspective



Atrium Looking South



Structure - Equilateral Triangle Steel Frame



Axonometric



South Balcony