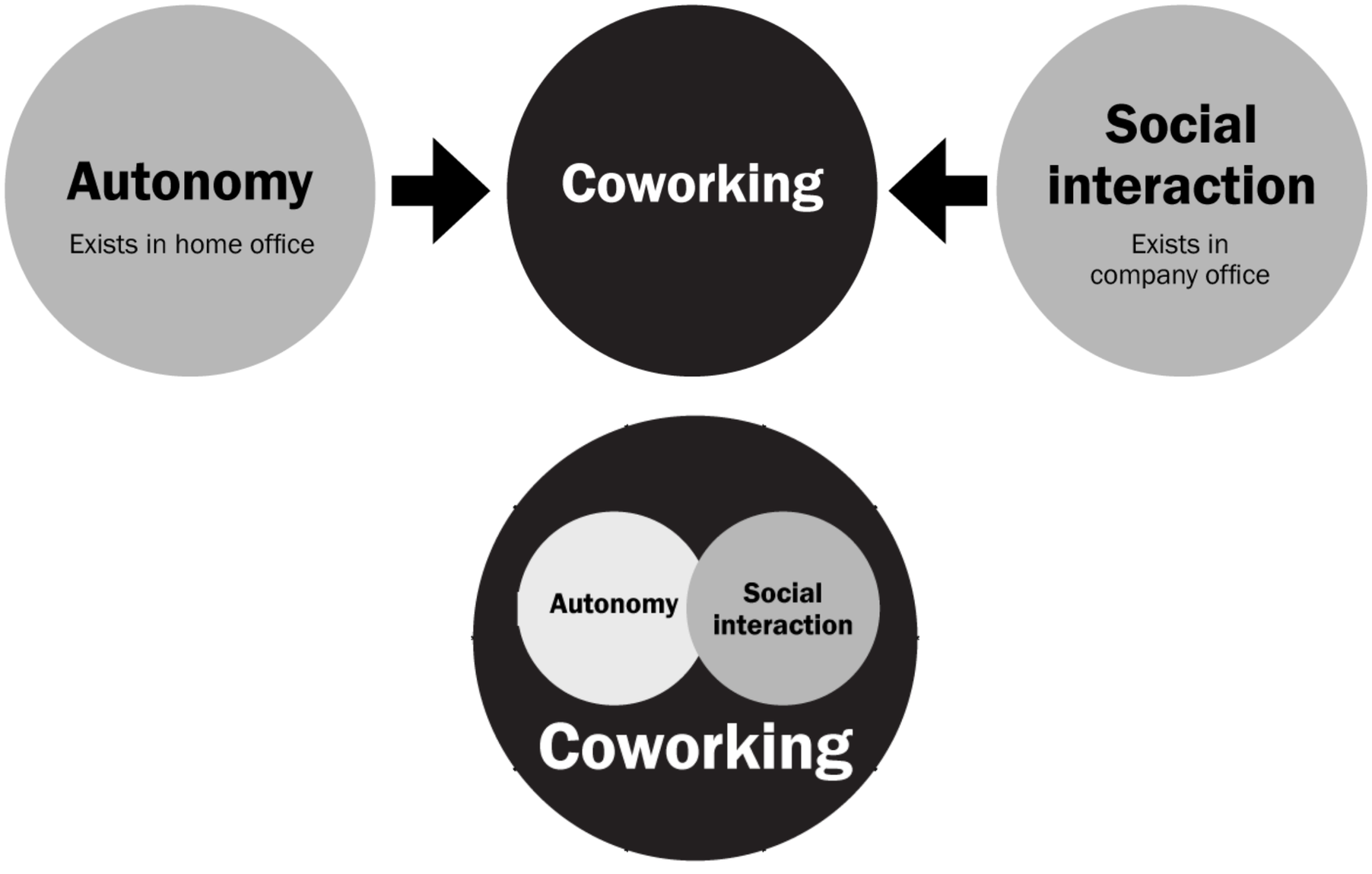
Coworking Office Building
Madrid

WHAT IS COWORKING

COWORKING IS A NEW TYPE OF WORKING FACILITY. IT COMBINES THE AUTONOMY OF A HOME OFFICE WITH THE SOCIAL INTERACTION OF THE TRADITIONAL COMPANY OFFICE.

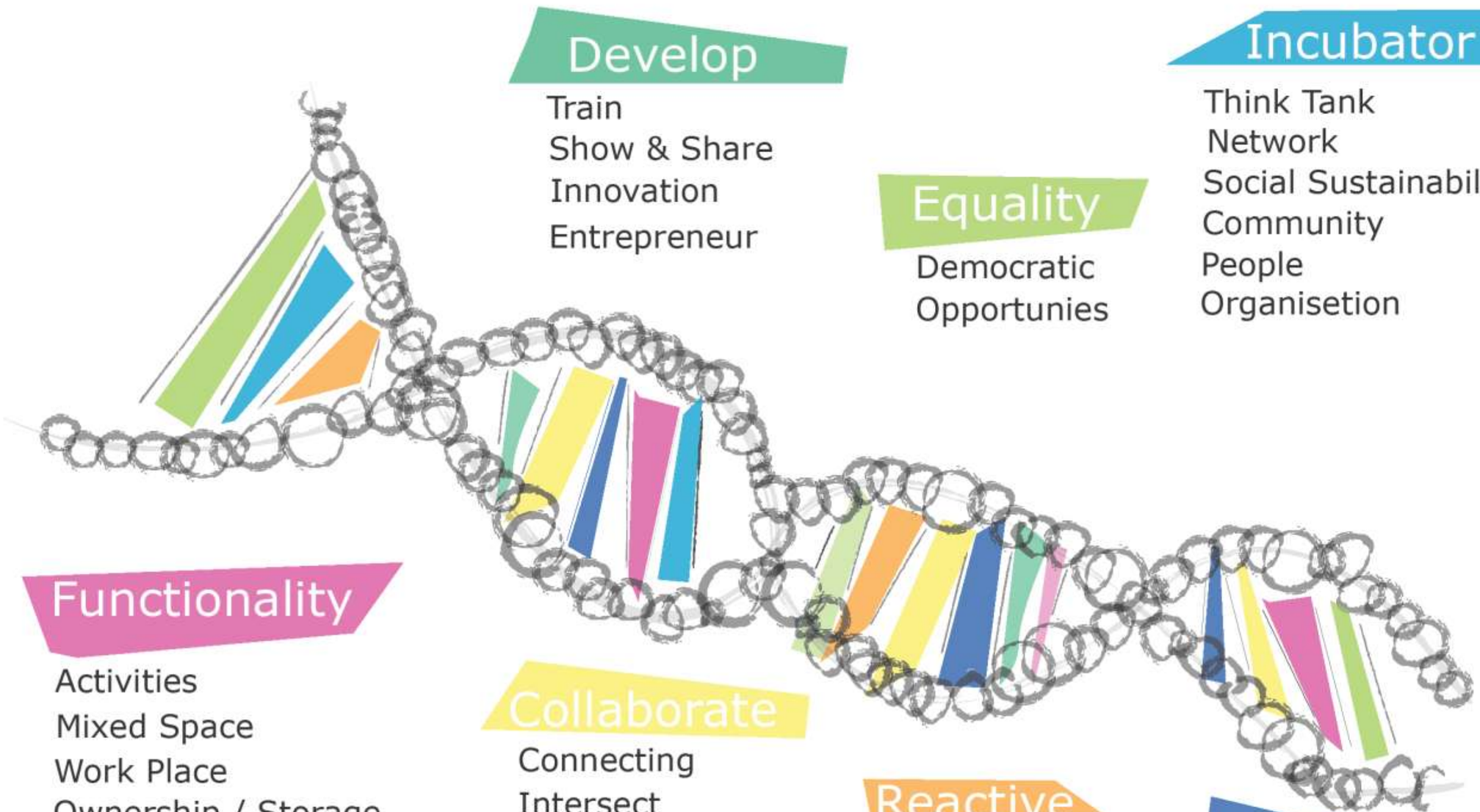


COWORKING IS A STYE OF WORK WHICH INVOLVES A SHARED WORKING ENVIRONMENT, SOMETIMES AN OFFICE,YET INDEPEND ACTIVITY. TYPICALLY IT IS ATTRACTIVE TO WORK-AT-HOME PROFESSIONALS, INDEPENDENT CONTACTORS, OR PEOPLE WHO TRAVEL FREQUENTLY WHO END UP WORKIN IN RELATIVE ISOLATION. COWORKING IS THESOCIAL GATHERING OF A GROUP OF PEOPLE , WHO ARE STILL WORKING INDEPENDENTLY, BUT WHO SHARE VALUES, AND WHO ARE INTERESTED INTHE SYNERGY THAT CAN HAPPEN FROM WORKING WITH TALENTED PEOPLE IN THE SAME SPACE.

THE IDEA IS SIMPLE: INDEPENDENT PROFESSIONALS AND THOSE WITH WORKPLACE FLEXIBILITY WORK BETTER TOGETHER THAN THEY DO ALONE.

THE COMMON THREAD IS THAT WE ARE HAPPIER AND MORE PRODUCTIVE TOGETHER THAN ALONE.

DYNAMICS OF COWORKING



Develop

Train
Show & Share
Innovation
Entrepreneur

Equality

Democratic
Opportunies

Incubator

Think Tank
Network
Social Sustainability
Community
People
Organisetion

Functionality

Activities
Mixed Space
Work Place
Ownership / Storage
Exhibit
Workshop

Collaborate

Connecting
Intersect
Interact
Converge
Relate

Reactive

Flexiblity
Versatile
Responsive

Diversity

Dynamic
Variation

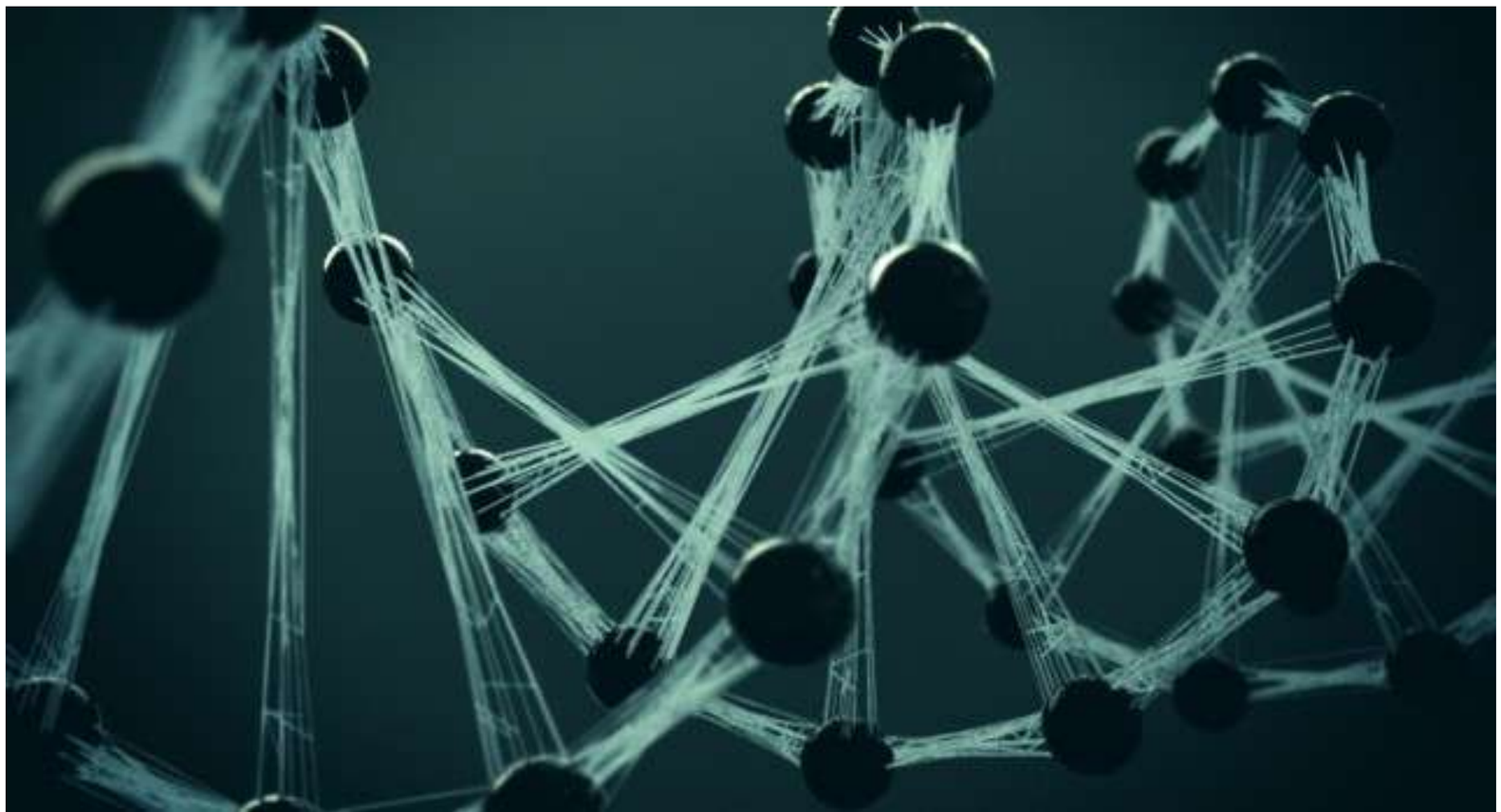
STRATEGY

WHAT IS MY COWORKING PROPOSAL

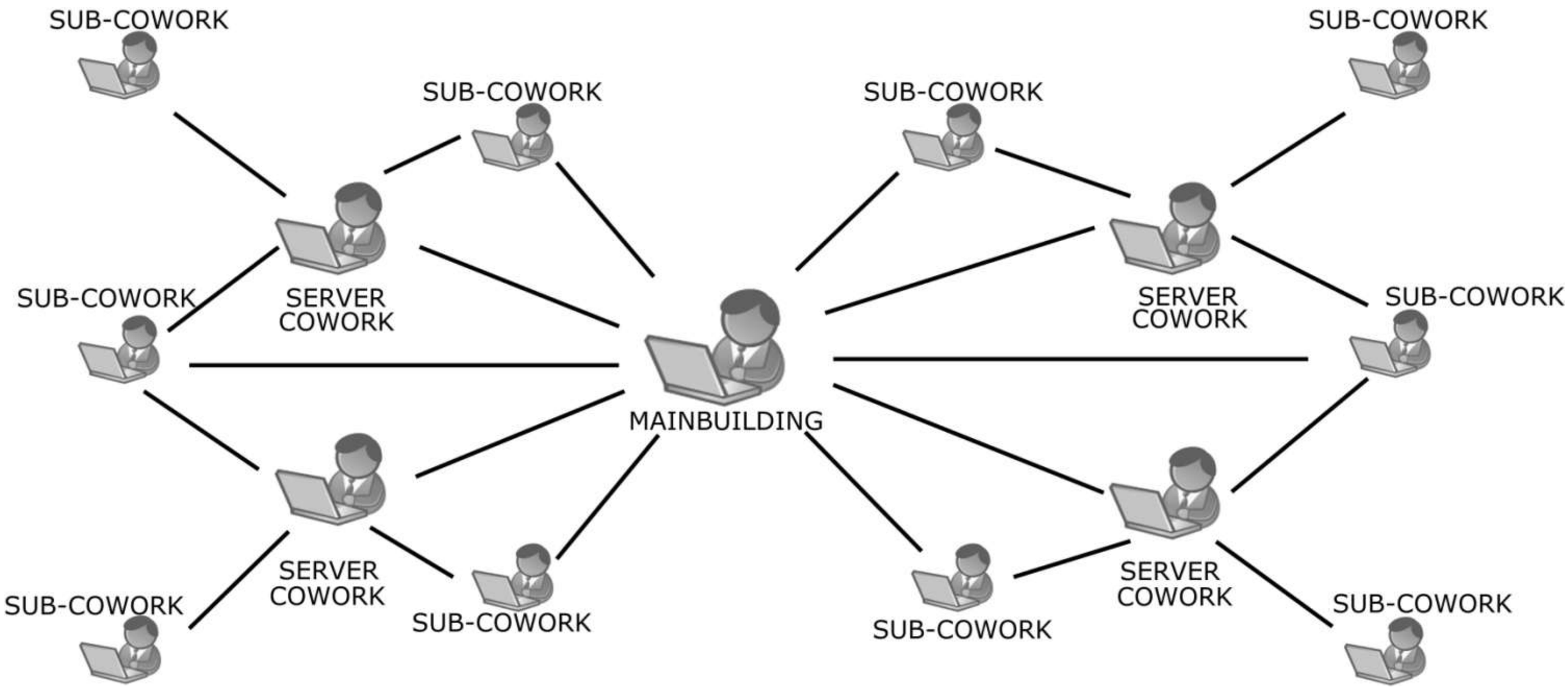
STRATEGY

NEW COWORKING SYSTEM OF MADRID WILL BE A DIFFUSE OFFICE SYSTEM WITH A MAIN BUILDING AND MANY OF SMALLER SUB-COWORKING OFFICES. ALSO SOME OF THIS SUB OFFICES WILL HAVE ADDITIONAL FUNCTIONS THAT THEY WILL BECOME SERVERS OF THAT ZONE.

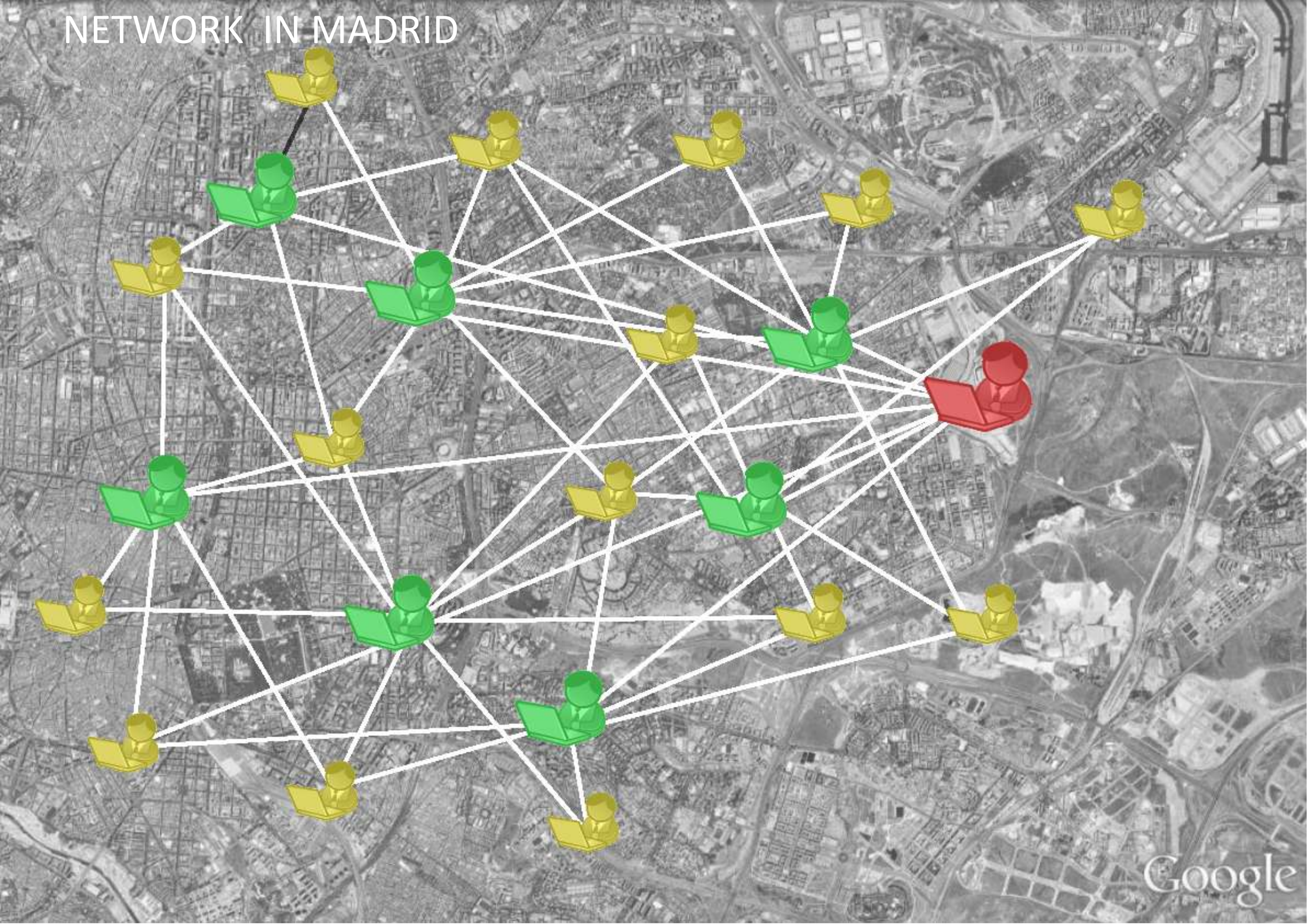
MAIN BUILDING, SERVERS AND SUB-OFFICES WILL BE CONNECTED LIKE A NETWORK . IN THIS NETWORK EACH WORKER MAY UTILIZE DIFFERENT AMBIENT OF DIFFERENT SUB-OFFICES OR SERVERS. IF A SUB-OFFICE DOESN'T HAVE VIDEO CONFERENCE ROOM, THE COWORKERS MAY GO TO THE CLOSER SERVER COWORKING OFFICE TO USE VIDEO CONFERENCE ROOM.



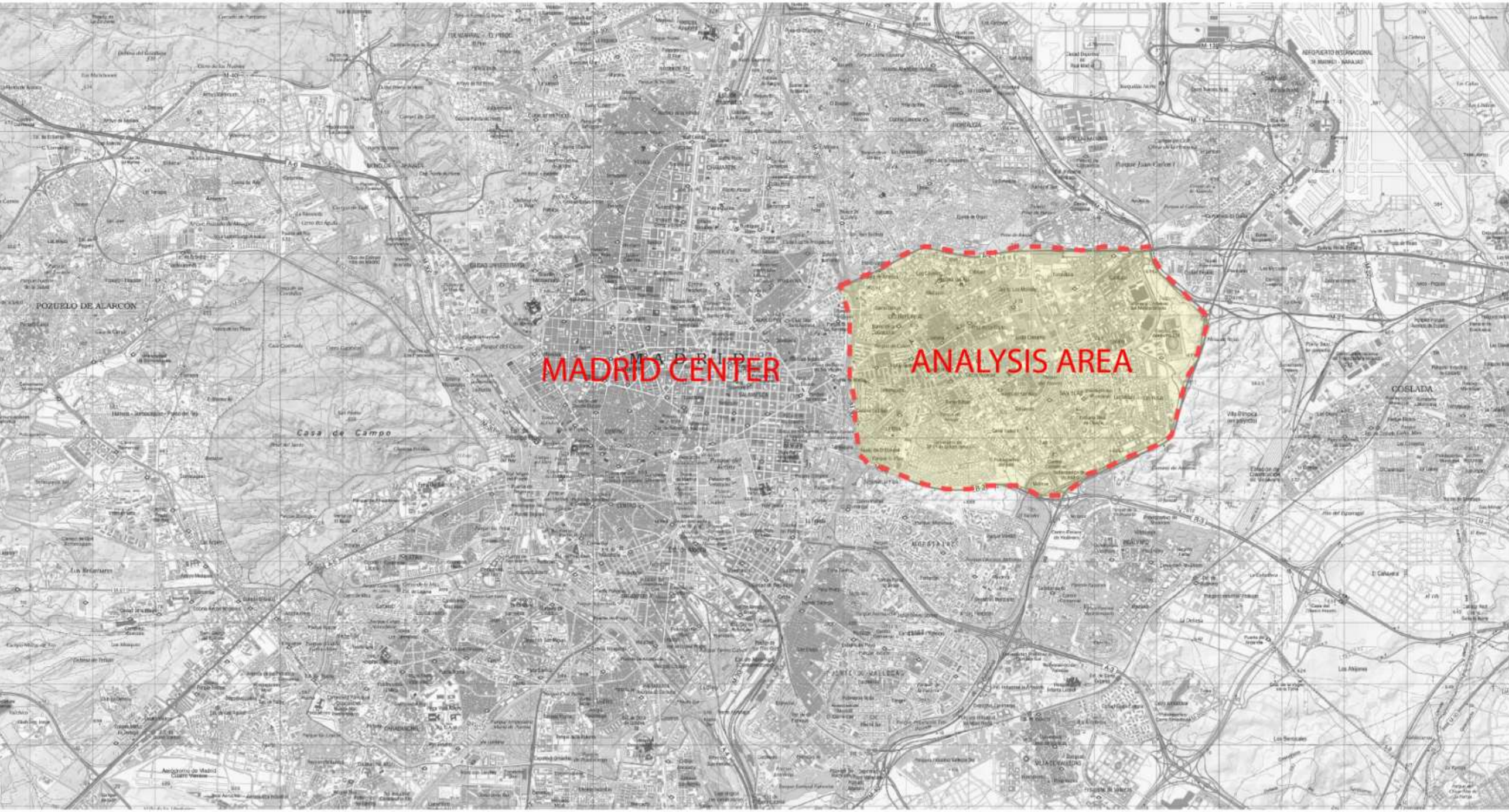
NETWORK CONCEPT



NETWORK IN MADRID

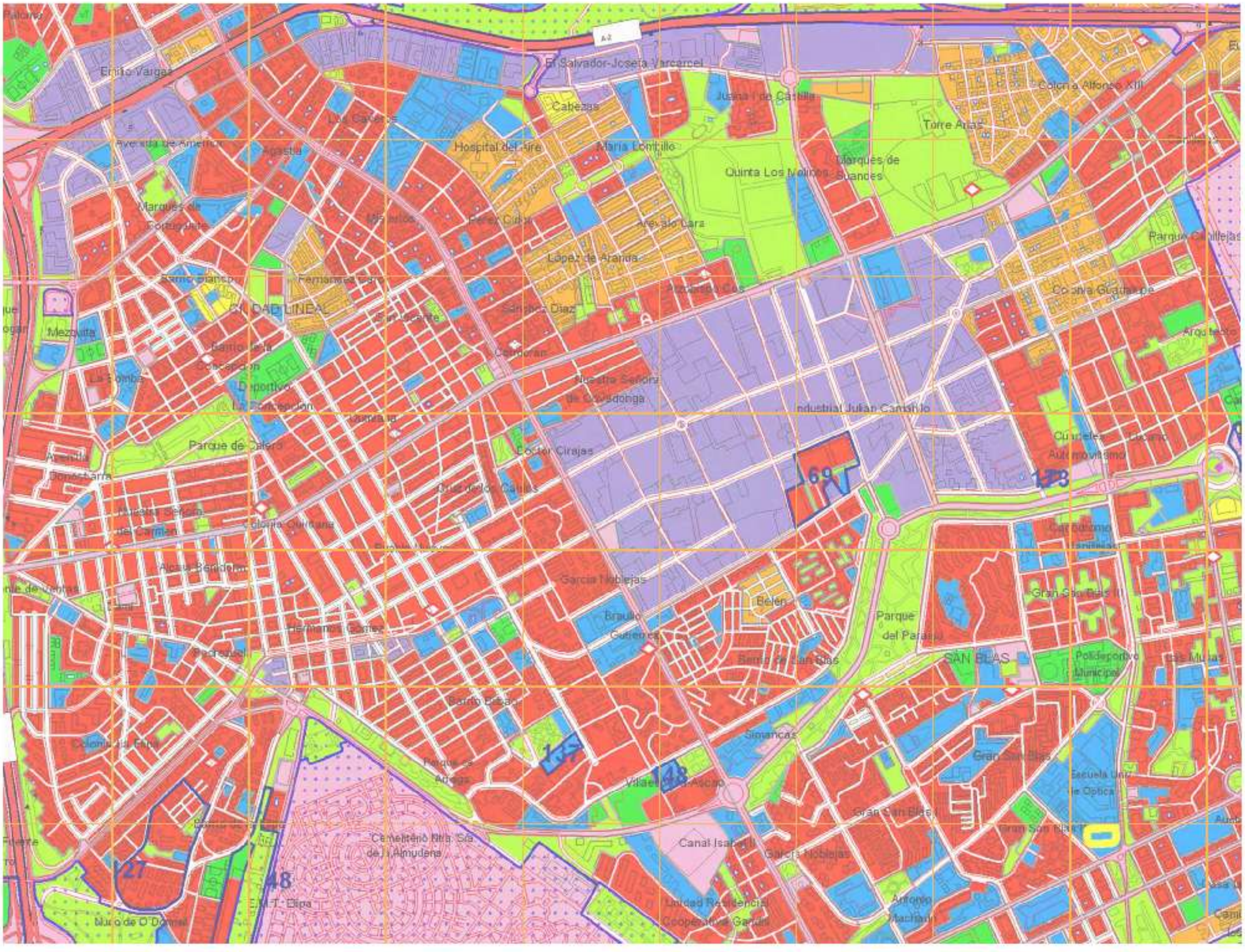


WHERE IS THEMATIC MAP ANALYSIS AREA?



THEMATIC MAP ANALYSIS

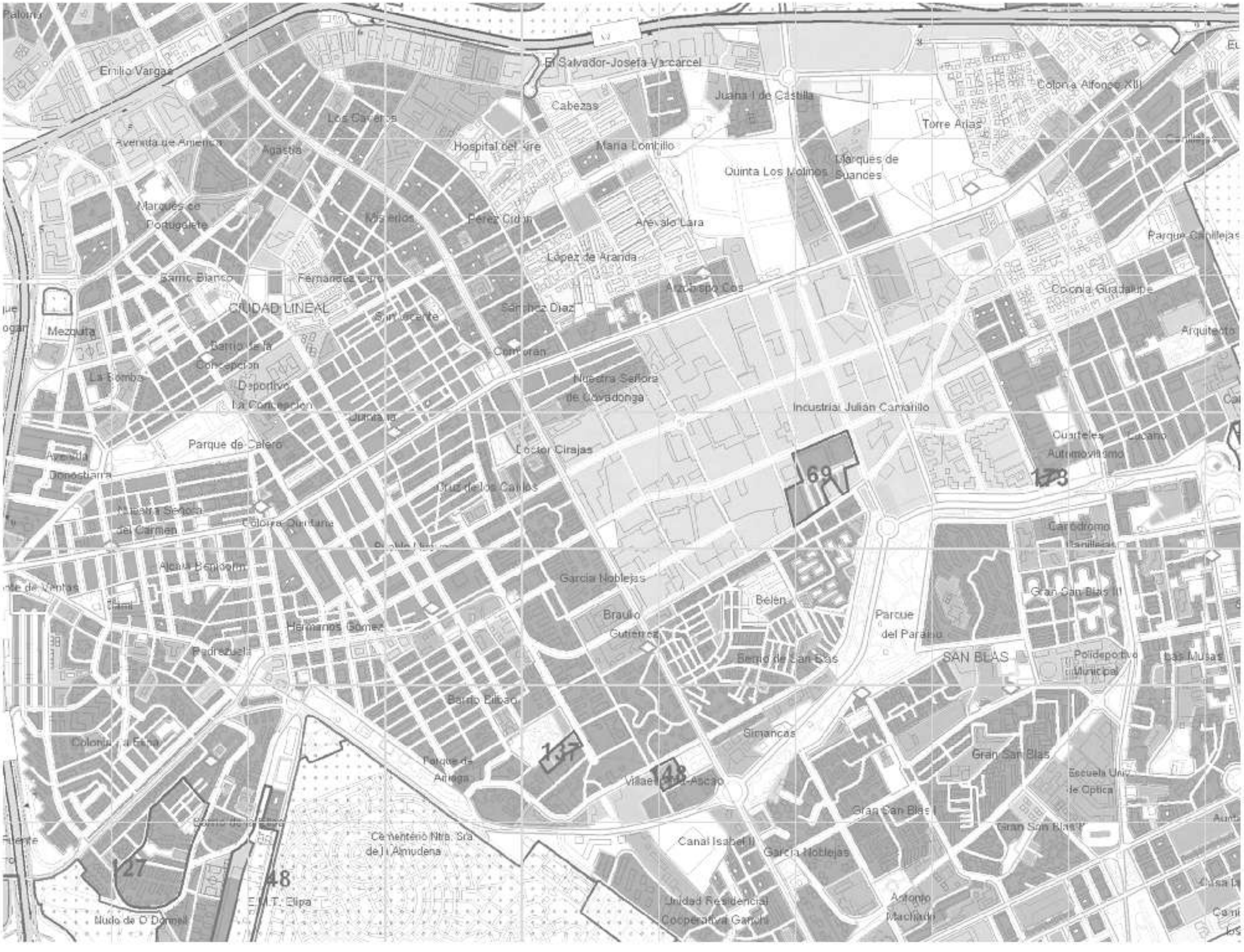
LANDUSE MAP



LEGEND

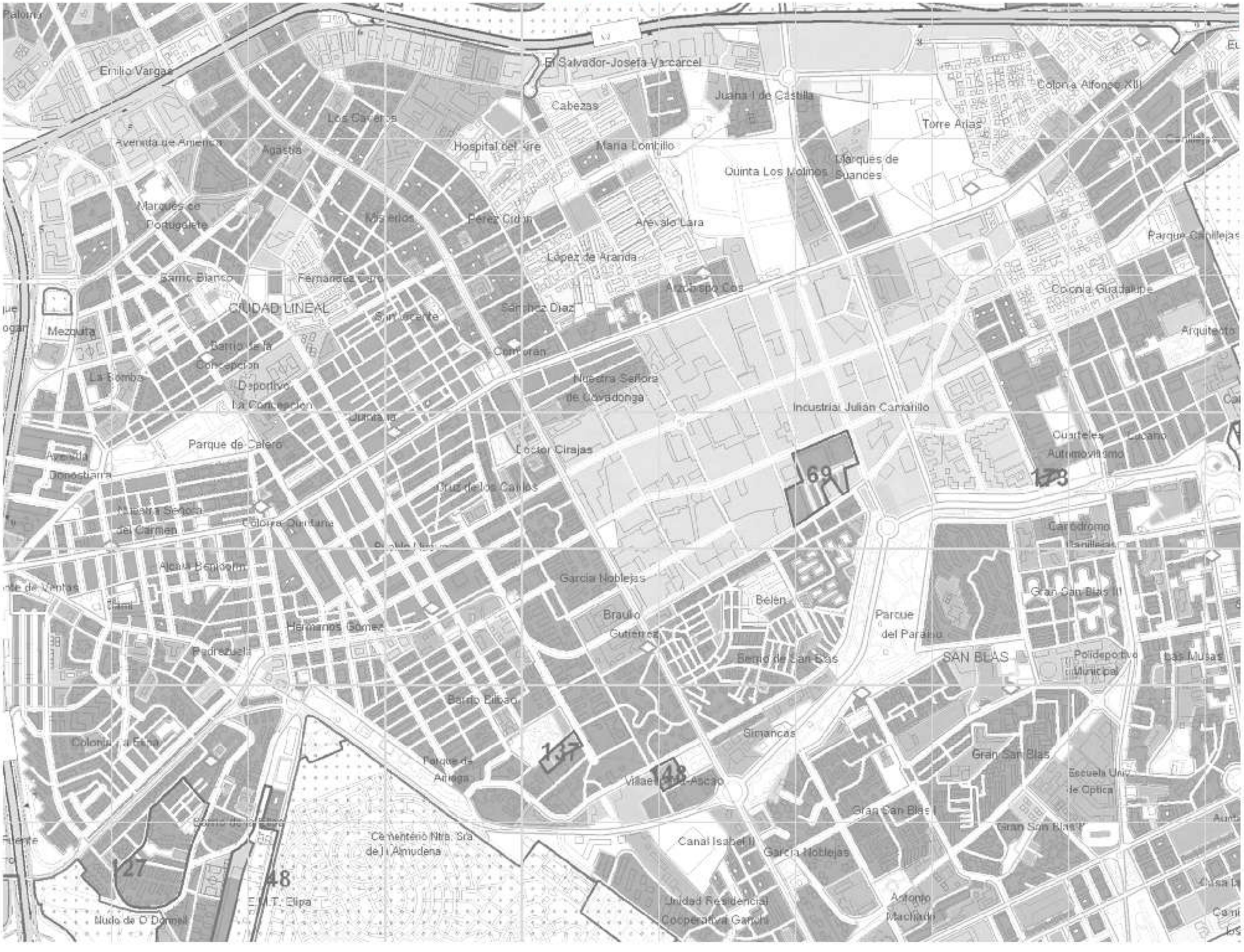
- Multifamily Residential
- Single Family Residential
- Industrial/Agricultural
- Commercial Zone
- Public Services
- Sport Areas
- Public Green
- Services

LANDUSE ANALYSIS



LANDUSE ANALYSIS

MAINROADS

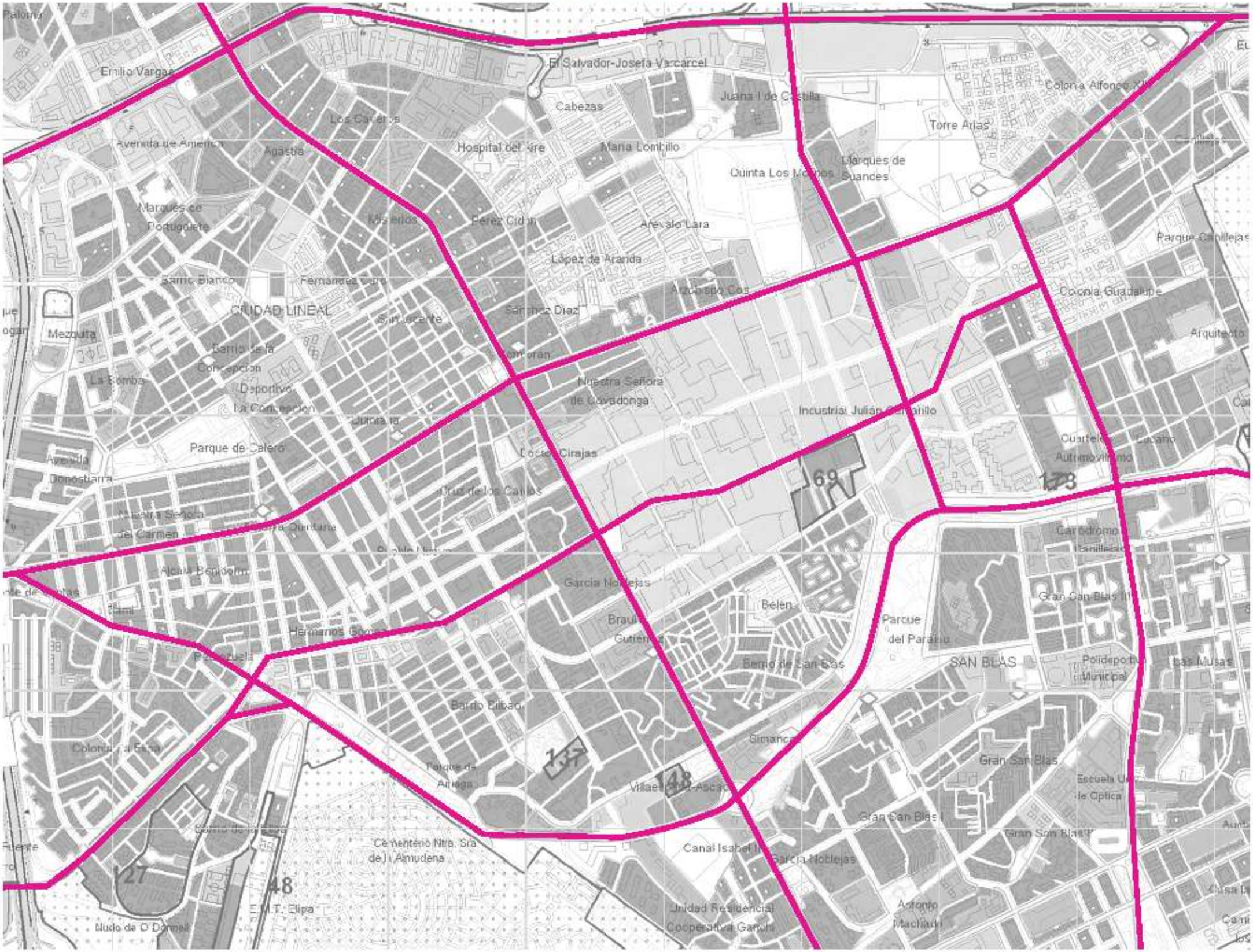


LEGEND

- Mainstreets / Roads

LANDUSE ANALYSIS

MAINROADS

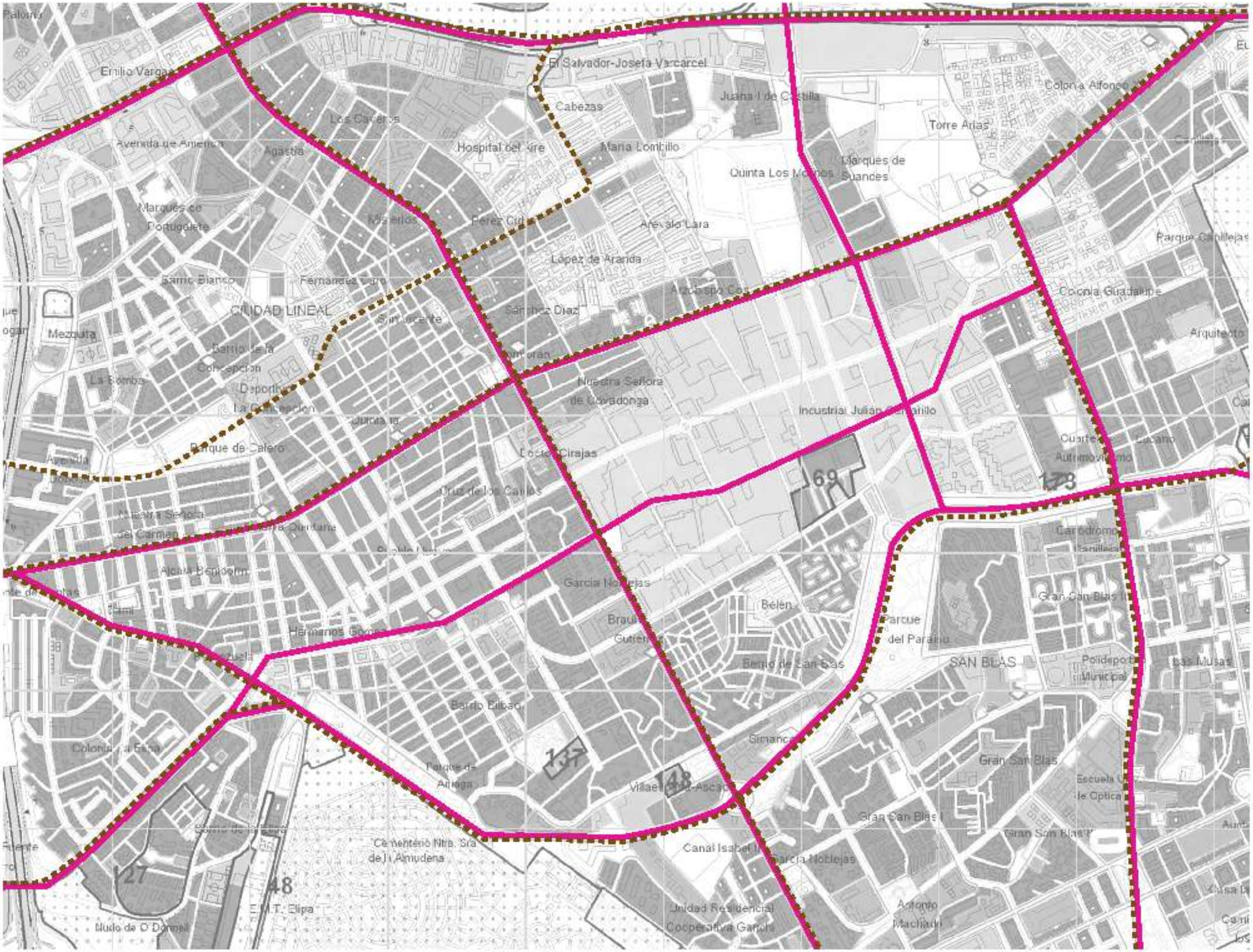


LEGEND

- Mainstreets / Roads

LANDUSE ANALYSIS

BIKE PATHS

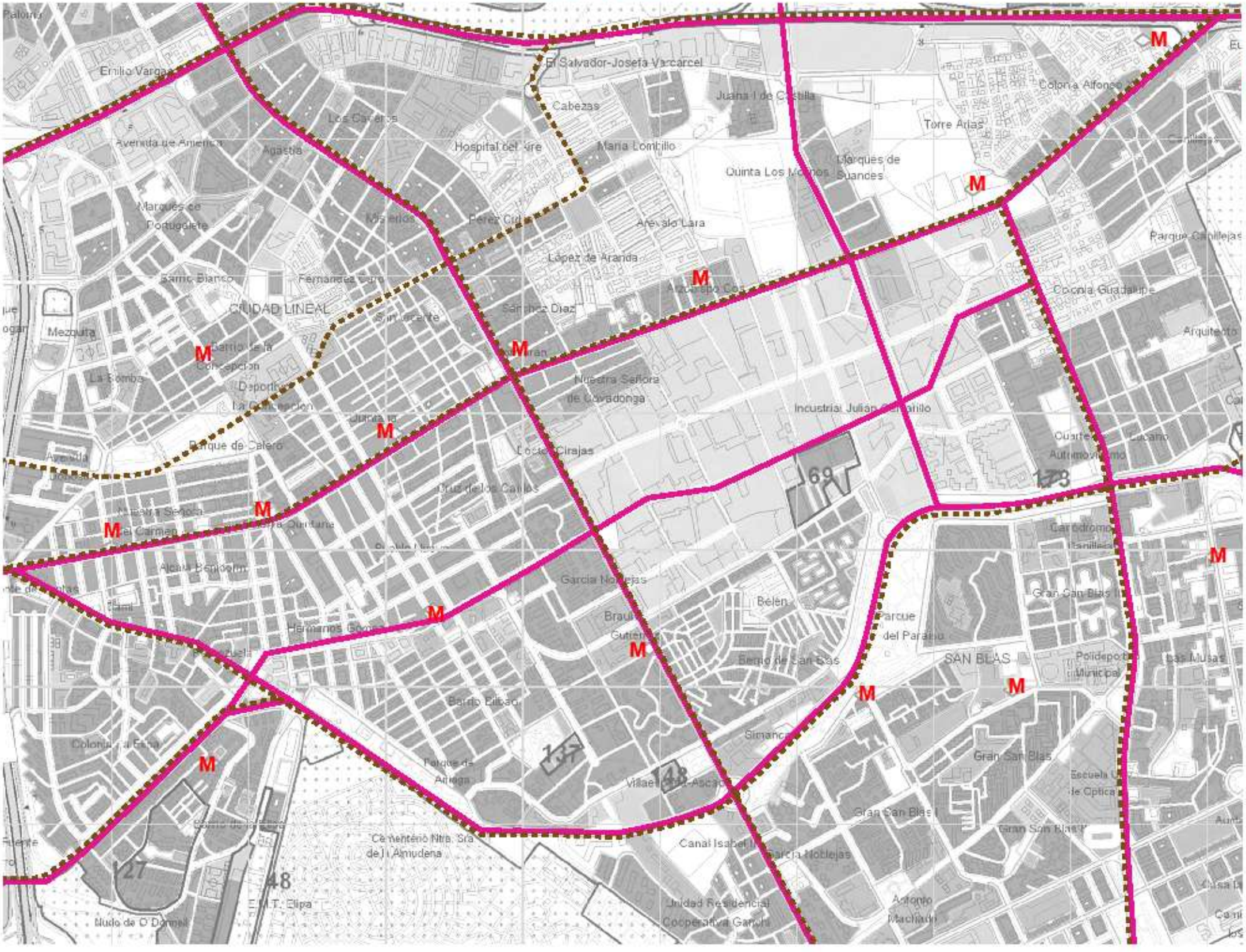


LEGEND

- Mainstreets / Roads
- Bike Paths

LANDUSE ANALYSIS

SUBWAY POINTS

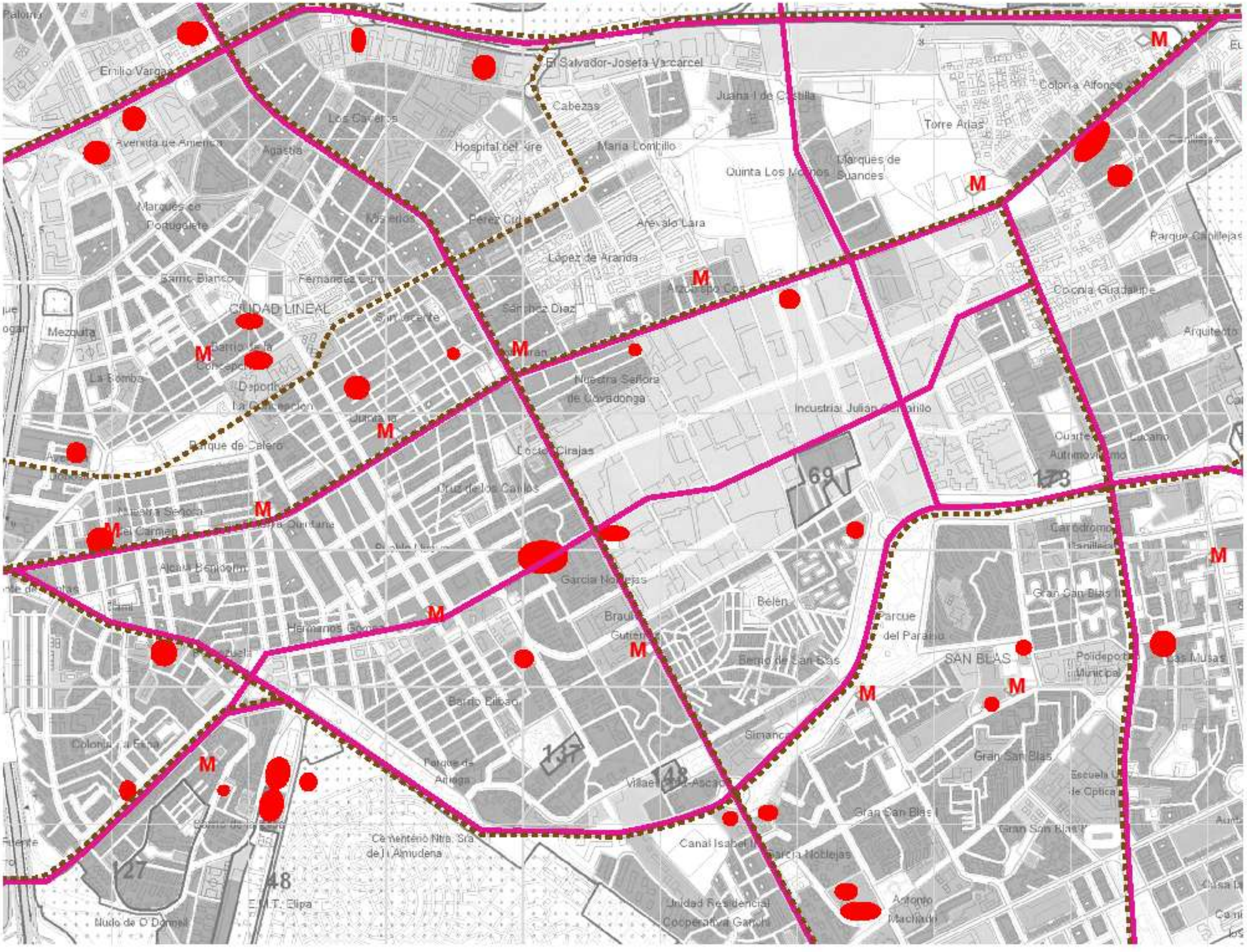


LEGEND

- Mainstreets / Roads
- Bike Paths
- M Subway Stations

LANDUSE ANALYSIS

PUBLIC OFFICES

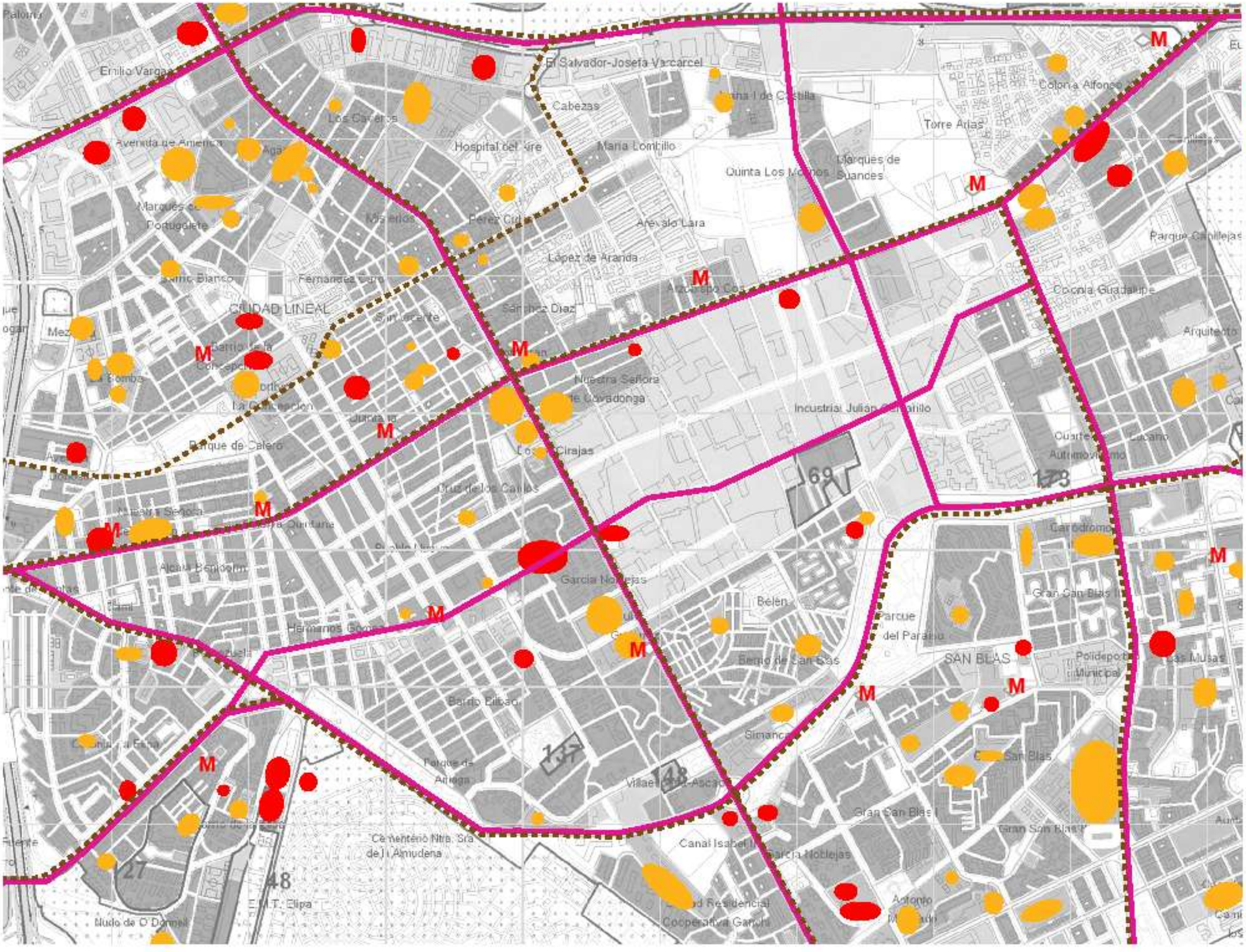


LEGEND

- Mainstreets / Roads
- Bike Paths
- M Subway Stations
- Public Offices

LANDUSE ANALYSIS

EDUCATIONAL BUILDINGS

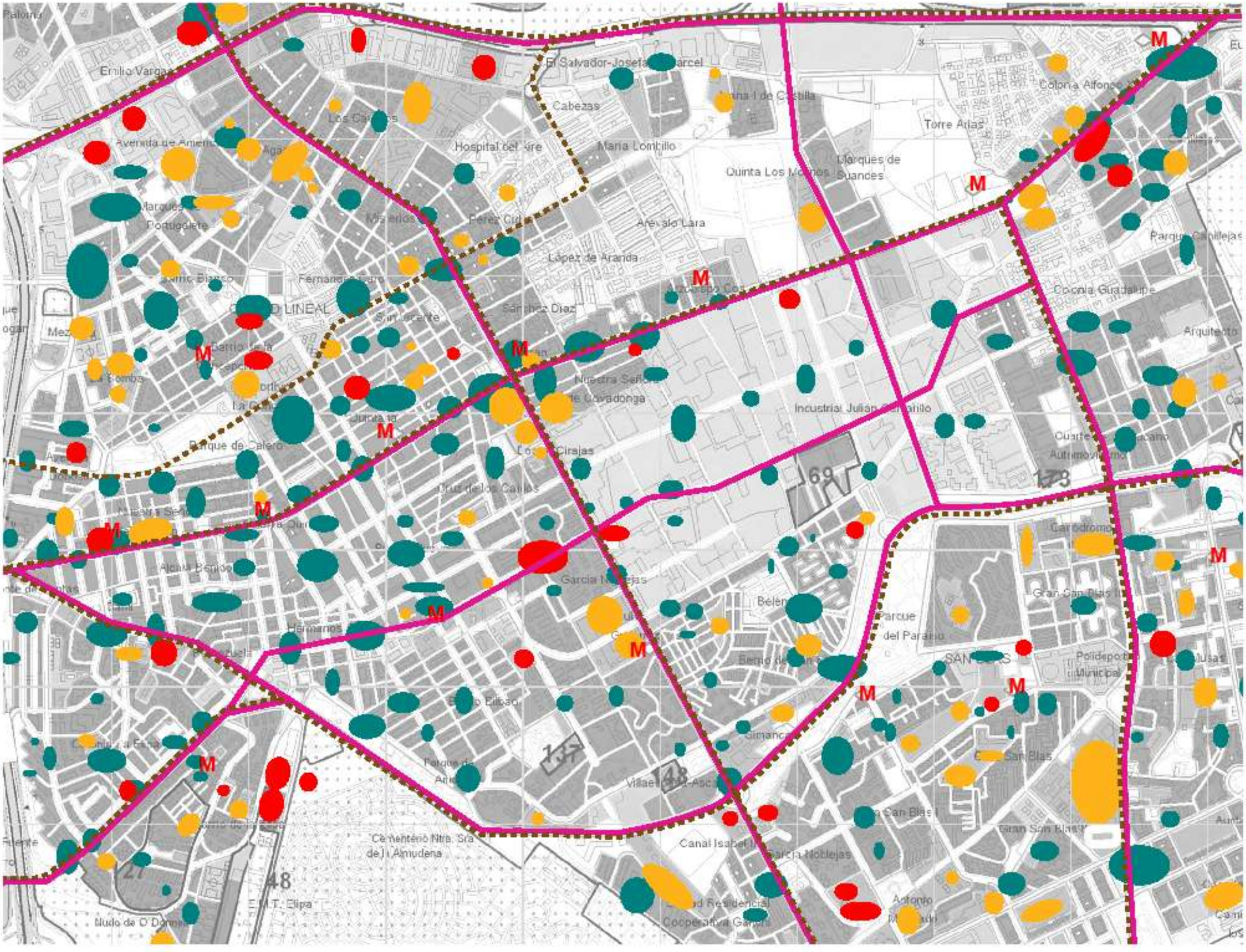


LEGEND

- Mainstreets / Roads
- Bike Paths
- M Subway Stations
- Public Offices
- Educational Buildings

LANDUSE ANALYSIS

COMMERCIAL BUILDINGS

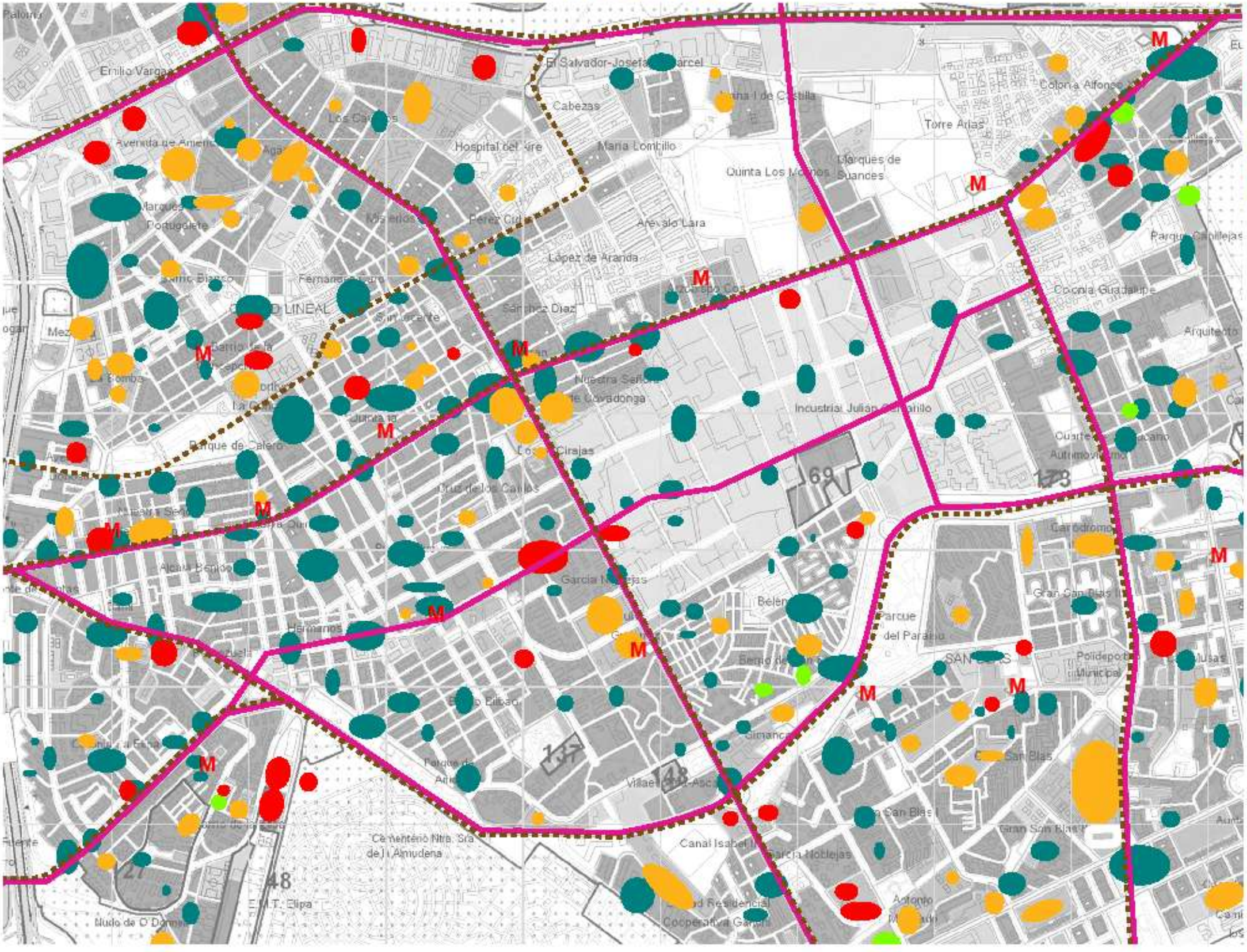


LEGEND

- Mainstreets / Roads
- Bike Paths
- M Subway Stations
- Public Offices
- Educational Buildings
- Commercial Buildings

LANDUSE ANALYSIS

CULTURAL BUILDINGS

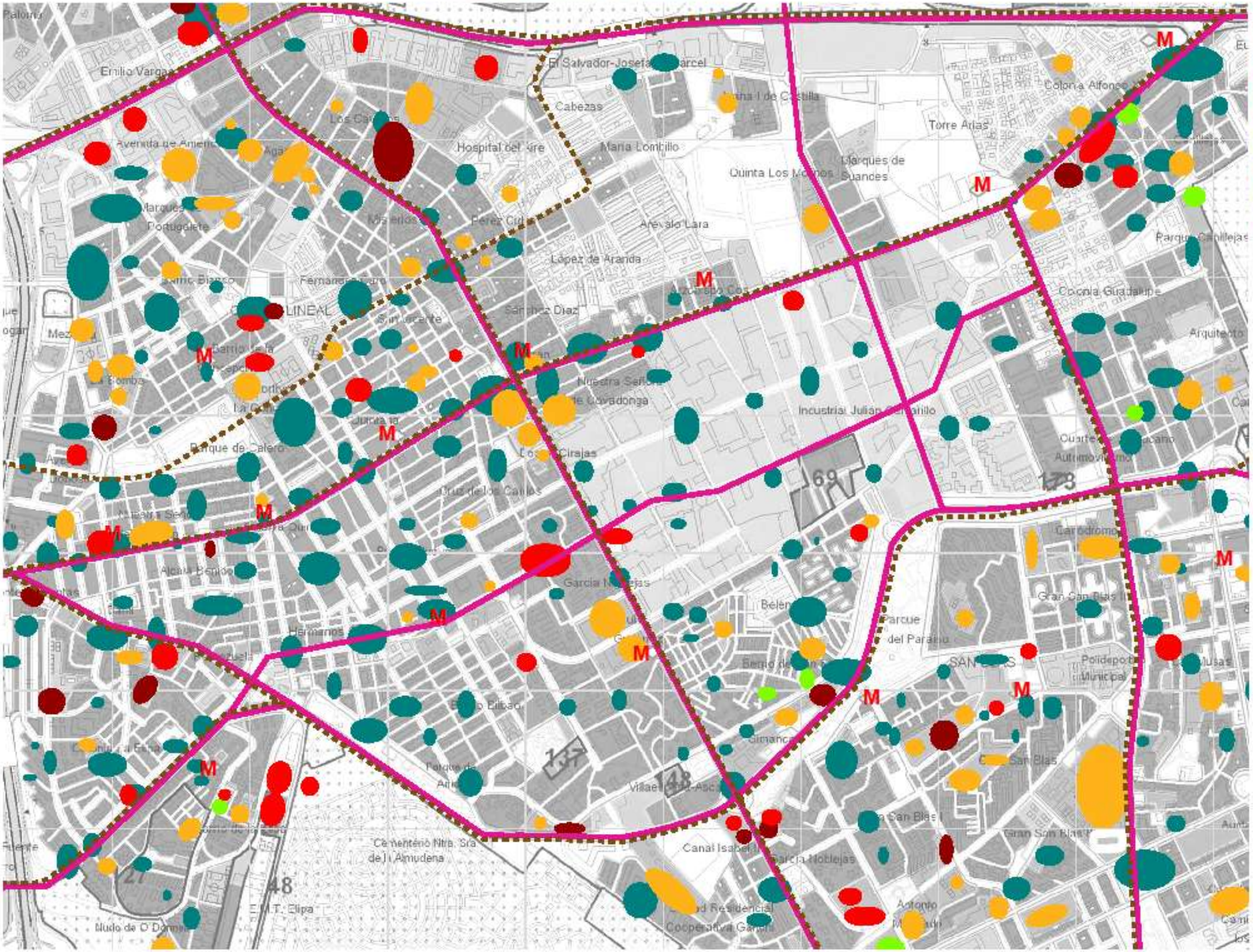


LEGEND

- Mainstreets / Roads
- Bike Paths
- M Subway Stations
- Public Offices
- Educational Buildings
- Commercial Buildings
- Cultural Buildings

LANDUSE ANALYSIS

HEALTHCARE BUILDINGS

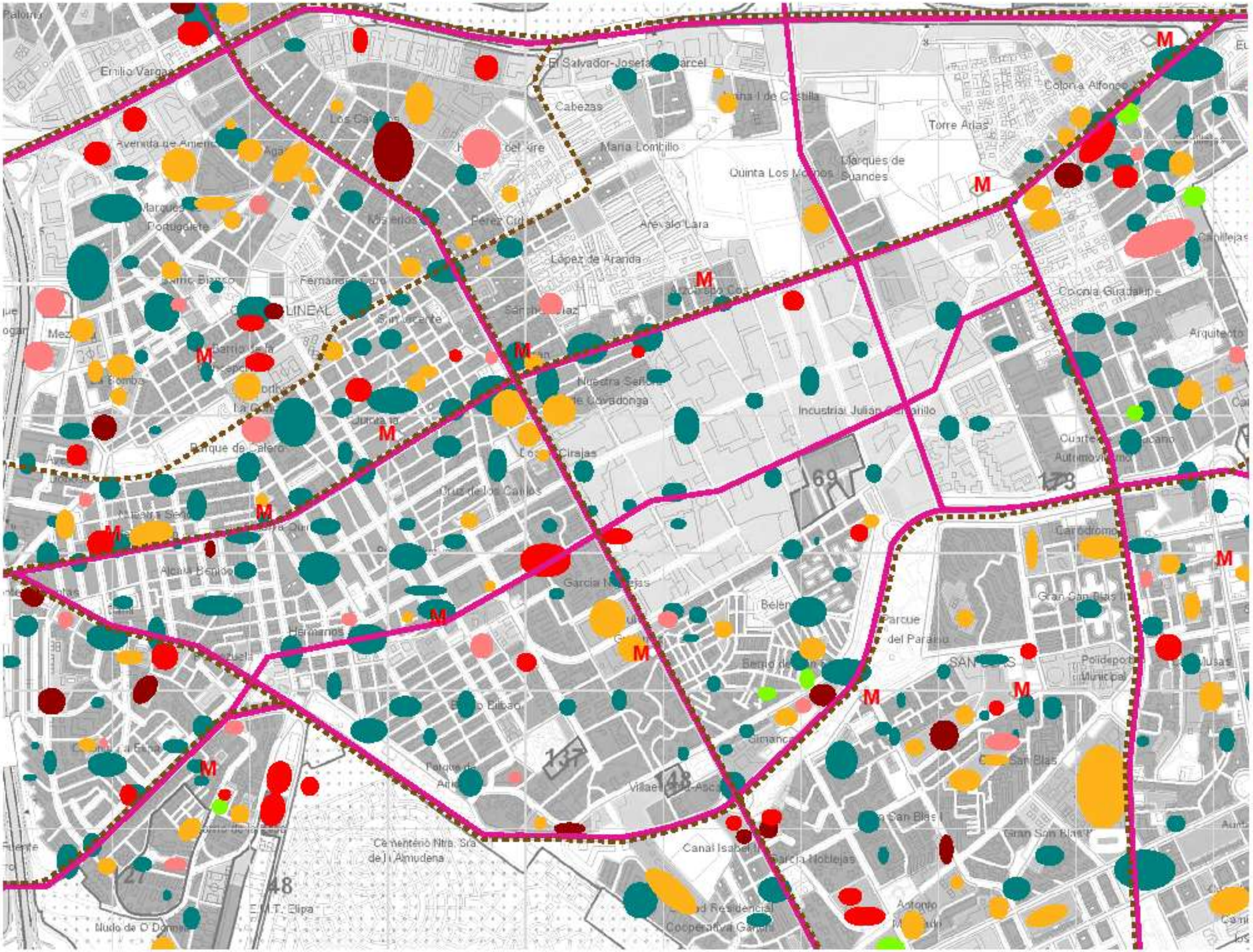


LEGEND

- Mainstreets / Roads
- Bike Paths
- M Subway Stations
- Public Offices
- Educational Buildings
- Commercial Buildings
- Cultural Buildings
- Healthcare Buildings

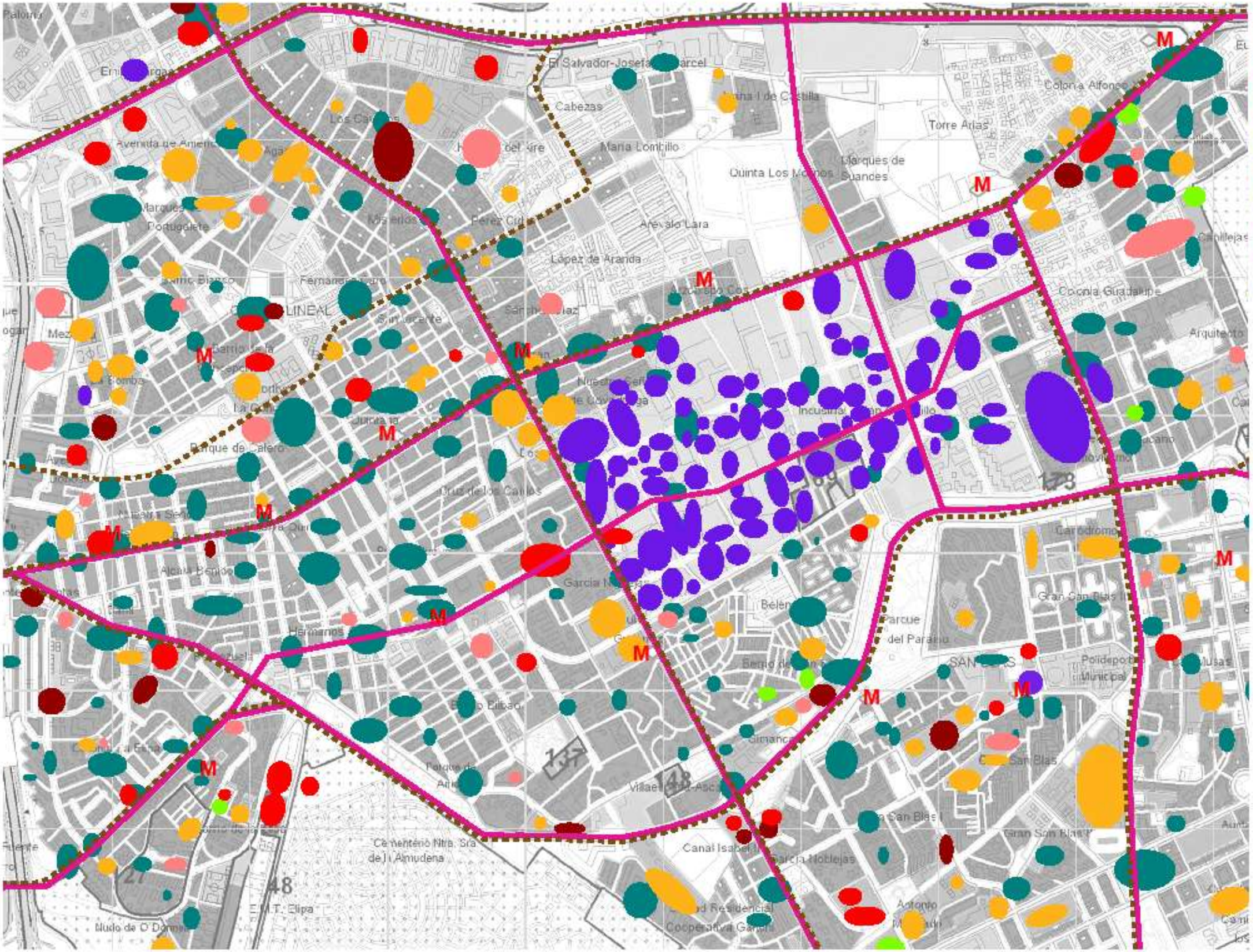
LANDUSE ANALYSIS

RELIGIOUS BUILDINGS



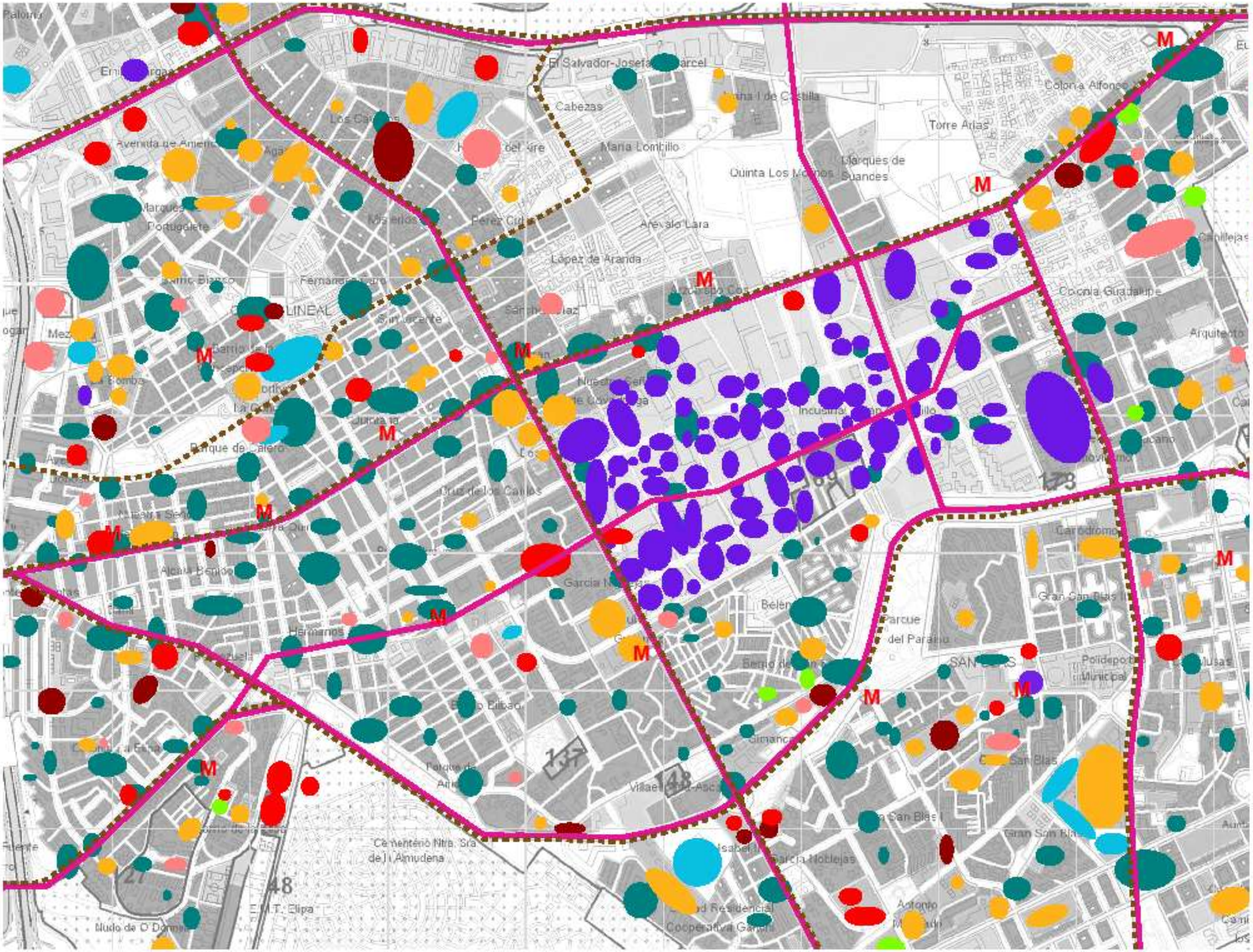
LANDUSE ANALYSIS

INDUSTRIAL BUILDINGS



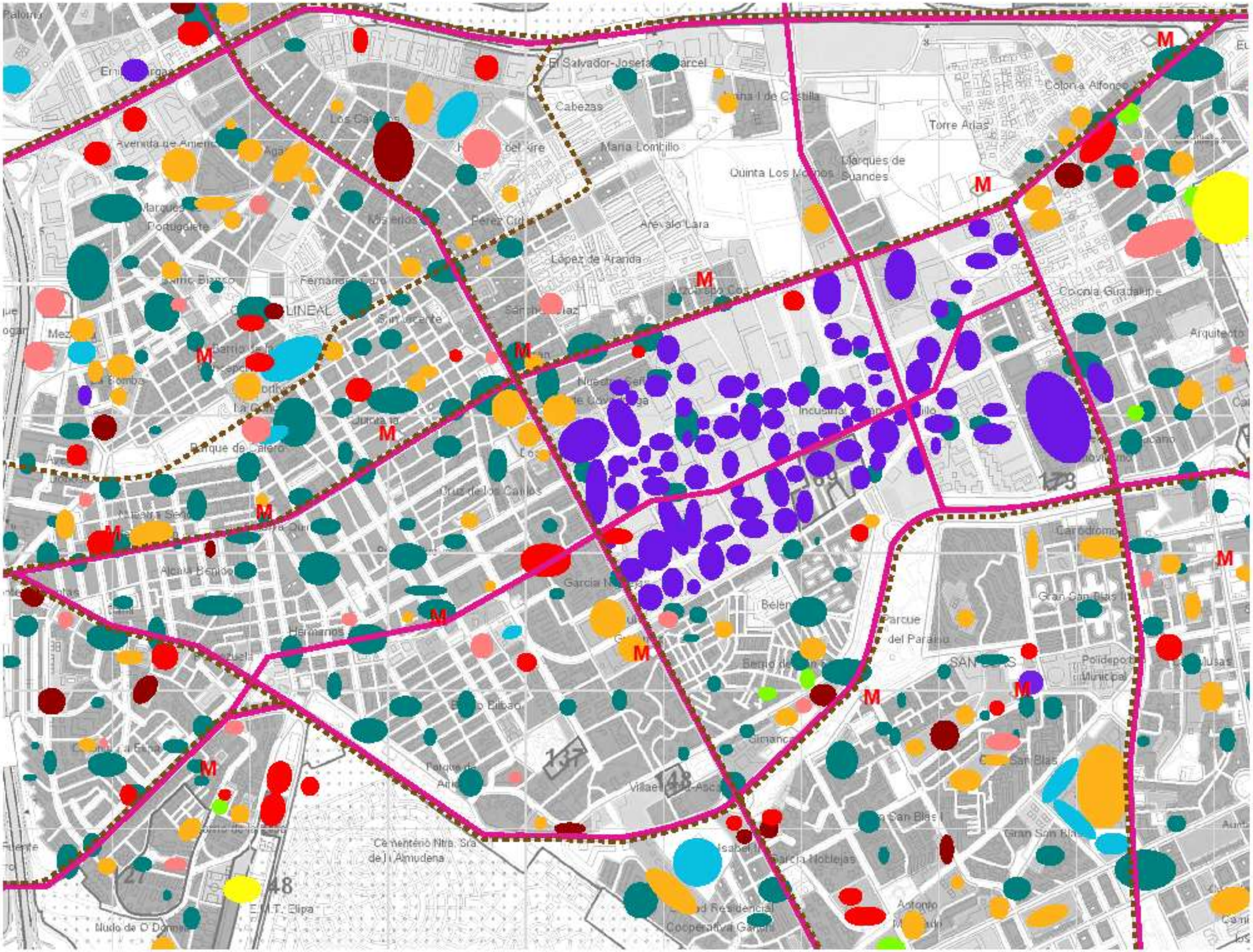
LANDUSE ANALYSIS

SPORT AREAS

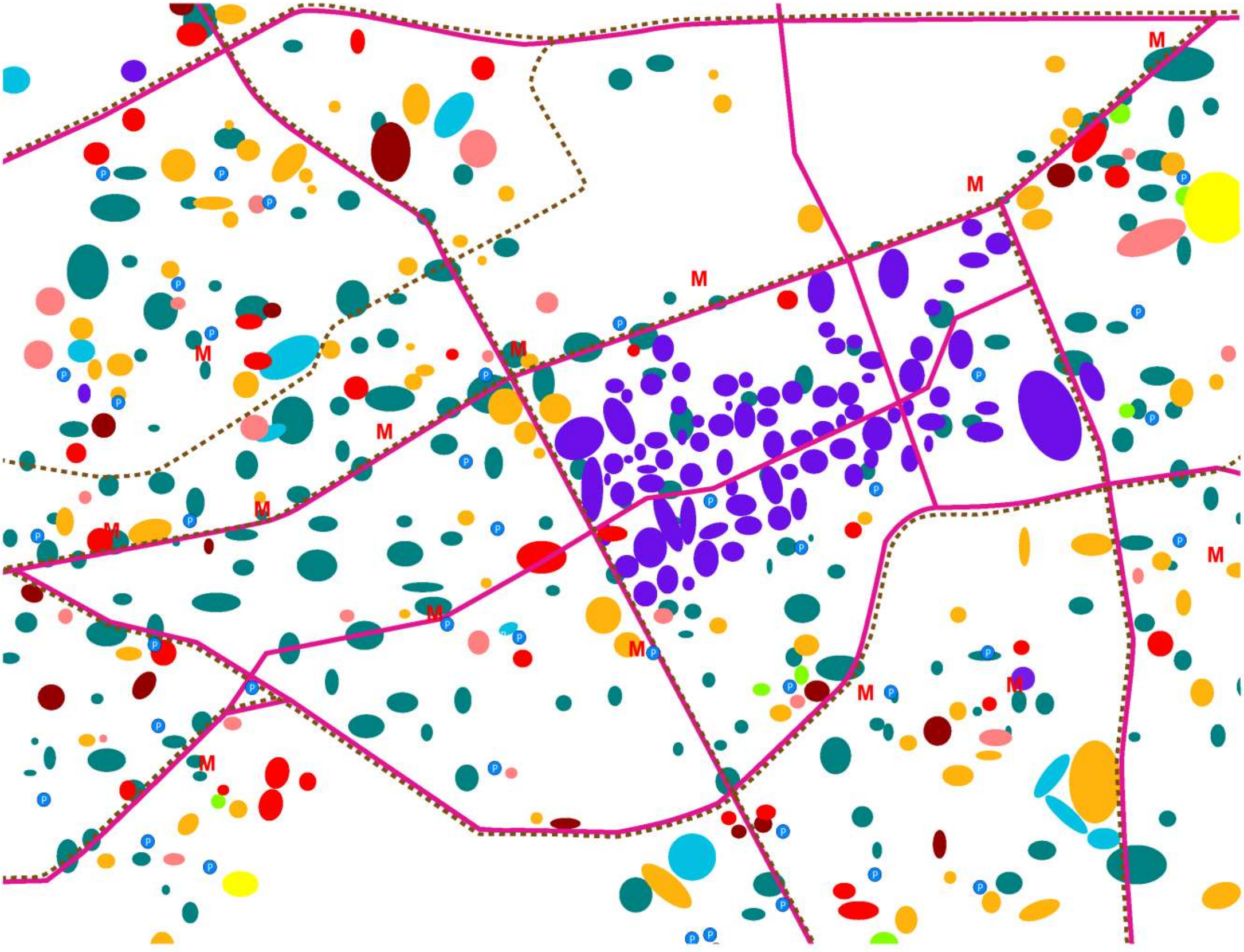


LANDUSE ANALYSIS

TRANSPORTATION



WHERE ARE SERVER AND SUB-OFFICE AREAS?



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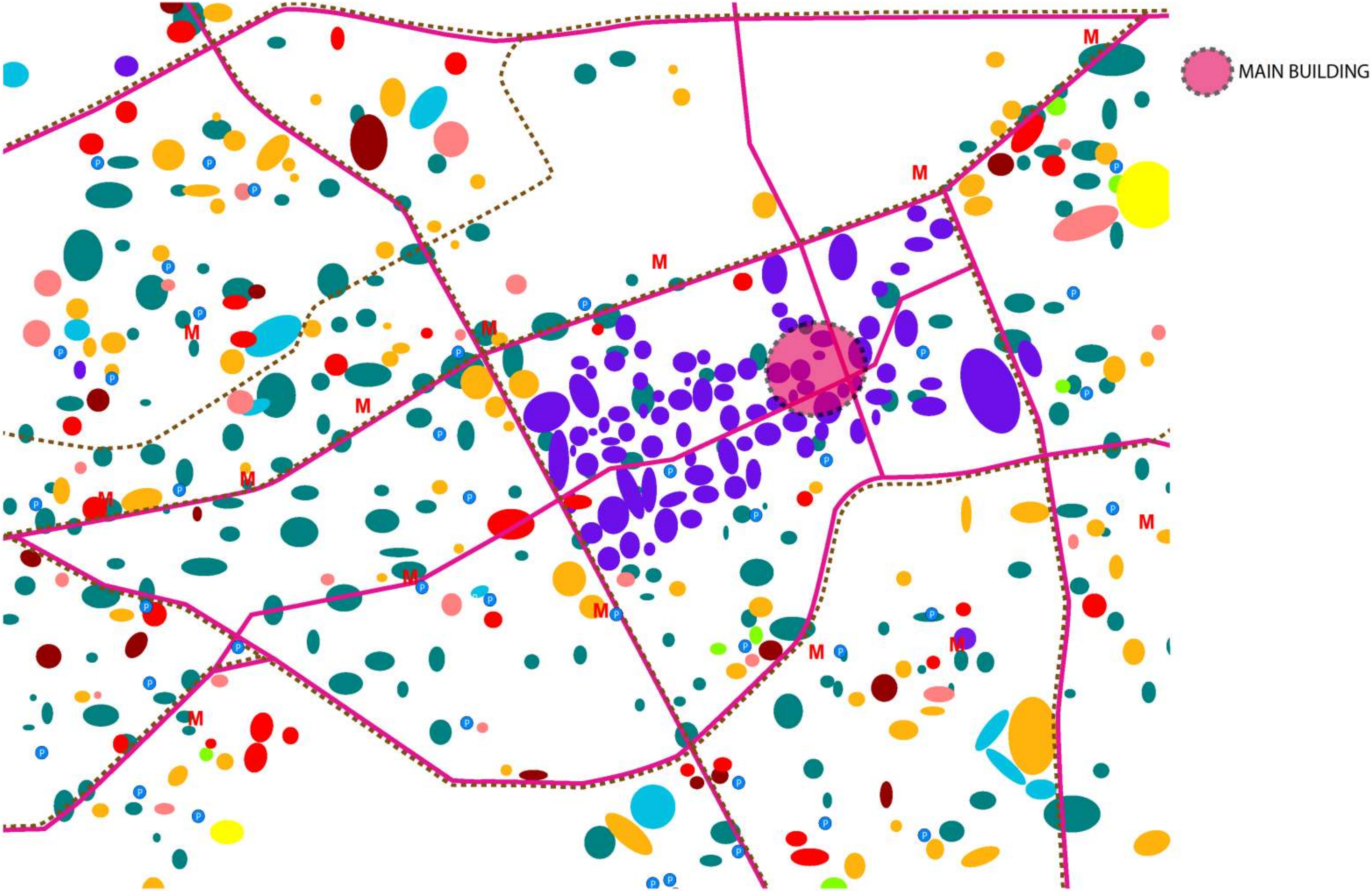

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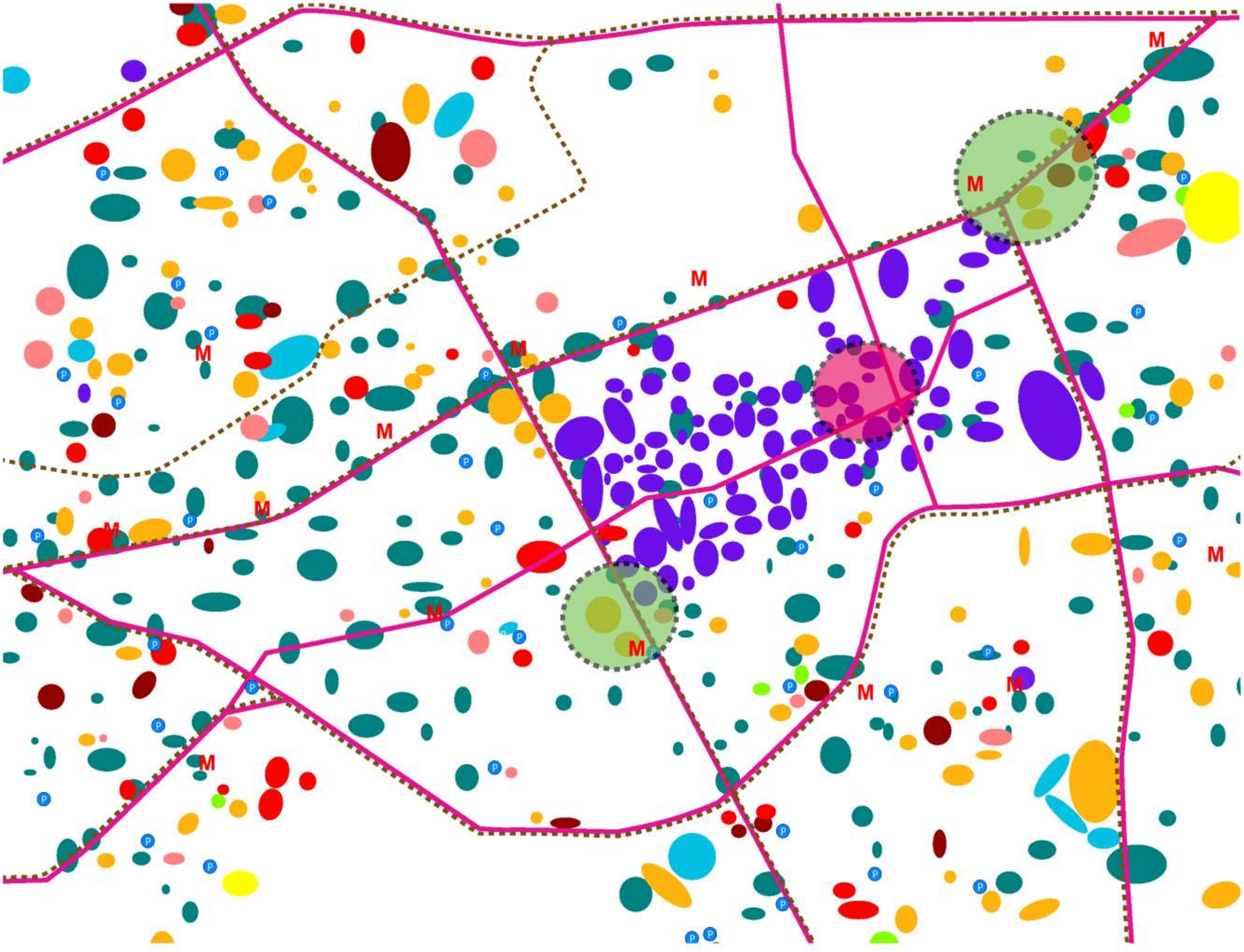

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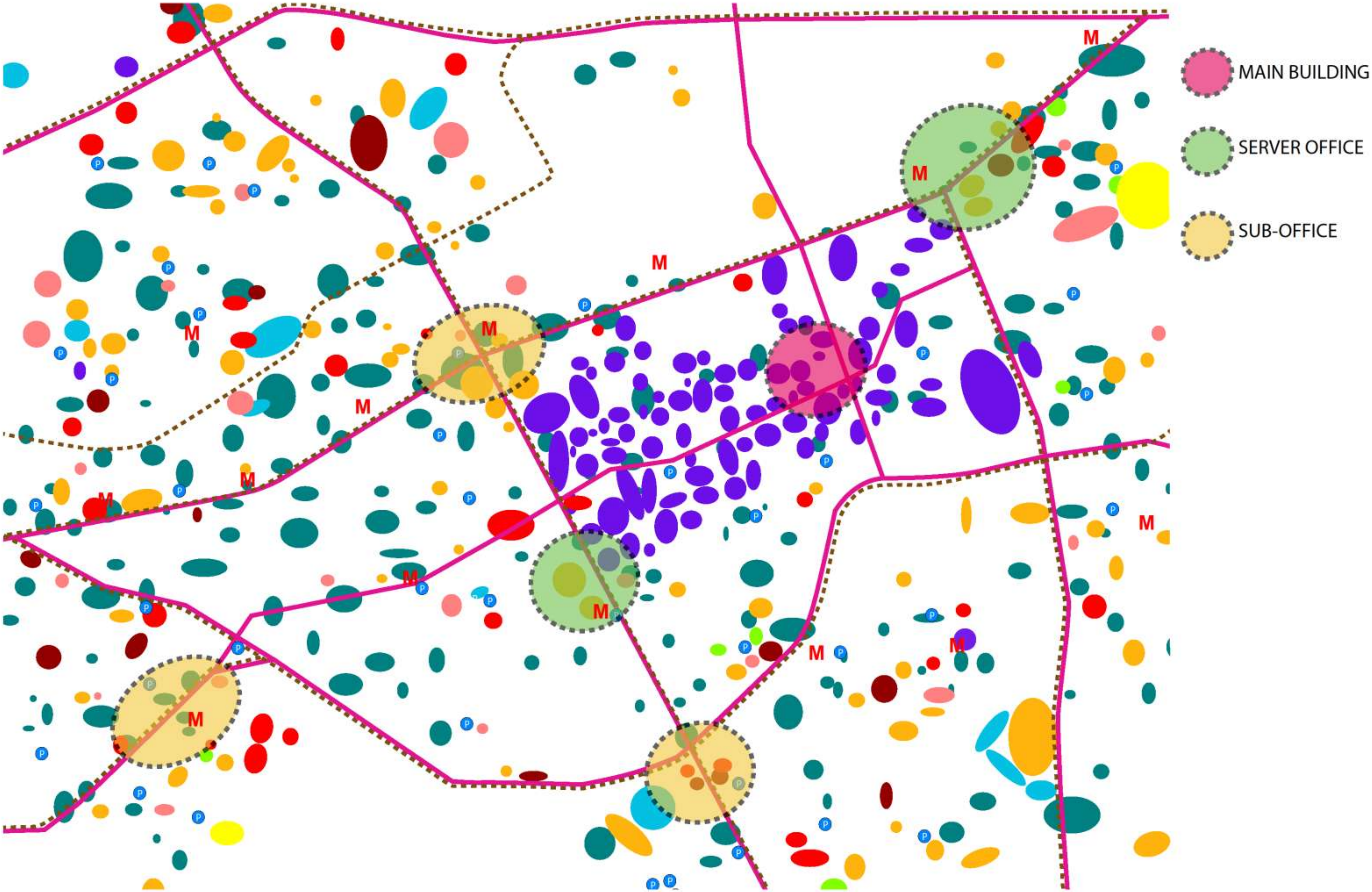


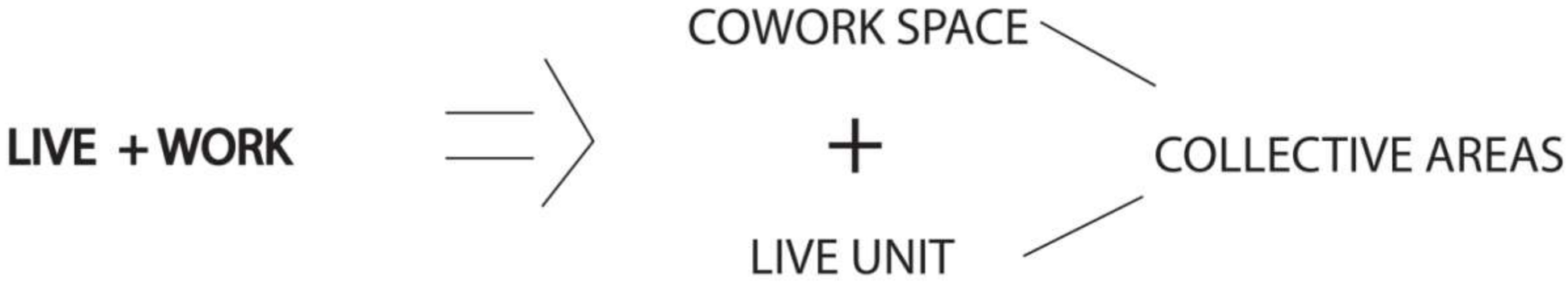
WHERE ARE SERVER AND SUB-OFFICE AREAS?

MAIN BUILDING

SERVER OFFICE

SUB-OFFICE

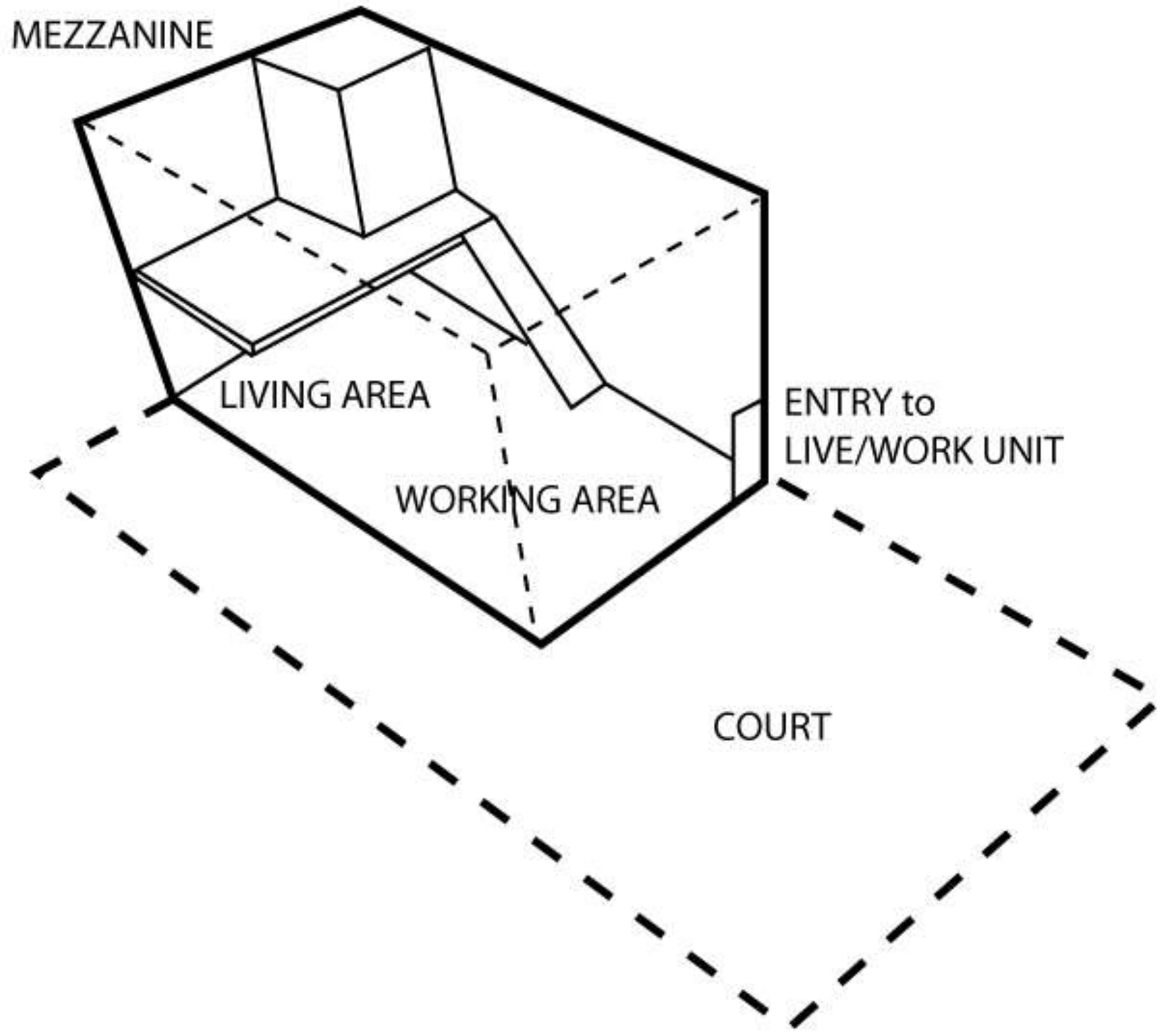
LIVE-WORK CONCEPT



LIVE-WORK PROXIMITY TYPES

LIVE- WITH

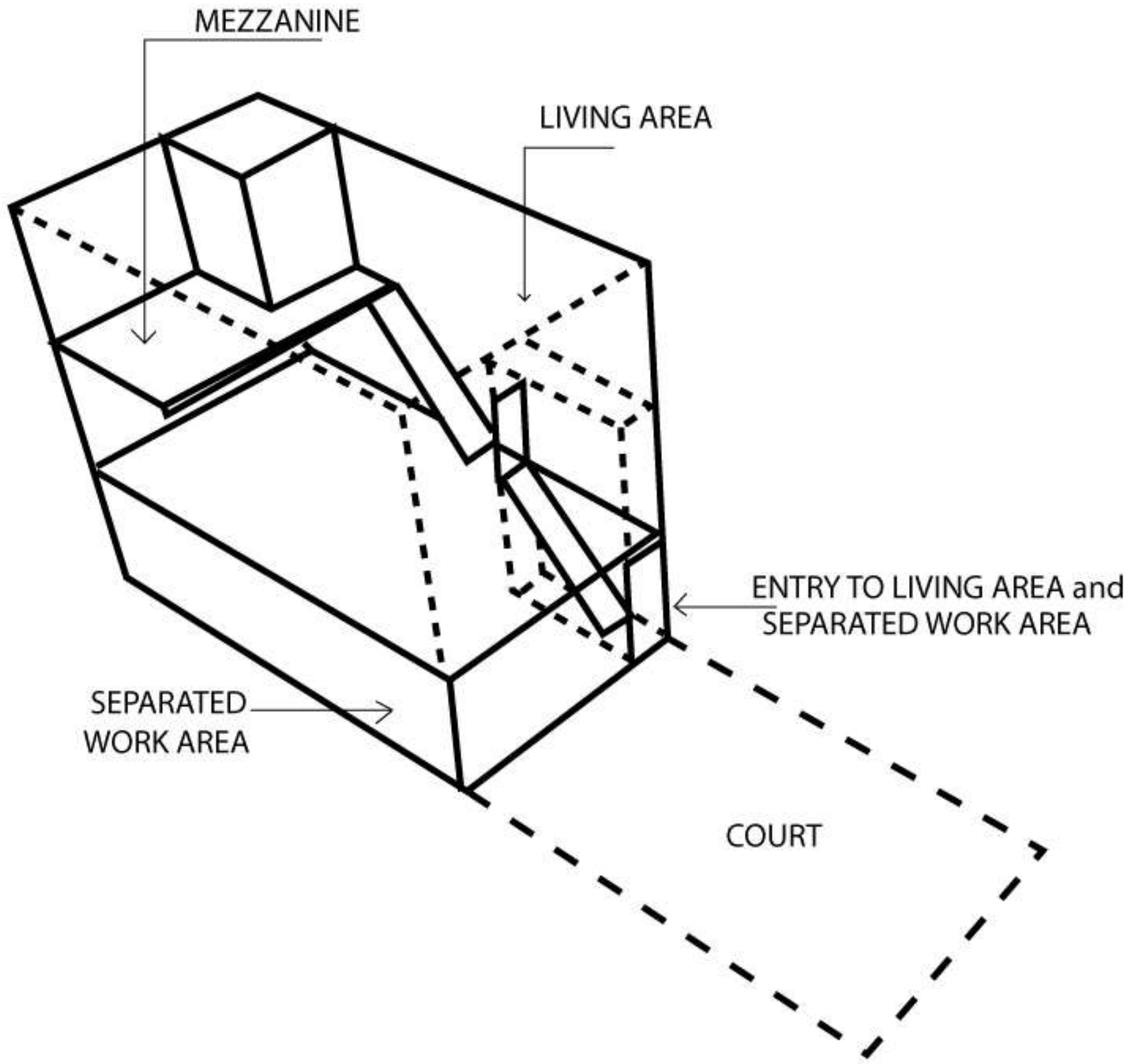
•SUB-OFFICES



LIVE-WORK PROXIMITY TYPES

LIVE- NEAR

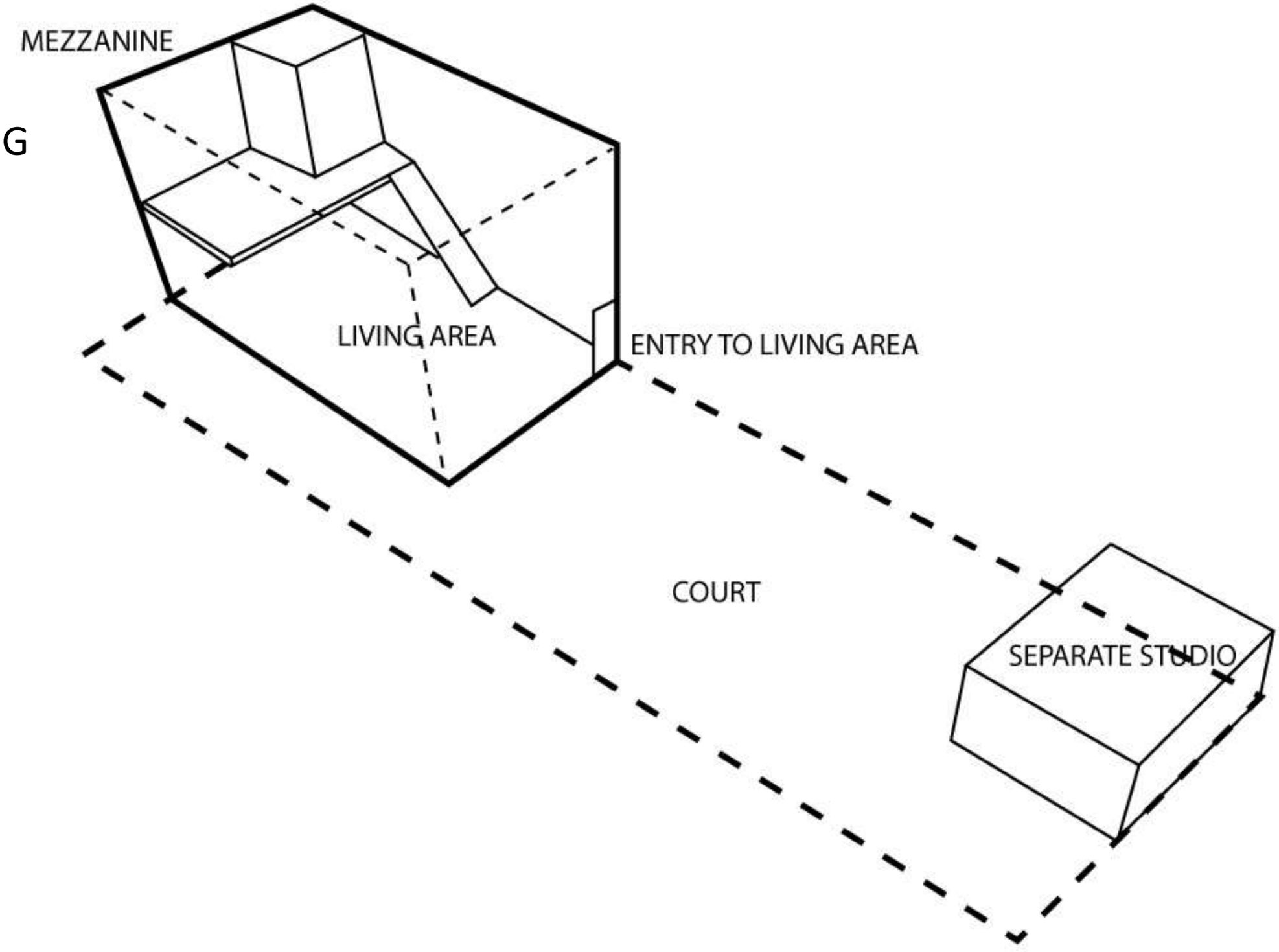
- SERVERS



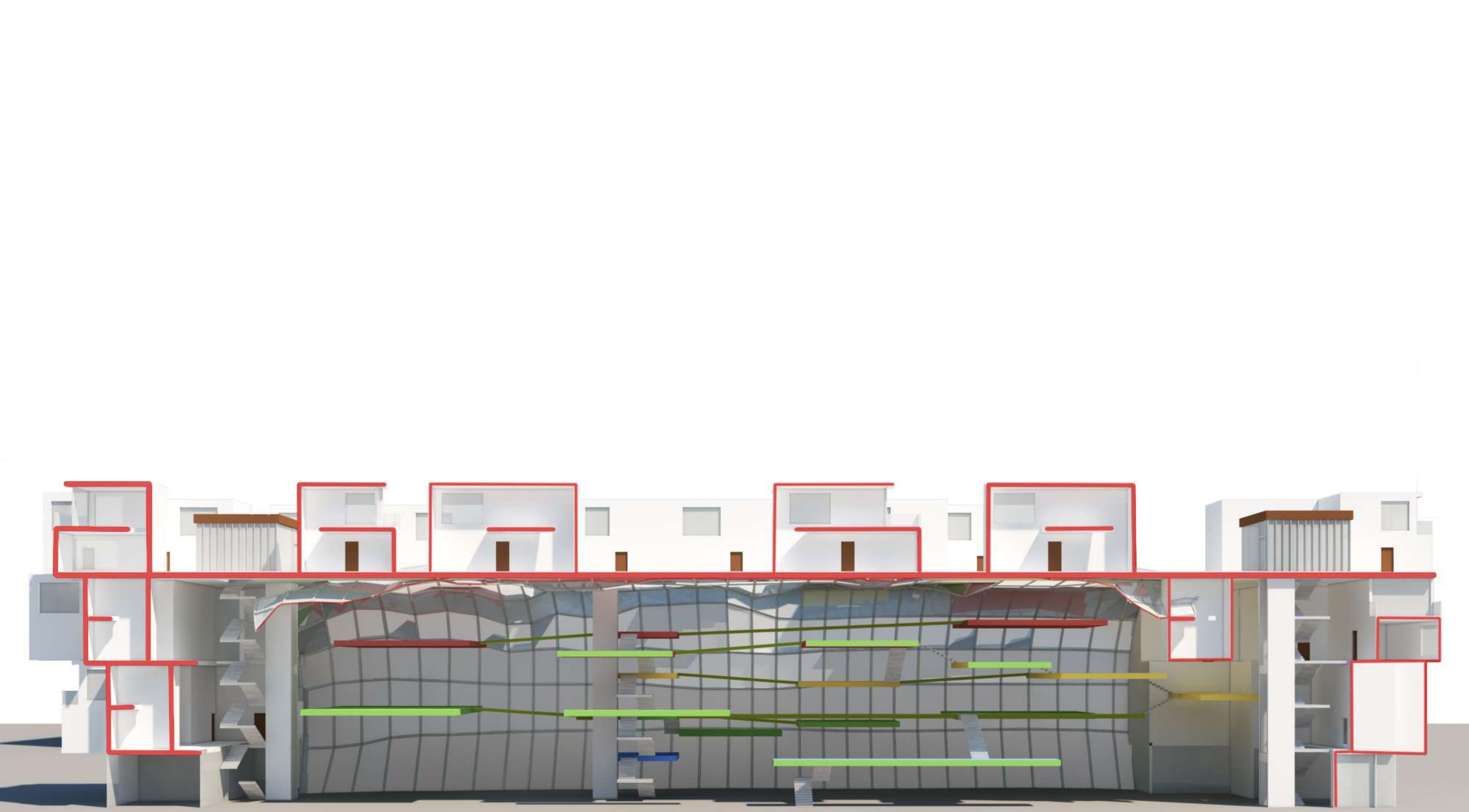
LIVE-WORK PROXIMITY TYPES

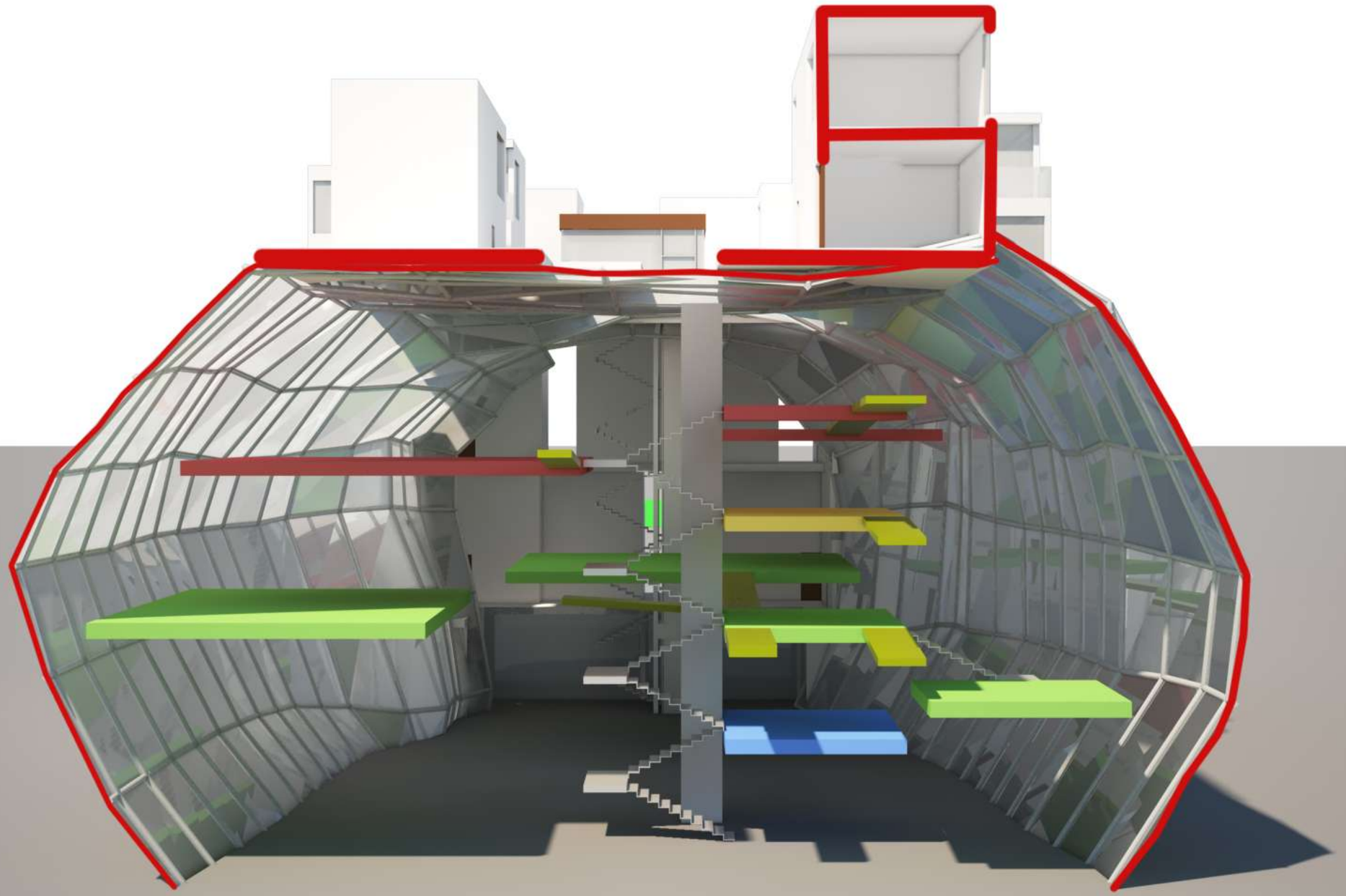
LIVE- NEARBY

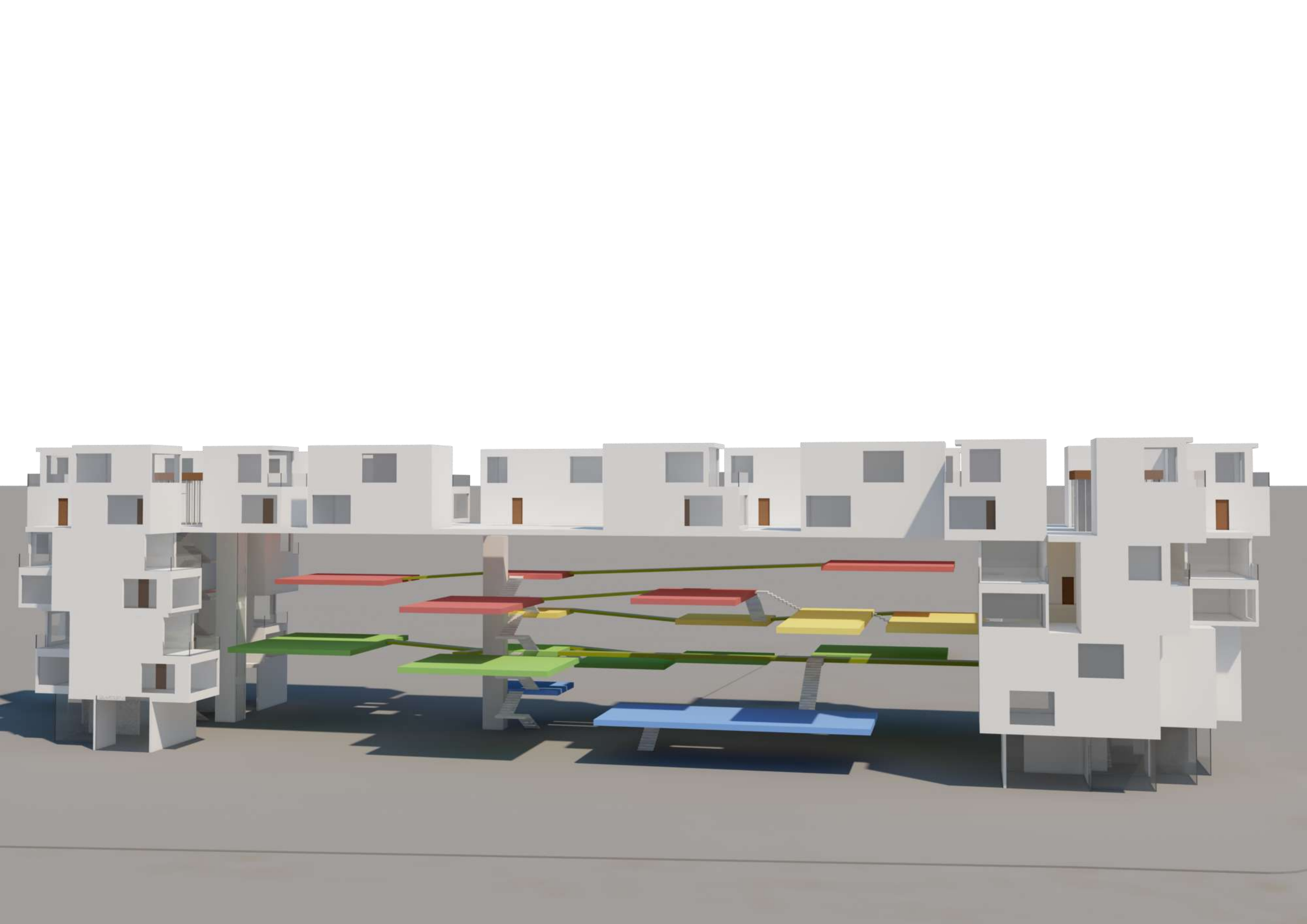
- MAIN BUILDING

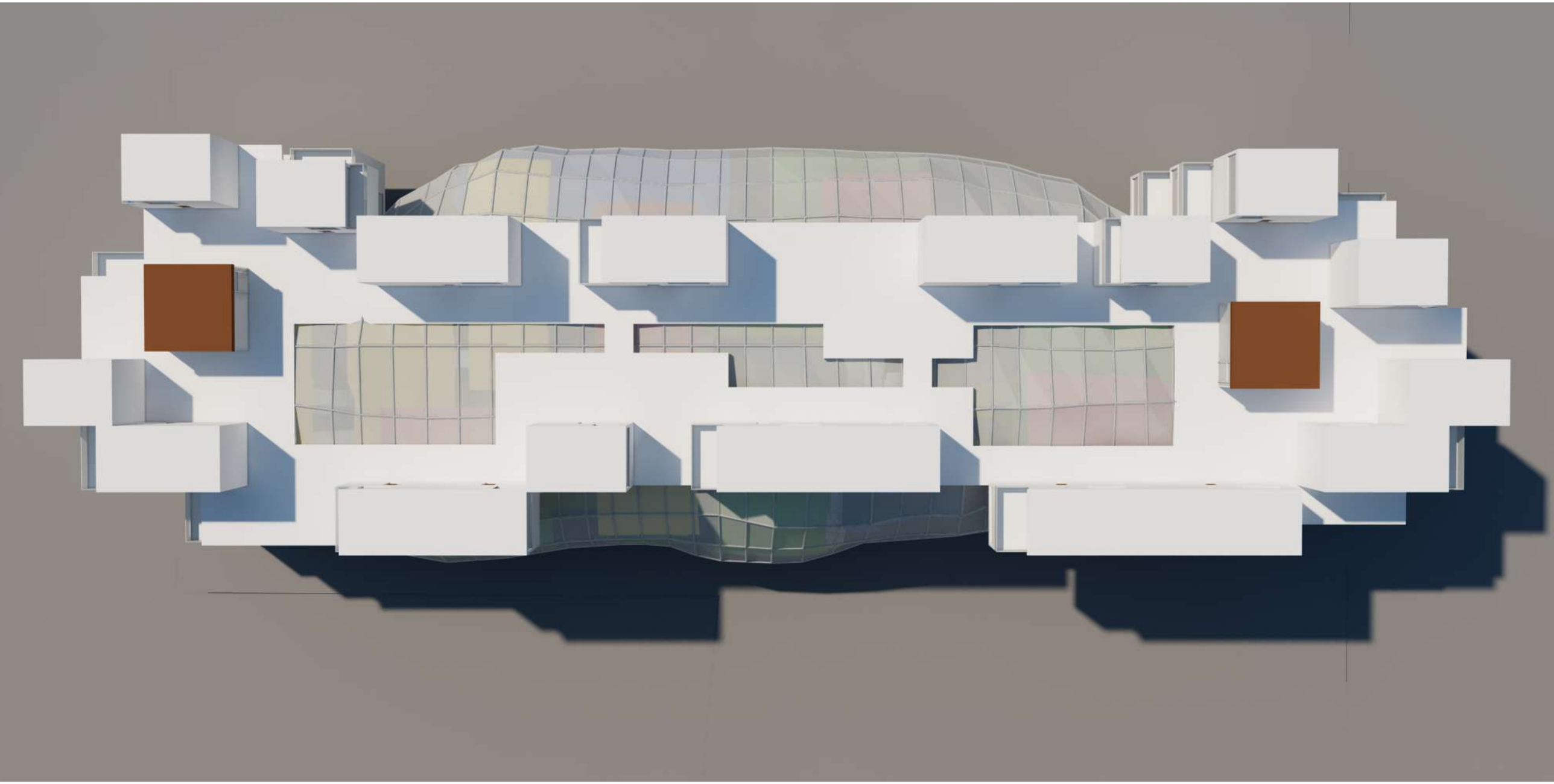


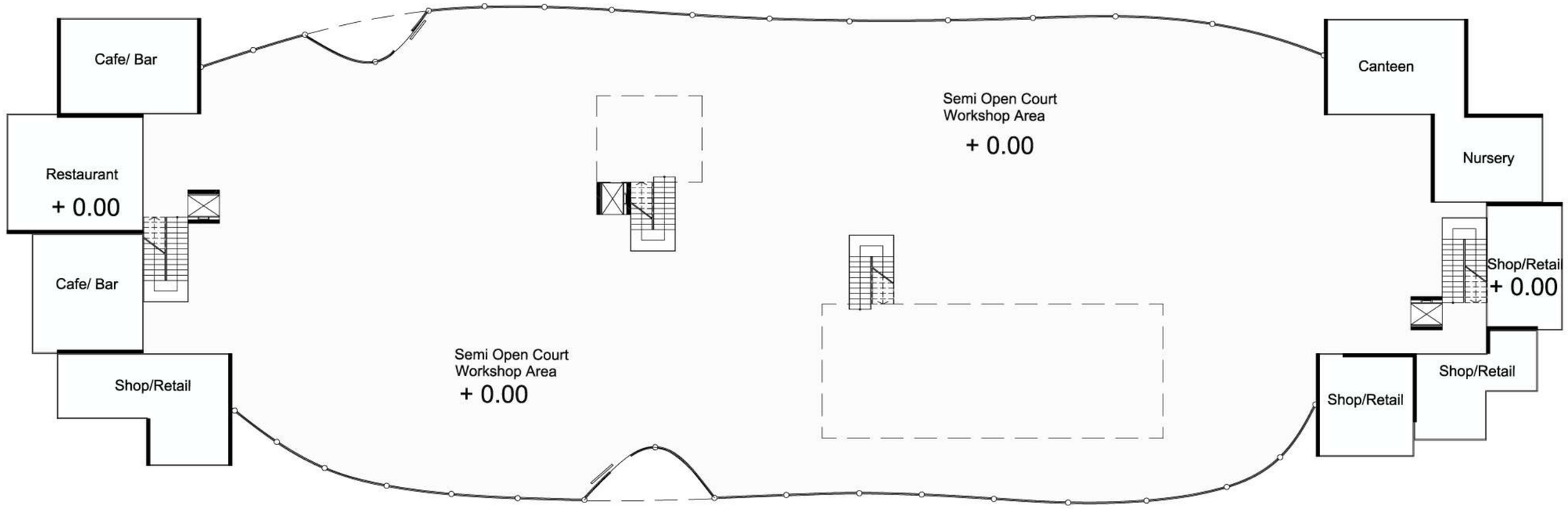
Main Building Studies

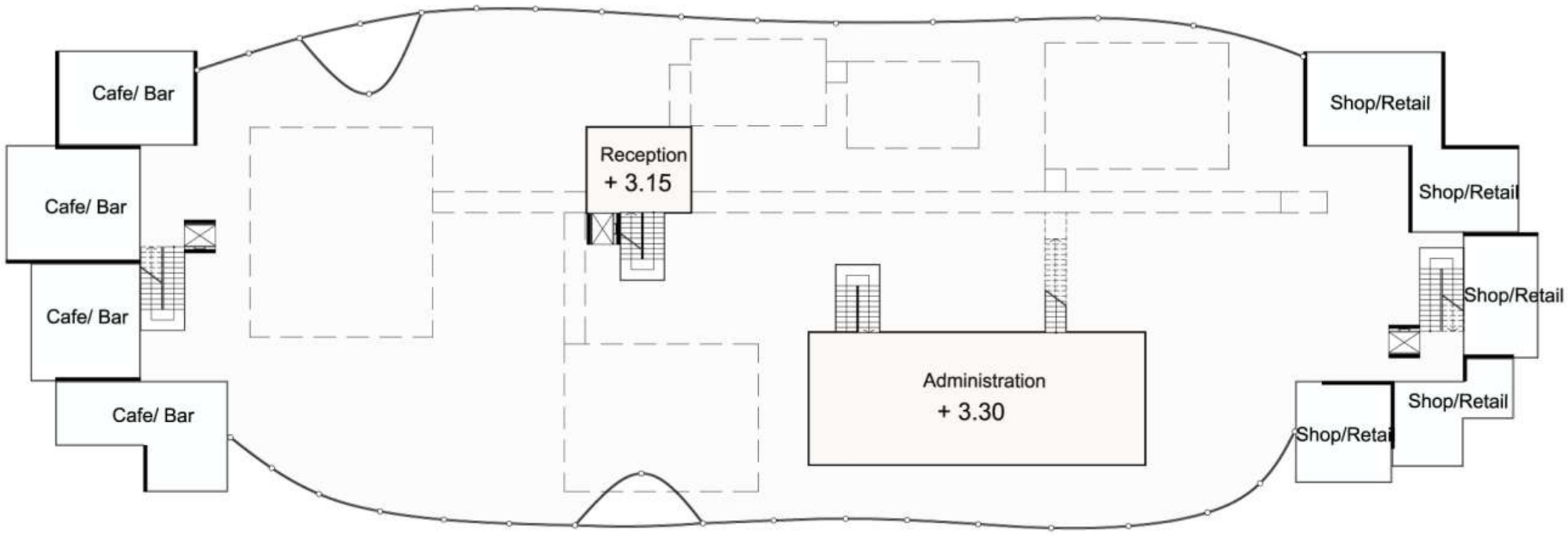


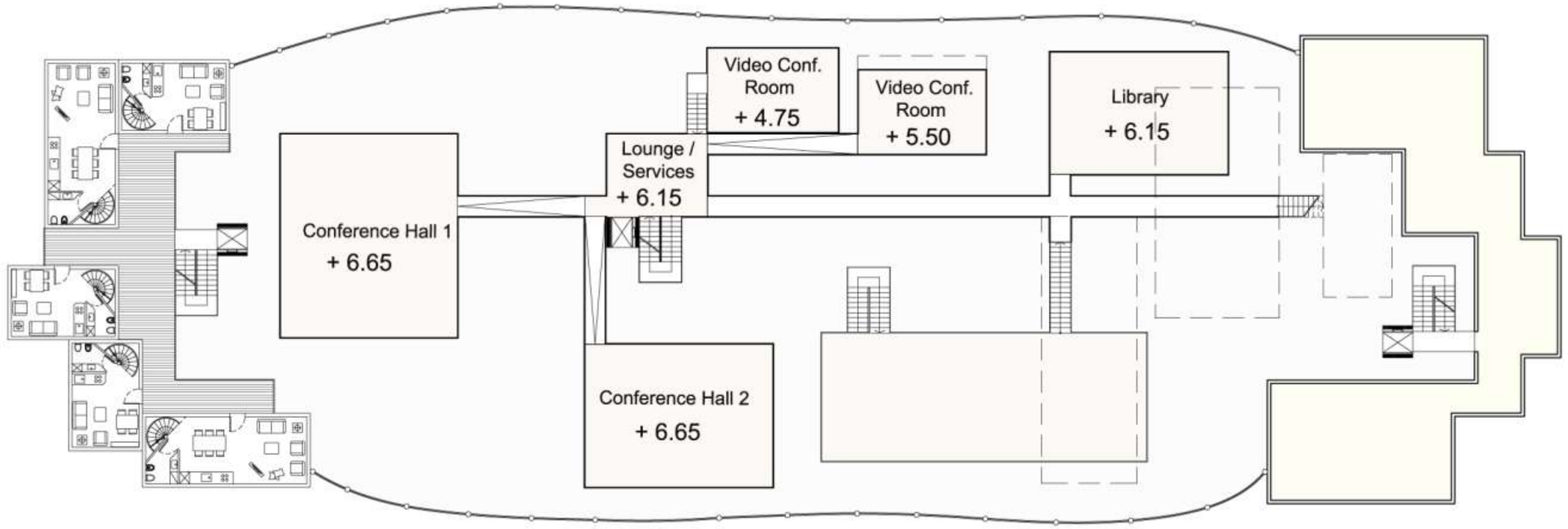


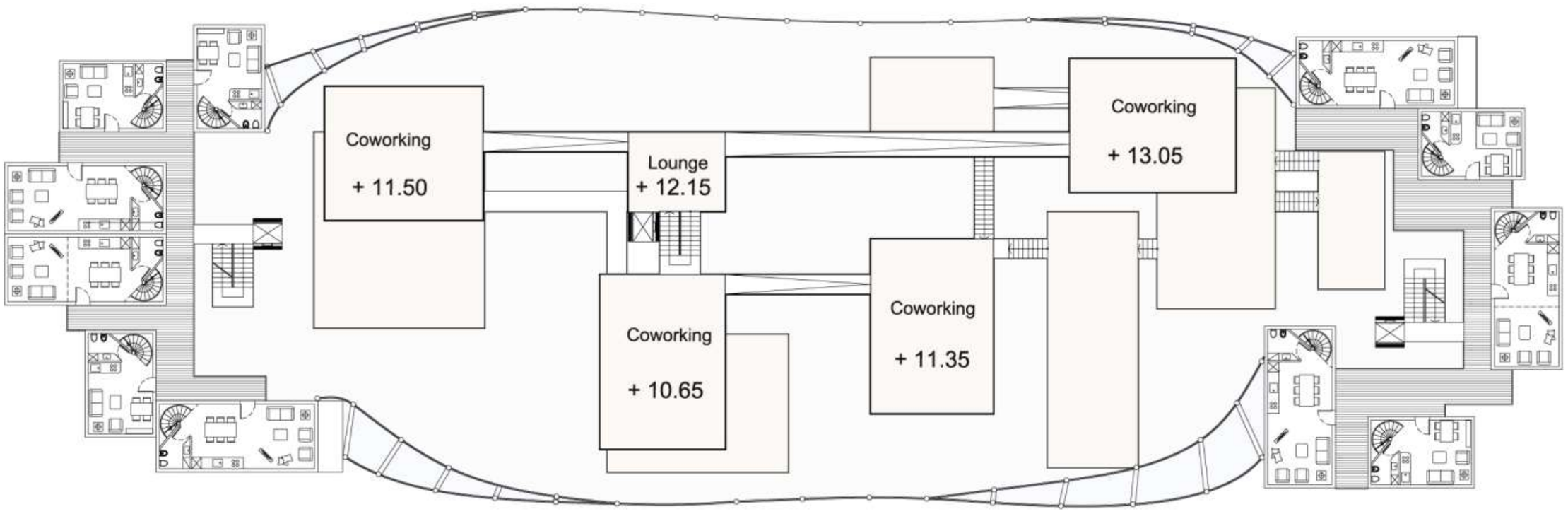


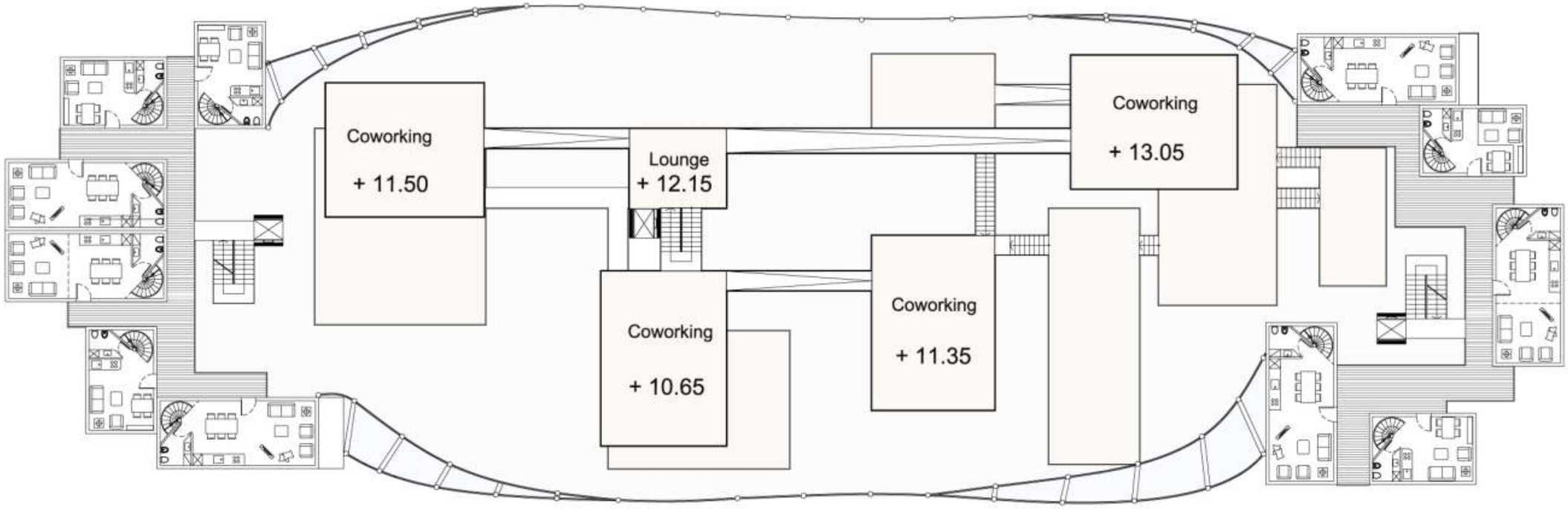


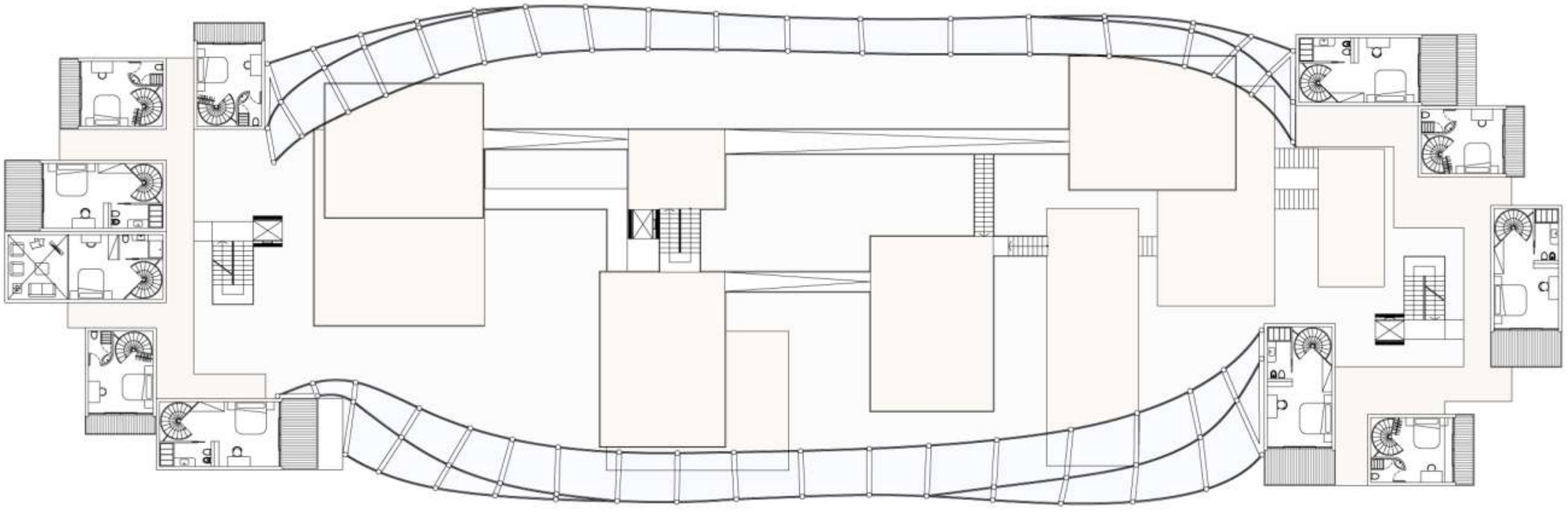

Cafe/ Bar
Restaurant
+ 0.00
Cafe/ Bar
Shop/Retail
Semi Open Court
Workshop Area
+ 0.00
Semi Open Court
Workshop Area
+ 0.00
Canteen
Nursery
Shop/Retail
+ 0.00
Shop/Retail
Shop/Retail


Cafe/ Bar
Cafe/ Bar
Cafe/ Bar
Cafe/ Bar
Reception
+ 3.15
Administration
+ 3.30
Shop/Retail
Shop/Retail
Shop/Retail
Shop/Retail
Shop/Retail


Video Conf.
Room
+ 4.75
Video Conf.
Room
+ 5.50
Library
+ 6.15
Lounge /
Services
+ 6.15
Conference Hall 1
+ 6.65
Conference Hall 2
+ 6.65


Coworking
+ 11.50
Lounge
+ 12.15
Coworking
+ 13.05
Coworking
+ 10.65
Coworking
+ 11.35


Coworking
+ 11.50
Lounge
+ 12.15
Coworking
+ 10.65
Coworking
+ 11.35
Coworking
+ 13.05



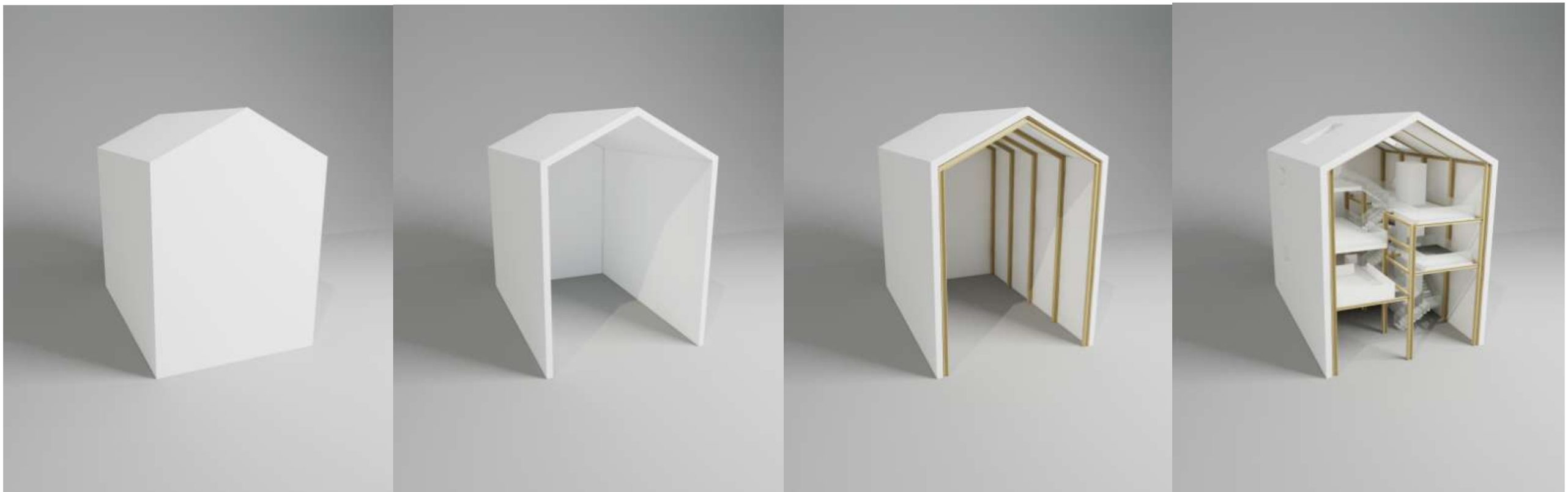
Housing
+ 16.00

Housing
+ 16.00

-Sub Office and Server Building Studies

HOW TO USE AN EXISING BUILDING?

WHEN WE CHOOSE A BUILDING FOR COWORKING FACILITY, FIRST WE HAVE TO DEMOLISH ALL INTERNAL STRUCTURE AND WALLS. WE CAN KEEP EXTERNAL WALLS LIKE A SECOND SKIN. THAN WE HAVE TO APPLY OUR NEW STEEL STRUCTURE SYSTEM. ON THE ROOF WE CAN OPEN SOME SMALL OPENINGS FOR LIGHTING IF NECESSARY.



SUB OFFICE

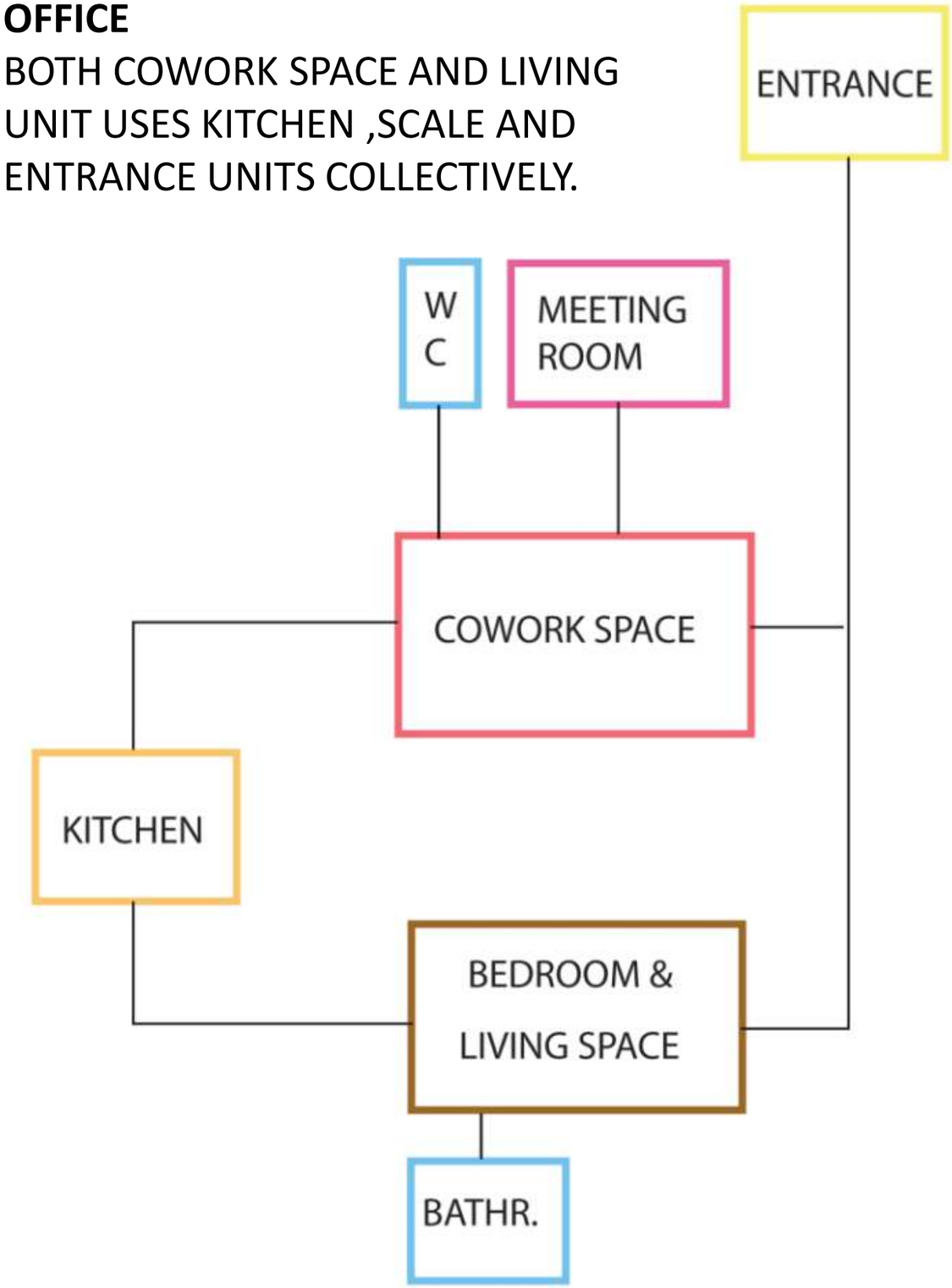
SUB OFFICE WILL BE THE SMALLEST MEMBER S OF COWORKING NETWORK. BECAUSE OF THAT THEY WILL HAVE MINIMUM REQUIREMENTS OF A COWORKING OFFICE.

IN THE GROUND FLOOR THERE ARE A COLLECTIVE ENTRANCE AND STORAGE, BOTH FOR LIVING UNIT AND COWORK SPACE. THESE TWO UNITS USE THE SAME VERICAL CORE. THIS VERTICALITY WITH INTERNAL GALLERIES, CREATES VISUAL AND PHYSICAL CONNECTION BEWEEN LEVELS, SO BUILDING BECOMES MORE DYNAMIC . AS I SAID AT THE BEGINNING OF THE PROJECT, COWORKERS LOOK FOR MORE ATTRACTIVE AND INSPIRING OFFICES FOR THEMSELF. IF THE AMBIENT EFFECTS THEM POSITIVELY, THEY CAN BE MUCH MORE CREATIVE PEOPLE. BECAUSE OF THAT - THINKING ALSO THE MINI SCALE OF CLUSTER- THE EXISTING BUILDINGS HAVE TO HAVE 3 OR 4 FLOORS AND THEY HAVE TO BE TIGHT BUILDINGS. IN THIS CASE WE CAN USE VERTICALITY EASILY AND DESIGN OUR IDEA.

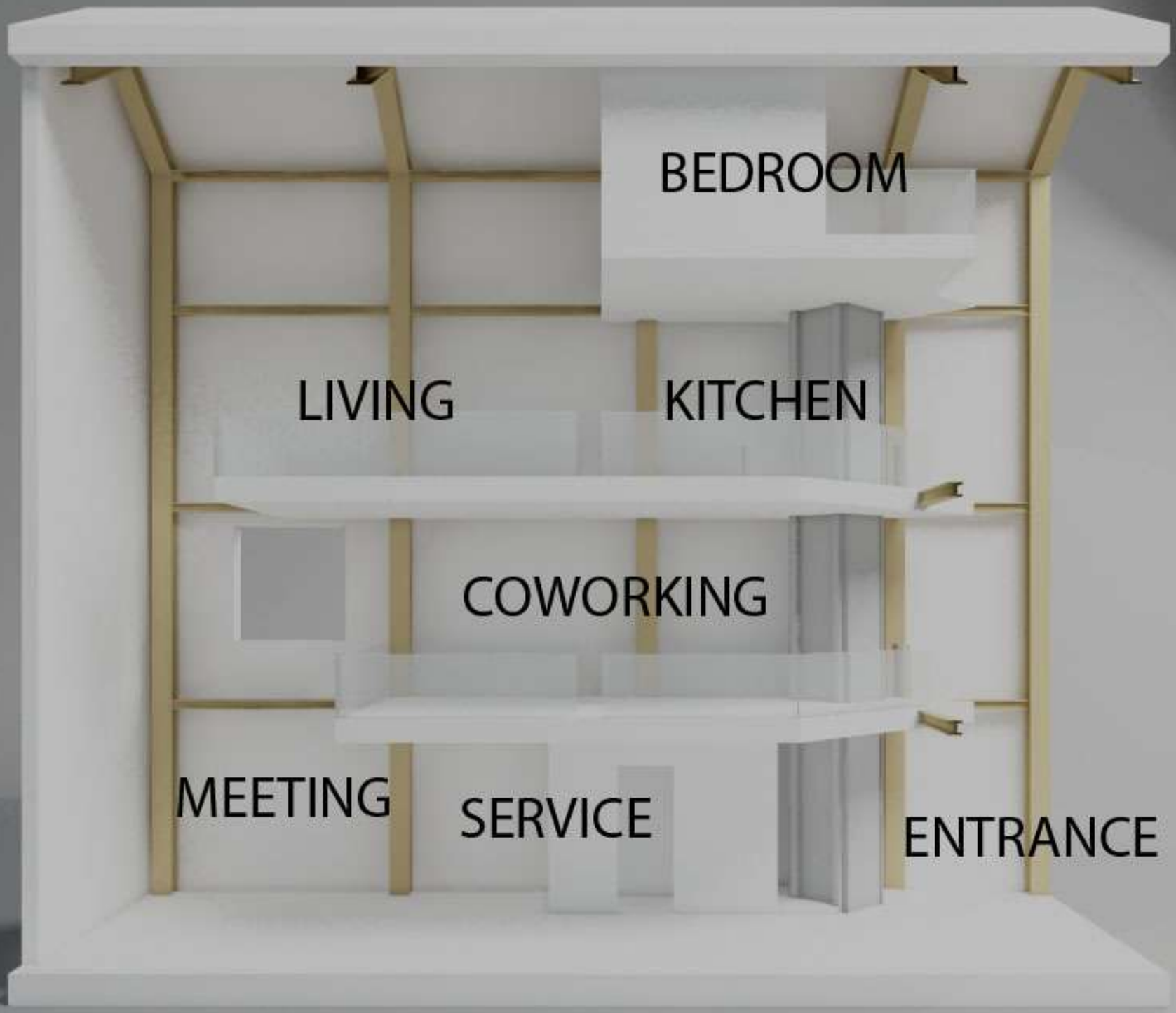
IN THE FIRST AND SECOND FLOORS COWORKING SPACES INCLUDE THE WORKING AREA , A RESTROOM AND A MEETING ROOM. UPPER FLOOR IS THE LIVING UNIT FOR 2 PERSON. IF THE EXISTING BUILDING HAS MORE LEVELS, WE CAN INCREASE COWORKING SPACE OR LIVING UNIT SPACE.

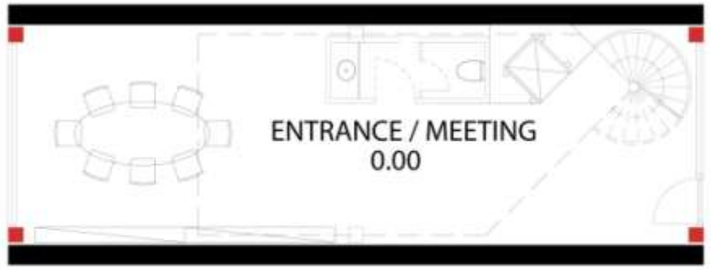
FUNCTIONAL SCHEME FOR SUB-OFFICE

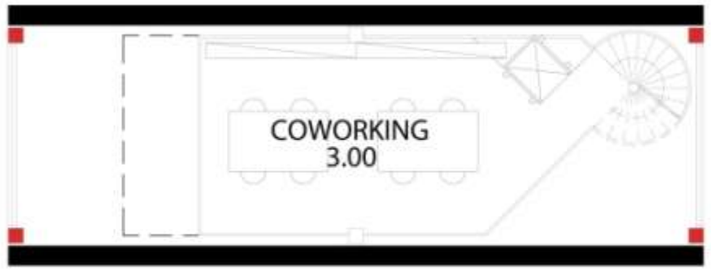
BOTH COWORK SPACE AND LIVING UNIT USES KITCHEN ,SCALE AND ENTRANCE UNITS COLLECTIVELY.



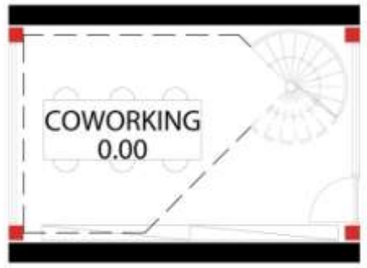
SUB OFFICE TYPE A - LIVEWITH UNIT

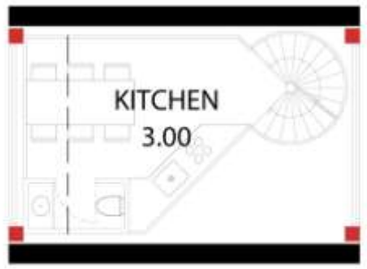


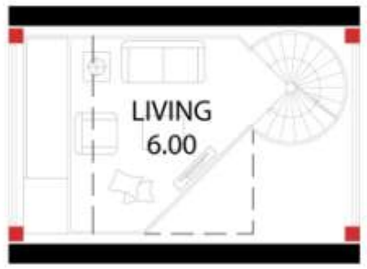




SUB OFFICE TYPE B - LIVEWITH UNIT

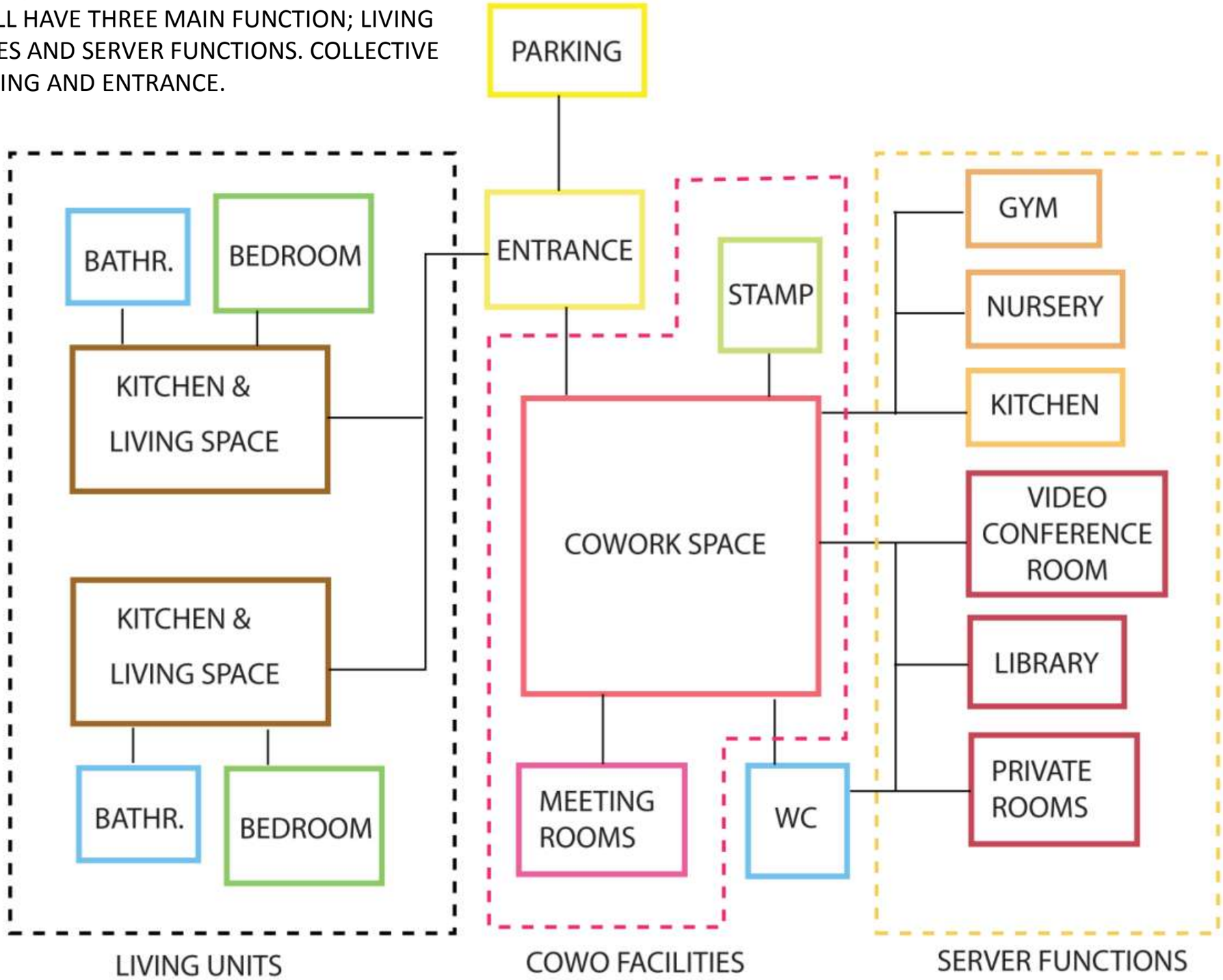




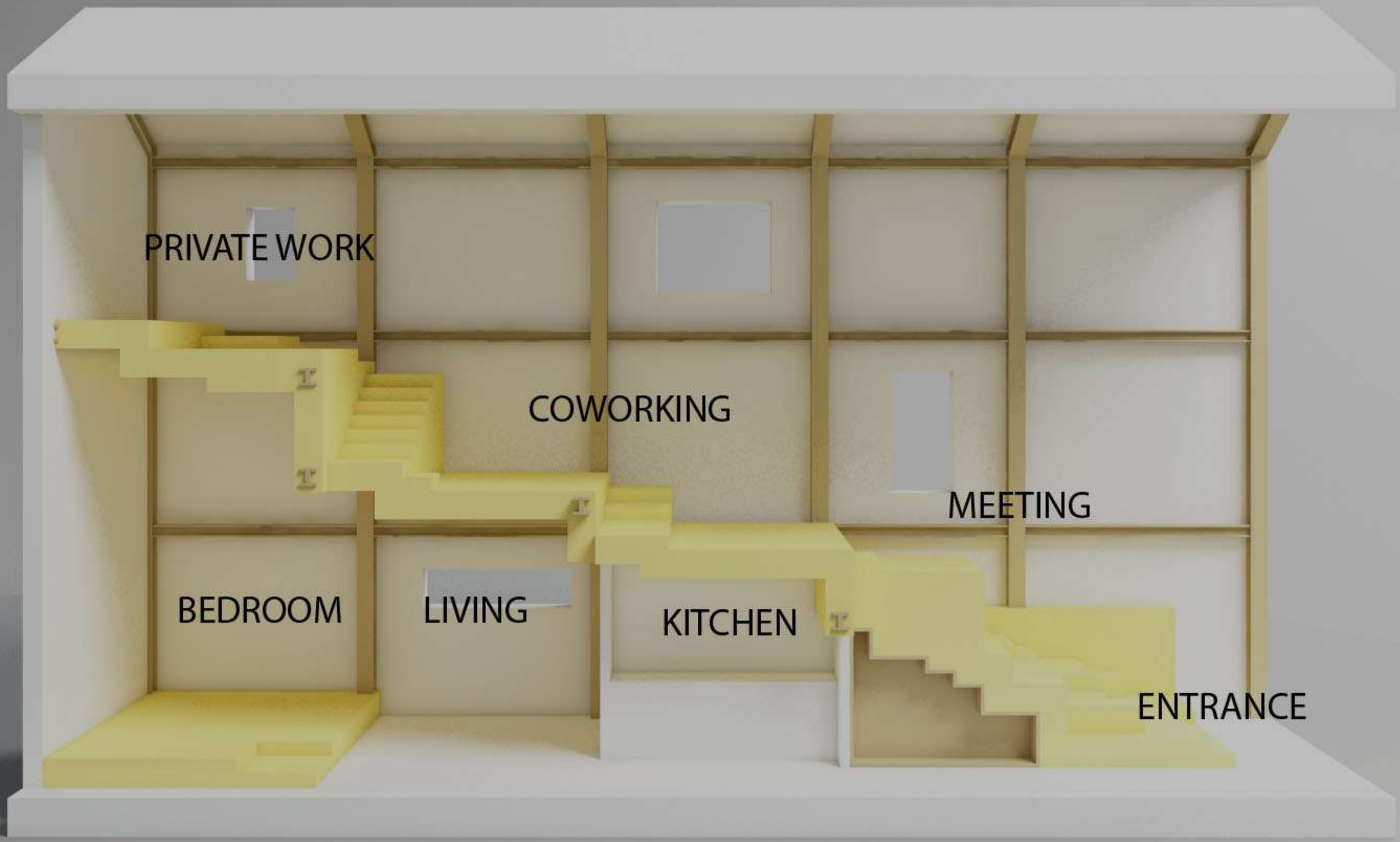


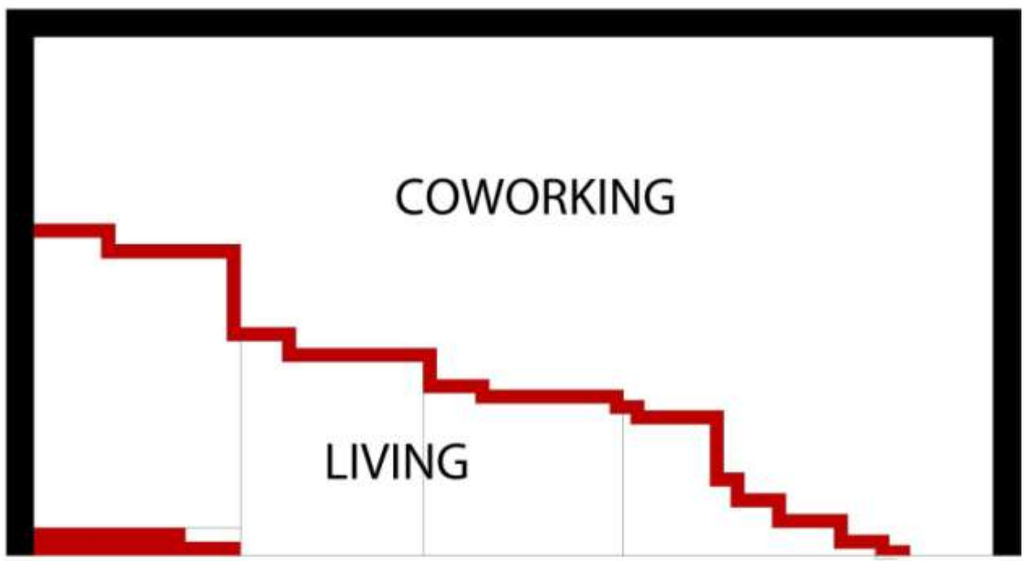
FUNCTIONAL SCHEME FOR SERVER

FOR NETWORK SYSTEM, ALL SERVERS HAS TO HAVE THE SAME FUNCTONS. THEY WILL HAVE THREE MAIN FUNCTION; LIVING UNIT, COWO FACILITIES AND SERVER FUNCTIONS. COLLECTIVE AREAS ARE CAR PARKING AND ENTRANCE.

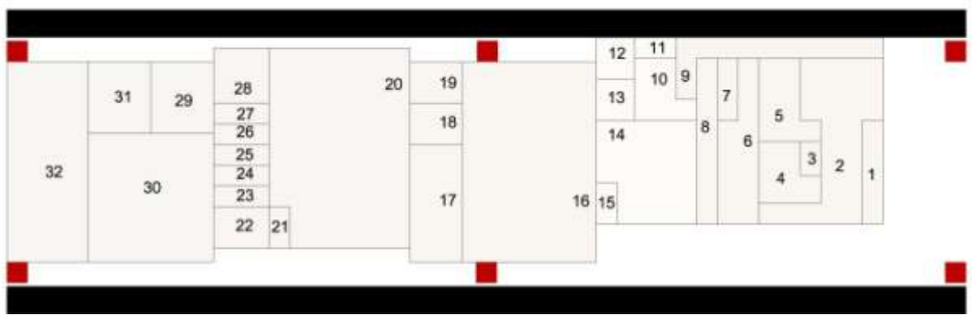


SERVER OFFICE- LIVNEAR UNIT




COWORKING
LIVING


BEDROOM
LIVING
BATHROOM
KITCHEN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