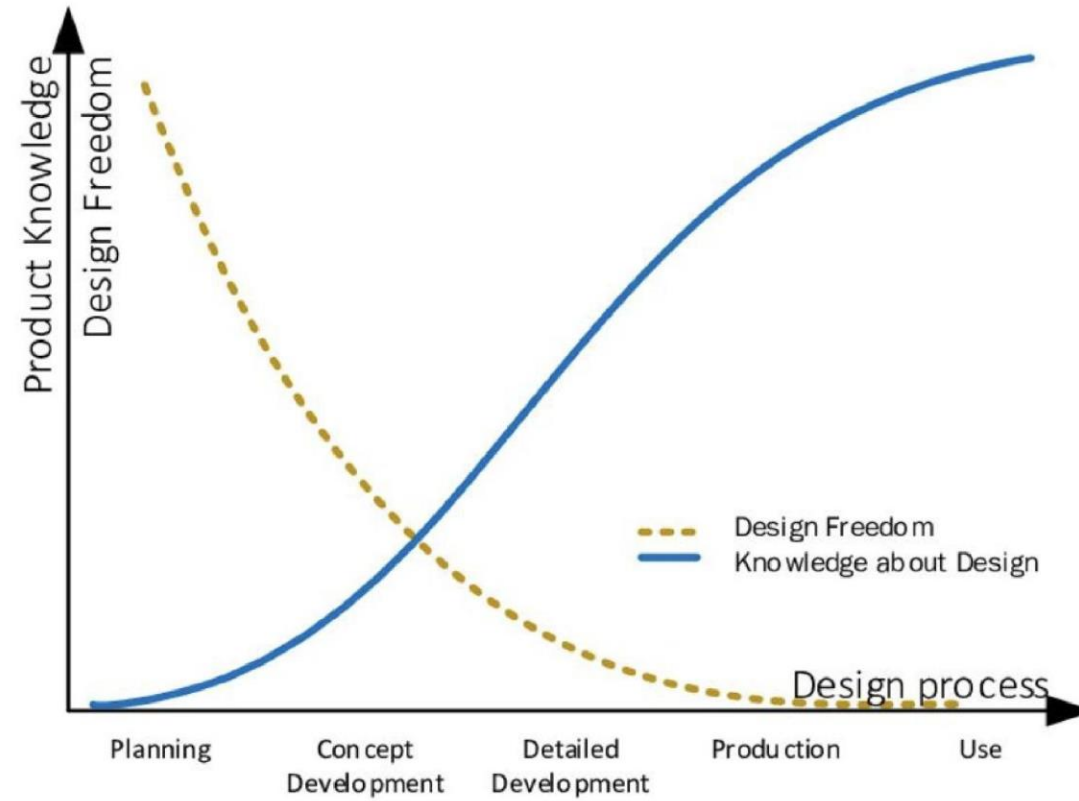


A blurred, wide-angle photograph of a city skyline reflected in a body of water. The buildings are out of focus, and the water shows a soft, mirrored reflection of the structures. The sky is a pale, overcast blue.

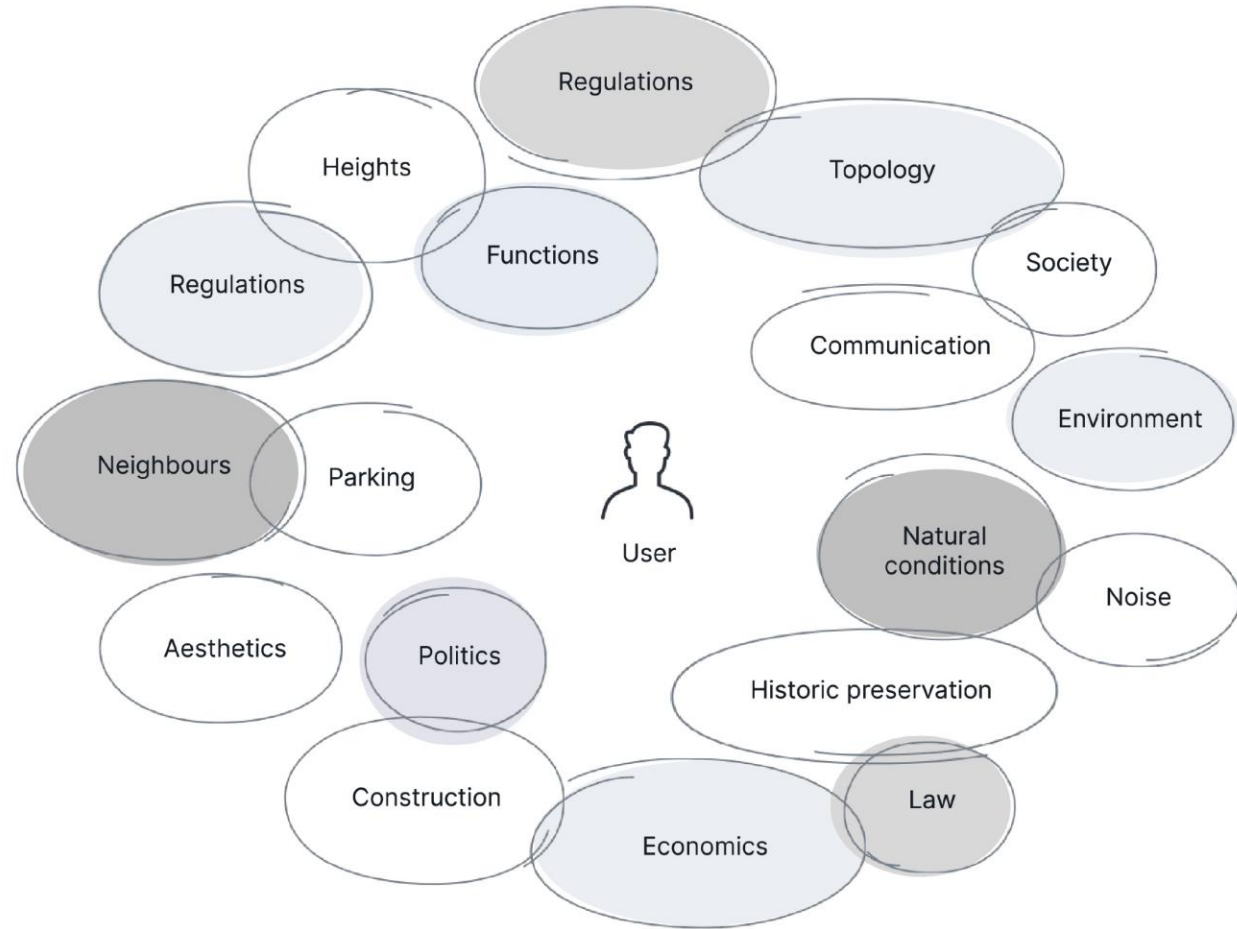
 SPACEMAKER
X
D A R K

At the time when we know the least about the project...

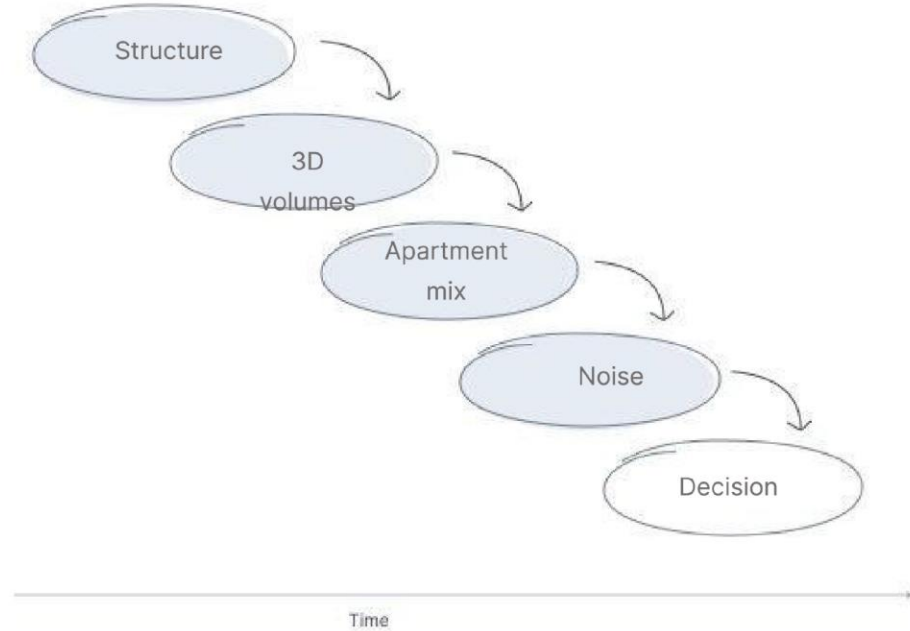


The challenge

**Maximizing value
in early stages is
hard – many
competing and
complex
requirements**



Traditional method:



All proposals

prop_bj
3 hours ago

Layers

- Exsisterende
- Site limit
- Buildable area
- Existing buildings
- Surrounding buildings
- Outdoor area
- Vegetation
- Building pads
- View to area
- Roads and rails
- Screens



Key figures

Site area		41,001 m ²
> BTA	0%	21 m ²
> BRA	0%	19 m ²
> Commercial		19 m ²
> BRAs	0%	0 m ²
BYA	31%	12,623 m ²
Building height	+ 12.4 m	- 21.5 m

- 16 08 FINAL ... All proposals
- 01 Sentral about 3 hours
- 02 Flere Byrom 6 months**
- 03 Sammenveiset 9 months**
- 04 Perimeter Øst 9 months**
- 05 Null+ 9 months**
- Site analysis 9 months
- End of list



04 Perimeter Øst
16 08 FINAL OPTIONS



03 Sammenveiset
16 08 FINAL OPTIONS



05 Null+
16 08 FINAL OPTIONS



02 Flere Byrom
16 08 FINAL OPTIONS

Area

Site area

55,734 m ²	55,734 m ²	55,734 m ²	55,734 m ²
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> BTA



86,540 m ²	95,099 m ²	83,967 m ²	83,042 m ²
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> BRA



77,886 m ²	85,589 m ²	75,570 m ²	74,738 m ²
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> BRAs



70,097 m ²	77,030 m ²	68,013 m ²	67,264 m ²
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BYA

19,852 m ²	18,379 m ²	21,463 m ²	19,913 m ²
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Buildable area

55,734 m ²	55,734 m ²	55,734 m ²	55,734 m ²
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Buildings

Number of living units

0	0	0	0
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Stories (average)

4.4	5.2	3.9	4.2
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Facades

42,500 m ²	46,975 m ²	36,861 m ²	41,772 m ²
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Volume

328,000 m ³	357,000 m ³	297,000 m ³	324,000 m ³
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Parking

0	0	0	0
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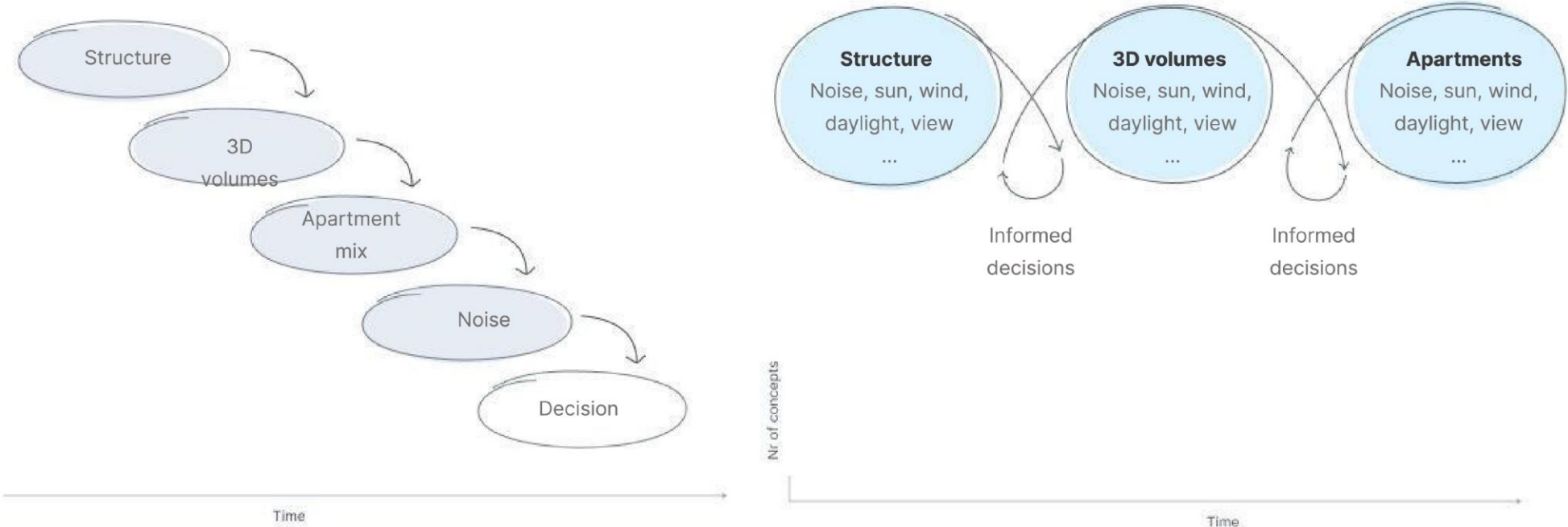
Number of spaces

0	0	0	0
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Total area

0 m ²	0 m ²	0 m ²	0 m ²
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Spacemaker X DARK method:



Takk

 SPACEMAKER

X

D A R K

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