

CONCEPT REPORT

15 SEPTEMBER 2026

Project : Proposed G+2 Office Building
Project Location : Sharjah RTI Park, Sharjah, UAE



CONSULTANT:

RUKN AL QIYADA ENGINEERING CONSULTANTS



CLIENT :

SHARJAH RESEARCH TECHNOLOGY AND INNOVATION PARK (SRTIP)

TABLE OF CONTENTS

- 1. Site context
- 2. Design Methodology
- 3. Design options
 - 3.1 Form Evolution
 - 3.2 Floor Plans & Elevations
 - 3.3 Facade Concepts
 - 3.4 Material Palette
 - 3.5 Perspectives

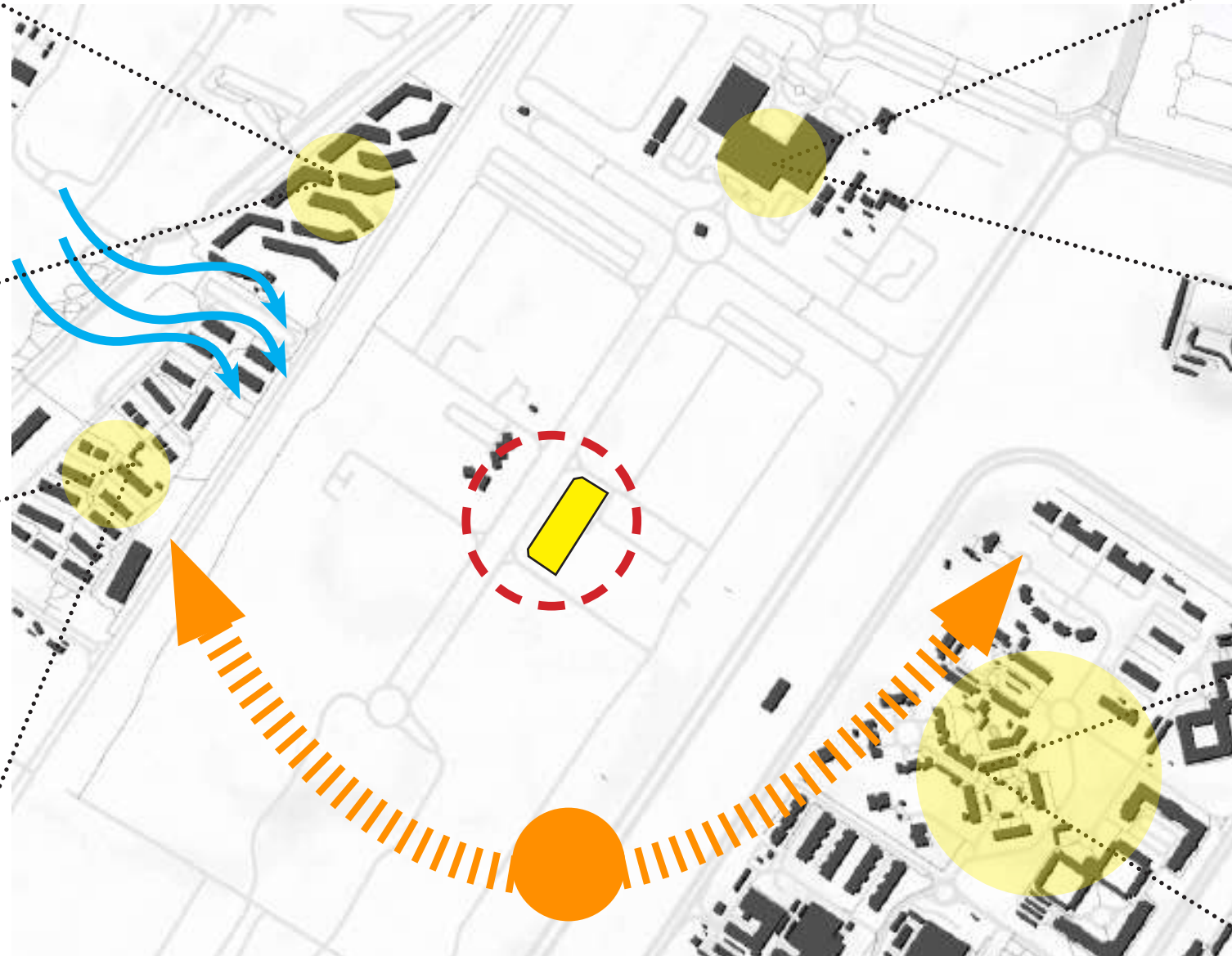


SITE CONTEXT

SITE ANALYSIS



Mixed use developement (Area)



Sharjah Research, Technology and Innovation Park (SPARK)



Mixed use developement (Areej)



American University of Sharjah



DESIGN METHODOLOGY



DESIGN METHODOLOGY

01 BIOPHILIC CONCEPTS



SAND DUNES



WAVE FORMS



WOVEN REEDS

02 VERNACULAR DESIGN



RUSTIC FINISH



GEOMERICAL MASSING



MINIMALIST FACADES

03 CONTEXT MODERNITY



MODERN DESIGN THEMES



MODERN CONSTRUCTION IN NEIGHBOURHOOD



MODERN CONSTRUCTION PRACTICES -SRTIP

PROJECT :

PROPOSED G+2 OFFICE BUILDING, SRTIP
P0036-01



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G+2 OFFICE BUILDING
Concept Report
OPTION - 01



FORM EVOLUTION

FORM EVALUTION



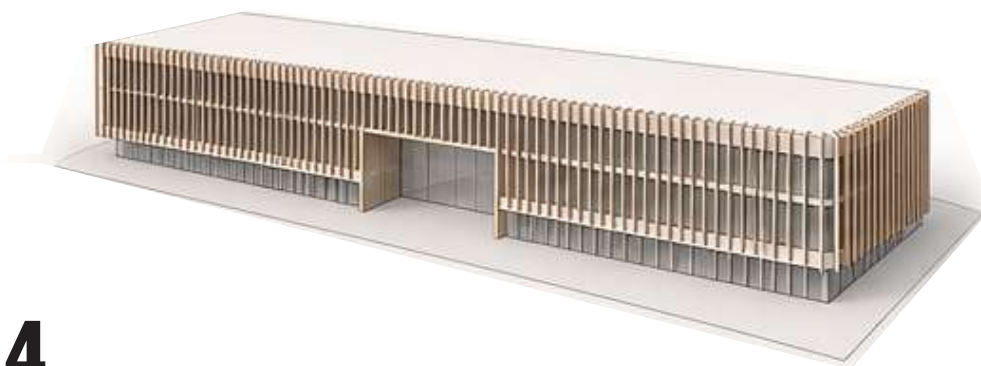
1
Establishing the Volume



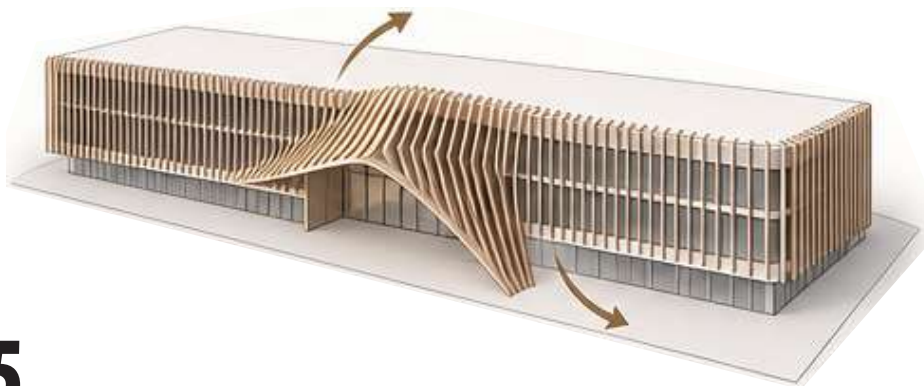
2
Segregation into 3 functional Floors



3
Carving the main entrance



4
Vertical fins wrapping

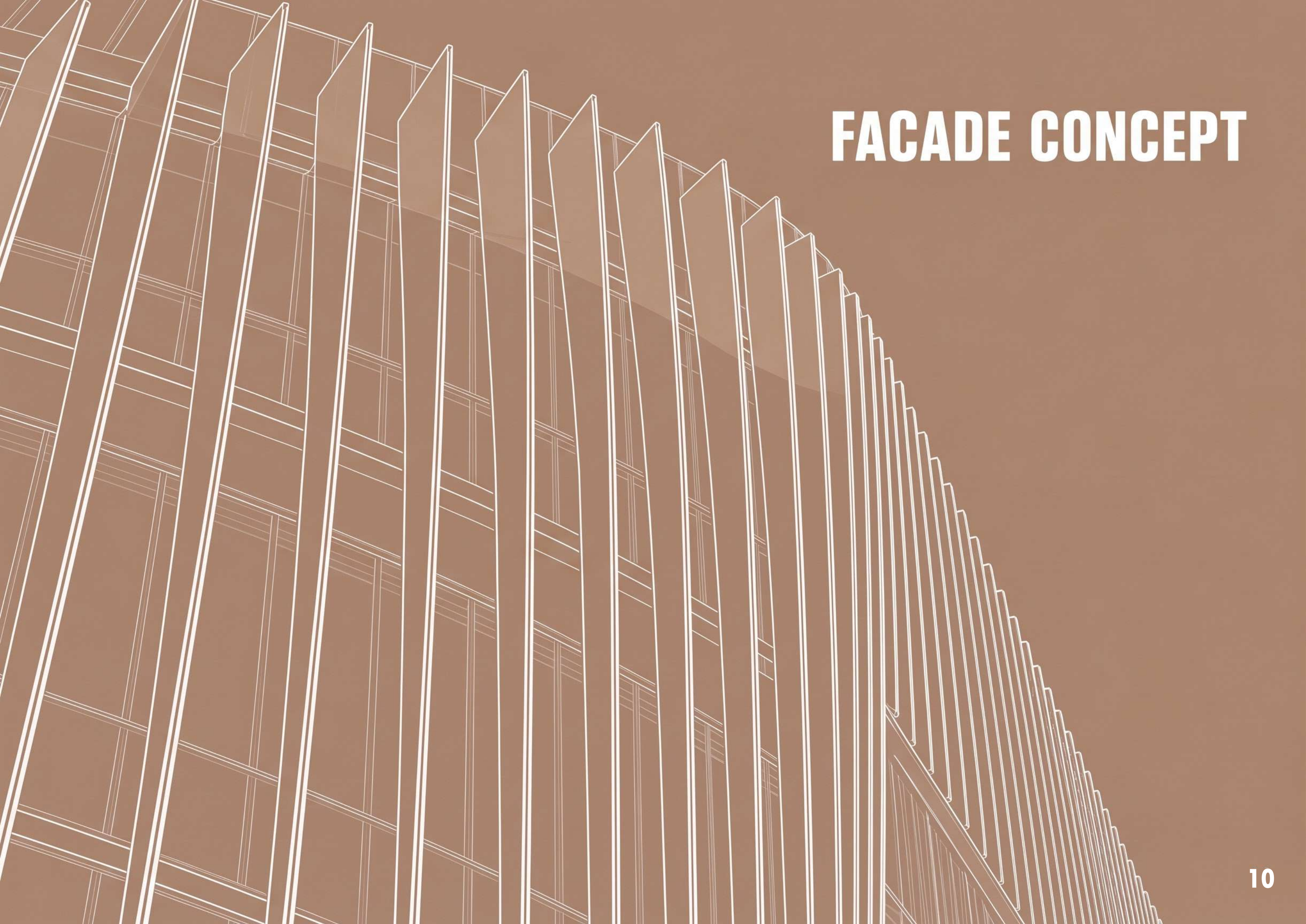


5
Create entrance portal



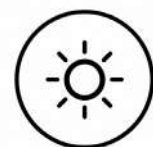
6
Filletting the edges





FACADE CONCEPT

FACADE CONCEPT



SOLAR CONTROL

Angled fins reduce direct sunlight and glare, improving interior comfort and energy efficiency.



VISUAL IDENTITY

Dynamic façade creates a landmark presence for SRTI Park.



SUSTAINABILITY

Reduces heat gain, lowers cooling load, and supports LEED goals.



DURABILITY

High-performance materials suitable for UAE climate and long-term performance.



ENRANNCCE CANOPY

- Sculptural form with integrated LED lighting
- Creates a welcoming and prestigious arrival experience
- Complements the facade language



CORNER TREATMENT

- Continuous vertical fins wrap around corners
- Smoooth transition for a unified form
- Enhances the building's iconic presence



FACADE CLOSE-UP

Angled vertical fins create rhythm, shade and a dynamic architectural language.

PROJECT :

PROPOSED G+2 OFFICE BUILDING, SRTIP ;
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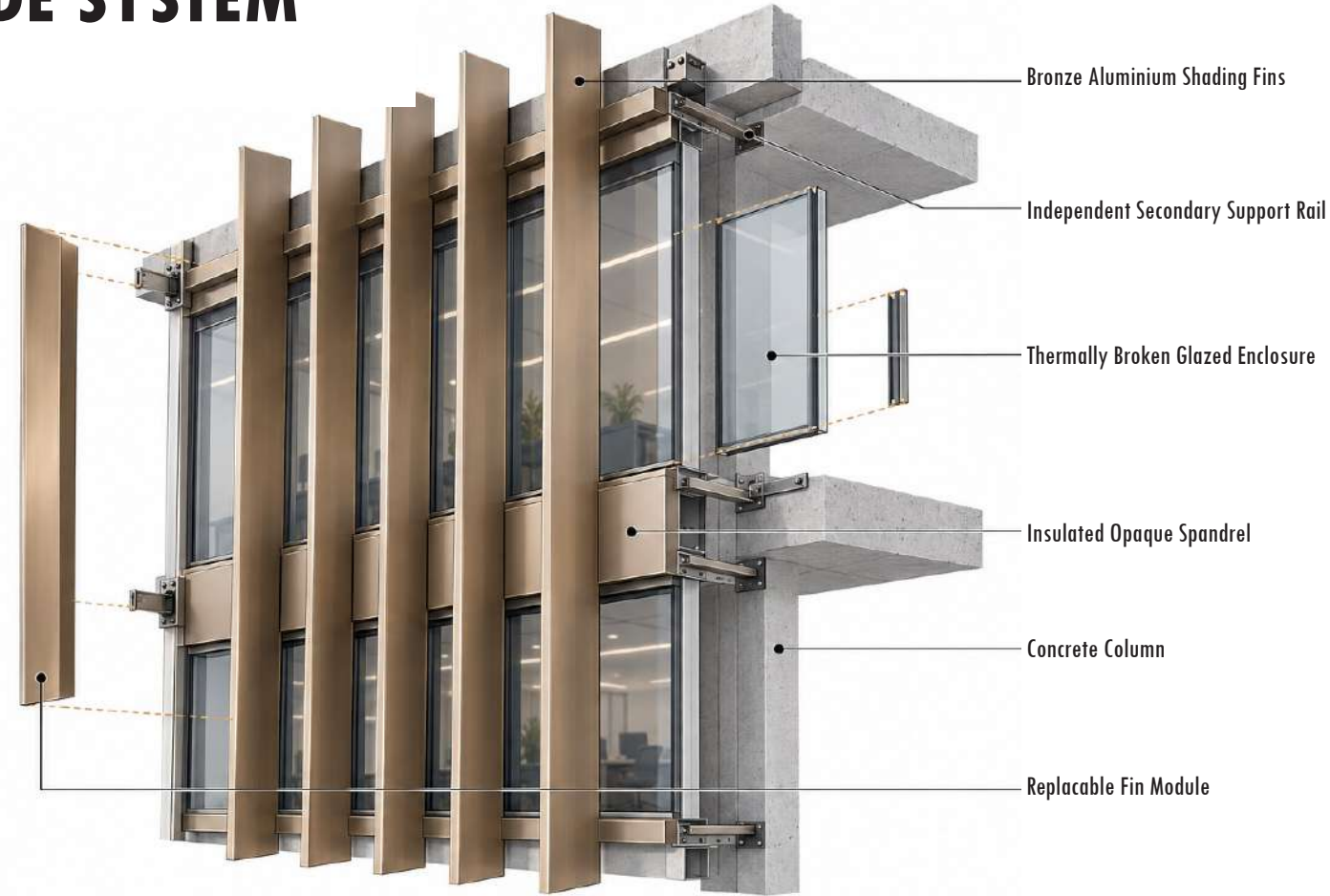
SHARJAH RESEARCH TECHNOLOGY AND
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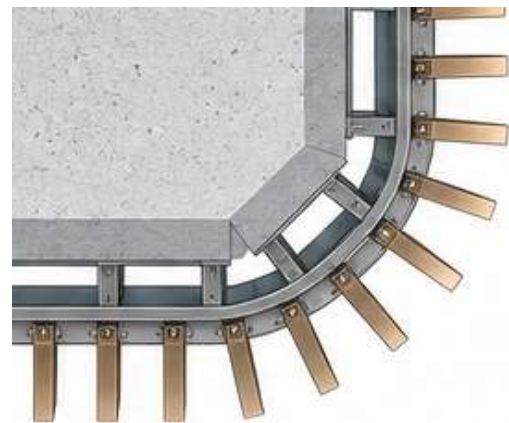
FACADE SYSTEM



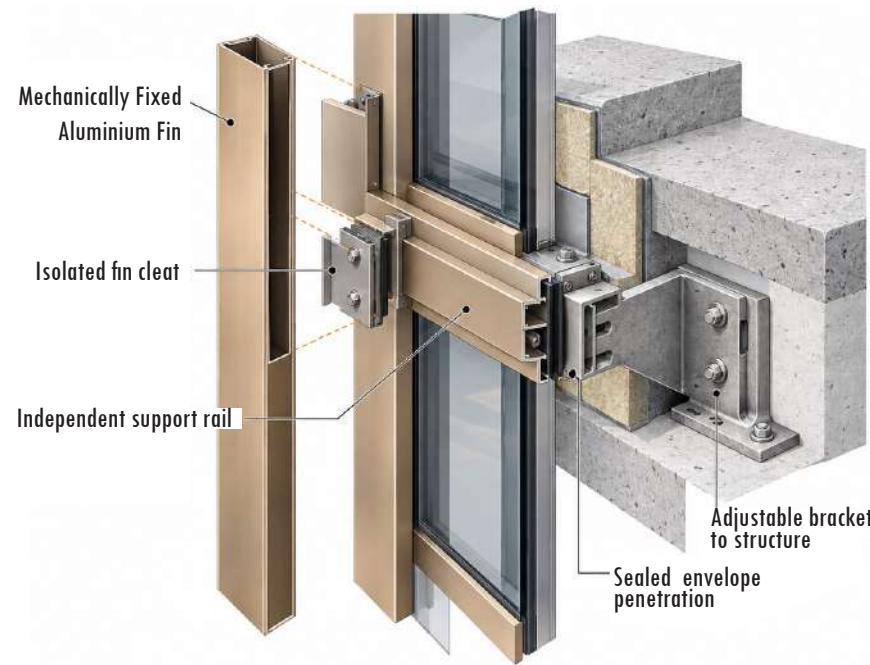
Layered shade , glazing and structure



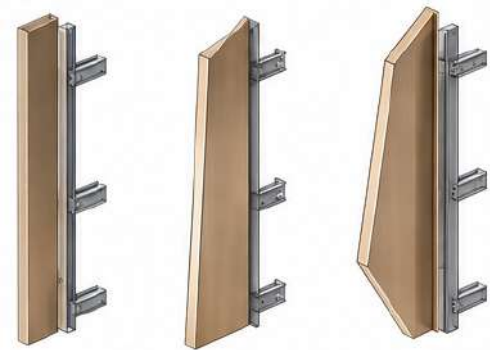
Sculpted Entrance
A rational frame behind the folded bronze structure



CORNER TREATMENT



Fin Connection
Independent support and thermal movement



Typical Fin Families

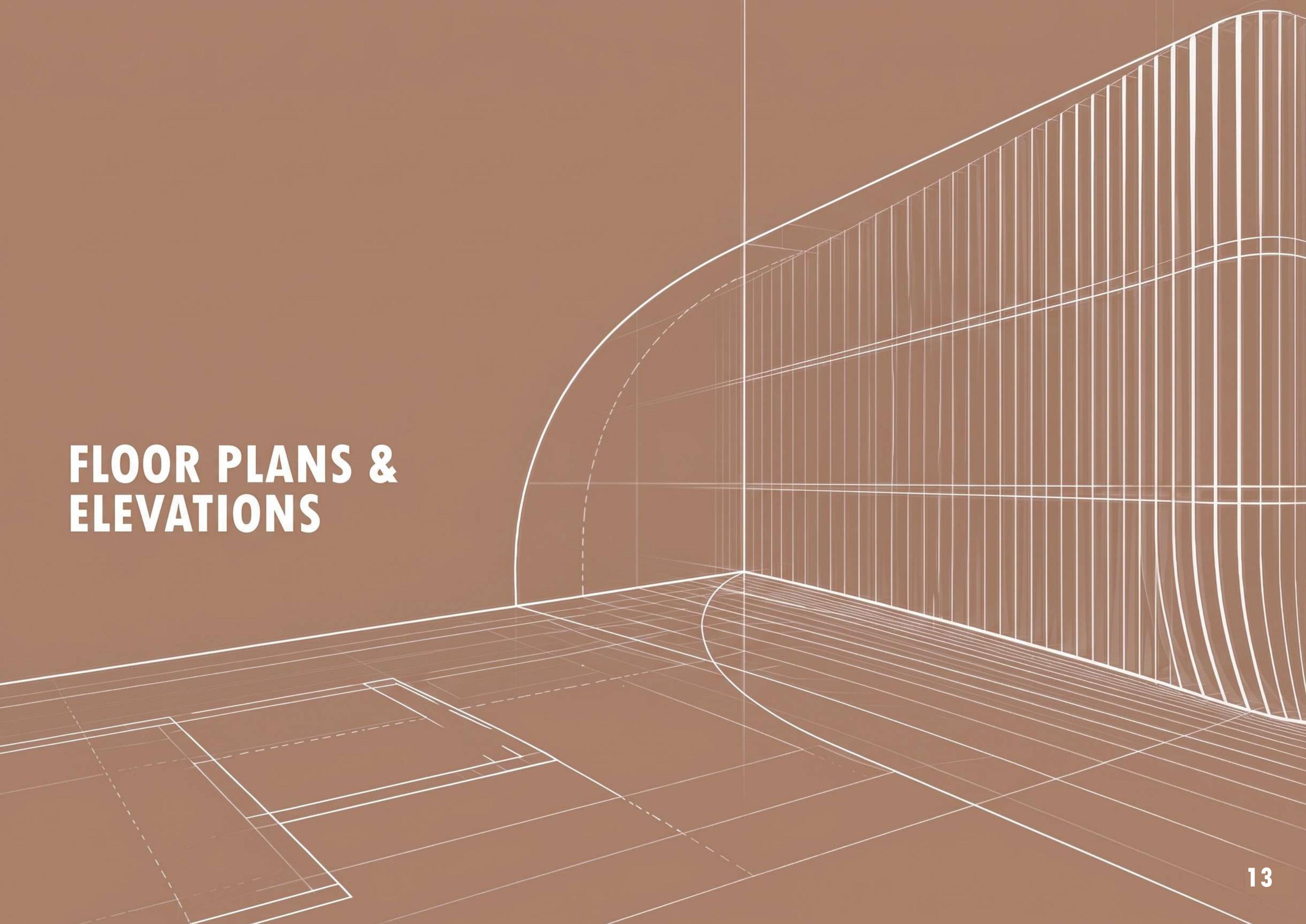


A - Fixed Restraint

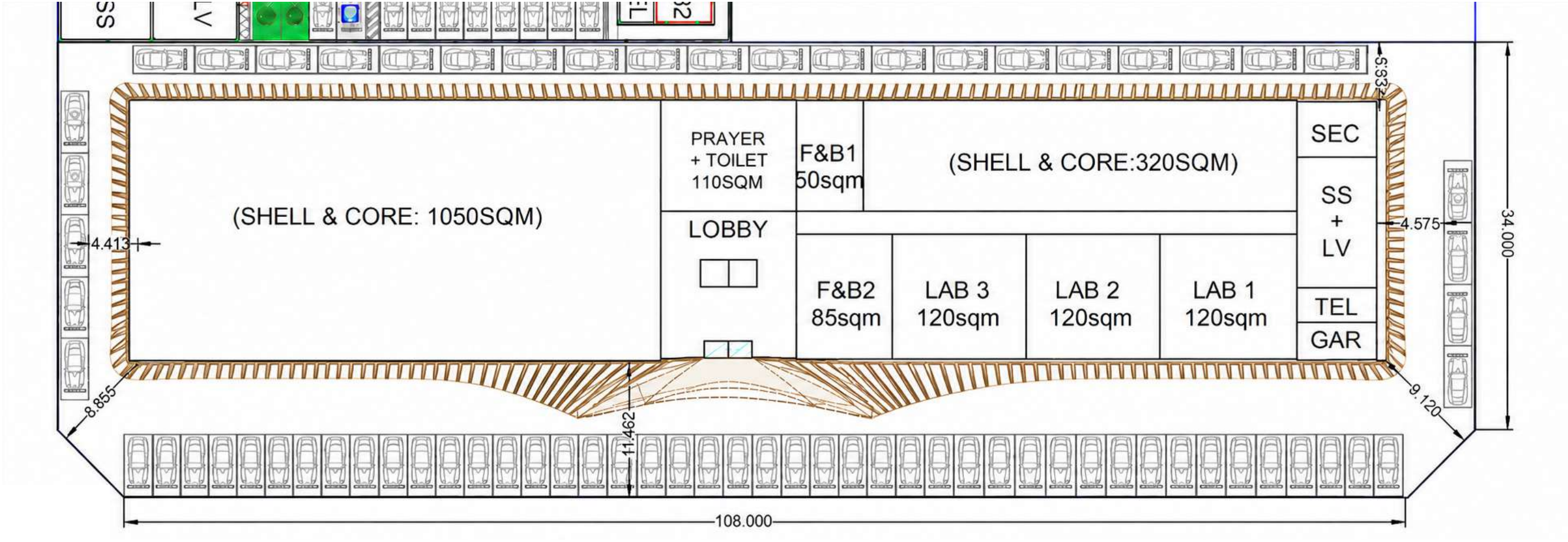


B - Sliding Restraint

FLOOR PLANS & ELEVATIONS

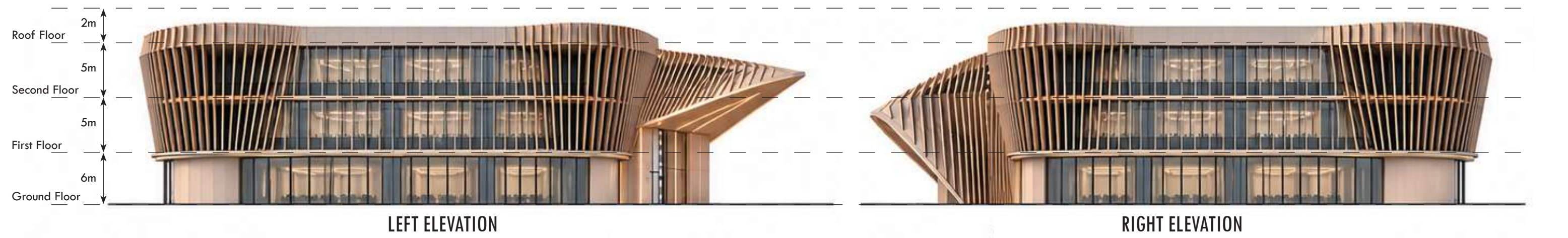
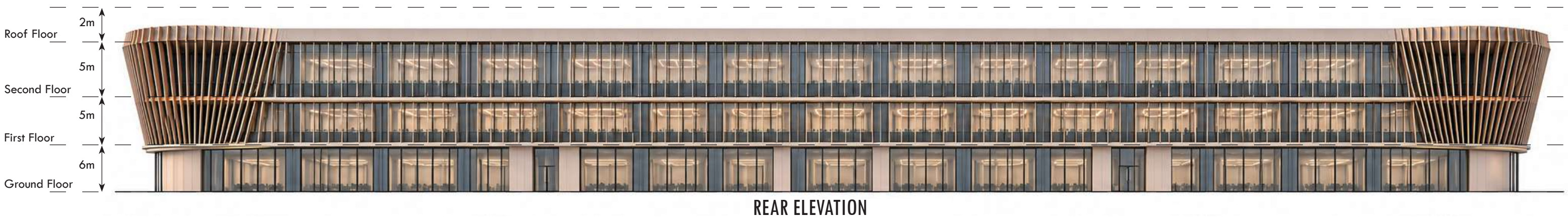
An abstract architectural line drawing in white on a brown background. The drawing features a grid of lines on the floor, a curved wall on the right, and a curved ceiling. A dashed line indicates a hidden edge of a structure.

FLOOR PLAN



TYPICAL FLOOR PLAN

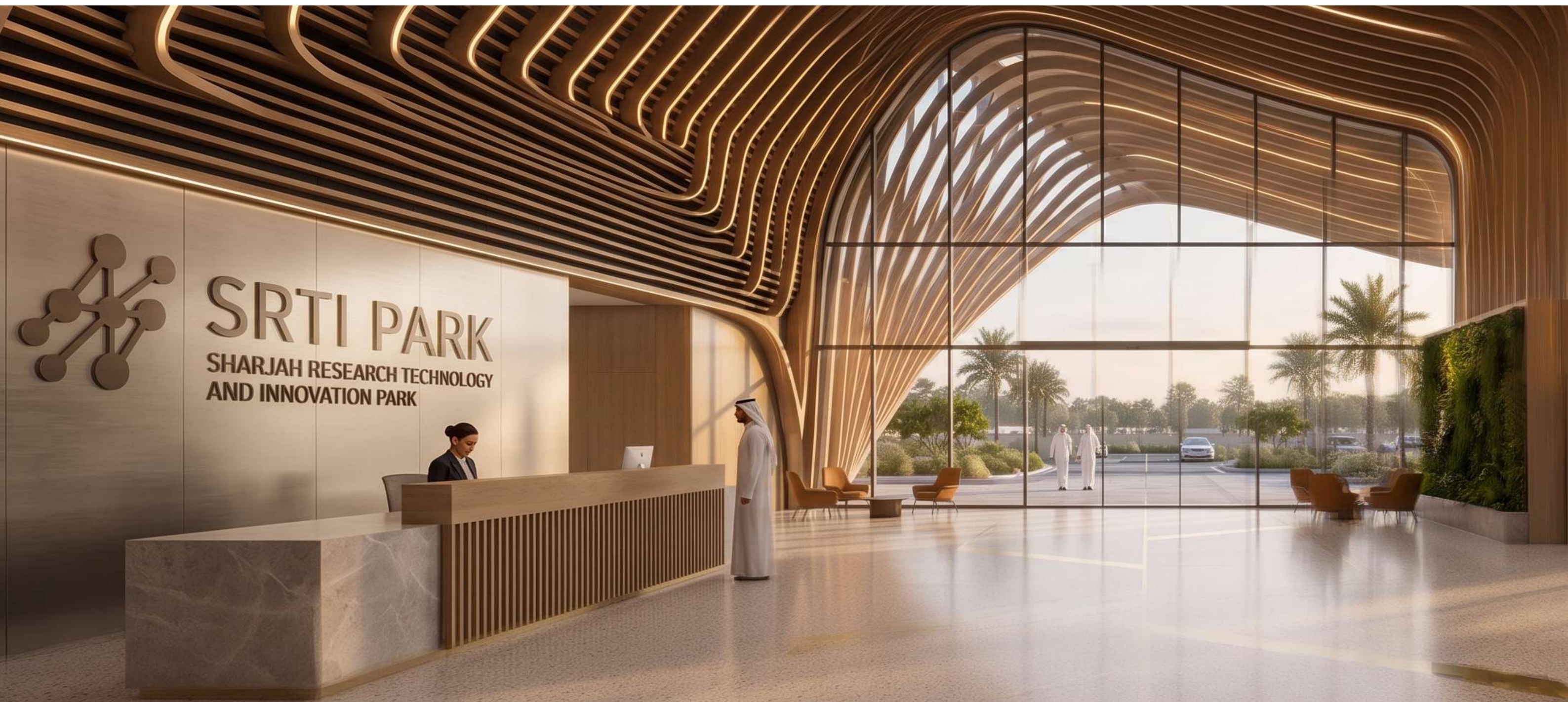
ELEVATIONS



PERSPECTIVES

The background is a solid, muted brown color. Overlaid on this are several white geometric lines. A large, complex shape is formed by multiple thin white lines that create a sense of depth and perspective, resembling a series of overlapping planes or a stylized architectural structure. A prominent, thicker white line forms a large, irregular polygonal shape that dominates the center of the composition. In the bottom right corner, the number '16' is printed in a white, sans-serif font.

INTERIOR



LOBBY VIEW



EXTERIORS



VIEW 1

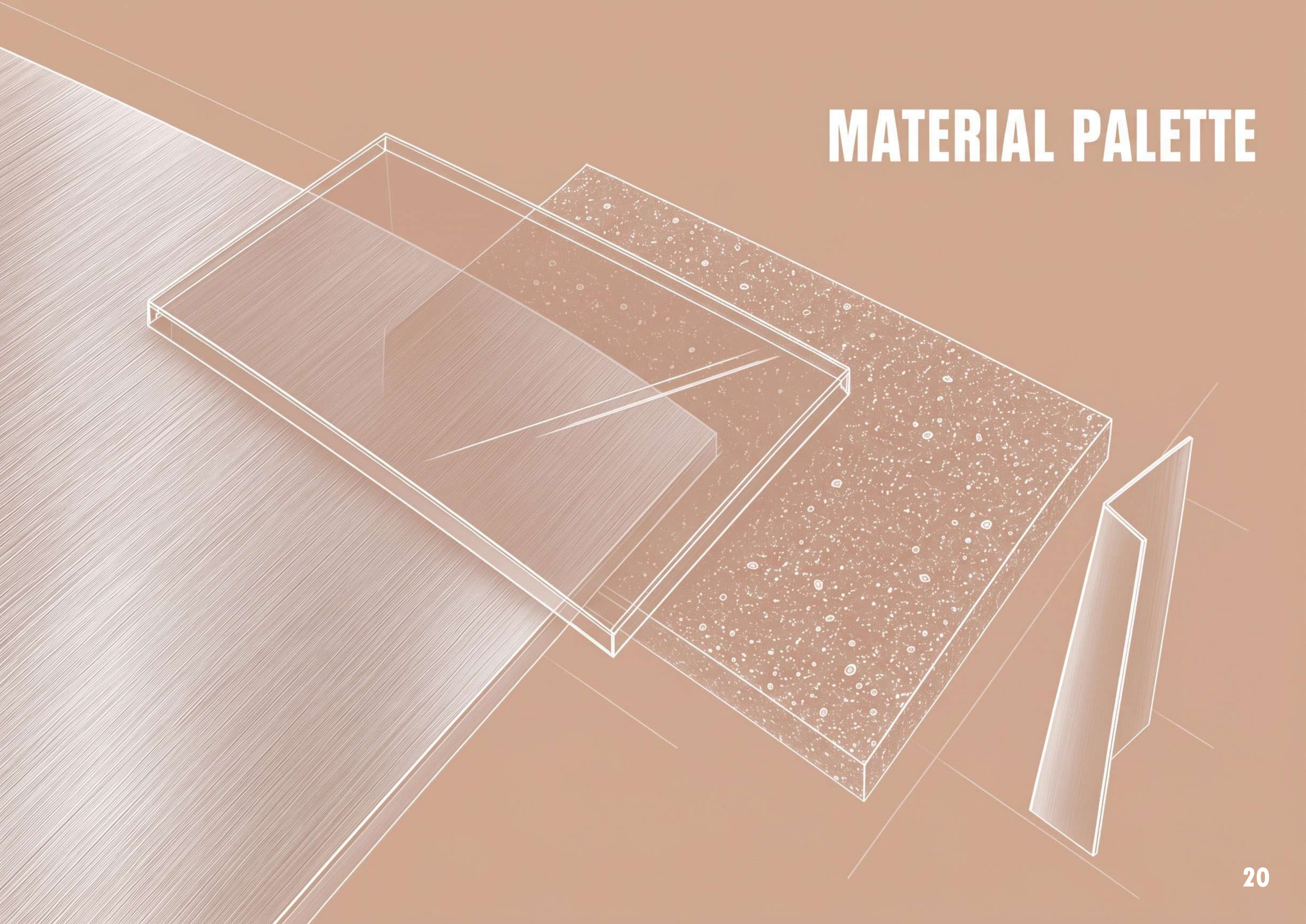
EXTERIORS



VIEW 2



MATERIAL PALETTE



MATERIAL PALETTE

Mood Board



CHAMPAGNE ALUMINIUM FINS

Warm Champagne / Satin Metallic Finish



MATERIAL PALETTE

Mood Board



GLASS CURTAIN WALL

Neutral Glazing / Bronze-Toned Frames



MATERIAL PALETTE

Mood Board



SOLID FACADE CLADDING

Warm Beige / Smooth Matt Finish



G+2 OFFICE BUILDING
Concept Report
OPTION - 02



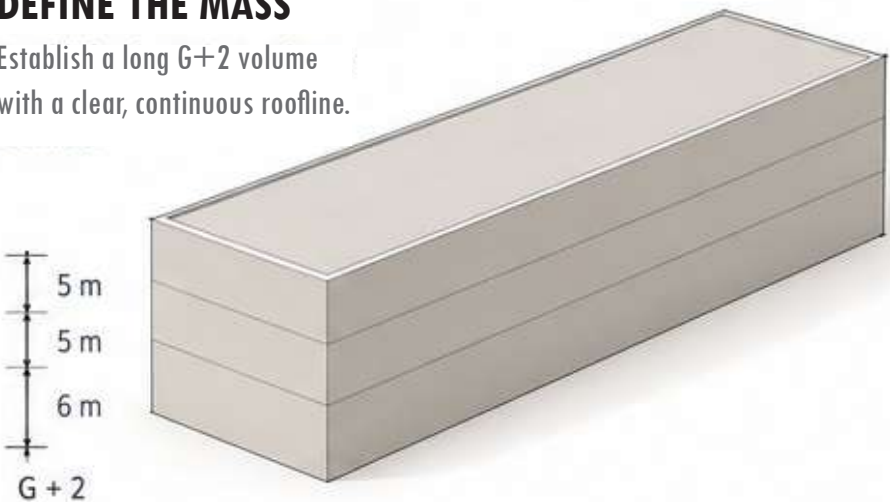
FORM EVOLUTION

FORM EVOLUTION

01

DEFINE THE MASS

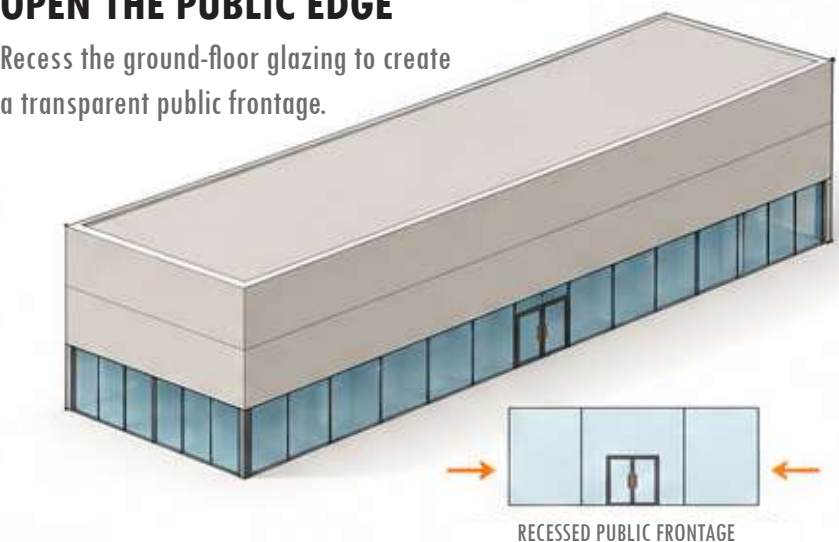
Establish a long G+2 volume with a clear, continuous roofline.



02

OPEN THE PUBLIC EDGE

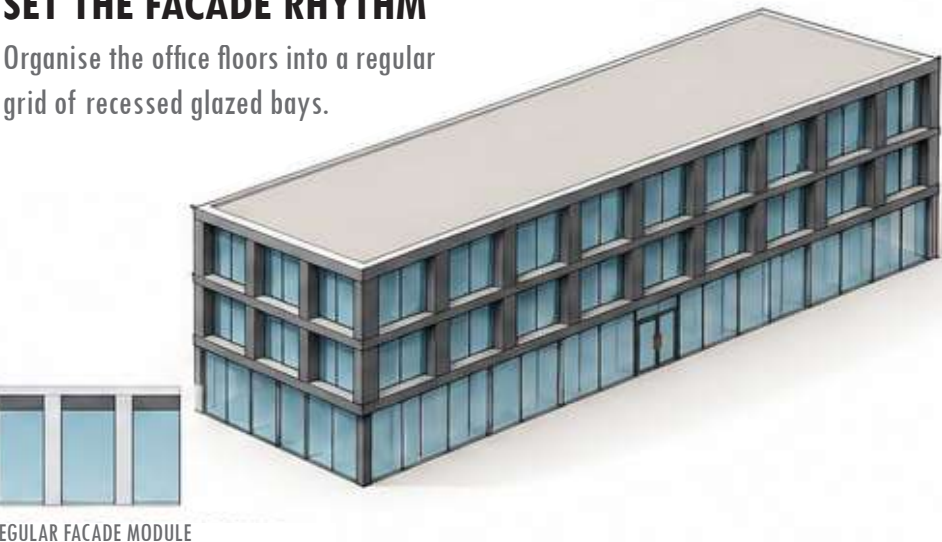
Recess the ground-floor glazing to create a transparent public frontage.



03

SET THE FACADE RHYTHM

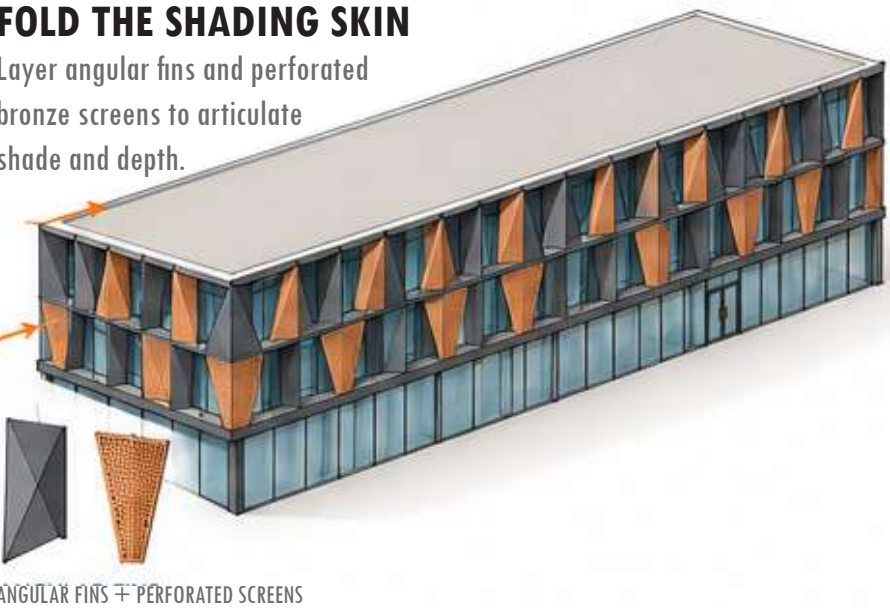
Organise the office floors into a regular grid of recessed glazed bays.



04

FOLD THE SHADING SKIN

Layer angular fins and perforated bronze screens to articulate shade and depth.



05

FRAME THE ARRIVAL

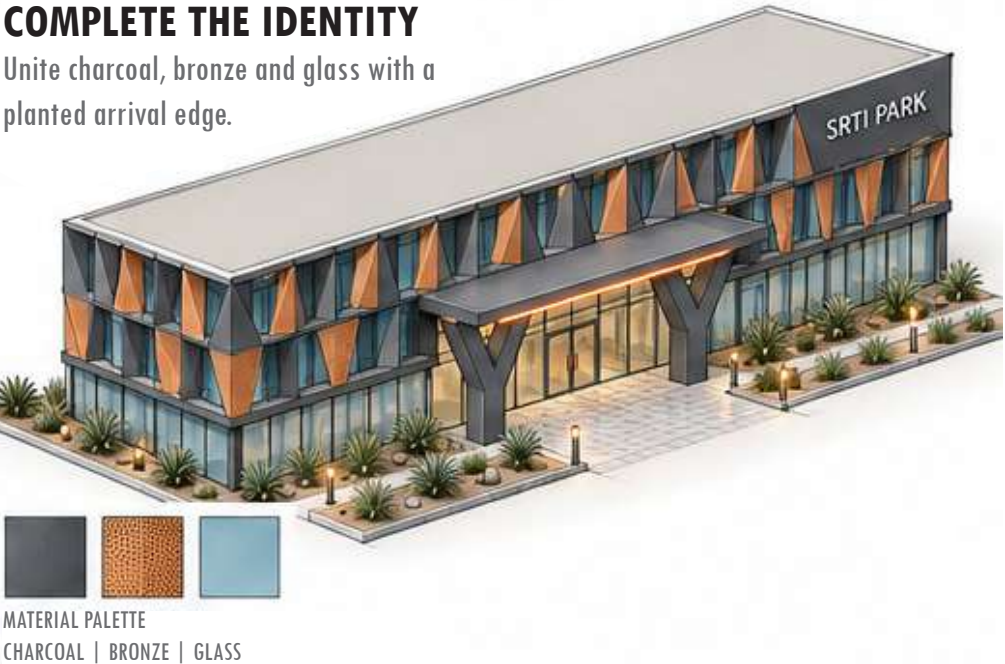
Project a generous entrance canopy on sculptural Y-shaped supports.



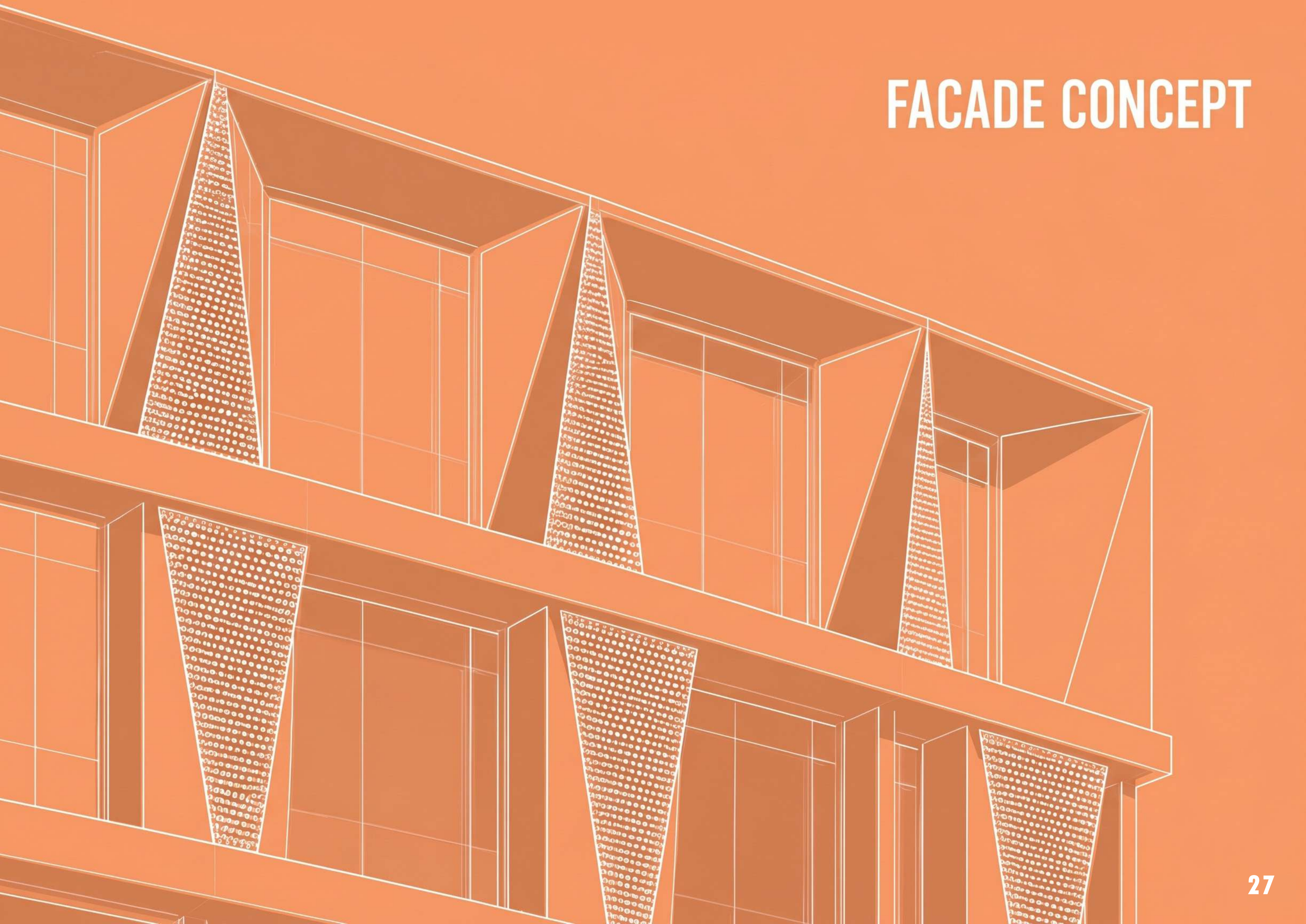
06

COMPLETE THE IDENTITY

Unite charcoal, bronze and glass with a planted arrival edge.

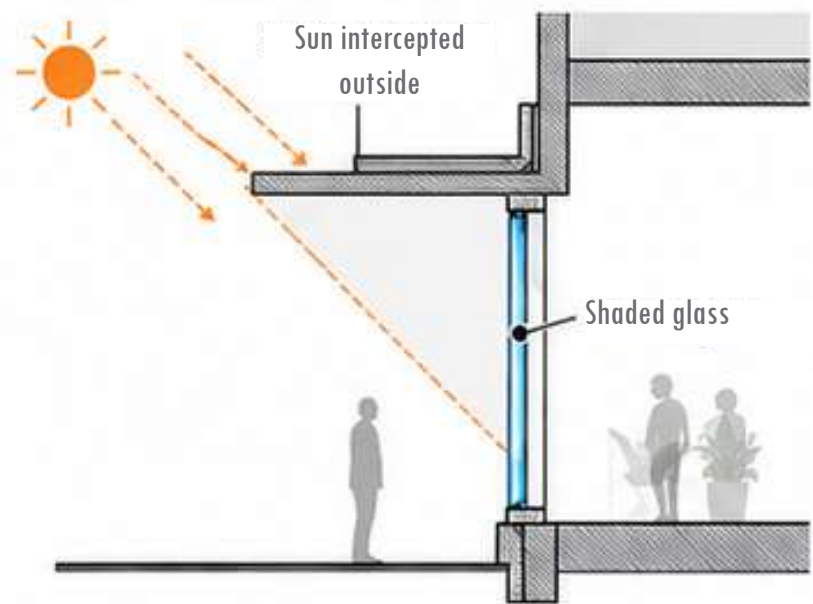


FACADE CONCEPT

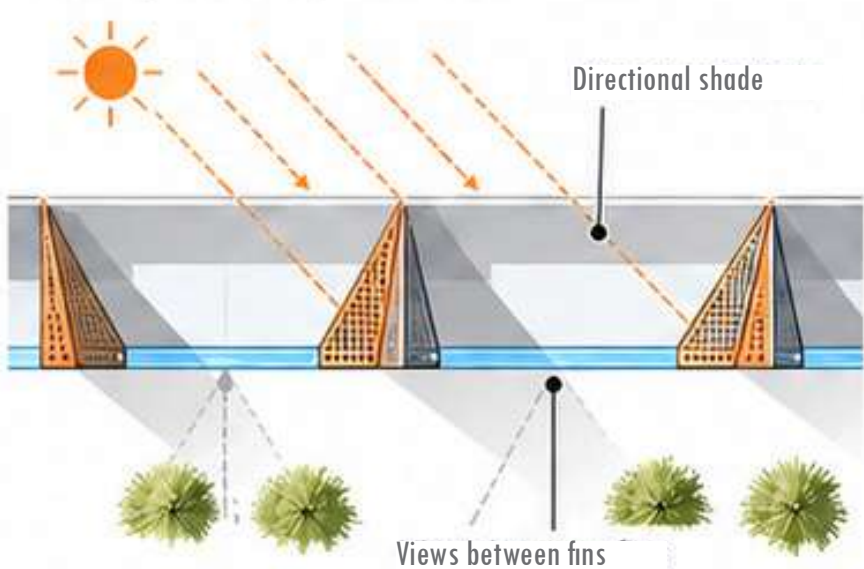


FACADE CONCEPT

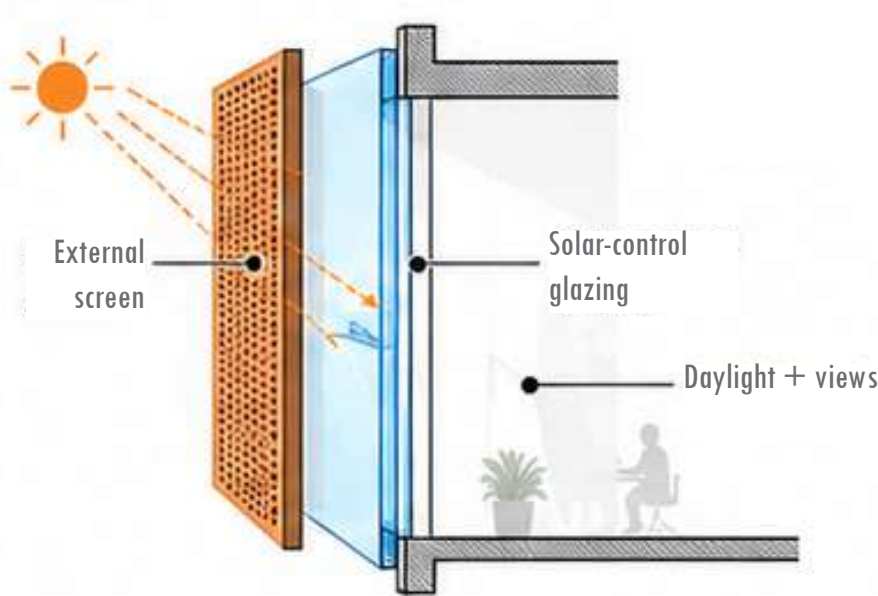
HIGH SUN/ OVERHANG SECTION



OBLIQUE SUN / FIN PLAN



SCREEN + GLASS



01 PROJECTING FINS

Folded vertical fins intercept oblique sunlight before it reaches the glass. Fin depth, angle and spacing determine the shaded area.



02 FILTERED DAYLIGHT

Perforated screens temper direct sun and glare while retaining partial views. Open area is not the same as shading performance.



03 RECESSED GLAZING

Side reveals and horizontal bands combine to shade the window. High sun is easier to block; low sun facing the glass can still enter.



04 SHADED ARRIVAL

The deep entrance canopy protects doors and waiting areas from direct sun during shaded hours, improving radiant comfort.



DEPTH + RHYTHM

Repeating folded bays break up the long elevation and create changing shadows.



WARMTH + IDENTITY

Bronze-orange screens contrast with the dark frame and give the facade a distinct character.



DOMINANT ENTRANCE

The central canopy and Y-shaped supports make the entrance dominant.

PROJECT :

PROPOSED G+2 OFFICE BUILDING, SRTIP ;
P0036-01



CLIENT:

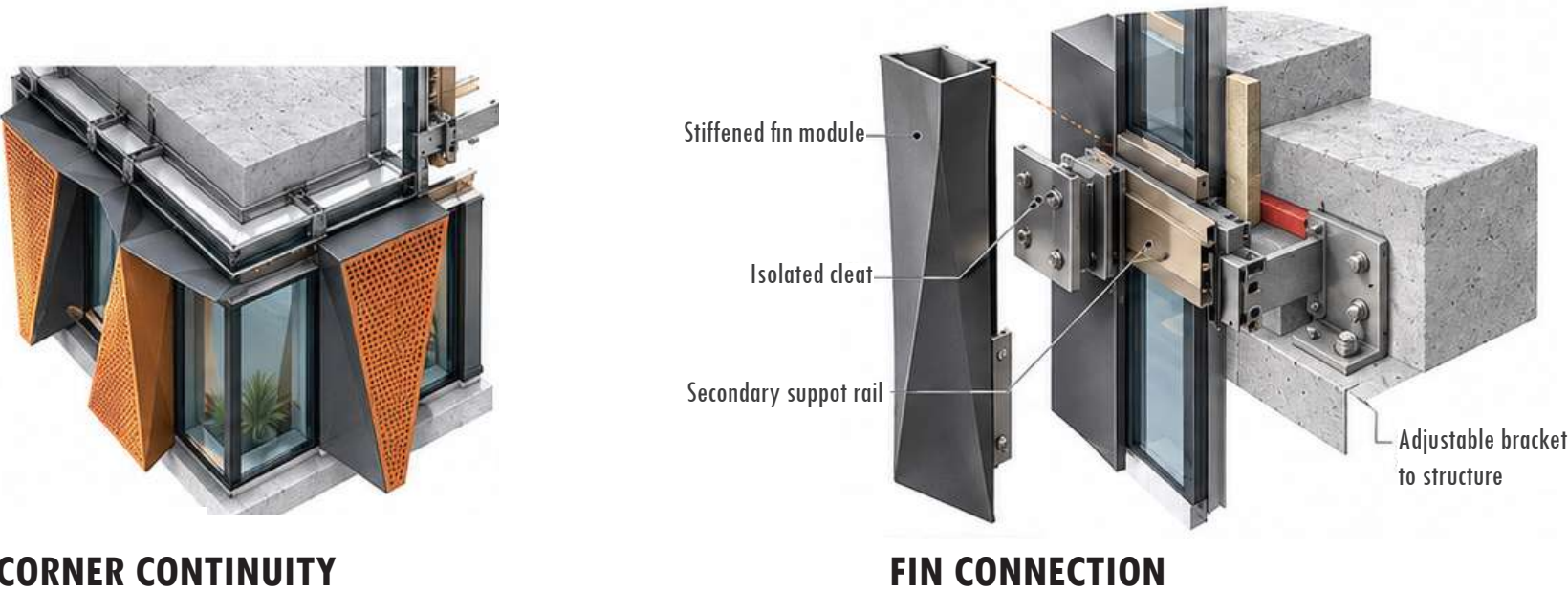
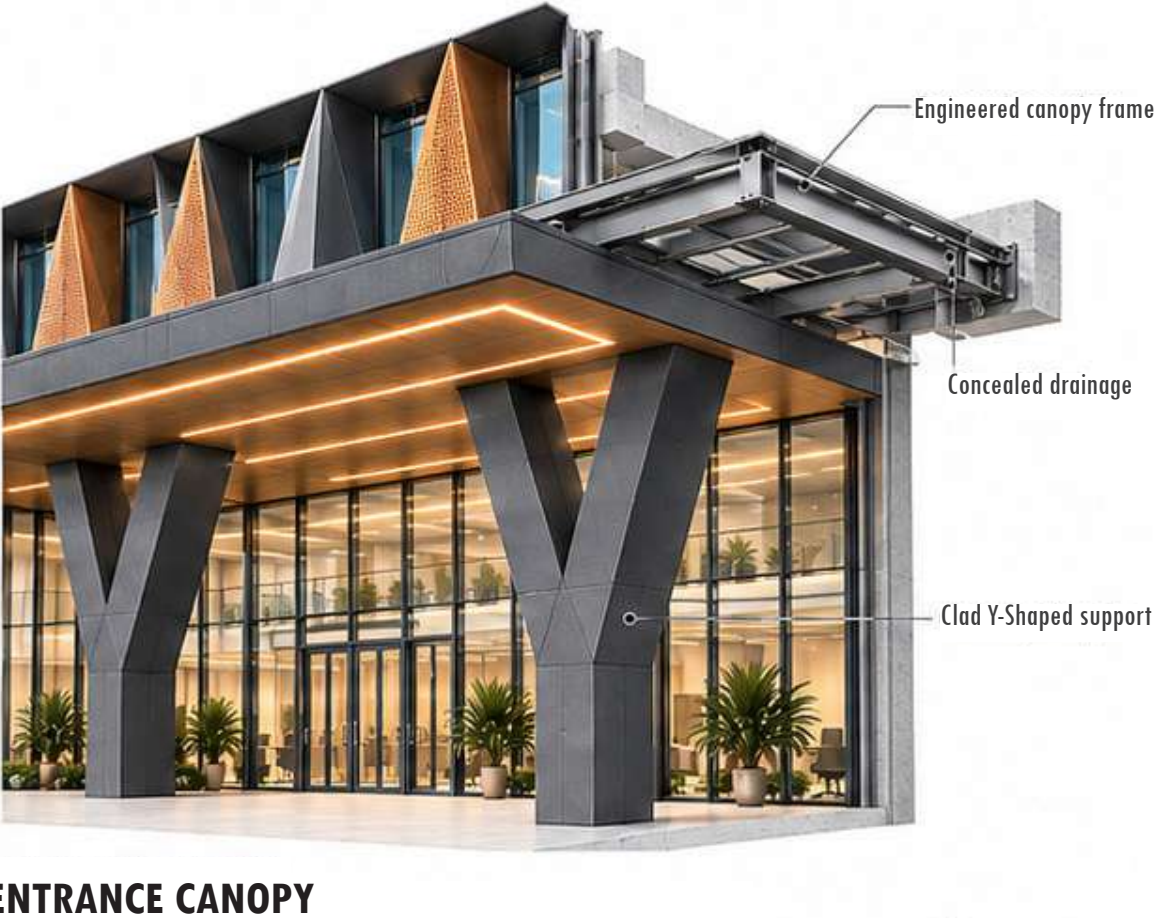
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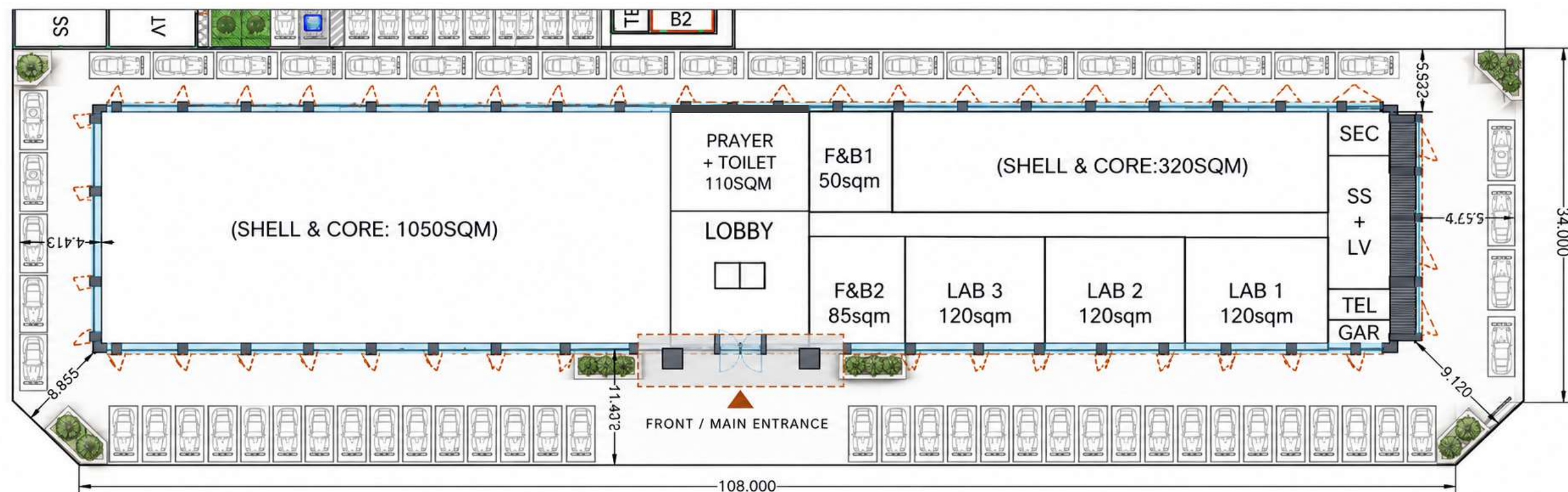
FACADE SYSTEM



FLOOR PLANS & ELEVATIONS

The background is a solid orange color. Overlaid on this are white line drawings. On the right side, there is a large, curved structure resembling a dome or a vaulted ceiling, composed of many vertical lines that converge towards the top. In the foreground, there is a grid-like pattern on the floor, with a rectangular area outlined by dashed lines, suggesting a floor plan or a specific area of interest.

FLOOR PLAN



TYPICAL FLOOR PLAN

- Glazing + charcoal mullions (at ground floor facade)
- Entrance canopy above - dashed (with V-column footprints)
- Copper fins above - dashed (upper floor facade elements)
- Opaque / louvered service facade (service areas)

ELEVATIONS



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



PERSPECTIVES



INTERIOR



LOBBY VIEW

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EXTERIORS



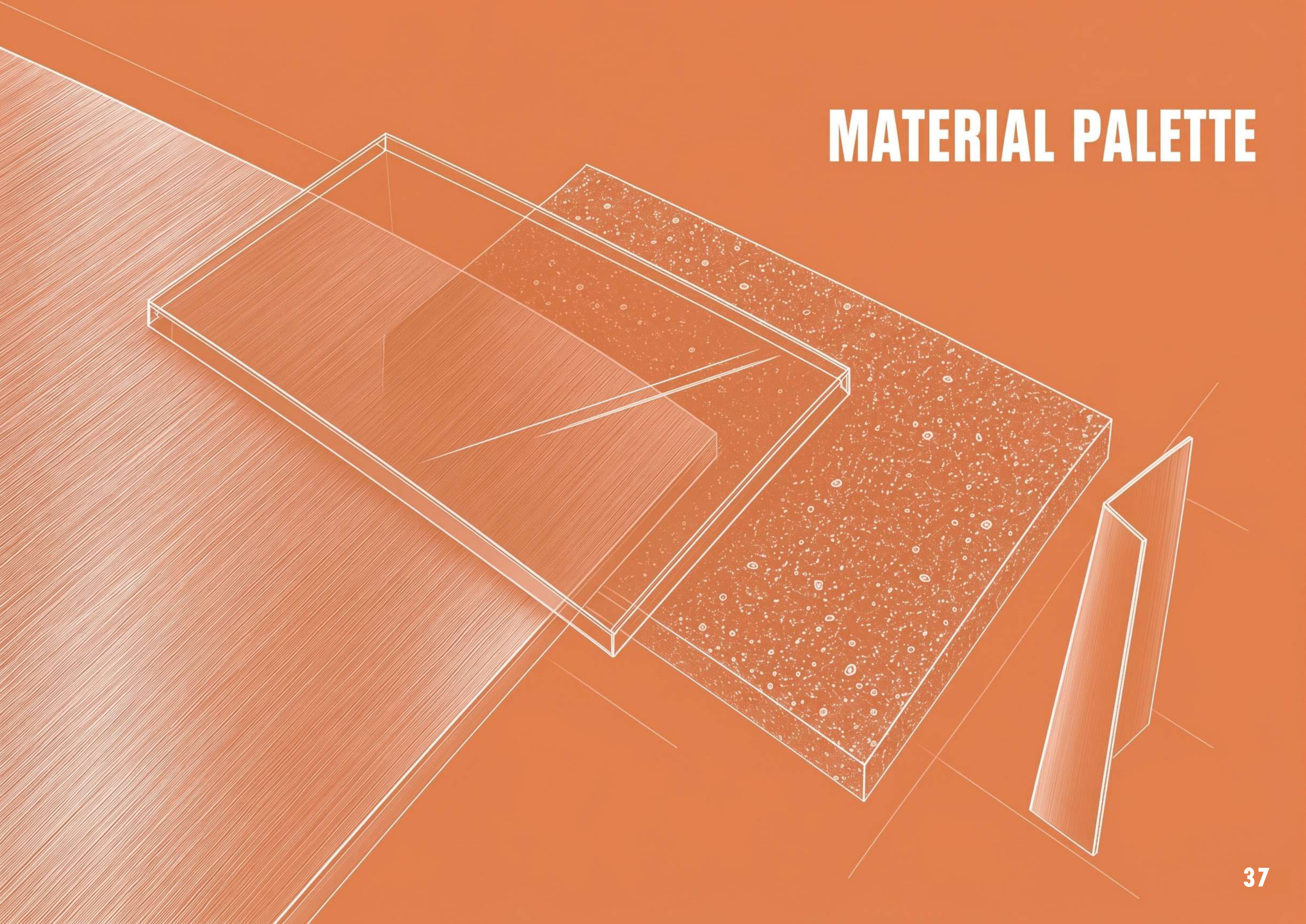
VIEW 1

EXTERIORS



VIEW 2

MATERIAL PALETTE



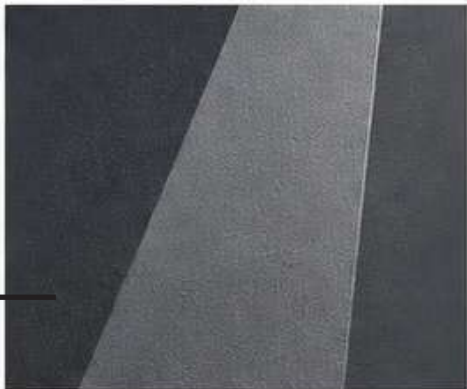
MATERIAL PALETTE

Mood Board



SOLID ALUMINIUM CLADDING

CHARCOAL GREY/FINE TEXTURED MATTE FINISH



Matte charcoal surface



Folded edge + panel joint



Fins + fascia cladding

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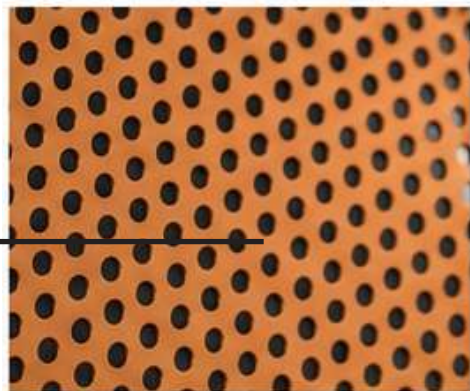
MATERIAL PALETTE

Mood Board



SOLID ALUMINIUM CLADDING

CHARCOAL GREY/FINE TEXTURED MATTE FINISH



Perforation + Metallic color



Framed panel Edge



Tapered screen module

MATERIAL PALETTE

Mood Board



SOLAR-CONTROL GLAZING

NEUTRAL BLUE-GREY GLASS / CHARCOAL FRAMES



Neutral glass appearance



Charcoal Framing



Recessed Glazed enclosure



G+2 OFFICE BUILDING
Concept Report
OPTION - 03

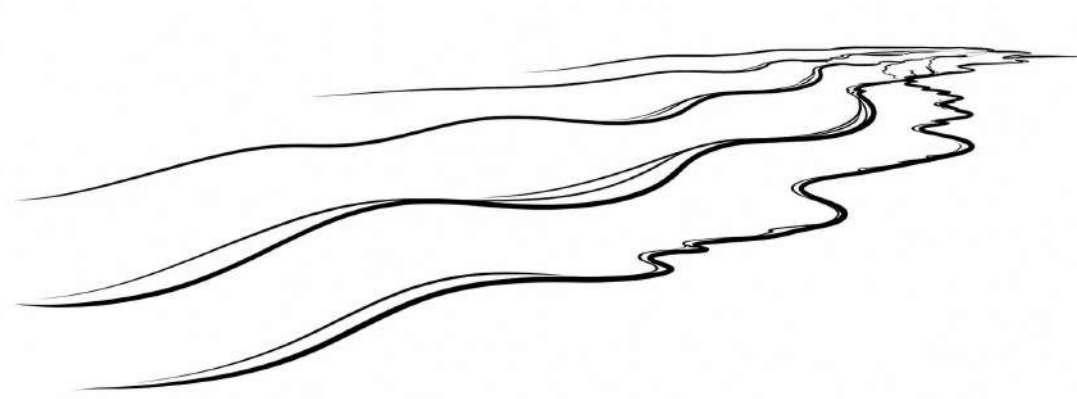
DESIGN METHODOLOGY

The background of the page is a solid dark gray. Overlaid on this are several thin white lines. On the right side, there is a grid of vertical and horizontal lines. On the left and center, there are several overlapping circles of different radii. A single, thicker white arc is drawn across the middle of the page, passing through the intersection of the grid and the circles.

The Waves

A contemporary expression of movement, rhythm and place.

“Translating the rhythm of Dubai’s coastline into a dynamic workplace facade..”



01

Natural Reference

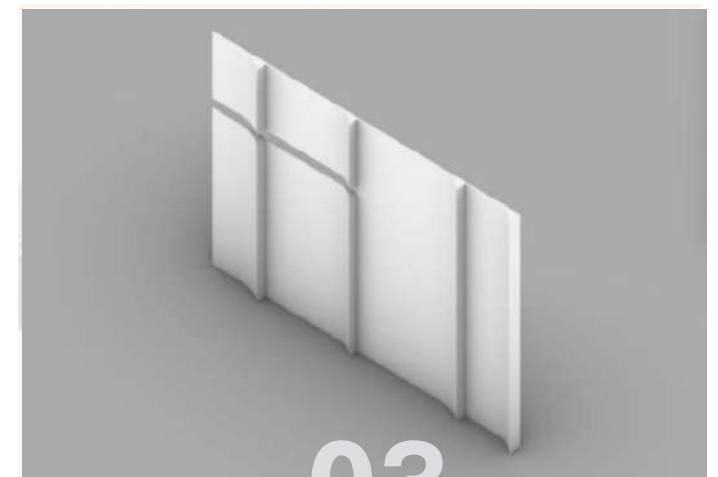
The flowing rhythm of waves along UAE’s beaches.



02

Abstraction

Translating the fluid movement into architectural geometry.

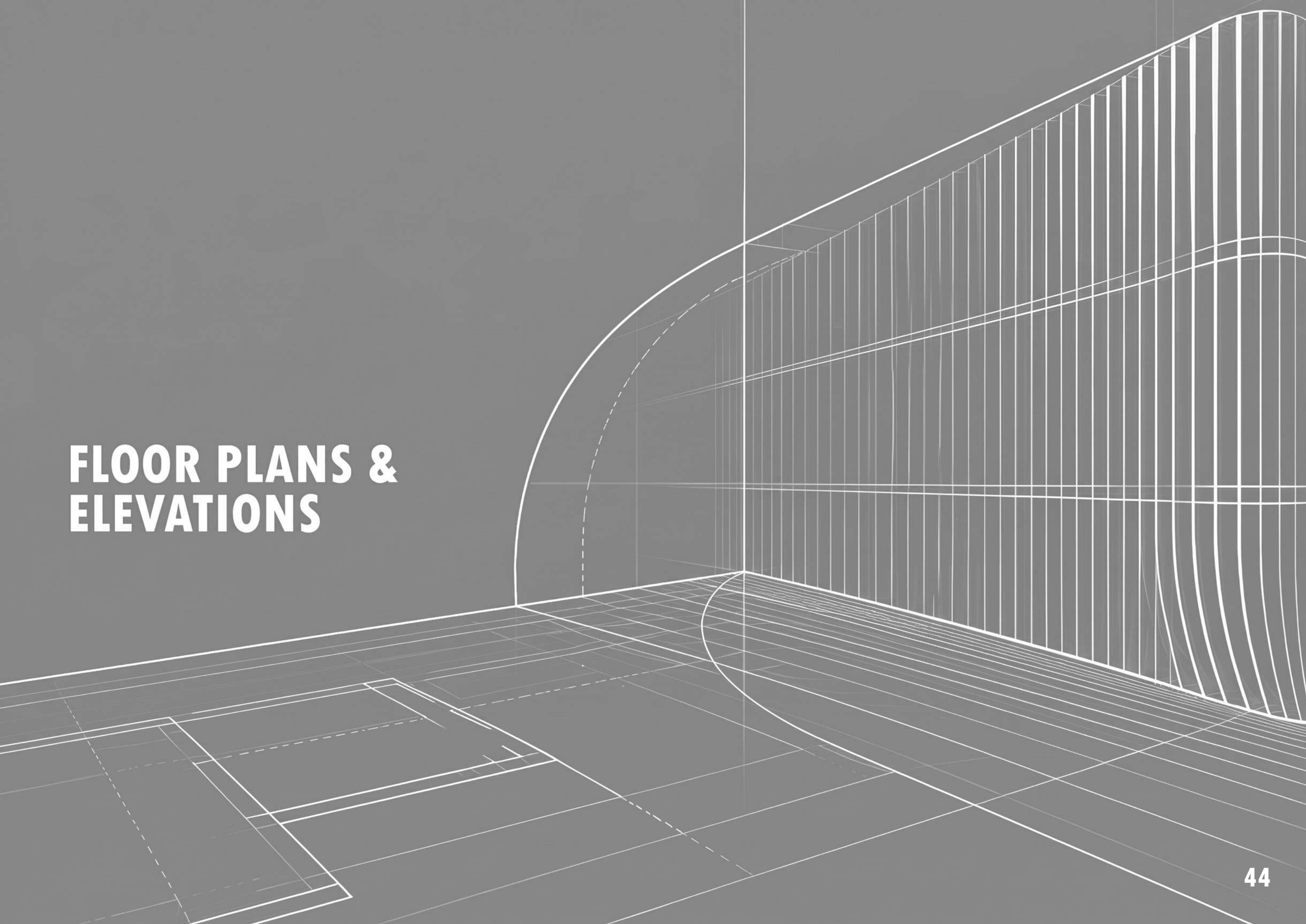


03

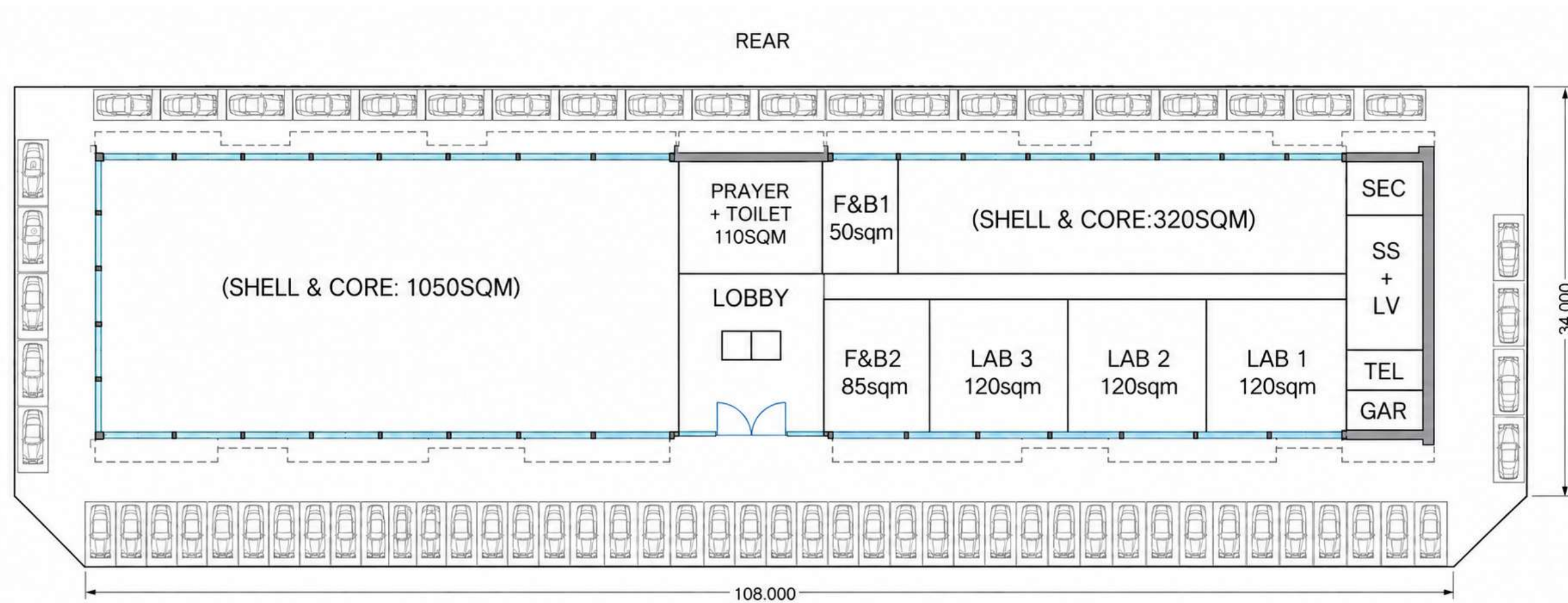
Articulation

Creating a rhythm of solid and perforated panels.

FLOOR PLANS & ELEVATIONS

An abstract architectural line drawing on a dark gray background. The drawing features a grid of lines on the floor, with a curved wall on the right side. A dashed line indicates a curved path or boundary. The overall style is minimalist and technical.

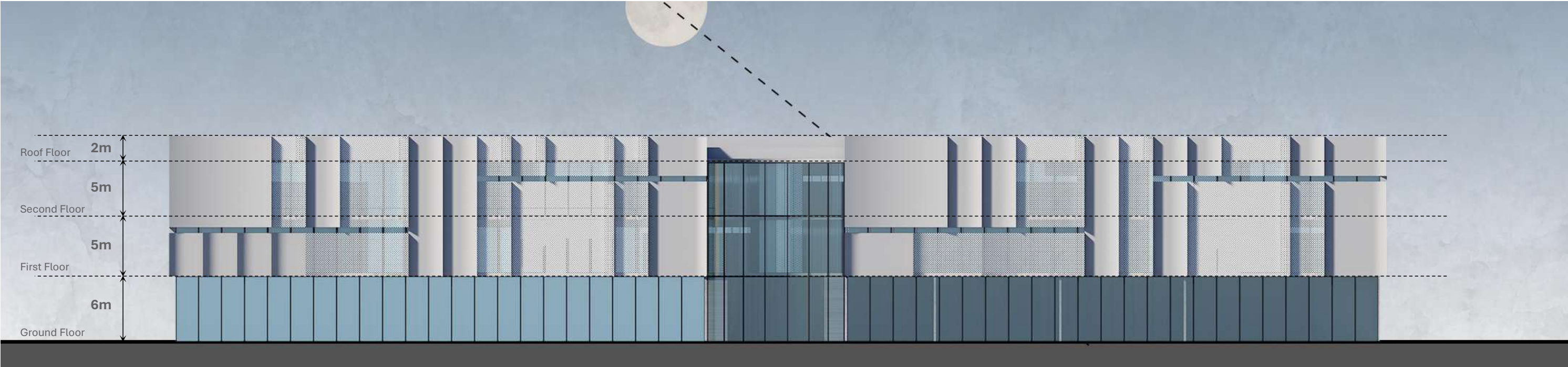
FLOOR PLAN



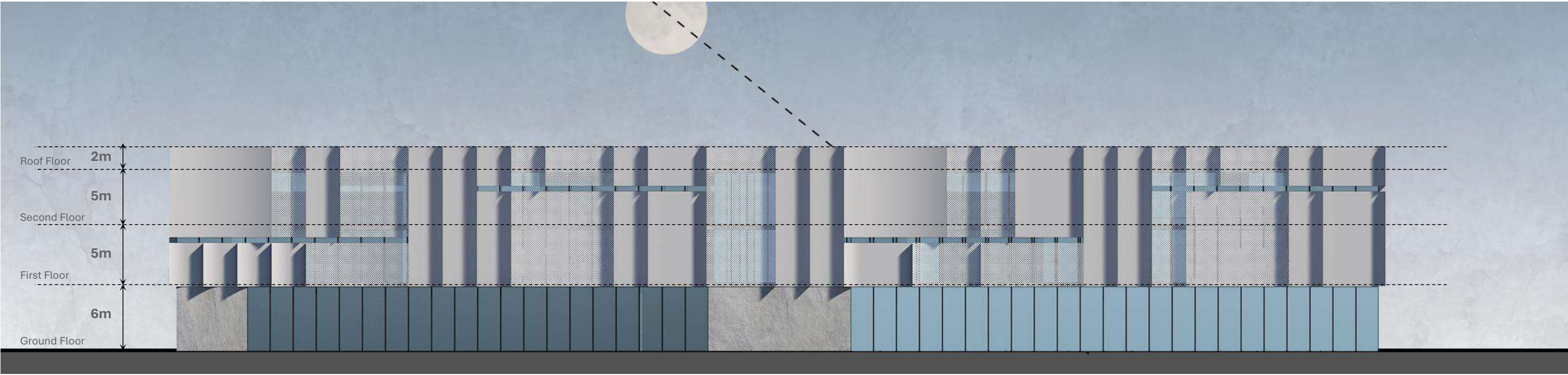
TYPICAL FLOOR PLAN

- Ground-floor glazing
- Ground-floor opaque wall
- Upper facade above - dashed

ELEVATIONS



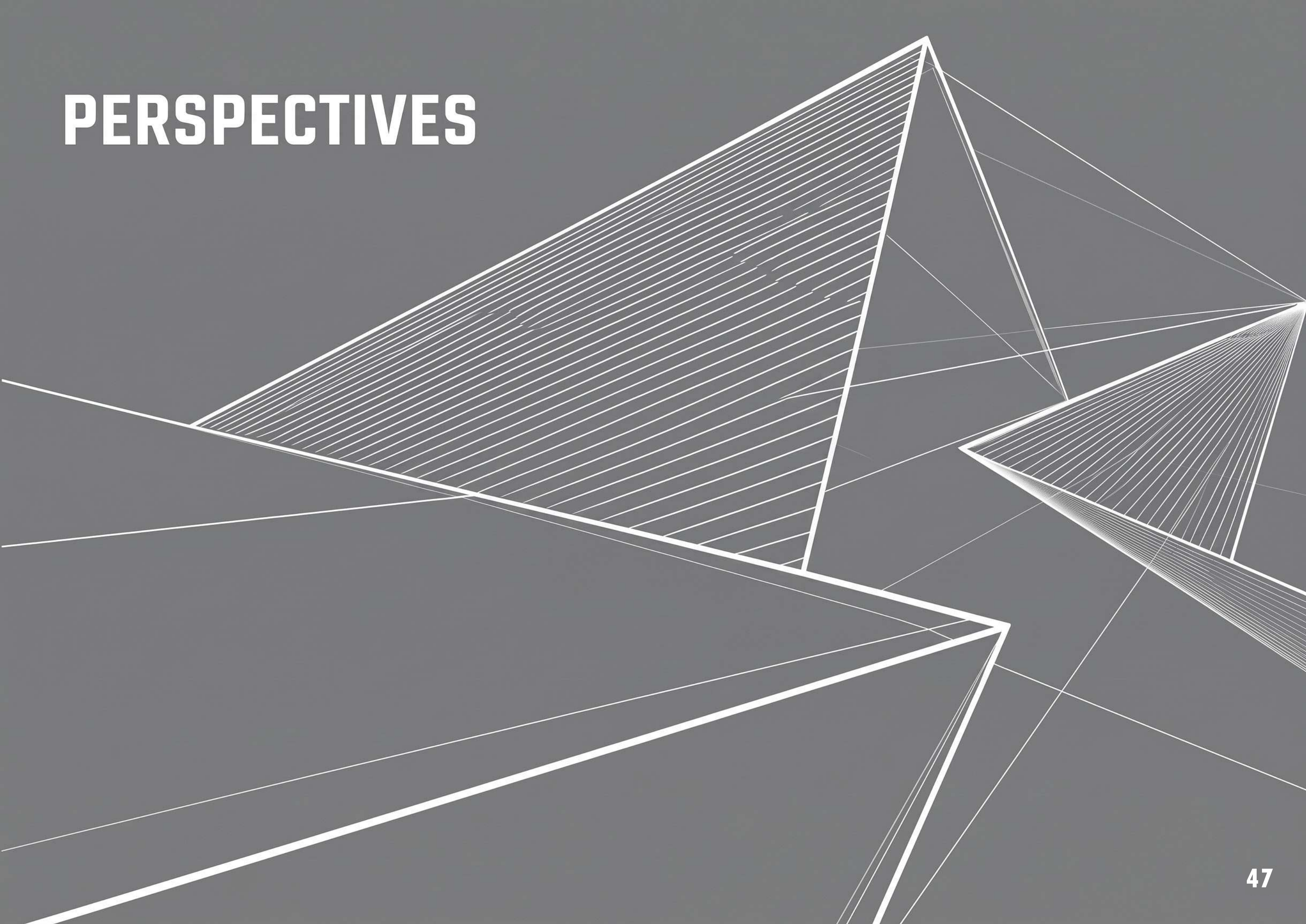
FRONT ELEVATION



REAR ELEVATION



PERSPECTIVES

An abstract geometric illustration on a dark gray background. It features several white lines that create a sense of perspective. Two large, overlapping triangular planes are filled with fine, parallel white lines, giving them a three-dimensional appearance. These planes are connected by a network of thin white lines that converge towards various points, suggesting a complex spatial structure. The overall effect is one of dynamic movement and geometric precision.



VIEW 1



VIEW 2

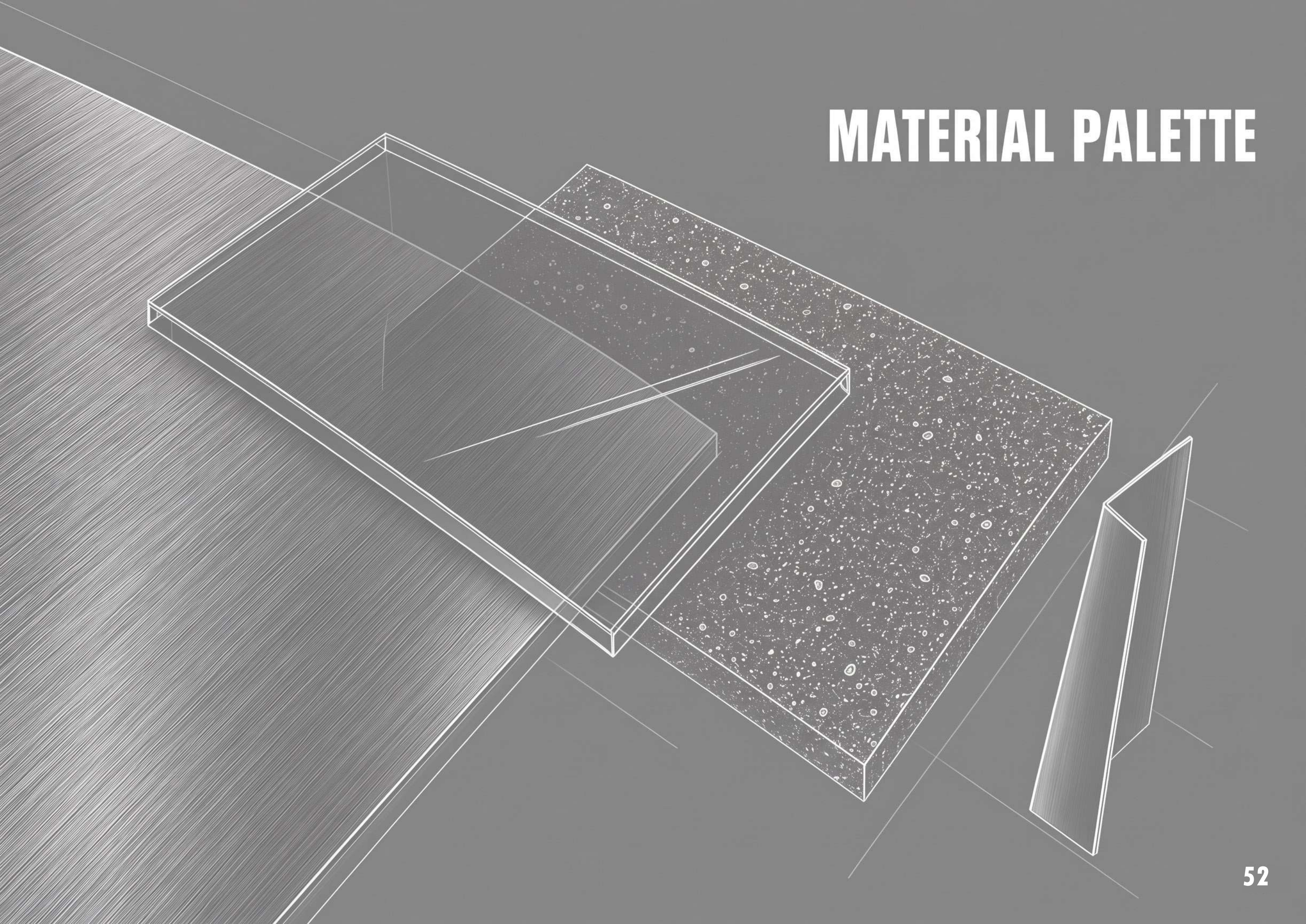


VIEW 3



VIEW 4

MATERIAL PALETTE



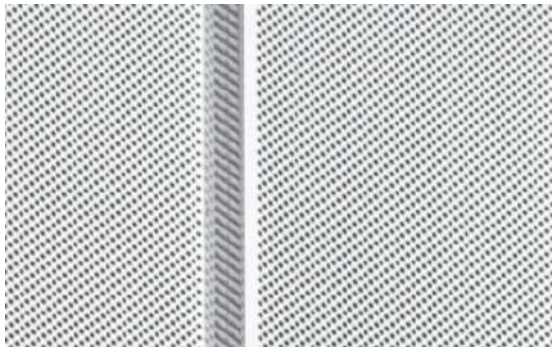
MATERIAL PALETTE

Mood Board



Perforated Aluminium Screen

White / Perforated finish



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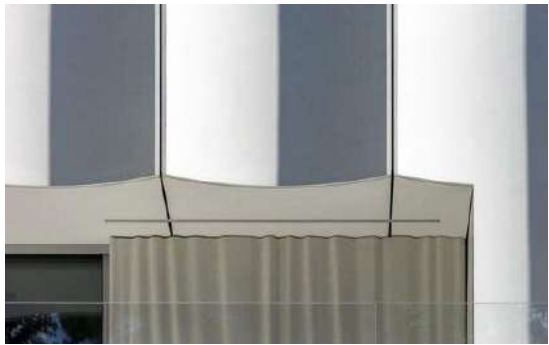
MATERIAL PALETTE

Mood Board



GFRC / GRC Panels

White / Smooth, Matte finish



MATERIAL PALETTE

Mood Board



Tinted Glass

Blue / Low-E Glazing

