

Commercial Building Design Guide

Design principles for offices, retail and mixed-use commercial developments.

Site & Context

- Analyze footfall, visibility and accessibility
- Plan parking — 1 per 30–40 sqm office area
- Integrate landscape and arrival experience
- Comply with FAR, setbacks and fire regulations

Space Planning Essentials

- Efficient core-to-usable area ratio (target 80%+)
- Flexible floor plates for future fit-outs
- Clear circulation and wayfinding strategy
- Adequate restrooms, pantries and breakout zones

Façade & Sustainability

- Choose façade materials for climate + maintenance
- Maximize daylight, minimize heat gain (WWR 35–45%)
- Target IGBC / LEED green certification
- Plan rainwater harvesting and solar-ready rooftops

MEP & Technology

- Right-size HVAC for occupancy and zoning
- Energy-efficient LED lighting with sensors
- Robust low-voltage backbone (data, security, AV)
- Provision for EV charging and smart building systems

Compliance Checklist

- Fire NOC and emergency egress design
- Accessibility (ramps, lifts, signage)
- Structural safety certificate
- Occupancy certificate before handover

Need expert guidance?

Reach our team at info@artechtec.com or visit www.artechtec.com to book a free consultation.