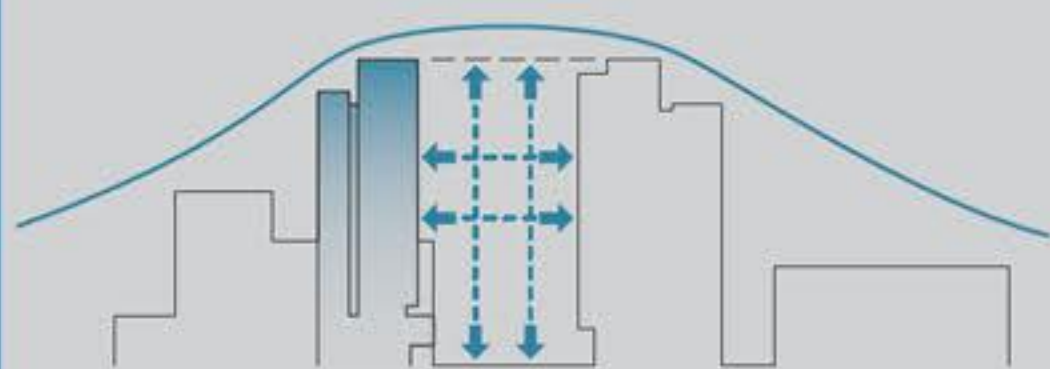
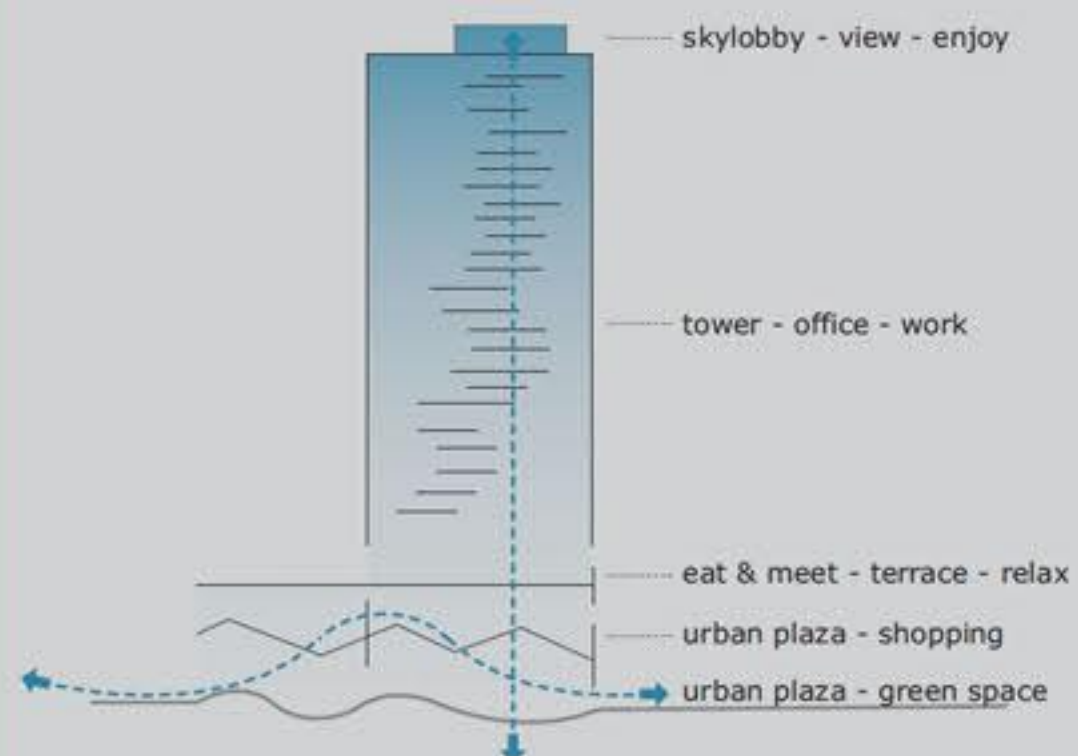


SUBDIVISION OF CONSTRUCTION VOLUMES



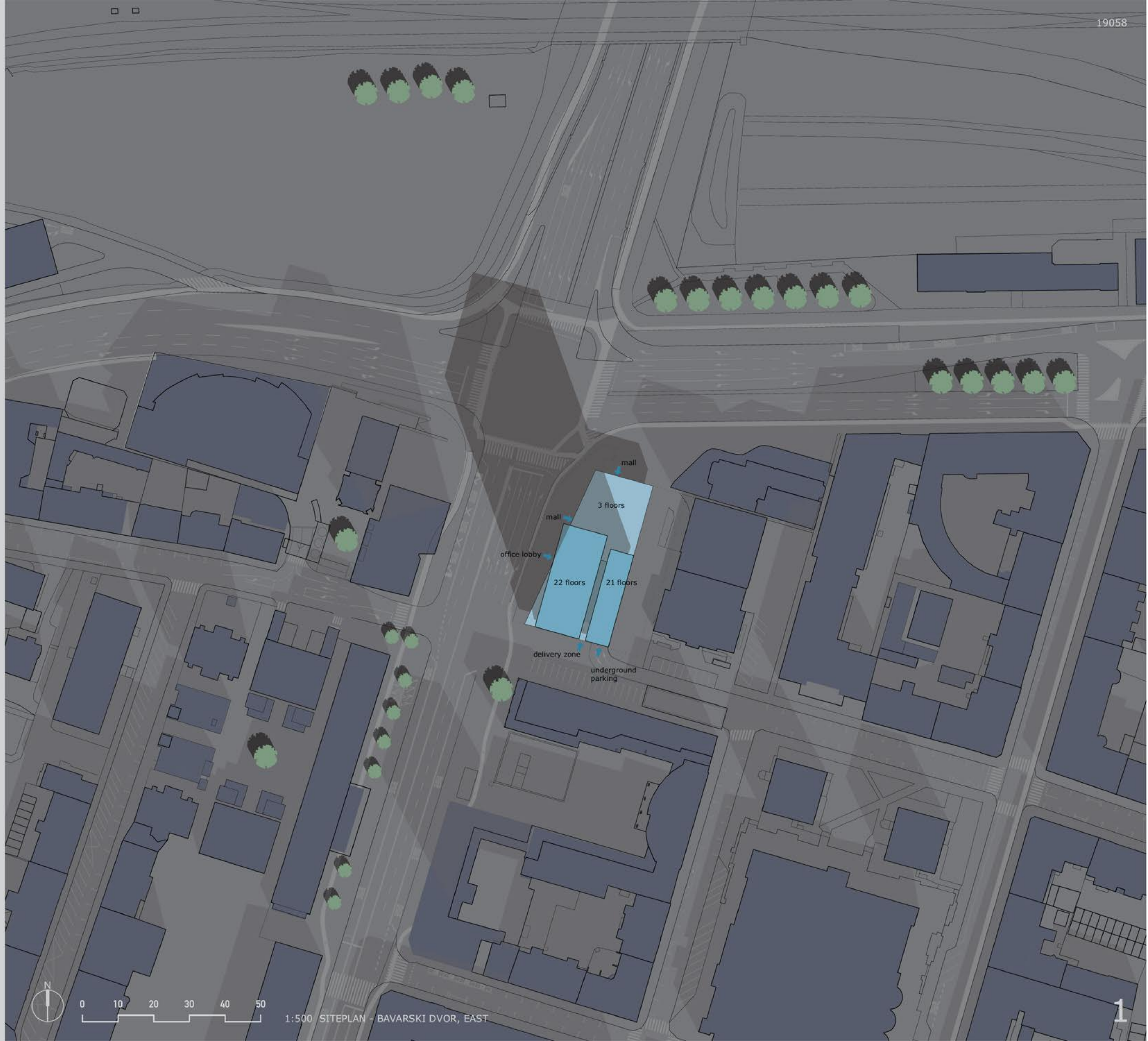
HEIGHTDEVELOPMENT - GATE SITUATION



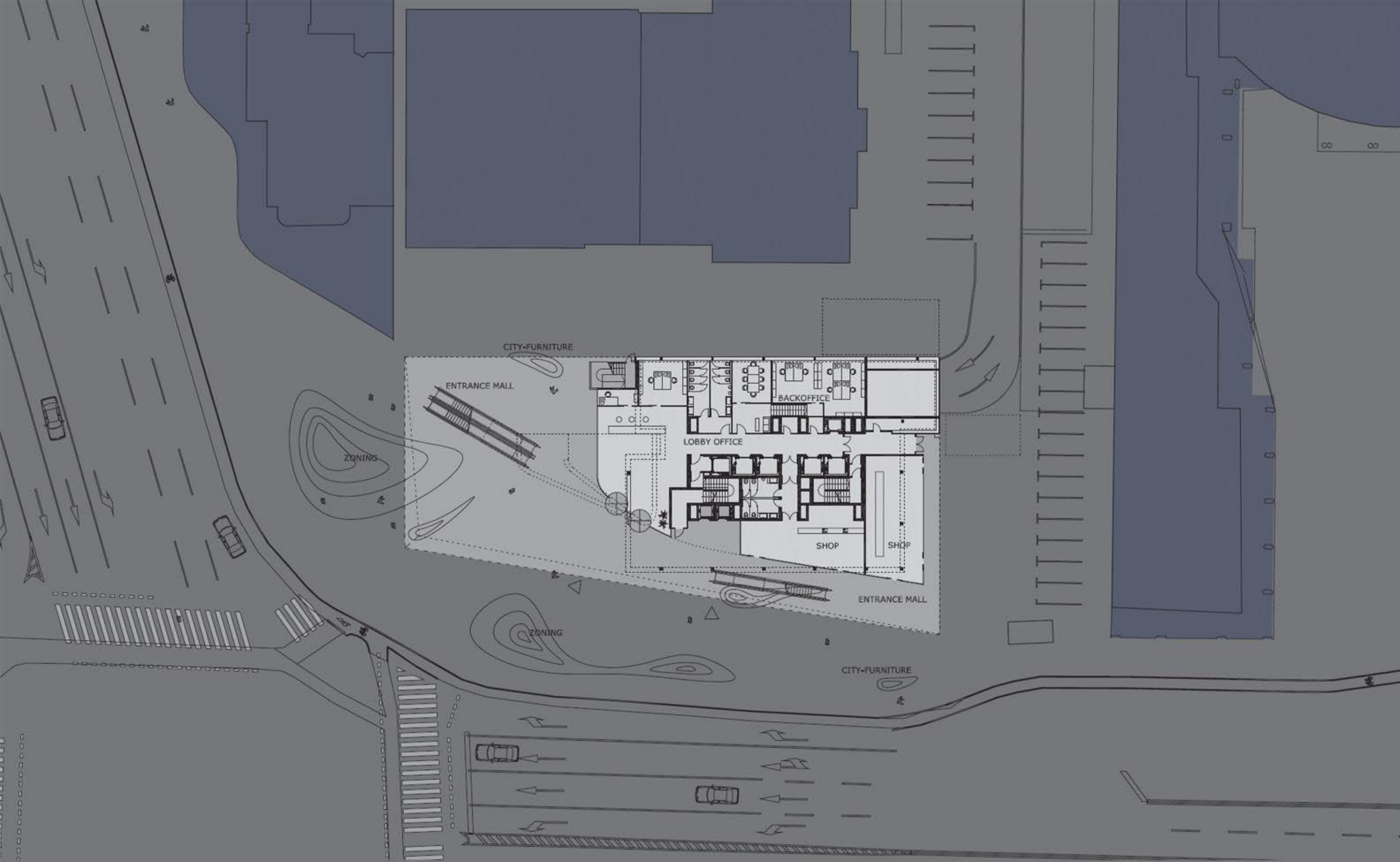
ZONING PLAN

URBAN INTEGRATION CONCEPT

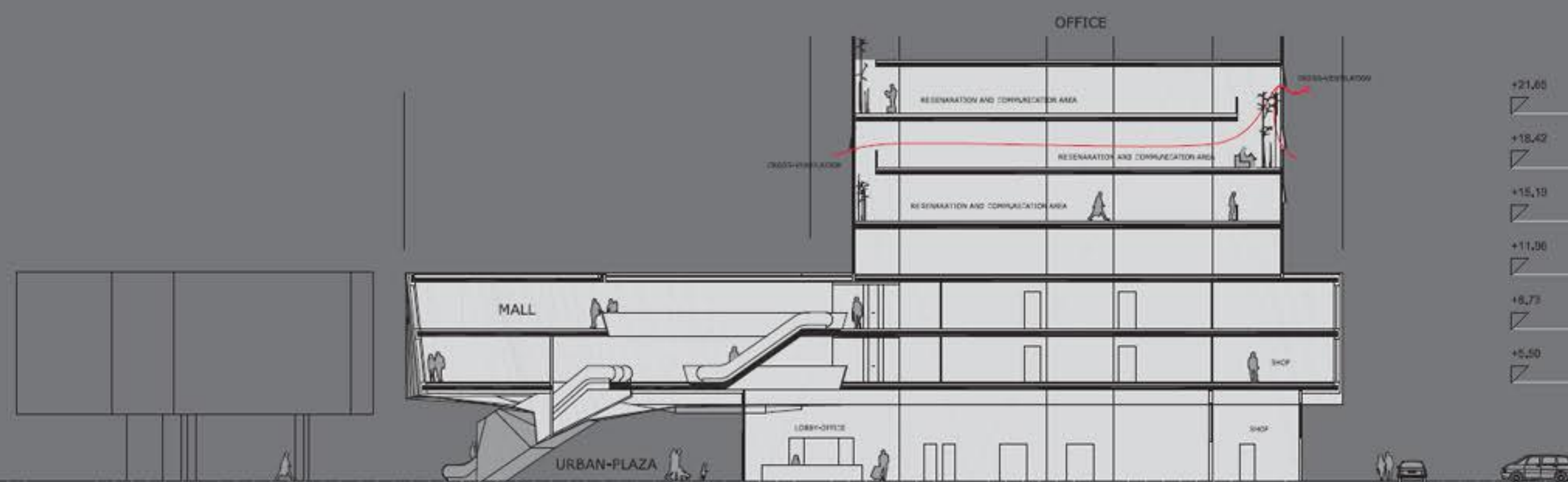
To achieve the desired urbanistic gateway situation according to the masterplan "Bavarski Dvor" the tower on the competition site reacts on the parable like height development climaxing in the urbanistic main planing axes of the Slovenska ulica. The gradient like change of height integrates the building into the urban fabric. The building subdivides in four main constructive volumes. The cantilevering base acting as a link between urban space and the office tower, housing public functions like shopping, leisure and gastronomy integrating the building in the Ljubljana cityscape. The tower itself is divided into the office tower west, the office tower east and the circulation atrium reacting on the city planning and view axes.







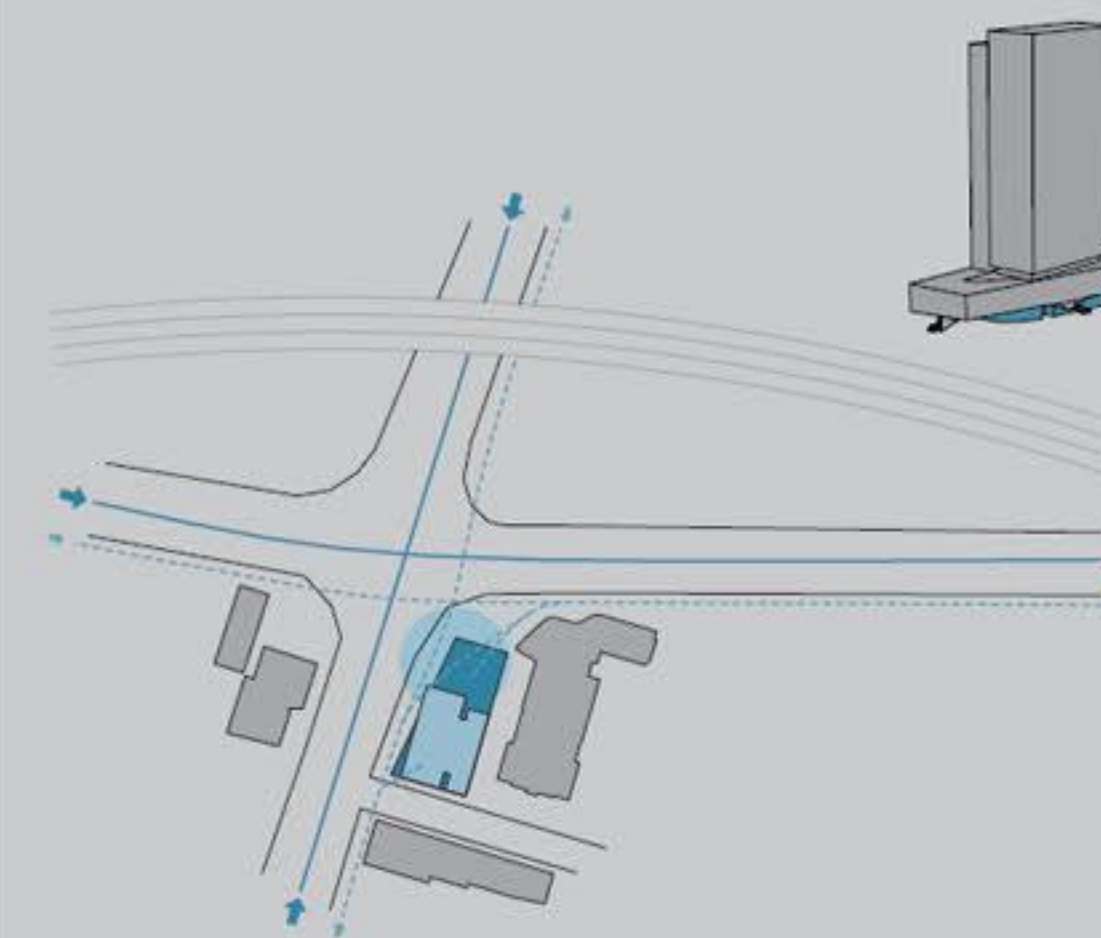
LEVEL 0



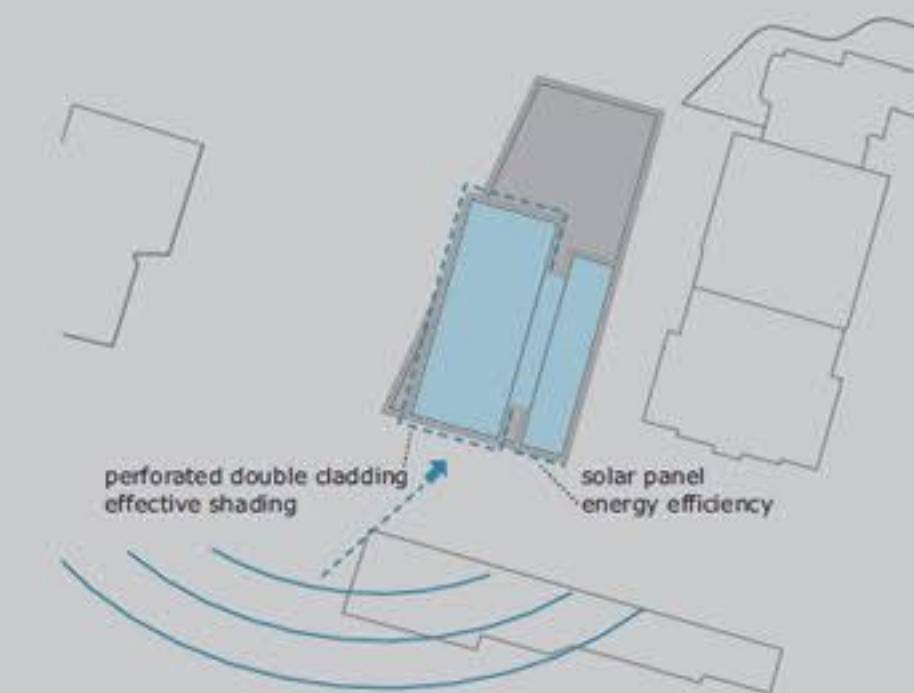
SECTION L2



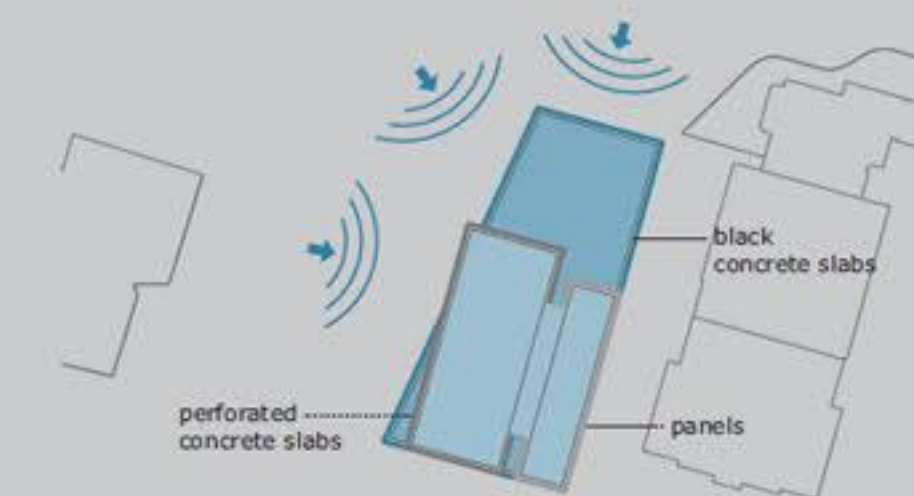
1:200 LEVEL 0 - BAVARSKI DVOR, EAST



CIRCULATION - ACCESS



SHADING AND ENERGY EFFICIENCY



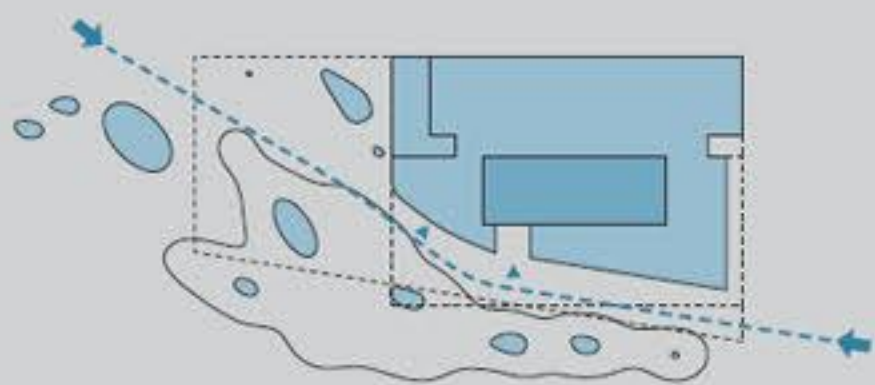
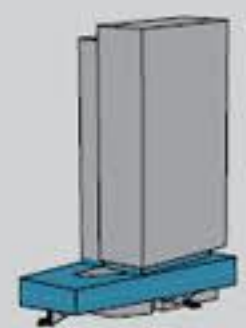
NOISE PROTECTION

ZONING

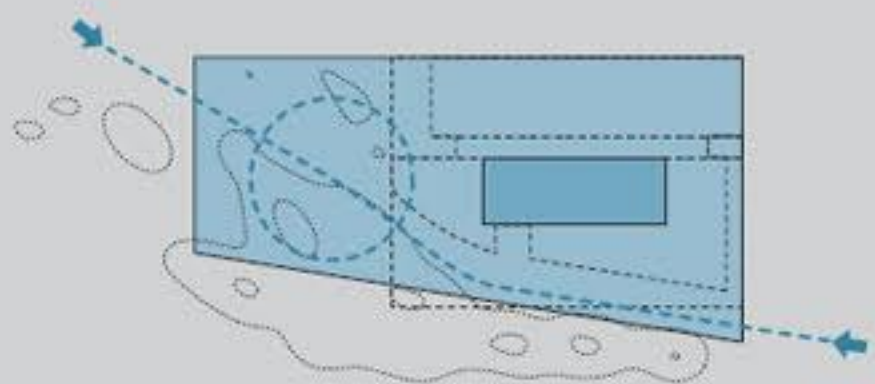
The base zone is being set deliberately as public space in order to set a counterpart to the extreme special density in the city quarter and focuses on the pedestrian paths over the site, integrating the pedestrian walking link between the city center and the main station. The created plaza under the base of the building acts both as an accelerator and as an urban square creating a spatial quality to abide. In future time, the building will create three public e.g. private-public spaces: under the base the entrance zone, on top of the base the restaurant, greet and meet zone, and on top of tower a the skylooby.

The public space under the base which resembles an urban gridfield, distributes various routes to the used spaces within the project. The separate entrance to the office tower from Slovenska ulica happens through the glazed lobby, which has a view connection to the atrium space of the mall. Escalators link the urban plaza under the base with the mall inside the base.

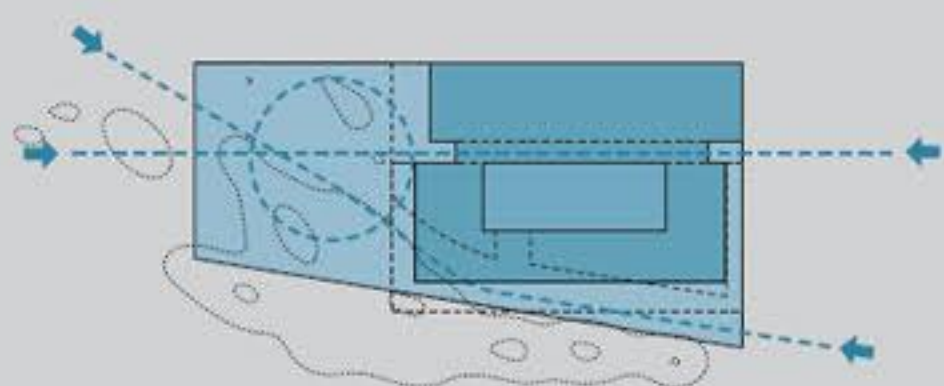




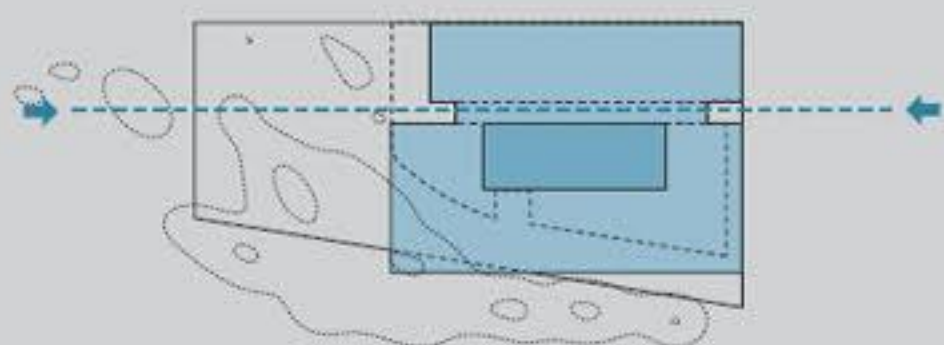
LEVEL 0  
LOBBY - SHOPPING  
INTEGRATION OF URBAN  
CIRCULATION AND LANDSCAPE



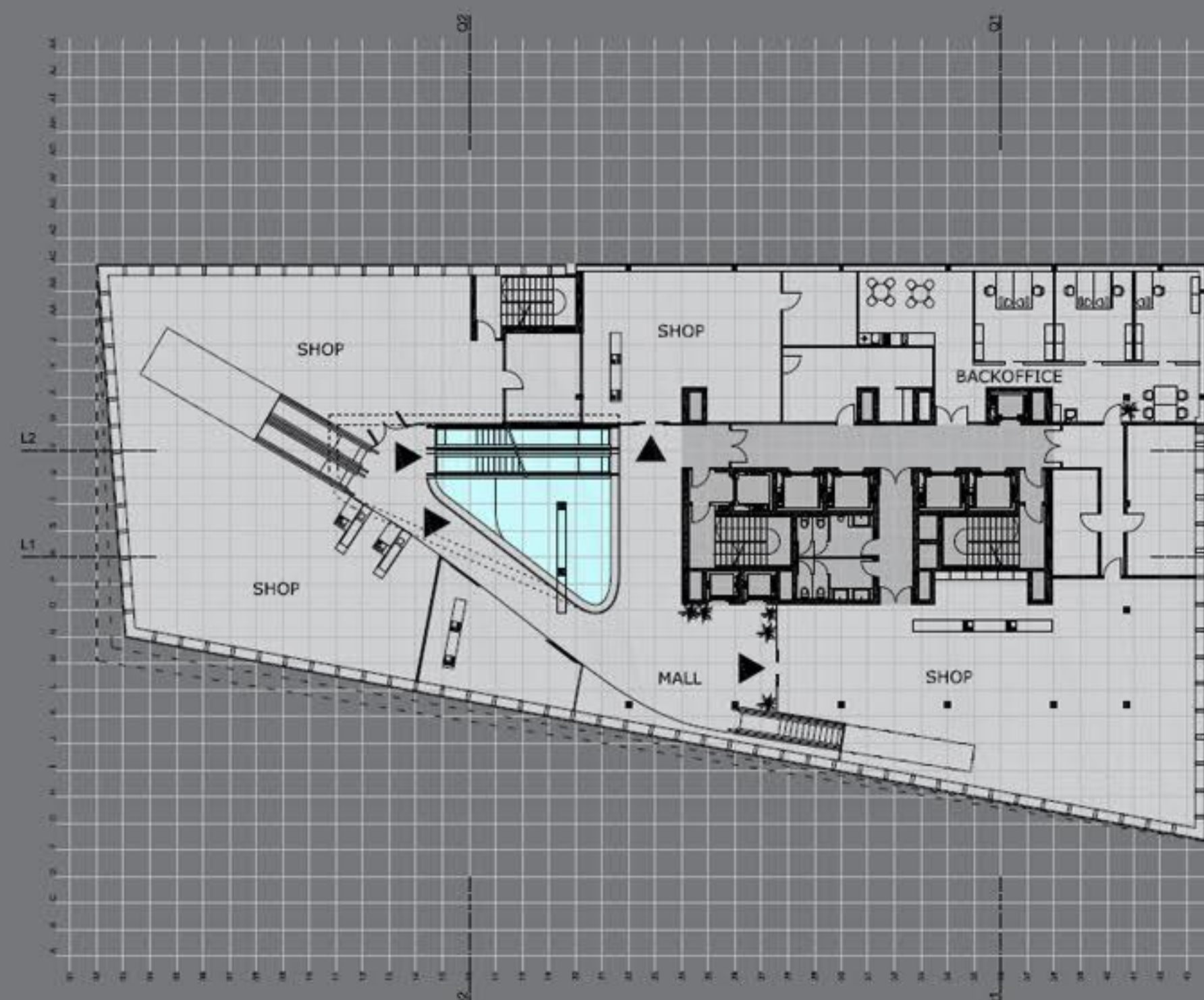
LEVEL - 1,2  
SHOPPING  
PUBLIC FUNCTIONS



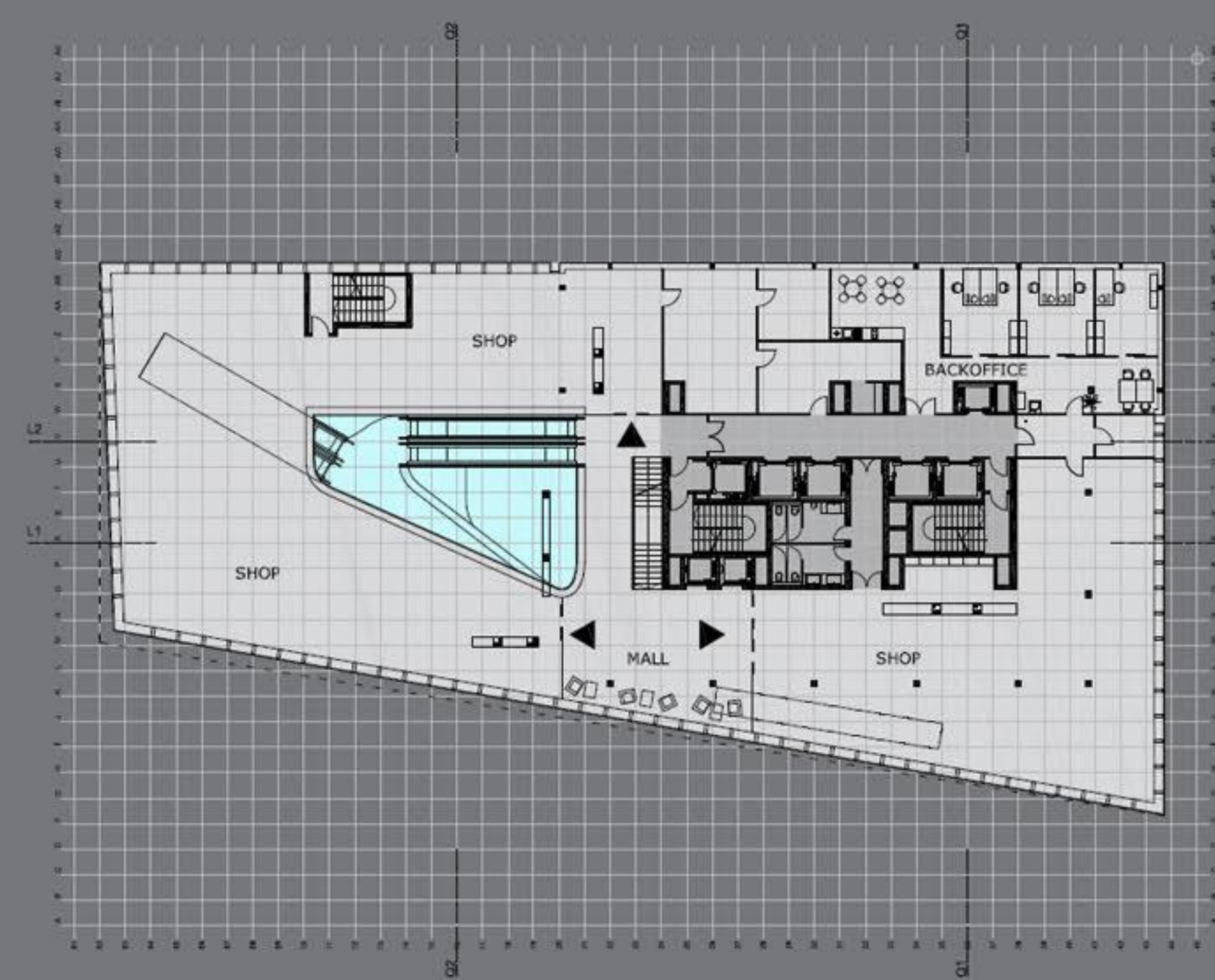
LEVEL - 3  
MEET & EAT - URBAN PLAZA  
PUBLIC MEETING POINT



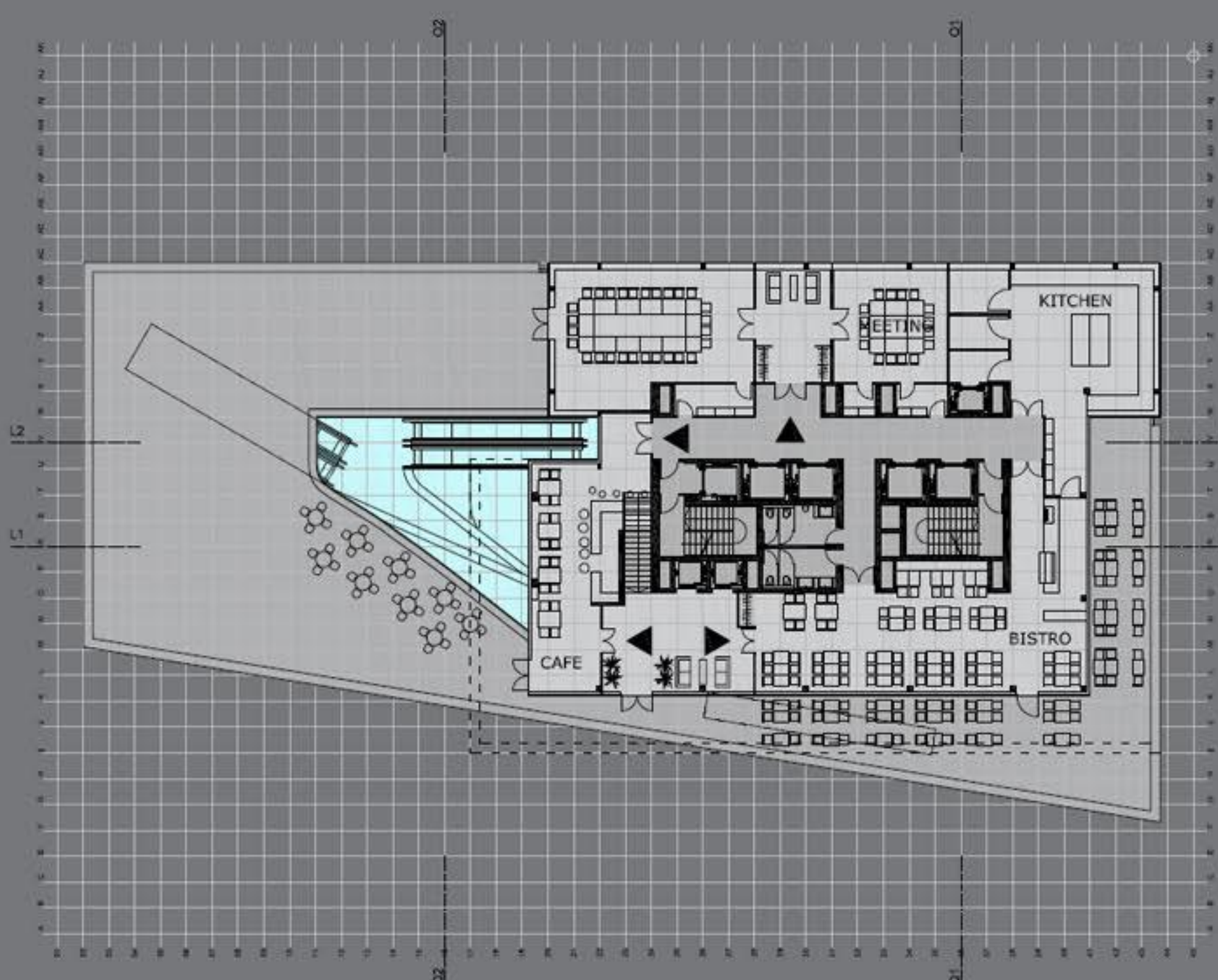
TYPICAL FLOOR  
OFFICE - FLEXIBLE FLOORPLANS



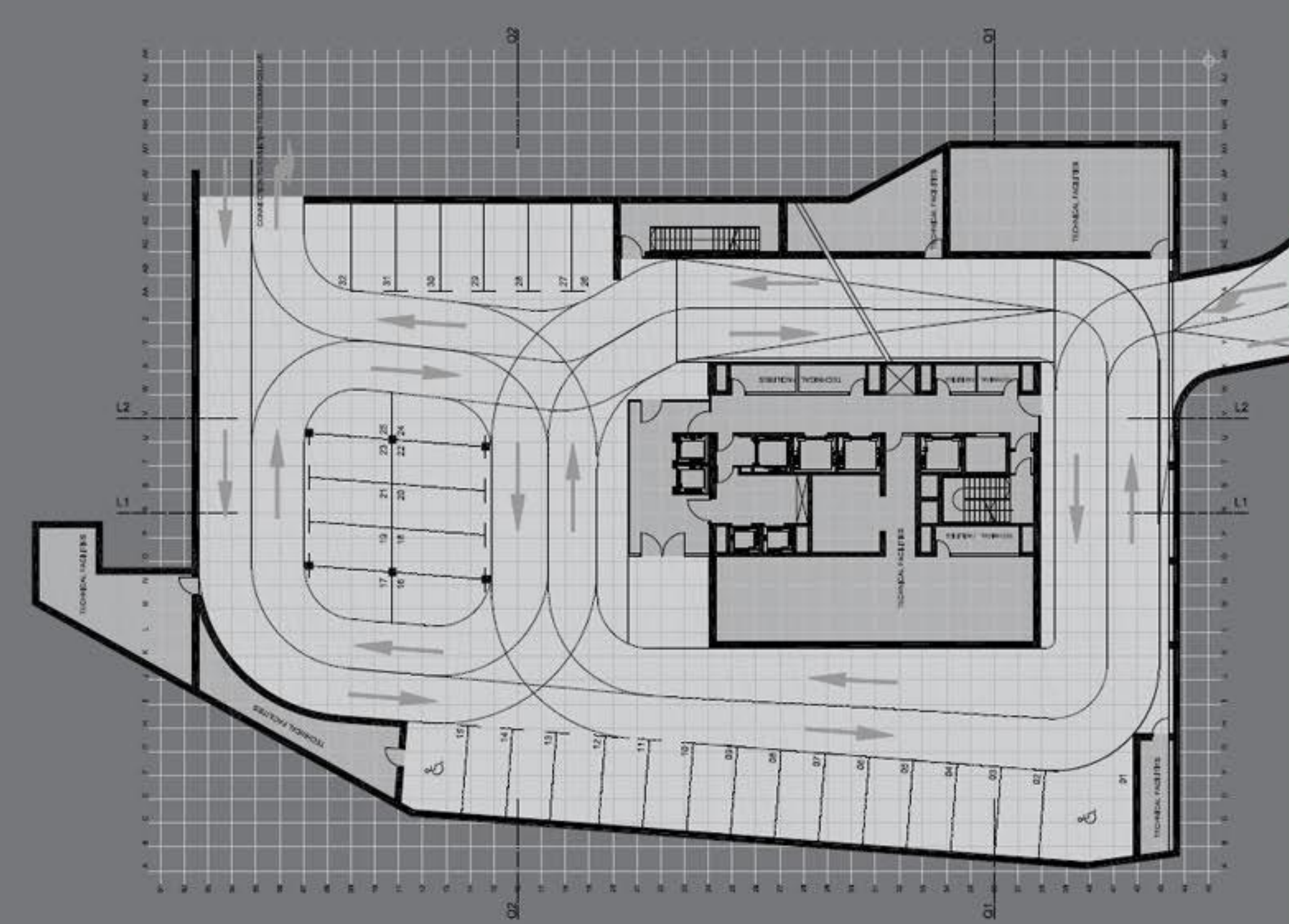
LEVEL 1



LEVEL 2



LEVEL 3



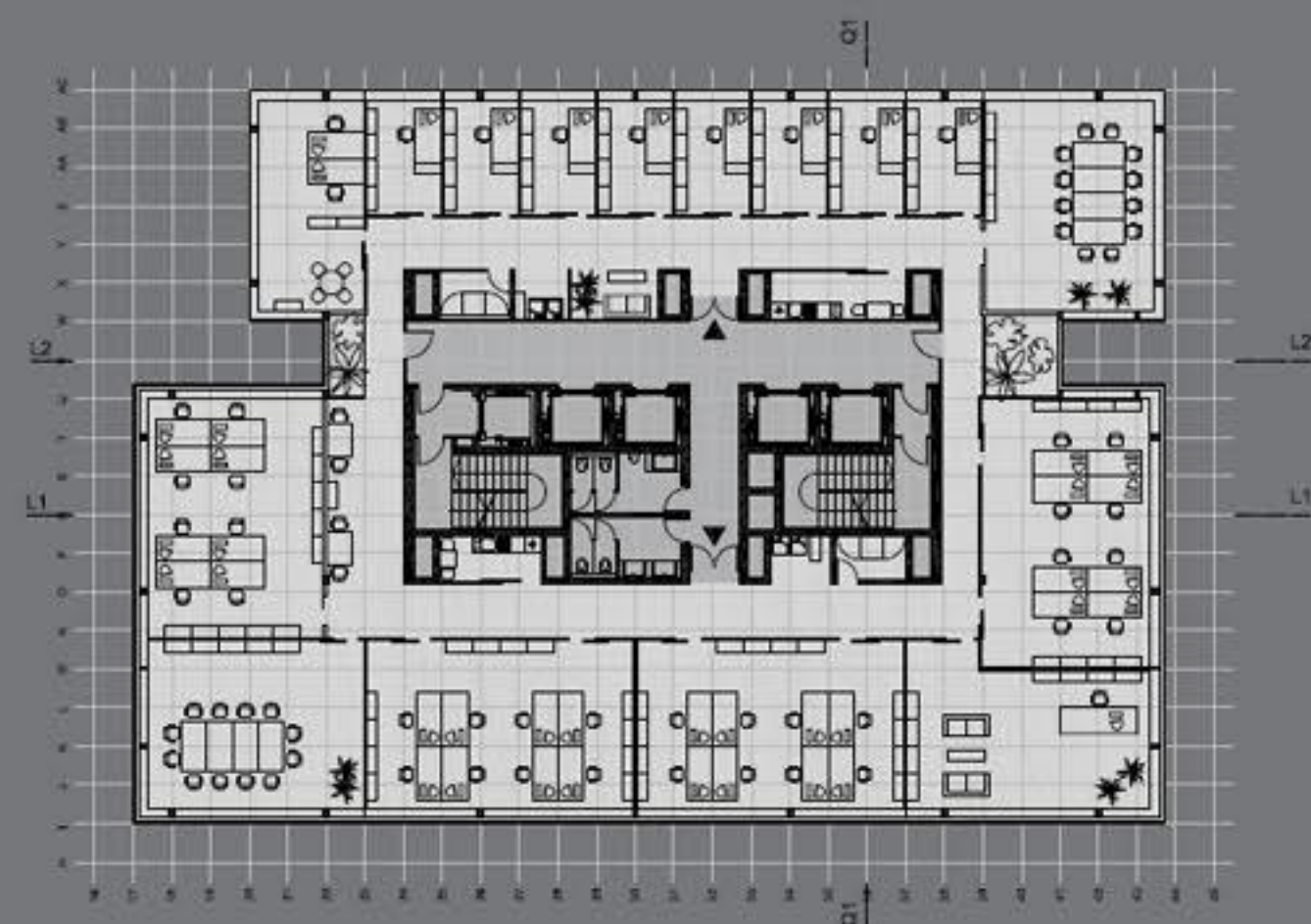
LEVEL -1



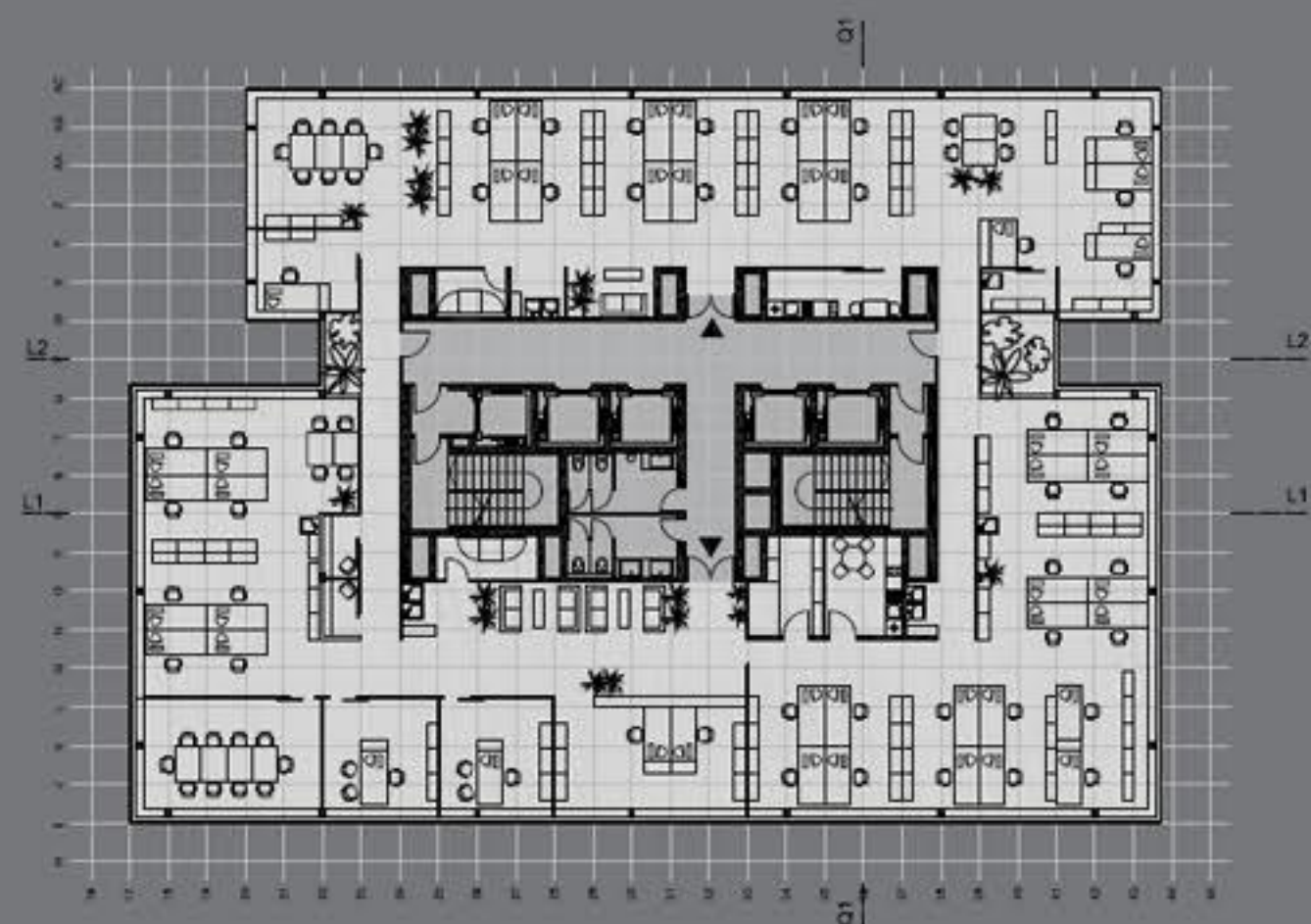
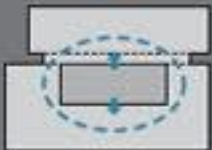
0 5 10 15 20

1:200 FLOORPLANS - BAVARSKI DVOR, EAST

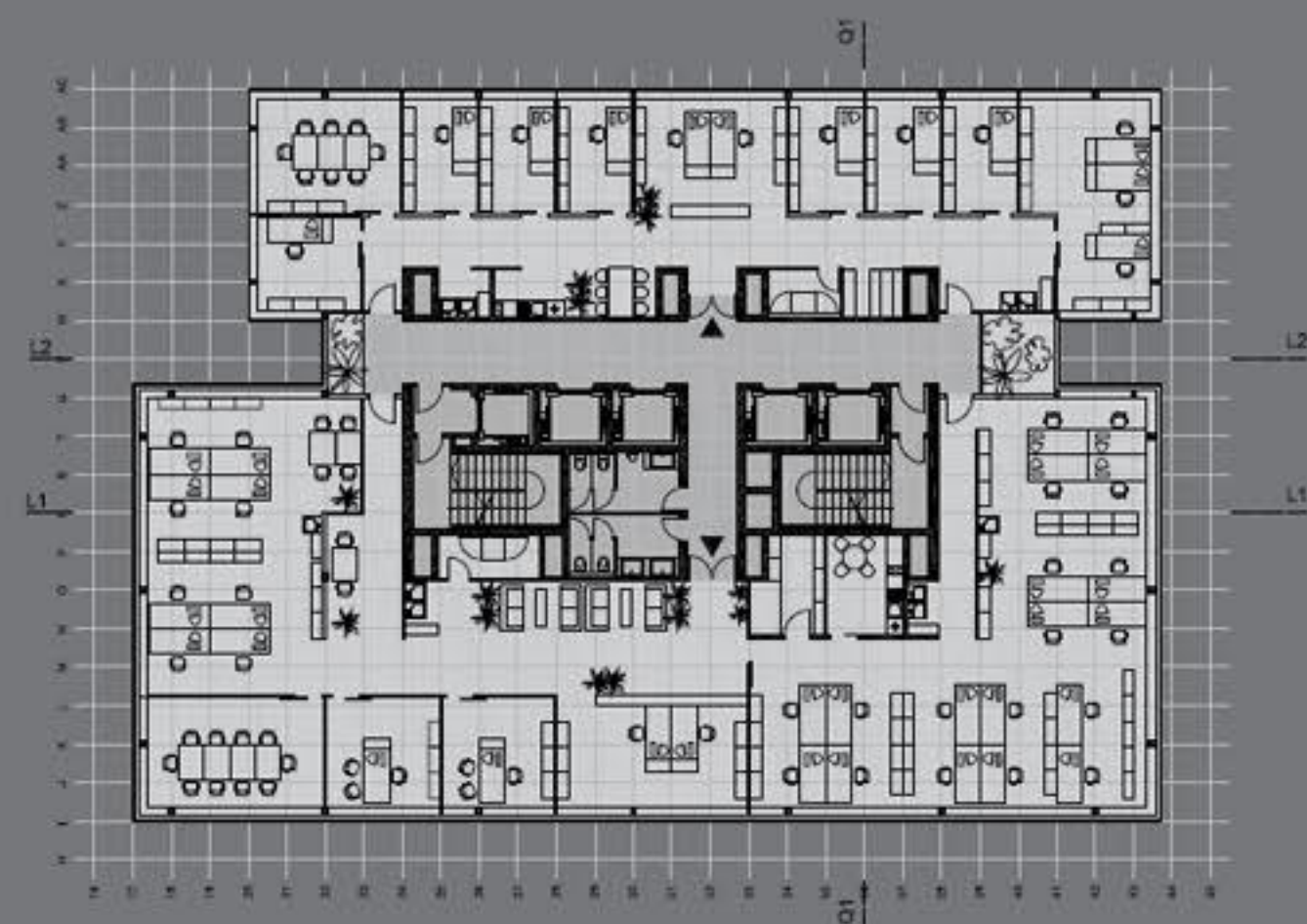
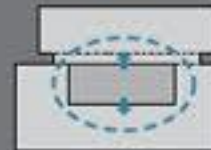




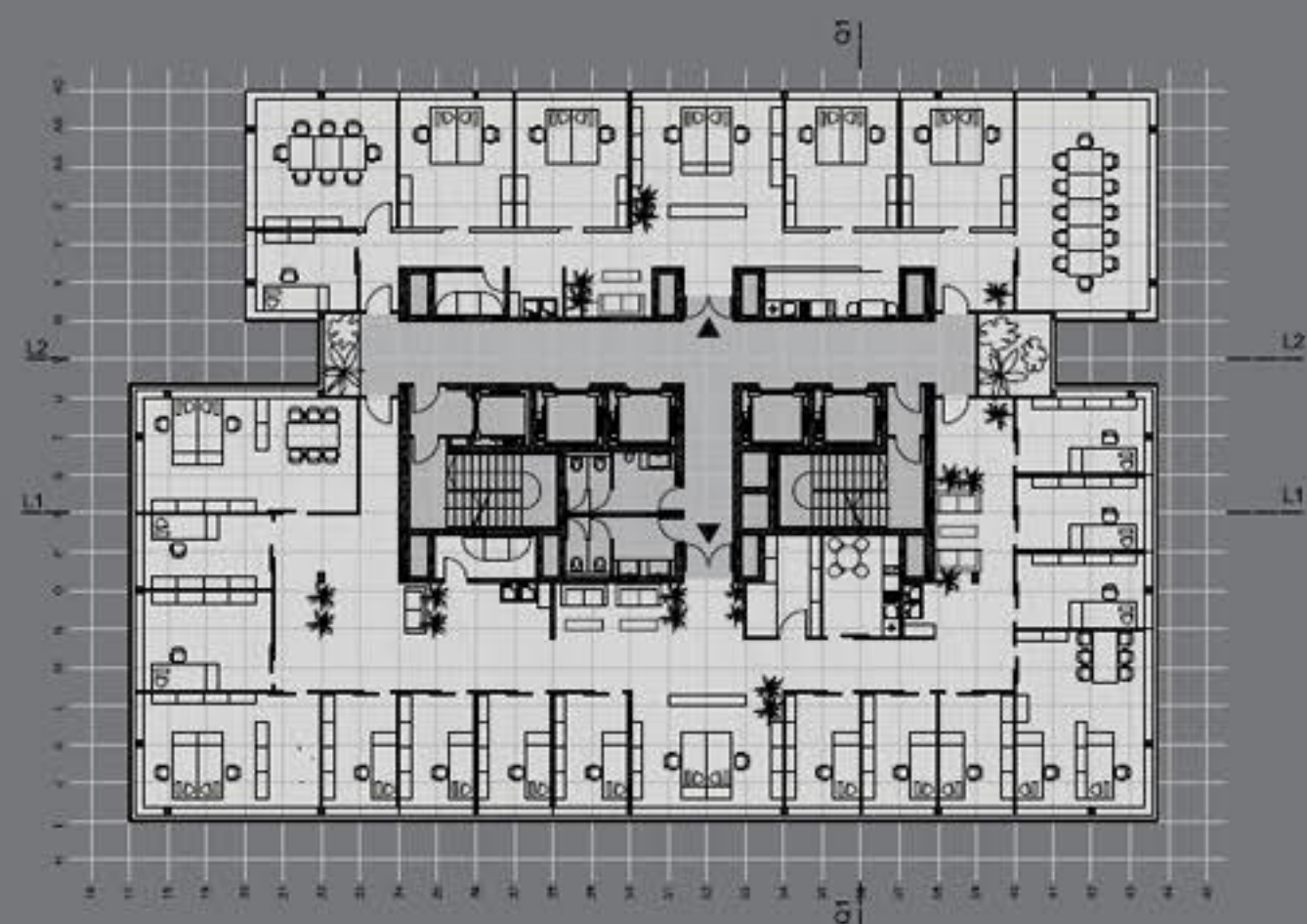
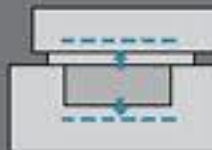
TYPICAL FLOOR A



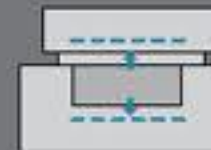
TYPICAL FLOOR D



TYPICAL FLOOR C

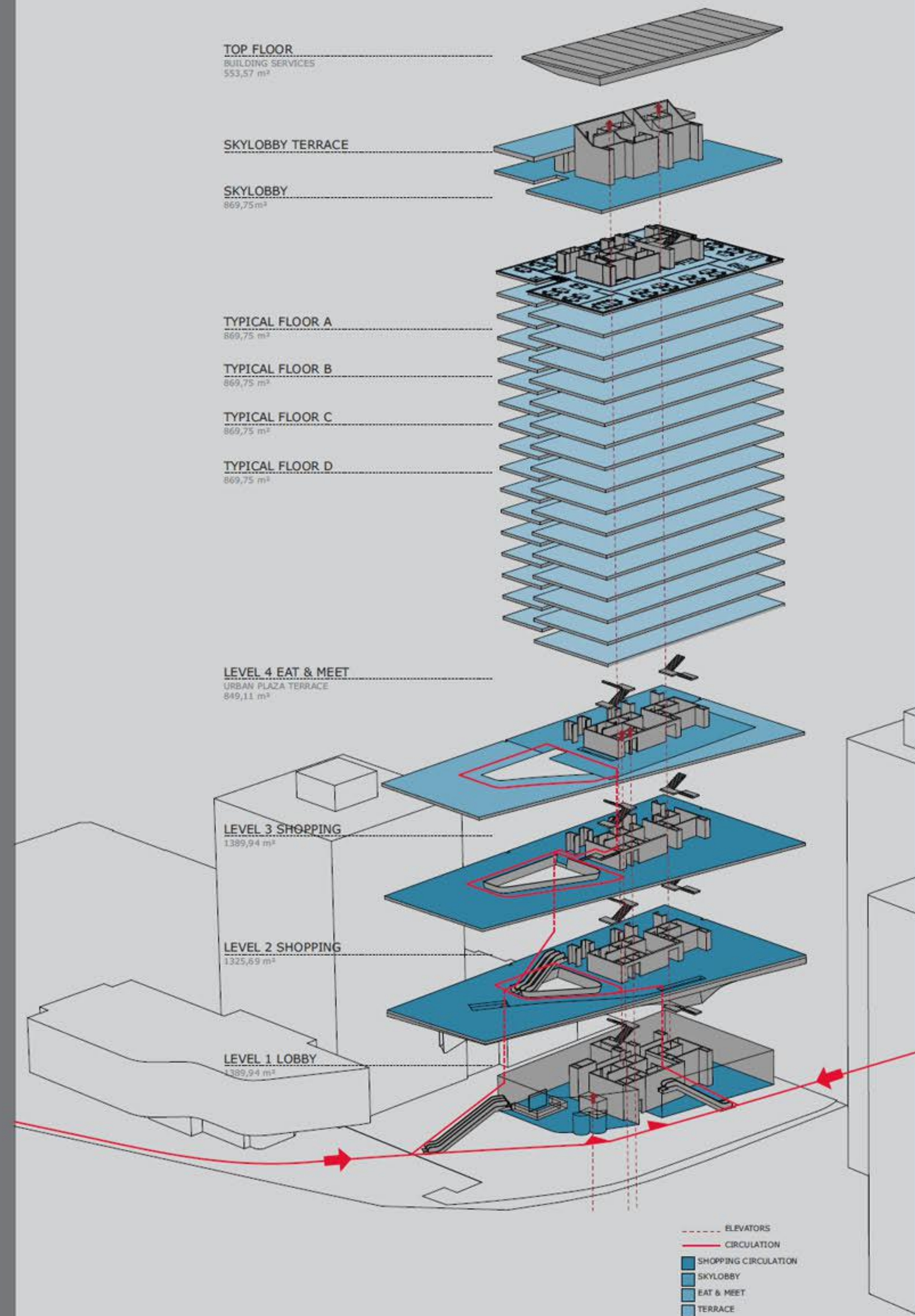


TYPICAL FLOOR B

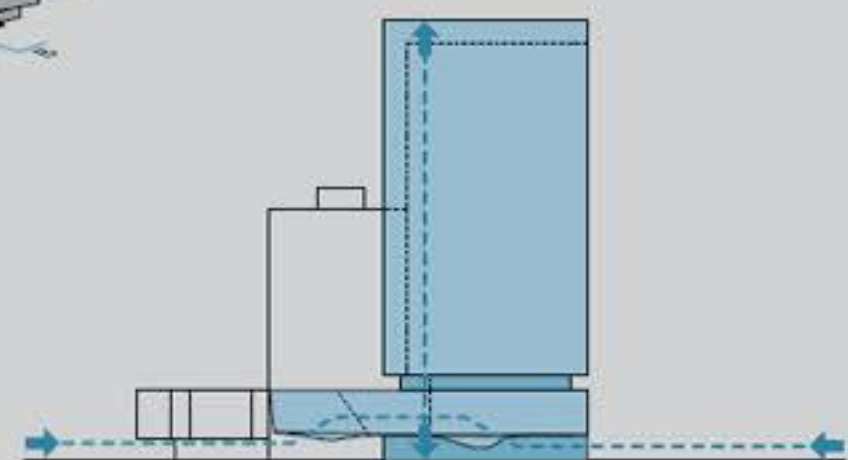


0 5 10 15 20

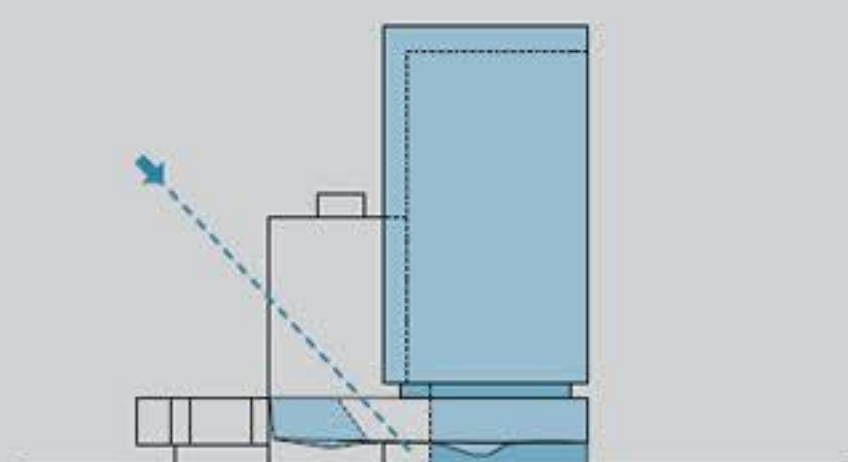
1:200 FLOORPLANS - BAVARSKI DVOR, EAST



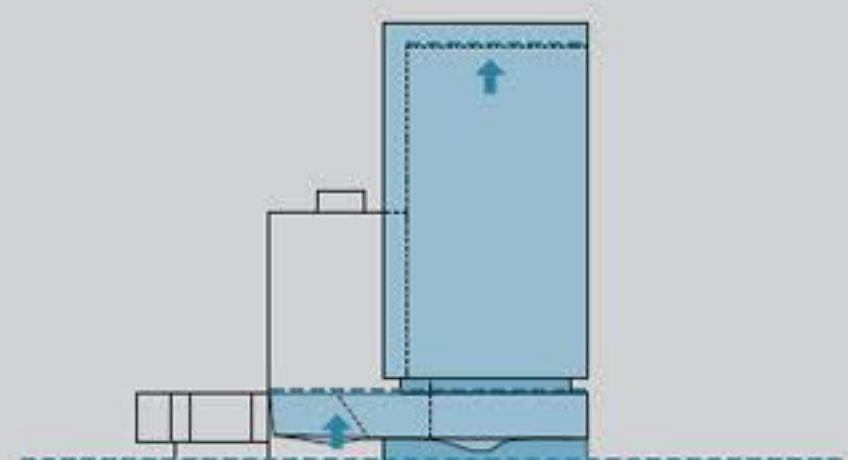




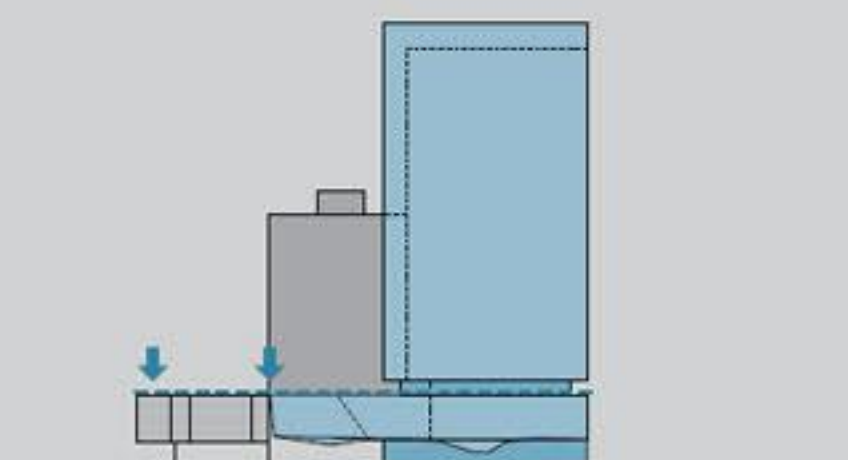
BUILDING CIRCULATION  
INTEGRATION OF URBAN  
CIRCULATION IN BUILDING



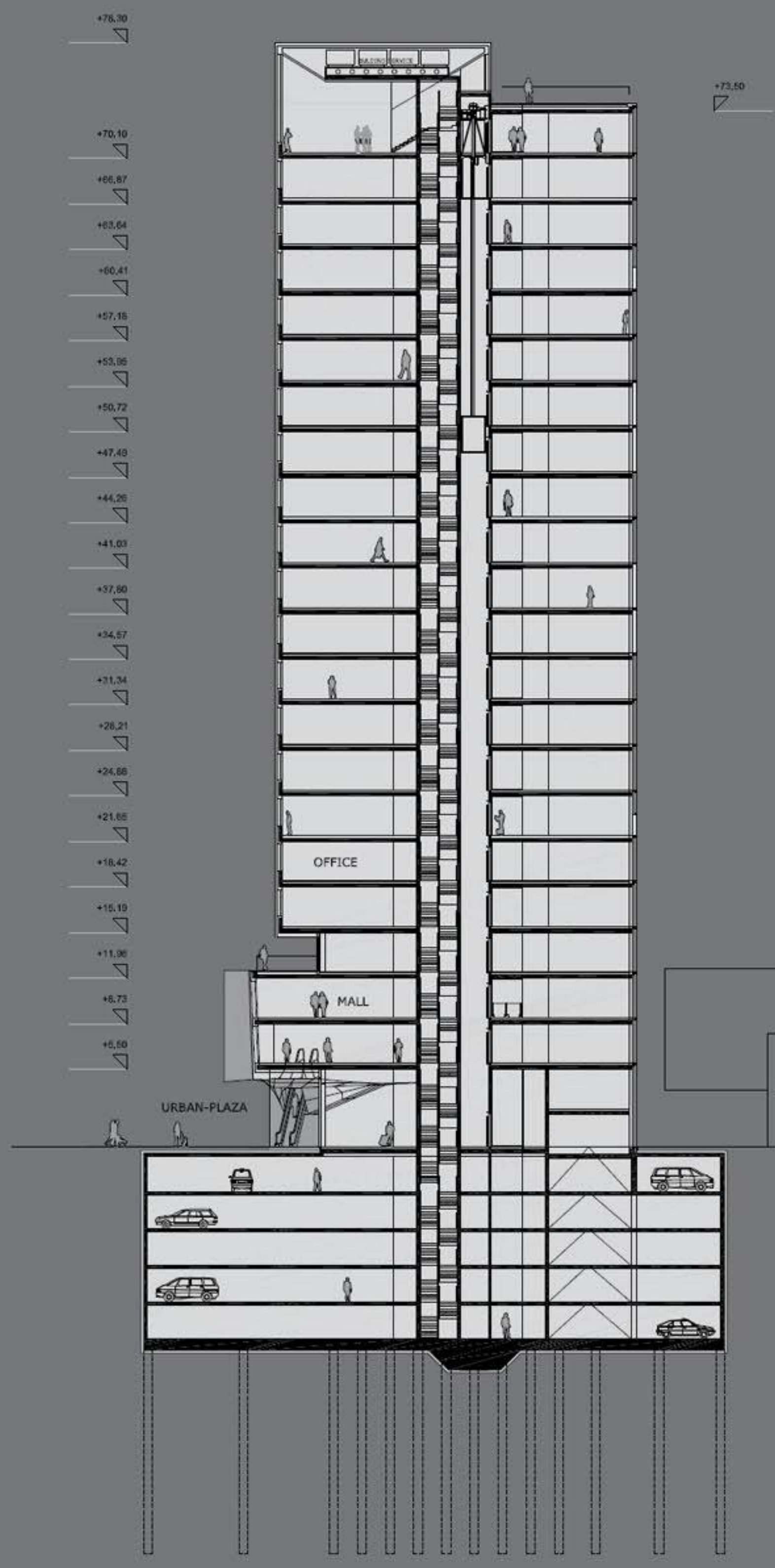
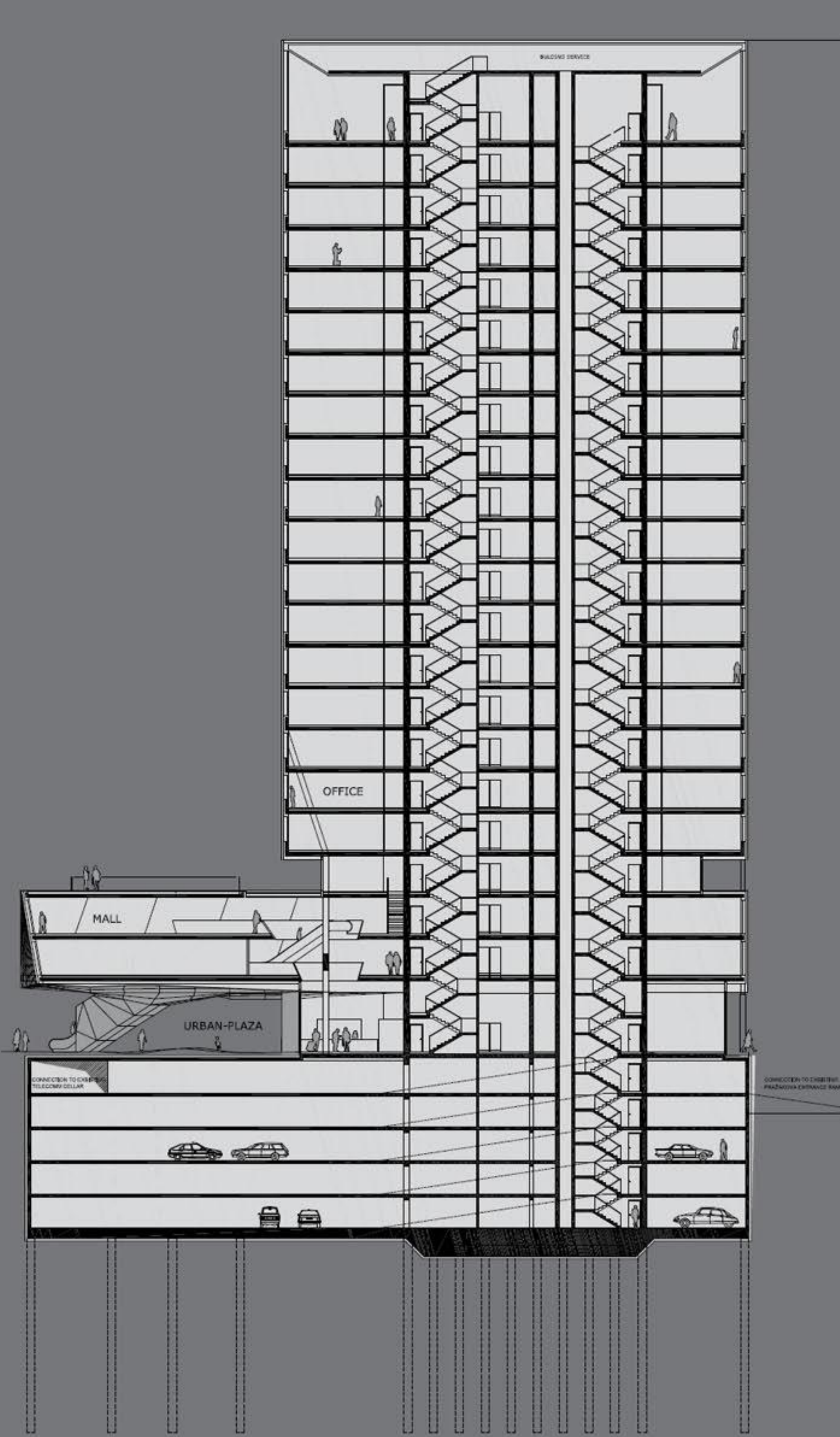
LIGHT CONCEPT  
ILLUMINATION OF LOBBY WITH NATURAL  
LIGHT VISUAL ORIENTATION INSIDE OUTSIDE



URBAN PLAZA  
CREATION OF HIGH-PROFILE OUTDOOR SPACES  
FOR GASTRONOMY AND MEETING AREAS



HEIGHT DEVELOPMENT  
INTEGRATION IN URBAN HEIGHT CONCEPT



SECTION L1

SECTION Q1



1:200 SECTIONS - BAVARSKI DVOR, EAST















