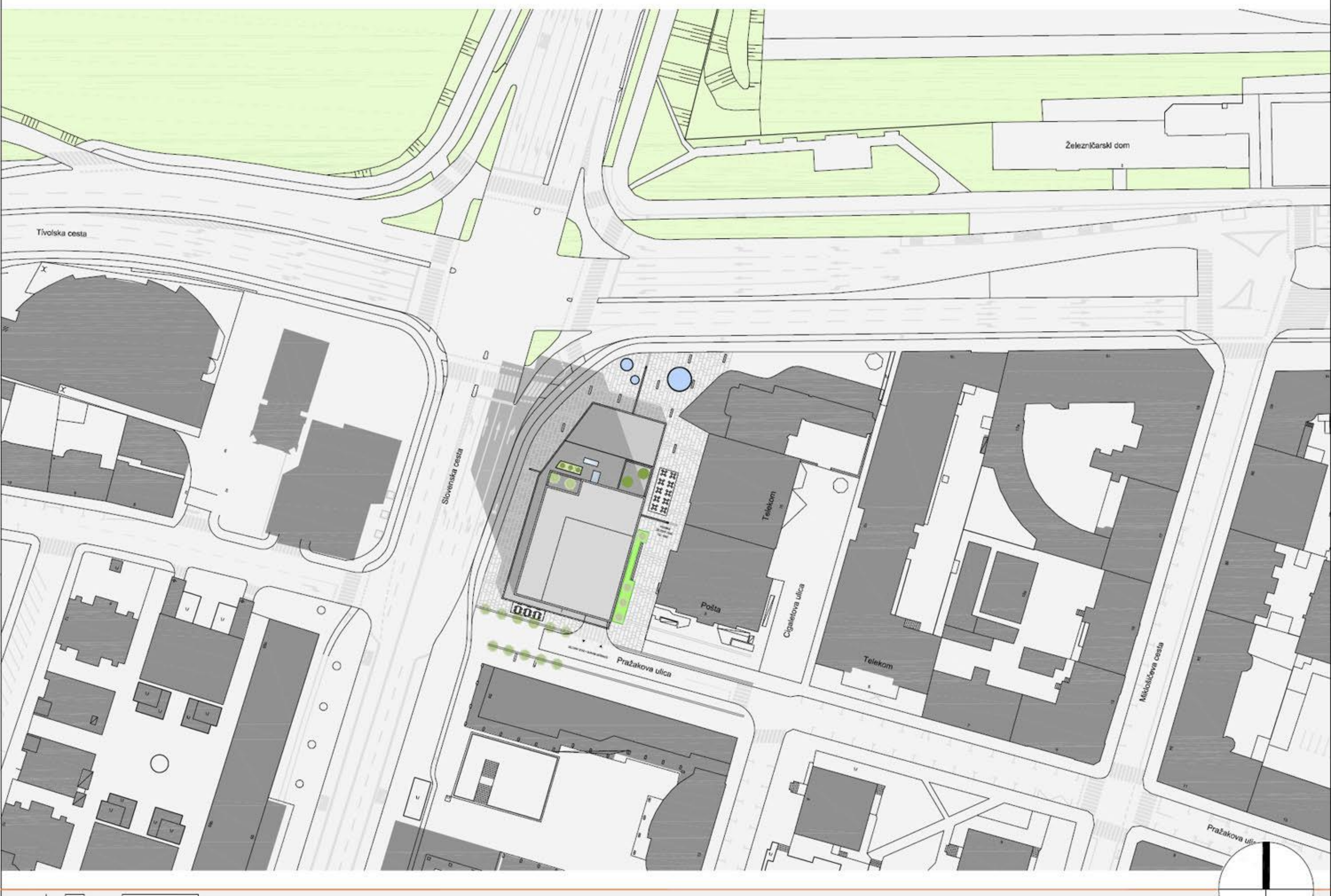
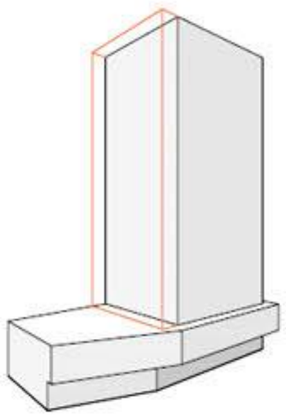
NORTHERN CITY ENTRANCE - BAVARSKI DVOR-B



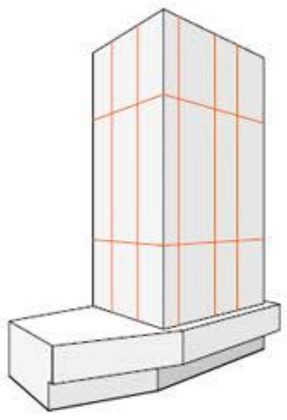
0 5 10 20 40

1:500

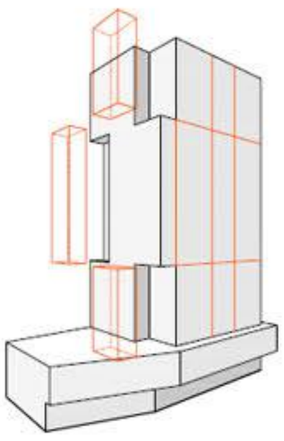
NORTHERN CITY ENTRANCE - BAVARSKI DVOR-B



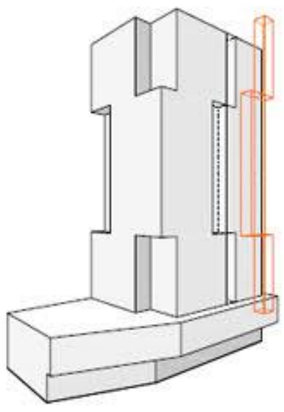
BASIC VOLUME WITH
POSSIBLE EXTENTION



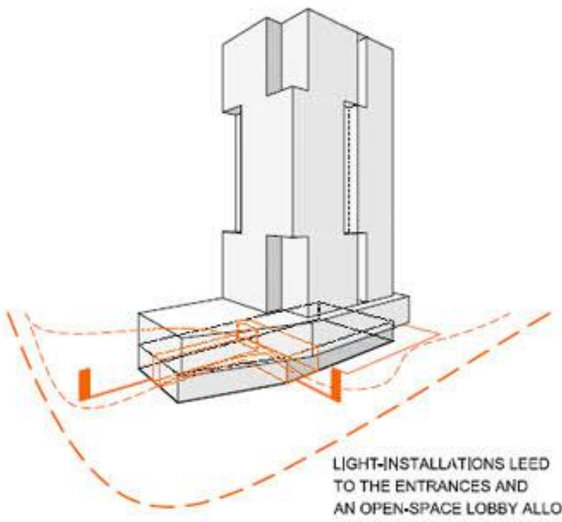
PROPORTIONING THE TOWER-FACADE
5:9:5 VERTICAL
1:3 HORIZONTAL



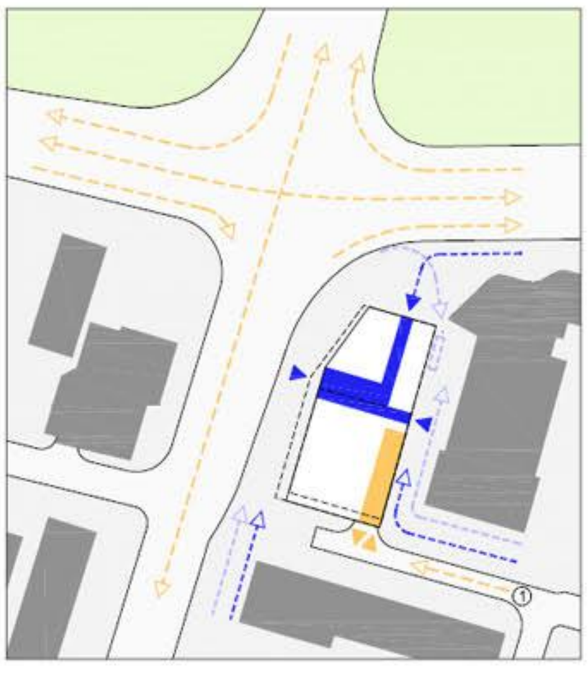
CUTTING OUT 30% OF THE
EXTENTIONABLE VOLUME



CREATING GREEN AREAS AT
THE OTHER FACADES



LIGHT-INSTALLATIONS LEED
TO THE ENTRANCES AND
AN OPEN-SPACE LOBBY ALLOWS
PEDESTRIAN TO WALK TROUGH
AND EXPERIENCE THE BUILDING



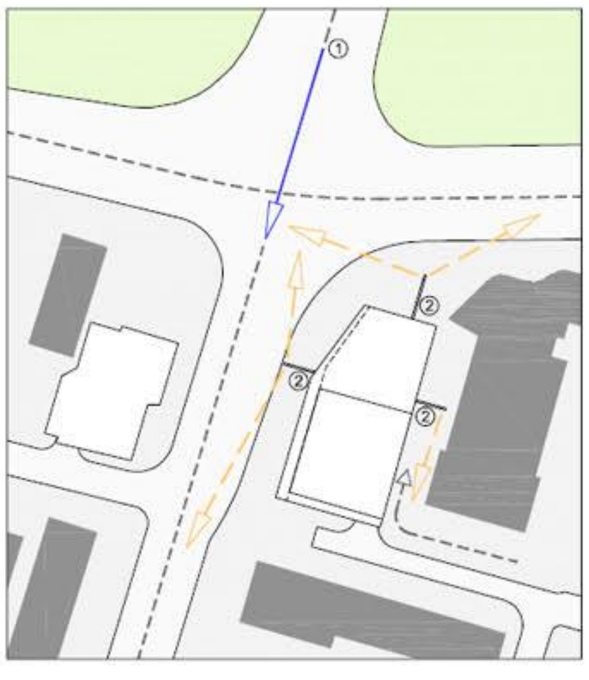
CAR TRAFFIC
GARAGE IN/OUT
MAIN ROADS
MAIN ROAD TO BUILDING ①

PEDESTRIANS
MAIN ENTRANCE
CIRCULATION

CYCLISTS
CYCLE WAY

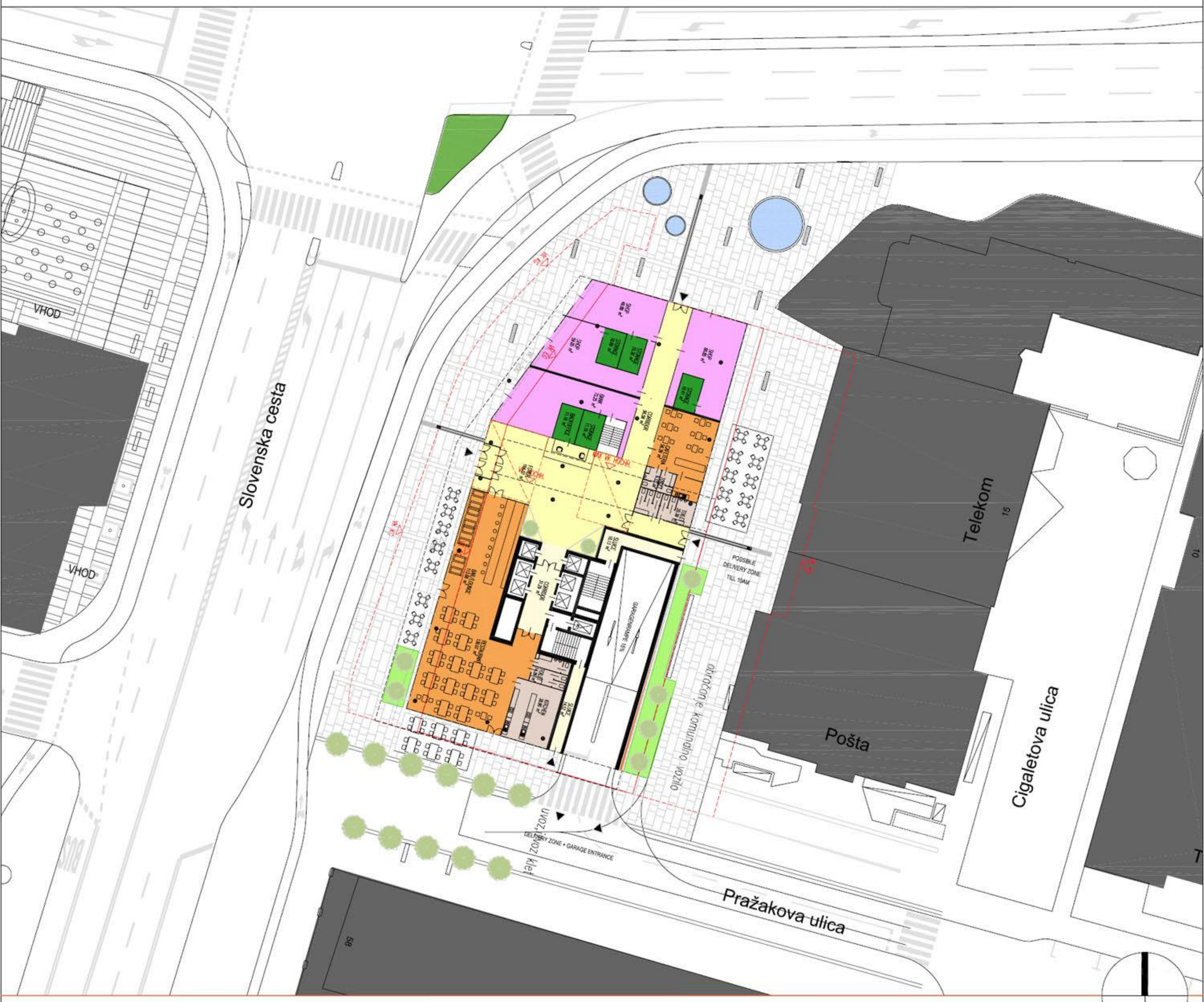
CIRCULATION
SHOPS
VERTICAL CONNECTION
ORIENTATION

RESTAURANT / CAFETERIA
TERRACE
MIDDAY SUN ①
SETTING SUN ②



VIEW TOWARD THE NORTHERN GATE ①
LIGHT-BAND AND LIGHTING STELE ②

NORTHERN CITY ENTRANCE - BAVARSKI DVOR-B



entrance storey with exterior arrangement

1. floor

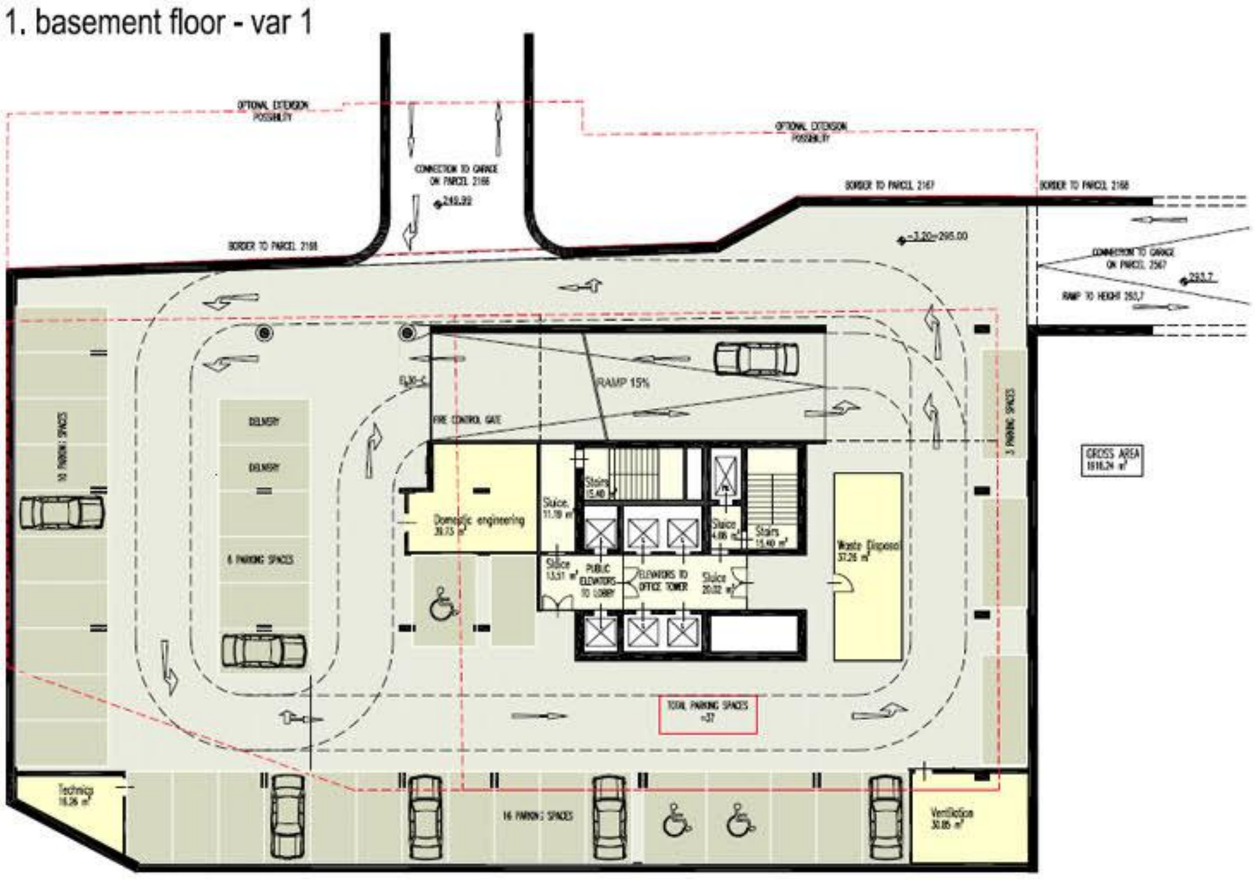
2. floor

0 5 10 20 40

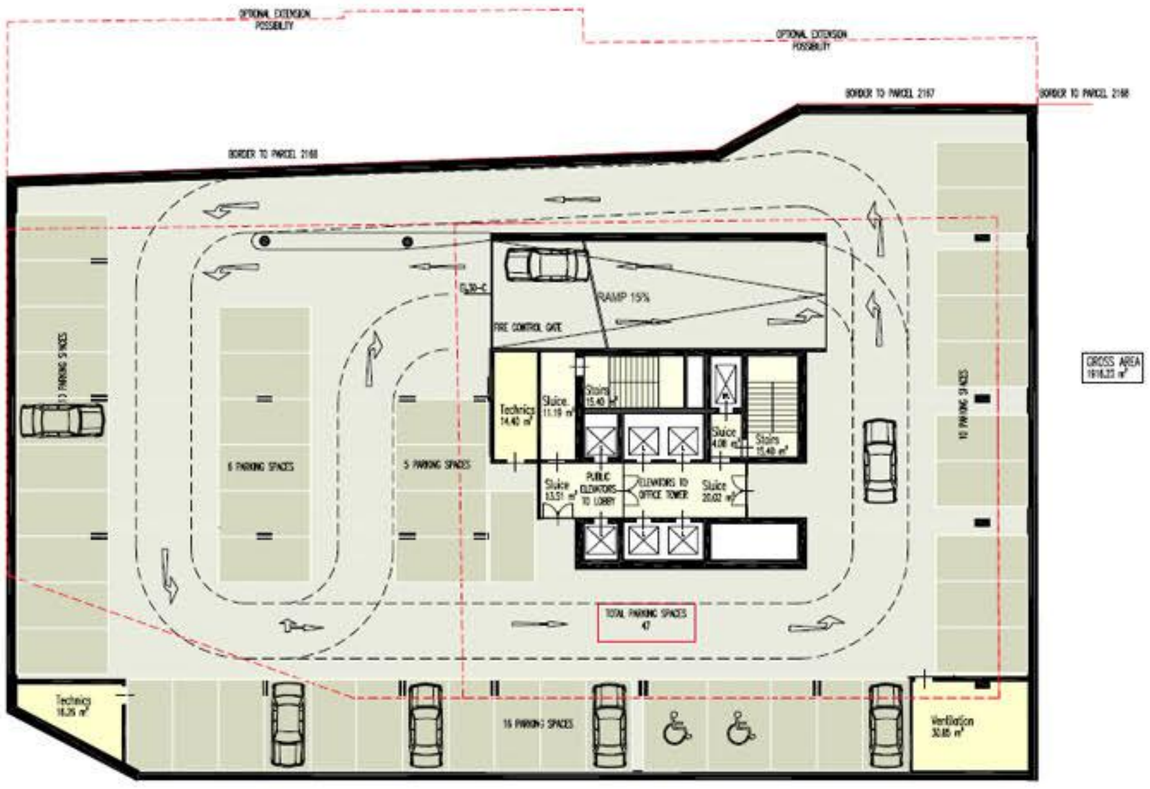
1:200

NORTHERN CITY ENTRANCE - BAVARSKI DVOR-B

1. basement floor - var 1

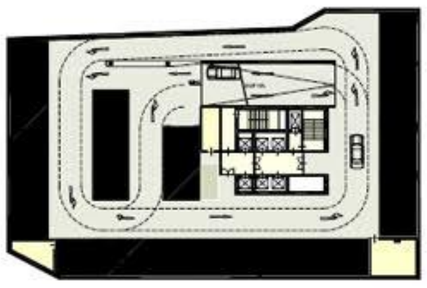


2-5. basement floor - var 1



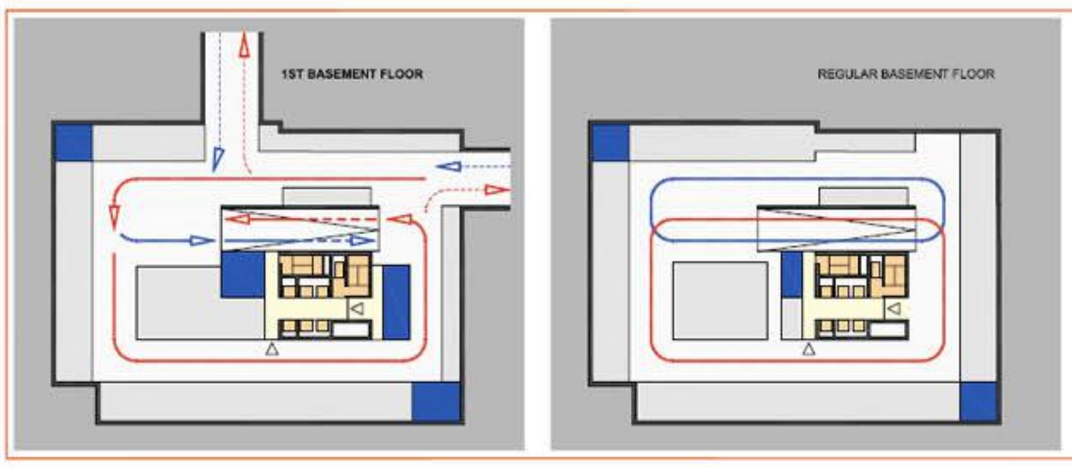
5 basement storeys - garage with triple parking in 5. basement floor

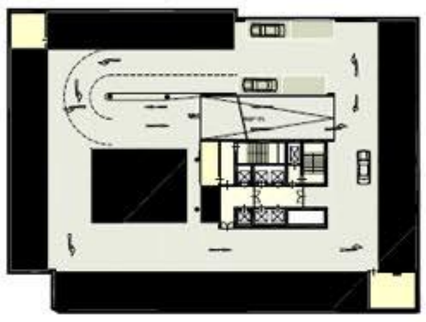
GF
B 1 37 PS
B 2 47 PS
B 3 47 PS
B 4 47 PS
B 5 130 PS TRIPLE
TOTAL 308 PS



triple parking positions

The outline of the building is rather narrow. The position of the tower with its core and columns near the façade are reducing the possibilities to create a classical organized garage. Furthermore the necessary connections to the two other garages are also adding the need for more traffic areas. According to our studies the use of a parking automat is required to provide the asked amount of parking spaces. A lot of possible solutions are available on the market. According to the investors wishes a very specialized version could be worked out. In our plans we show a simple solution with four usual basement stories and the fifth one using a system with three cars above each other.
Using the last basement reduces costs and space. There is a higher maintenance cost but the renting costs for missing parking spaces have to be calculated. Also a better rentability of the needed traffic lanes is possible.

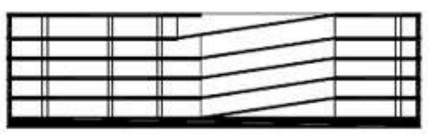




double parking positions

The extension of the outline to the border of the Telekom and Post building leads to a better parking situation giving the opportunity to achieve the required parking spaces without special parking systems. Anyhow regarding the still high amount of traffic lanes. It would be useful to use the fourth basement floor for a parking automate with two cars above each other which would reduce the basement to four floors. This would also increase the rentability of the traffic lanes.
These systems are technically well developed and show very good references in buildings with similar layouts.

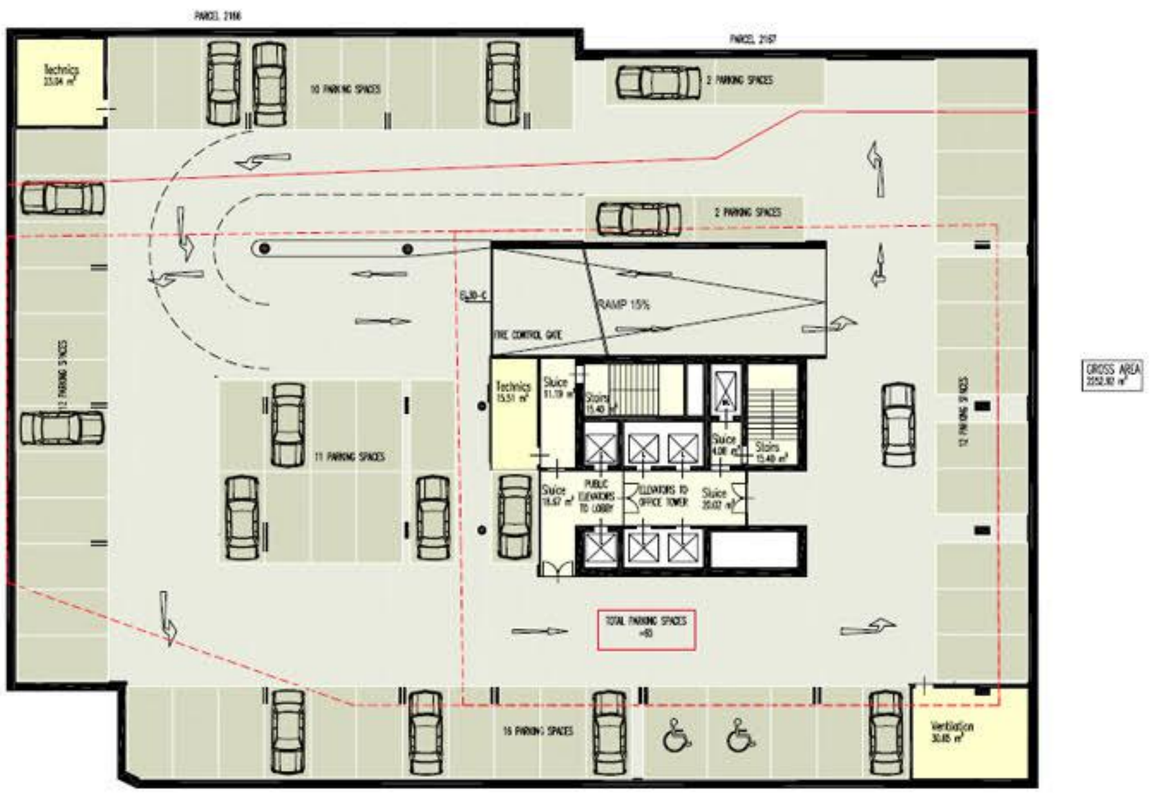
5 basement storeys - garage with single parking in all floors



GF
B 1 54 PS
B 2 65 PS
B 3 65 PS
B 4 65 PS
B 5 65 PS
TOTAL 314 PS

5 basement floors - garage with double parking in 5. basement floor

1. basement floor - var 2



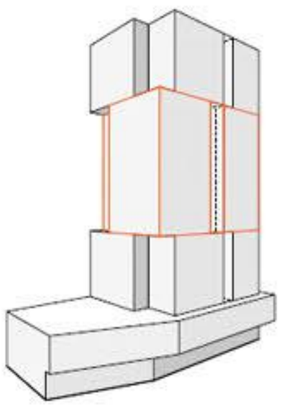
2-5. basement floor - var 2

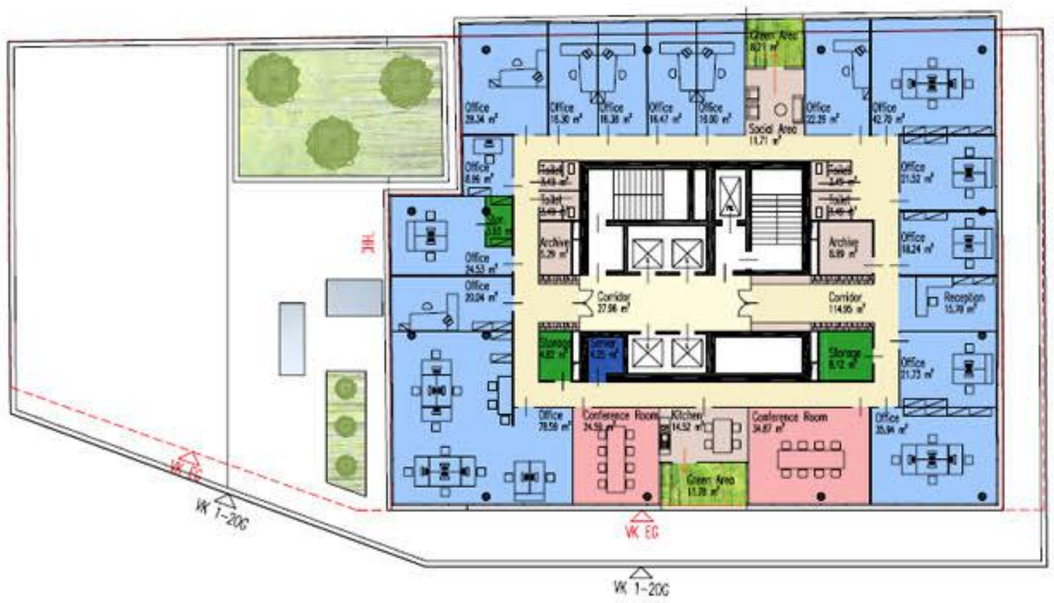
0 5 10 20 40

1:200

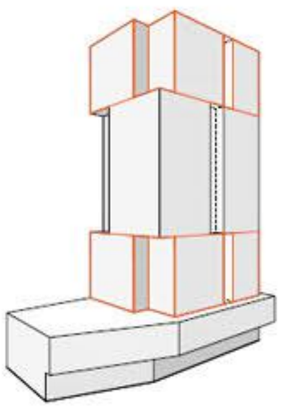
NORTHERN CITY ENTRANCE - BAVARSKI DVOR-B

TYPICAL FLOORS FOR OFFICE

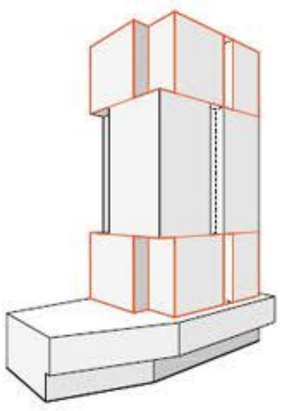




OFFICES / COMBINED OFFICES



OFFICES FOR GROUP WORK

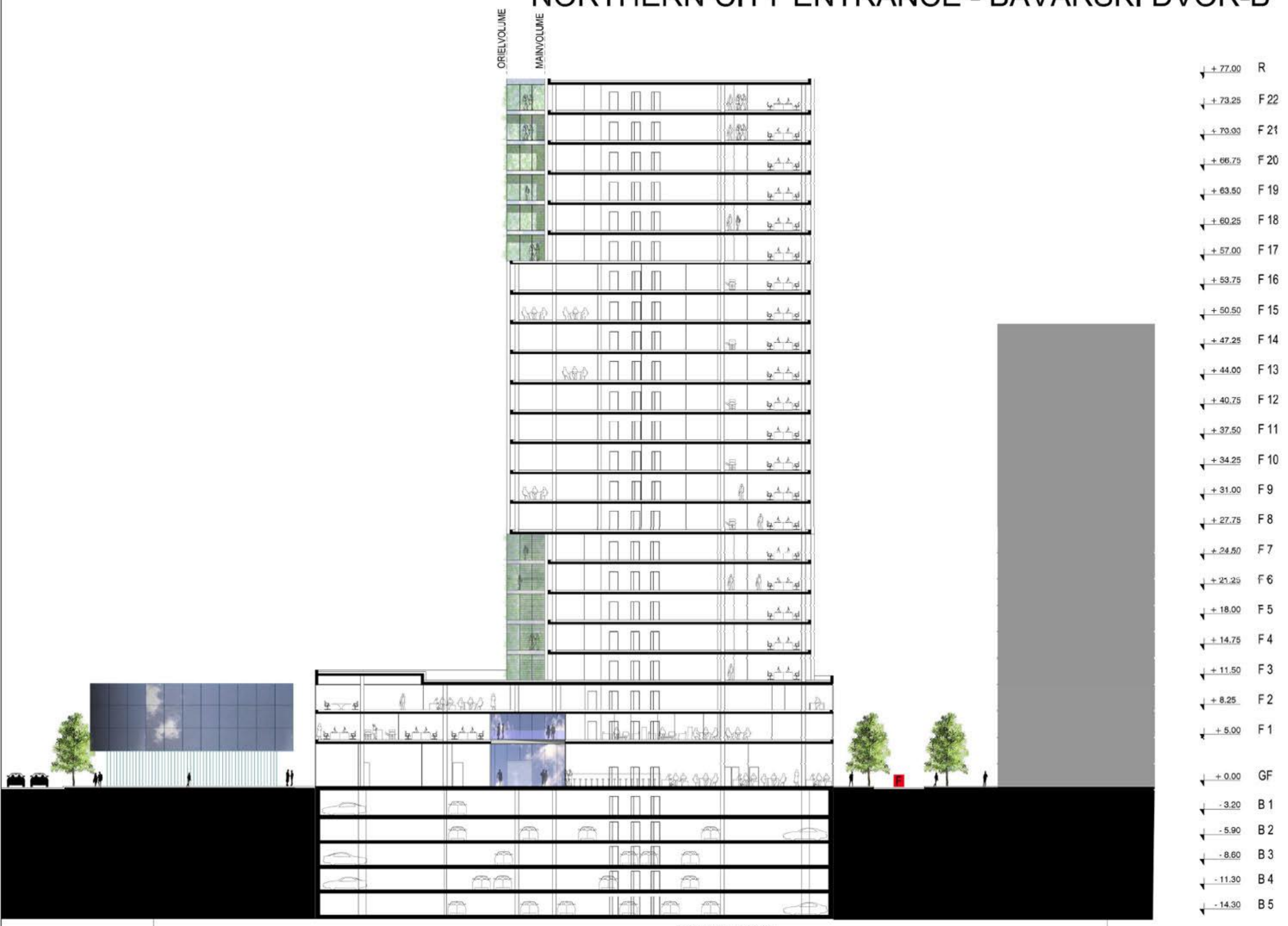


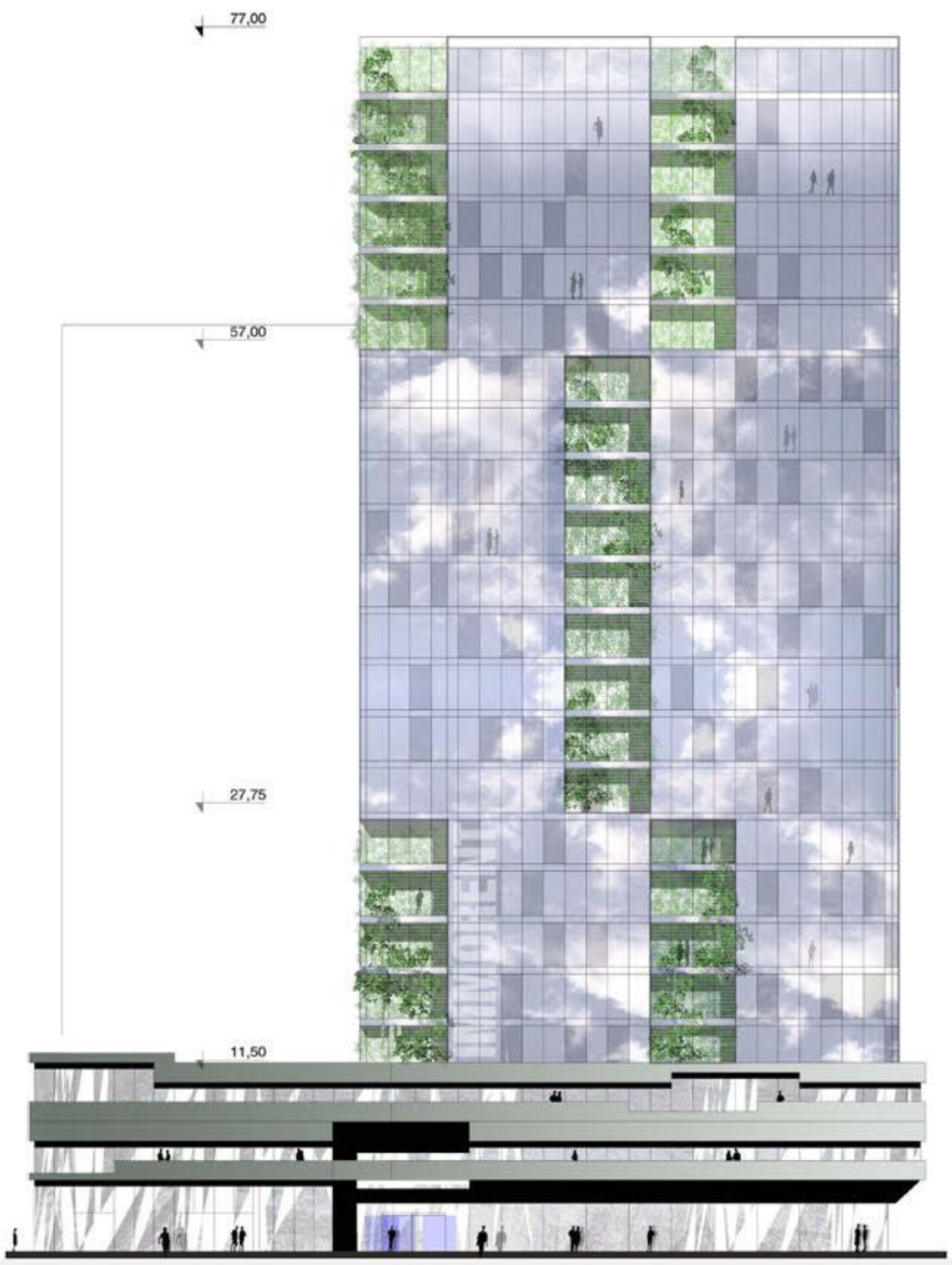
OPEN-TYPE OFFICES

0 5 10 20 40

1:200

NORTHERN CITY ENTRANCE - BAVARSKI DVOR-B

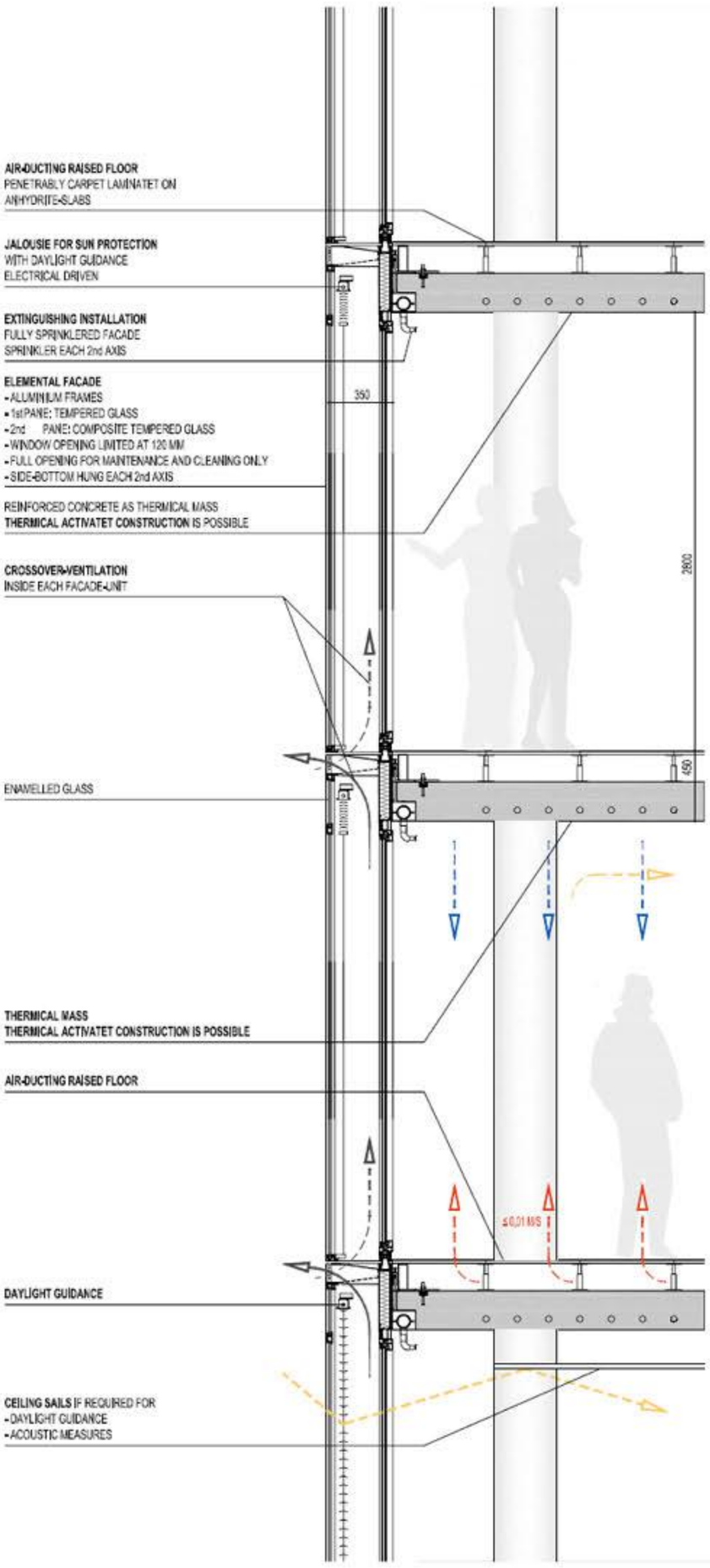




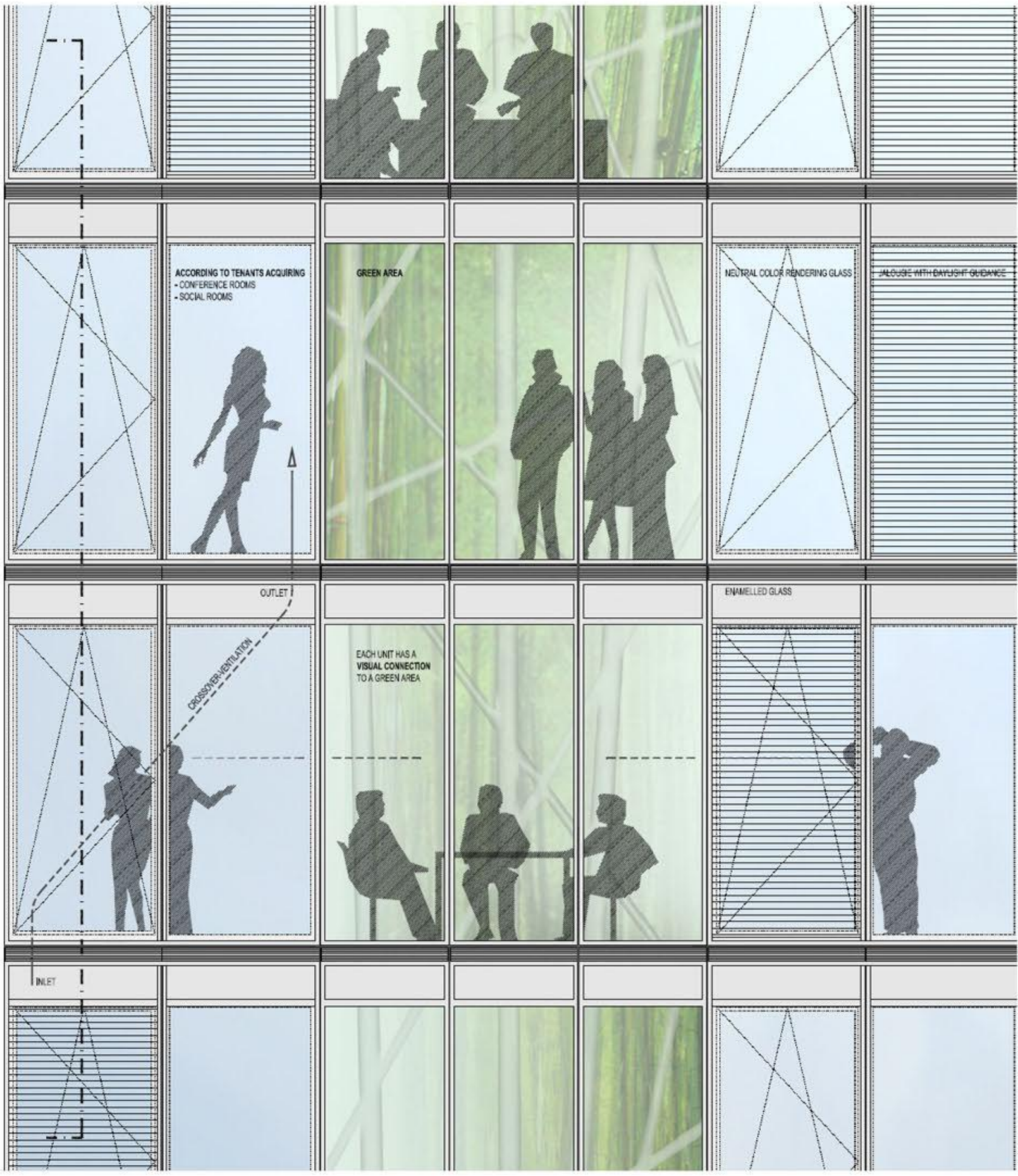
0 5 10 20 40

1:200

NORTHERN CITY ENTRANCE - BAVARSKI DVOR-B



SECTION FACADE BELT



PARTIAL VIEW

VIEW TO THE GREEN AREA

0 1000 2000 1:20

NORTHERN CITY ENTRANCE - BAVARSKI DVOR-B

MAIN CONCEPT OF THE ARRANGEMENT

VERTICAL CONNECTION		ACCORDING TO TENANTS ACQUIRING - CONFERENCE ROOMS - SOCIAL ROOMS - GREEN AREA	
GENERAL CIRCULATION			
INTERIOR CIRCULATION			
OFFICE			
SECONDARY SPACES		ENTRANCE	①
BUILDING SERVICES		GREEN AREA	②
ORIENTATION		CUTOUT 30%	③

OPEN SPACE OFFICE — **ABOUT 660 M2**

VERTICAL CONNECTION		
GENERAL CIRCULATION		
INTERIOR CIRCULATION		ABOUT 96 M2
OFFICE		ABOUT 530 M2
SECONDARY SPACES		ABOUT 26 M2
BUILDING SERVICES		ABOUT 8 M2
ORIENTATION		

BISECTION OF THE FLOOR — **ABOUT 330 M2 EACH**

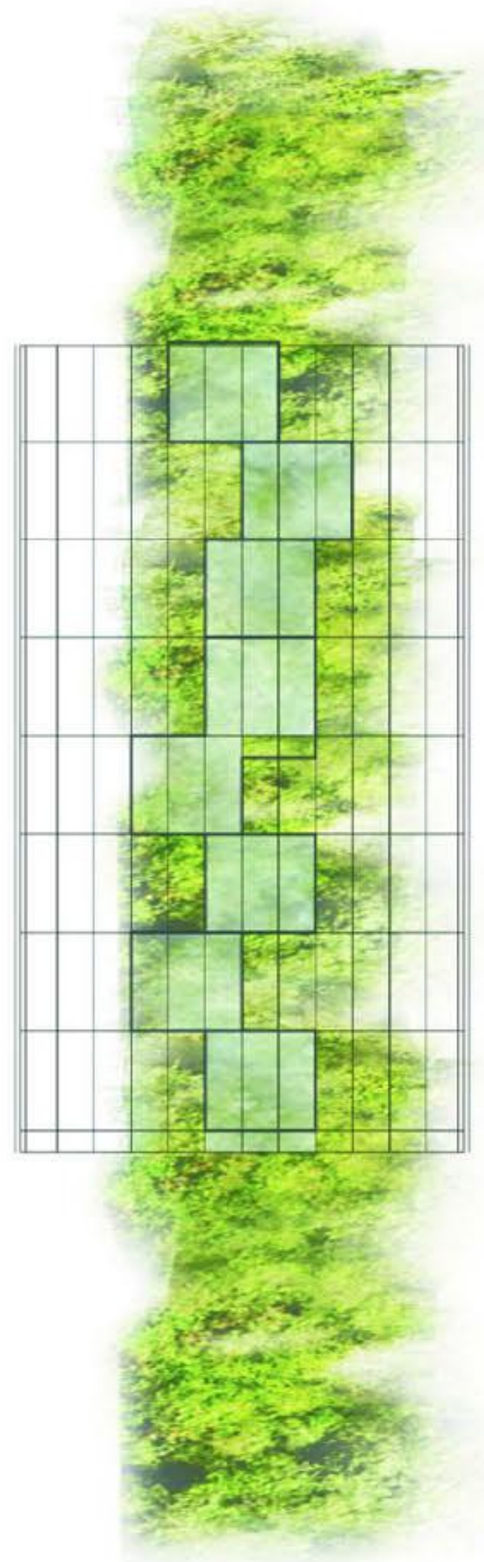
INTERIOR CIRCULATION		ABOUT 48 M2 EACH
OFFICE		ABOUT 265 M2 EACH
SECONDARY SPACES		ABOUT 13 M2 EACH
BUILDING SERVICES		ABOUT 4 M2 EACH
ORIENTATION		

EACH UNIT HAS A VISUAL CONNECTION TO BOTH GREEN AREAS AND THE ADVANTAGE OF THE DECENTRAL CONTROL OF THE BUILDING SERVICES

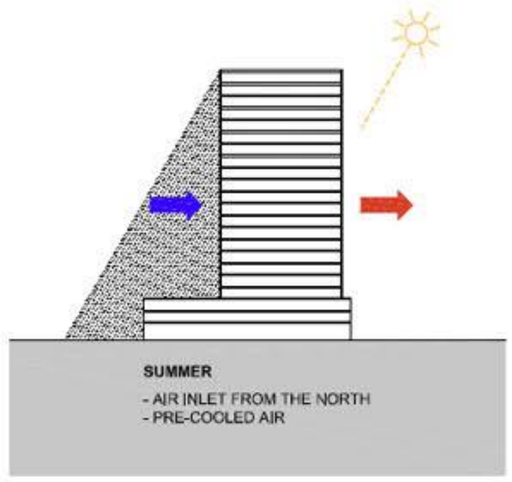
QUARTERING THE FLOOR — **ABOUT 165 M2 EACH**

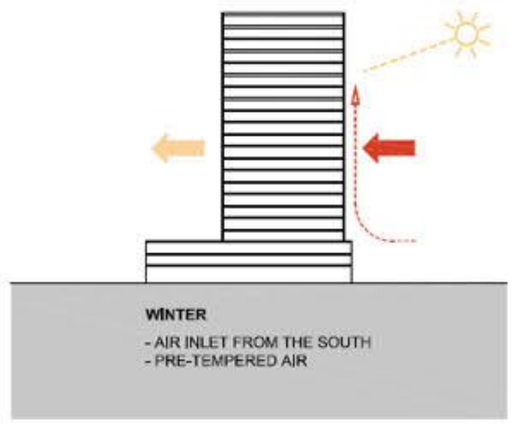
INTERIOR CIRCULATION		ABOUT 24 M2 EACH
OFFICE		ABOUT 132 M2 EACH
SECONDARY SPACES		ABOUT 7 M2 EACH
BUILDING SERVICES		ABOUT 2 M2 EACH
ORIENTATION		

EACH UNIT HAS A VISUAL CONNECTION TO A GREEN AREA AND THE ADVANTAGE OF THE DECENTRAL CONTROL OF THE BUILDING SERVICES



Areas created by manipulating the volume to respect given regulations are used for creating various green areas around the building. This areas act to the exterior, as façade elements proportioning the building, and to the interior by providing a much more fresh and modern look to the offices. Being centrally positioned they can serve at least three rooms. Conference rooms, relax areas, kitchen and other kind of communication zones required by the tenants are grouped around these areas. Floors can be divided in two or four parts still each having access to the green areas. As the zone is temperated all kind of plants can be used without having high maintenances costs. Also it can be used as a classical meeting room, so it can be calculated to the rentable space.





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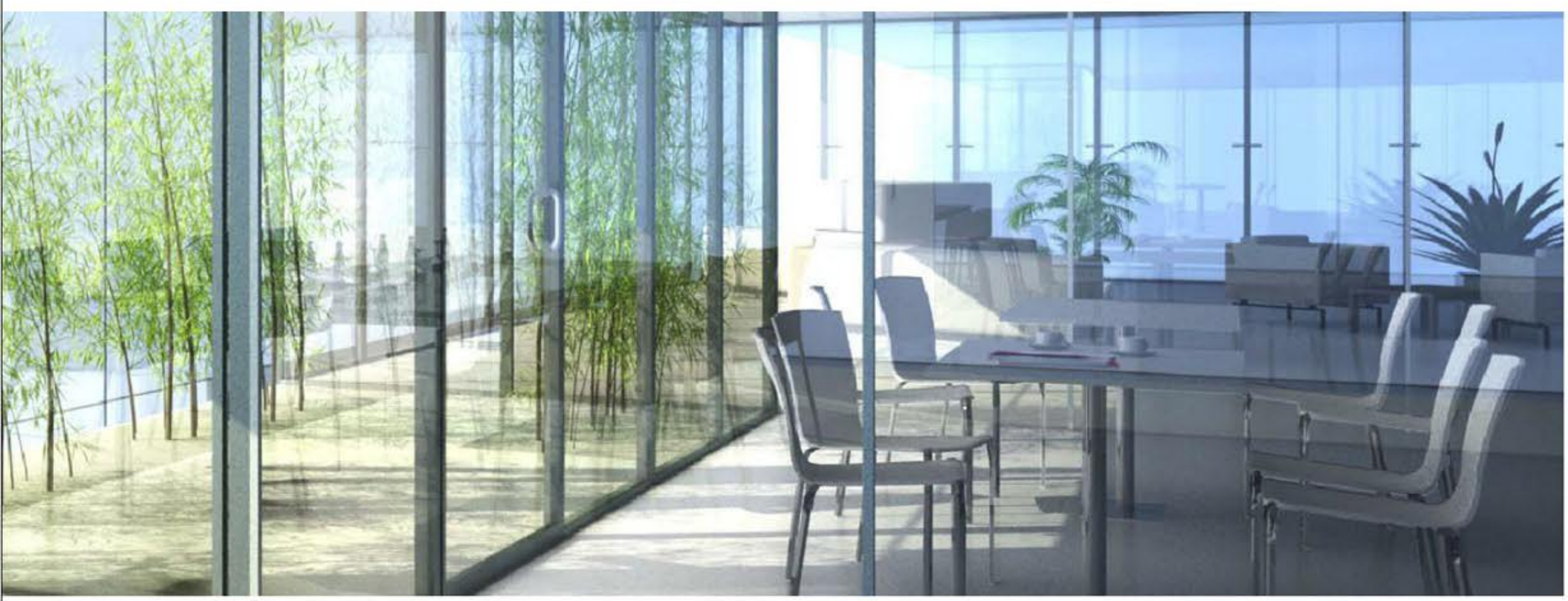
NORTHERN CITY ENTRANCE - BAVARSKI DVOR-B