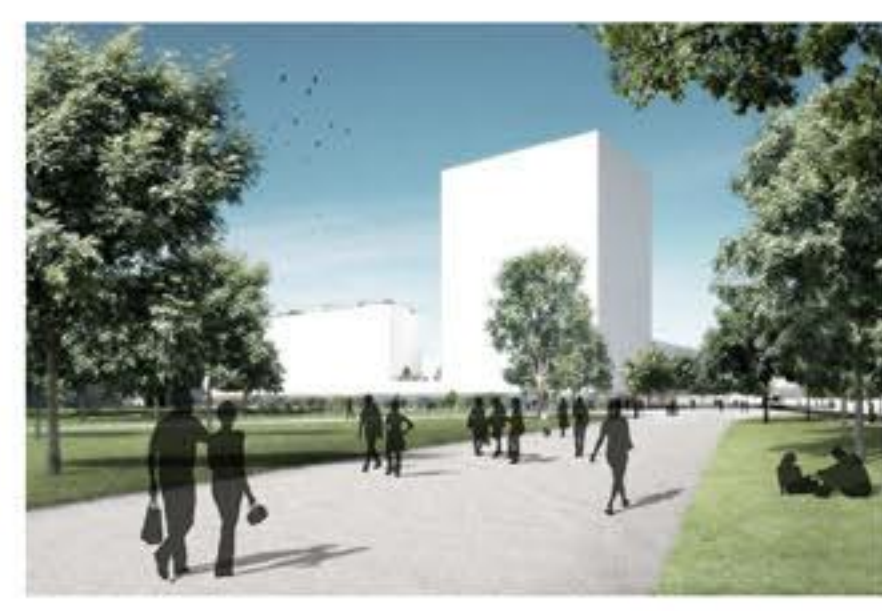
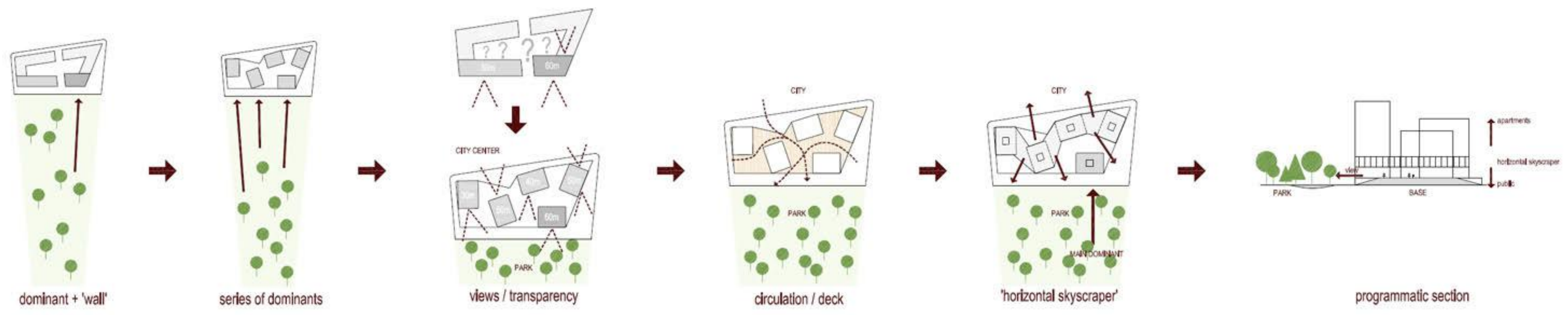


PROGRAMMATIC DIAGRAM



A SINGLE DOMINANT, A 'SMALL' TOWER, IS SUBSTITUTED BY A GROUP OF TOWERS – RATHER THAN AN OBJECT, LANDMARK BECOMES A 'CONDITION'.



CONCEPT - TO 'SWAP' THE CITY BLOCK WITH ONE ACCENT WITH AN 'EXTENSION' OF THE PARK 'PLANTED' WITH BUILDINGS, CREATES DYNAMIC BEGINNING / ENDING OF THE PARK.



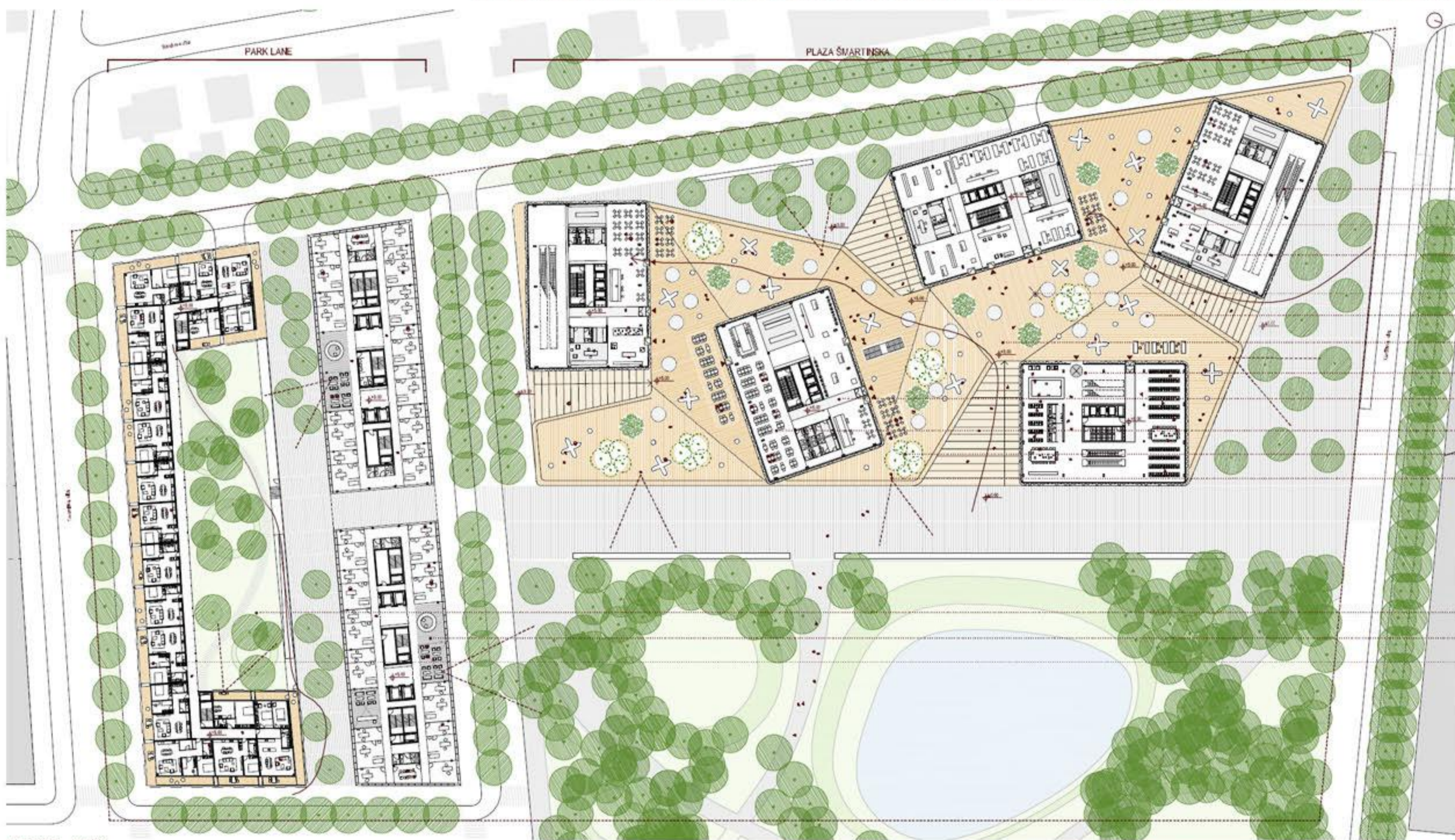
PROPOSED CONCEPT - A 'SERIAL' TOWER / LANDMARK - CREATES IDEAL CONDITION FOR MOST OF THE PROGRAMMES – SCULPTURAL PRESENCE AT THE HEAD OF THE PARK, VIEWS OF THE PARK AND THE CITY AND IDEAL ORIENTATION OF UNITS.



SITE PLAN 1:1000



FIRST LEVEL OF THE COMPLEX – THE 'DECK' – IS THE NEW 'ZERO' LEVEL – A PUBLIC SURFACE OVERLOOKING THE PARK AND PROVIDING EXTRA SPACE FOR RETAIL AND LEISURE.

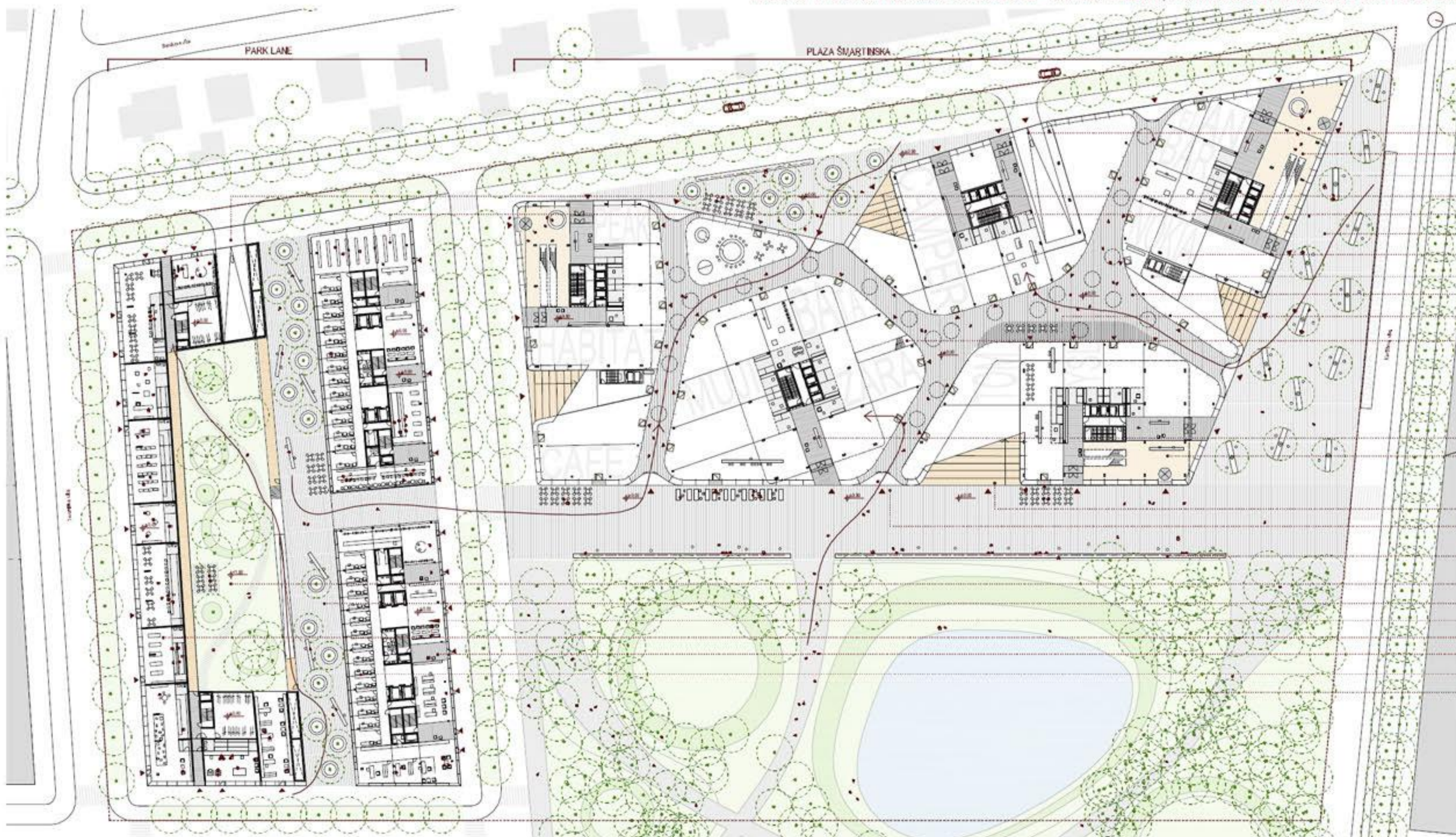


1. FLOOR 1:500

BASE OF THE COMPLEX IS A PUBLIC ZONE – RETAIL FACILITY, PROVIDING ALL SERVICES FOR THE ENTIRE IMMEDIATE NEIGHBOURHOOD.

- access 'special programme'
- shops / retail
- sections
- deck / lighting
- terrace / deck
- deck / plaza
- entrance library / deck
- access office / housing / deck
- restaurant / bar
- deck - mobile grocery
- views park

- housing private green area
- medical building / waiting room
- housing / mid range, mid size



GROUND FLOOR 1:500

- access garage 'Plaza Šmartinska'
- access 'special programme' - conversion centre
- partition office / housing zone
- access garage 'Park Lane'
- retail
- shops / retail
- access parking / shopping
- shopping street
- internal circulation
- access plaza / deck

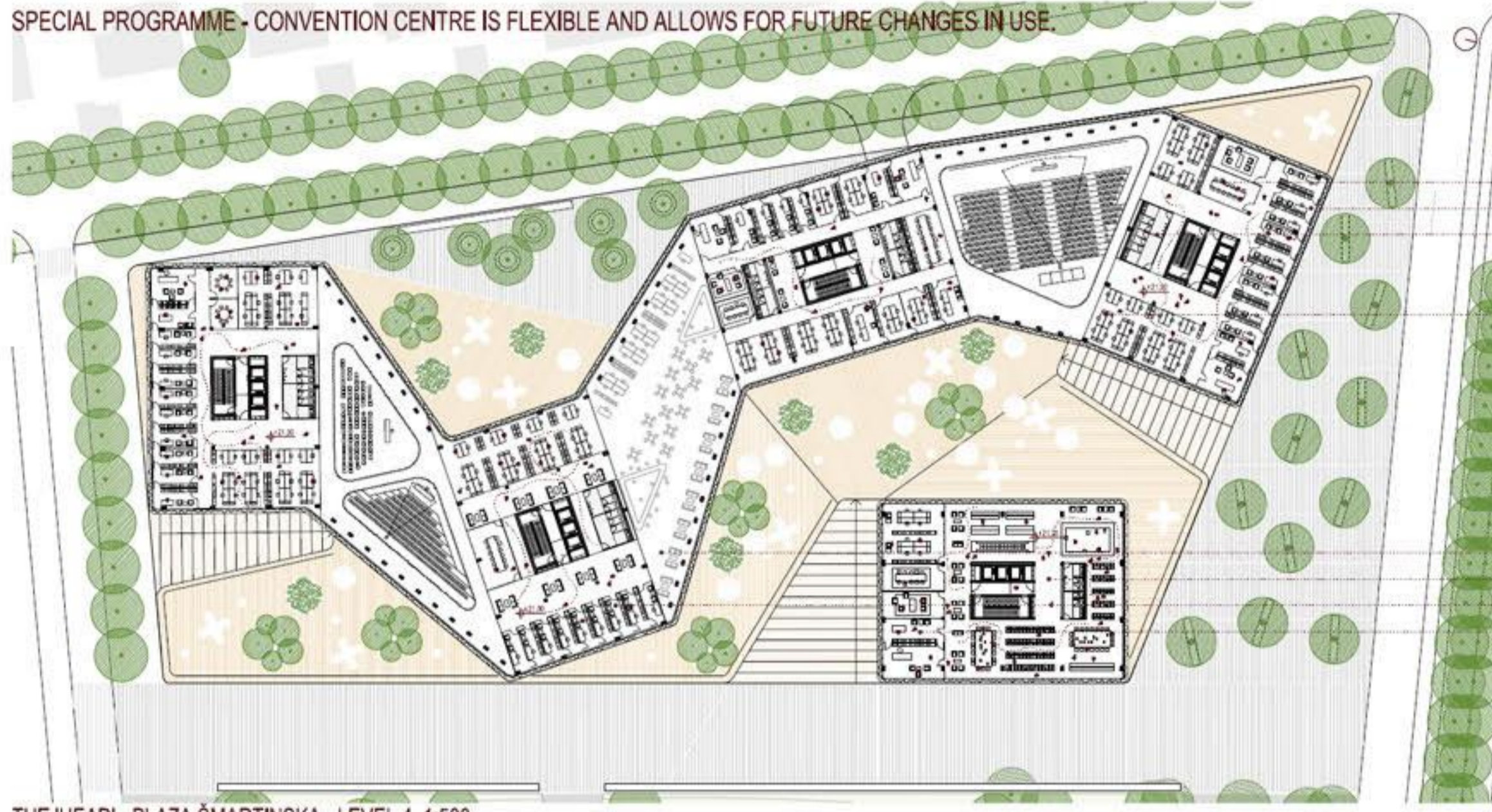
- entrance office / housing
- entrance library

- access plaza / deck
- entry retail
- bench / lighting square
- elevated green area / housing
- semi public zone / courtyard
- entrance medical building
- shops / retail
- entrance housing
- office medical building
- Šmartinska park



THE HORIZONTALITY OF THE BRIDGING STRUCTURE BECOMES THE NEW DOMINANT OF THE COMPLEX – LENGTH SUBSTITUTES THE (IMPOSSIBLE) HEIGHT.

SPECIAL PROGRAMME - CONVENTION CENTRE IS FLEXIBLE AND ALLOWS FOR FUTURE CHANGES IN USE.



THE 'HEAD' - PLAZA ŠMARTINSKA - LEVEL 4 1:500

NEW 'HORIZONTAL SKYSCRAPER' – SPECIAL PROGRAMME OF THE COMPLEX, IS A BRIDGE STRUCTURE SPANNING 4 TOWERS AND PARTIALLY SHADING THE DECK.

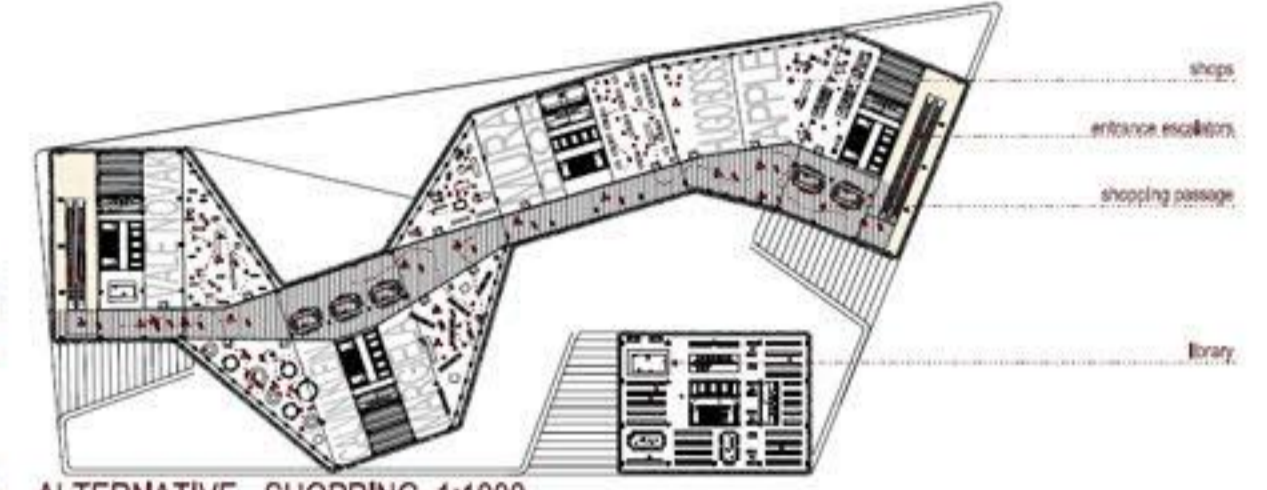


THE 'HEAD' - PLAZA ŠMARTINSKA - LEVEL 3 1:500

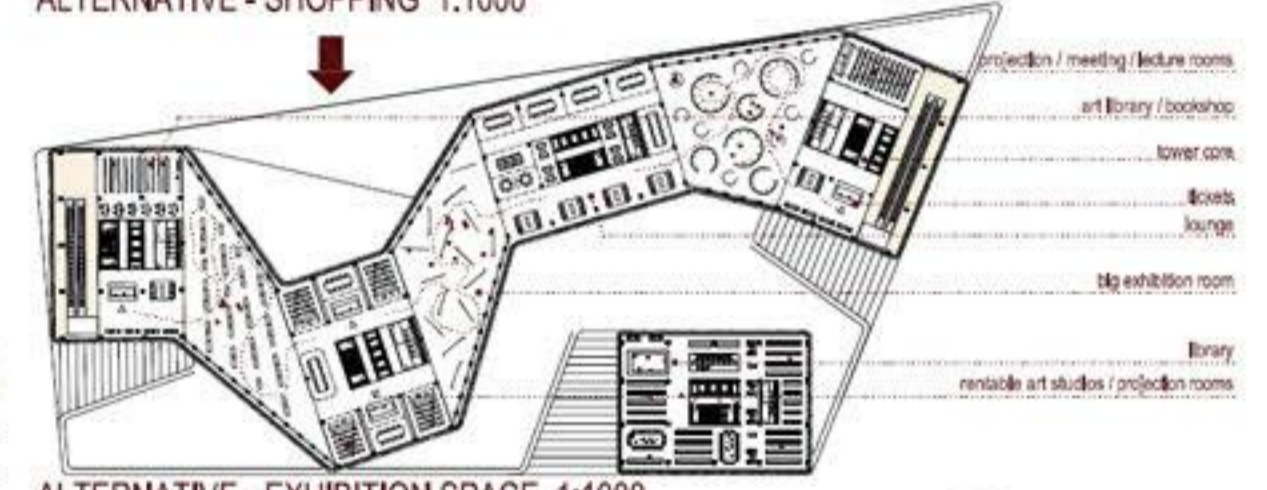
LAYER OF OFFICES, SANDWICHED BETWEEN THE DECK AND SPECIAL PROGRAMME, IS BOTH FLEXIBLE AND VERSATILE, ALLOWING FOR DIFFERENT SIZE OFFICE UNITS



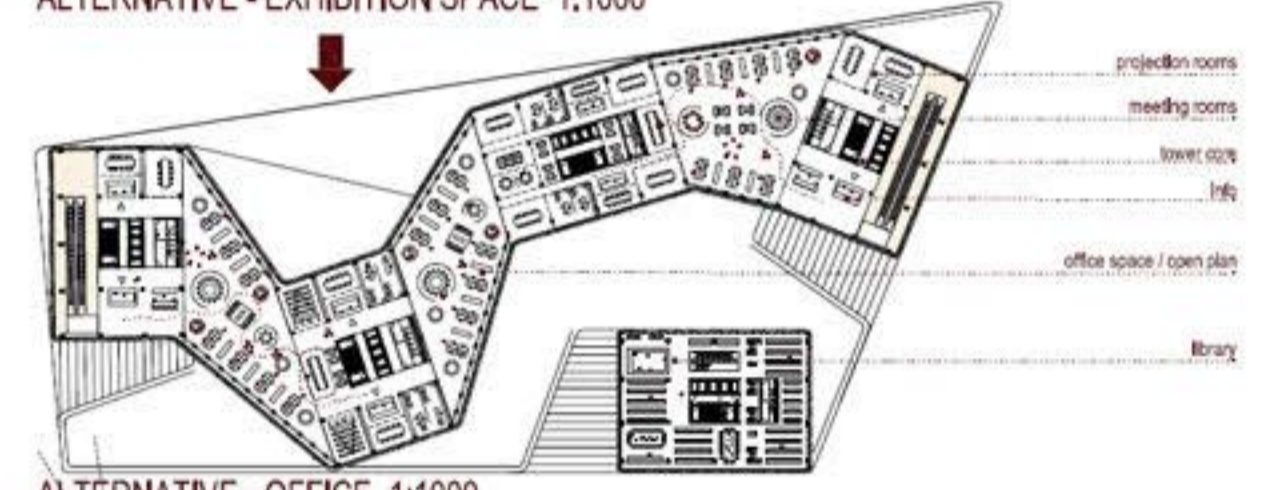
THE 'HEAD' - PLAZA ŠMARTINSKA - LEVEL 2 1:500



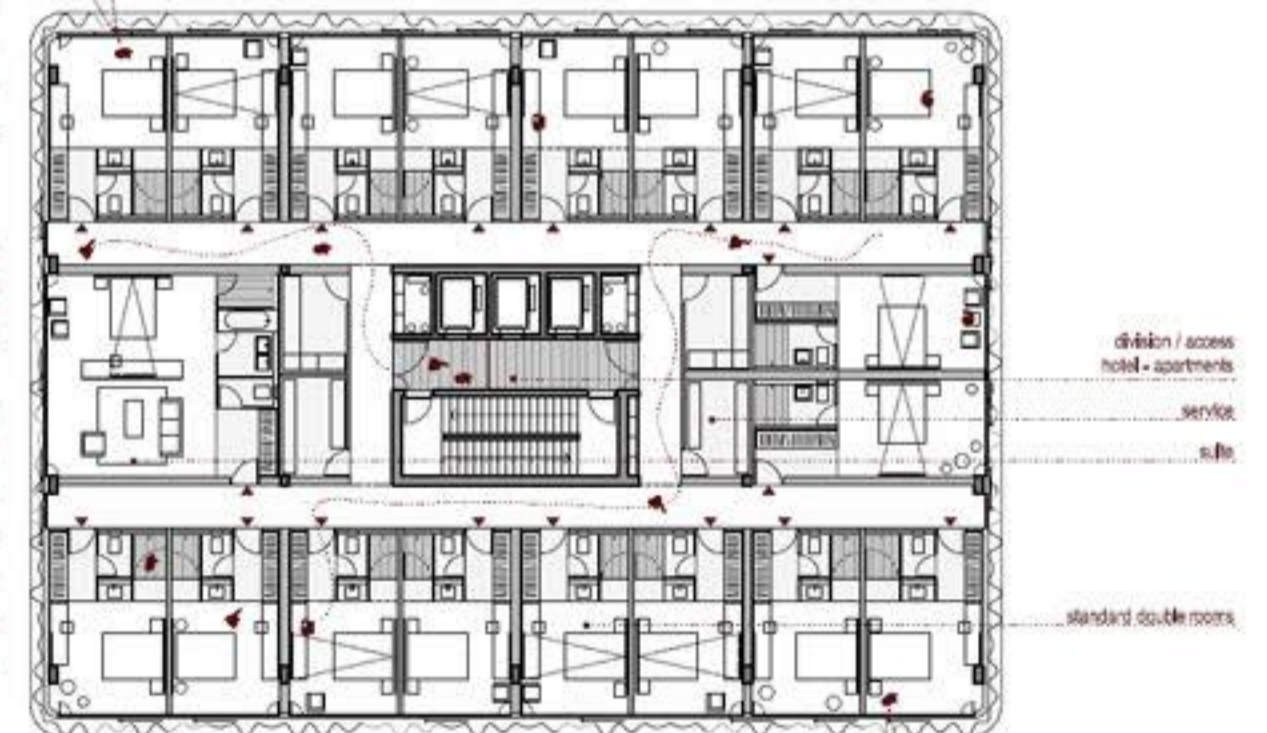
ALTERNATIVE - SHOPPING 1:1000



ALTERNATIVE - EXHIBITION SPACE 1:1000



ALTERNATIVE - OFFICE 1:1000



ALTERNATIVE TOWER - BUSINESS HOTEL 1:200



TYPICAL FLOOR - OFFICE / 1 UNIT 1:200



TYPICAL PLAN - OFFICE / 2 UNITS 1:200

DIAGRAM DISTRIBUTION OF APARTMENT UNITS / FLOOR

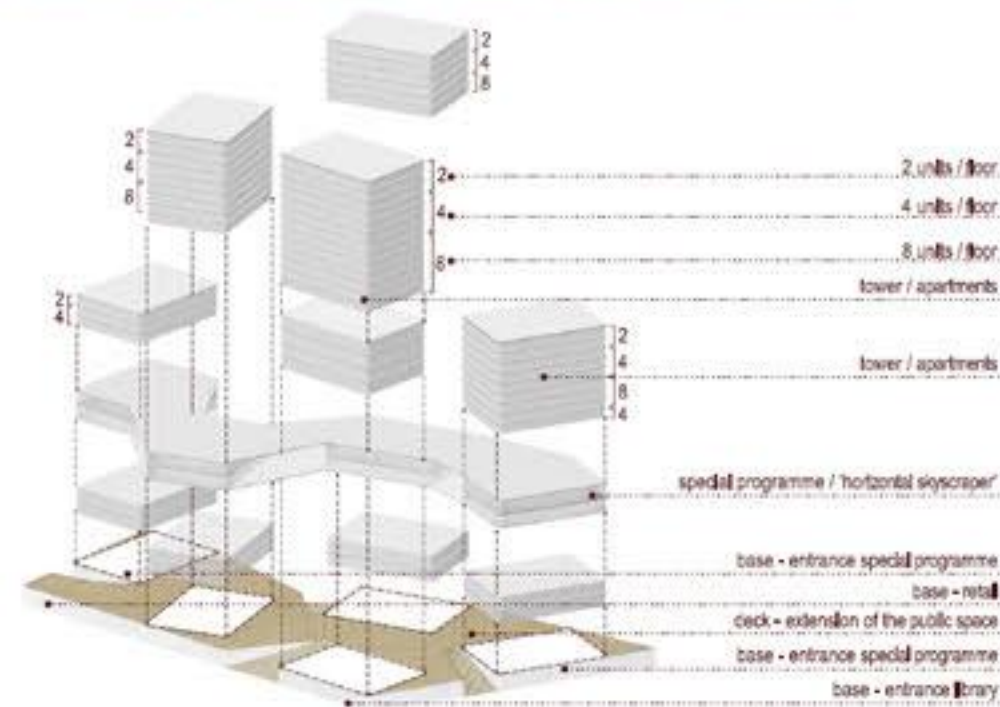


DIAGRAM PUBLIC AREAS / BASE, DECK, 'HORIZONTAL SKYSCRAPER', TOWERS



THE MAIN FEATURE OF THE MASTERPLAN - ŠMARTINSKA PARK - BECOMES VISIBLE FROM MOST UNITS OF PLAZA ŠMARTINSKA COMPLEX.



THE 'HEAD' - PLAZA ŠMARTINSKA - LEVEL 9 1:500

THE PLAN OF THE TOWERS, BASED ON A SIMPLE AND RATIONAL GRID ('IDEAL' PLAN), ENABLES MULTIPLE HOUSING SCENARIOS TO TAKEPLACE ABOVE.

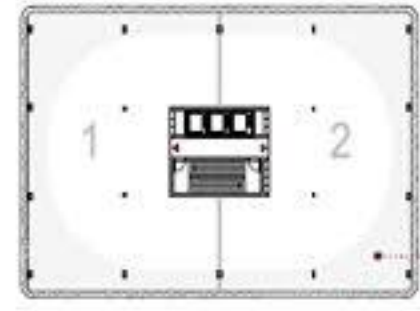
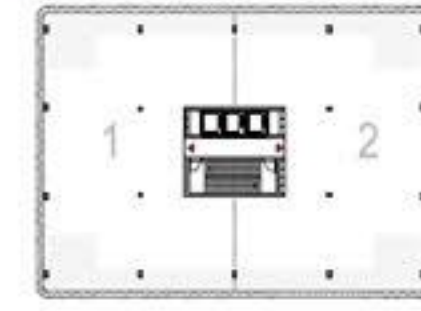


THE 'HEAD' - PLAZA ŠMARTINSKA - LEVEL 7 1:500

'HORIZONTAL SKYSCRAPER' IS TOPPED BY LEISURE PROGRAMMES OF THE HOUSING COMPLEX ABOVE - PROVIDING SPACES FOR THE SPA / WELLNESS.



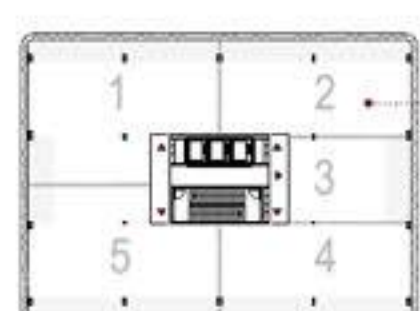
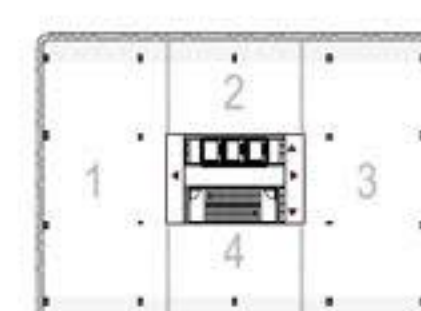
THE 'HEAD' - PLAZA ŠMARTINSKA - LEVEL 5 1:500



ALTERNATIVE PLANS 2 UNITS



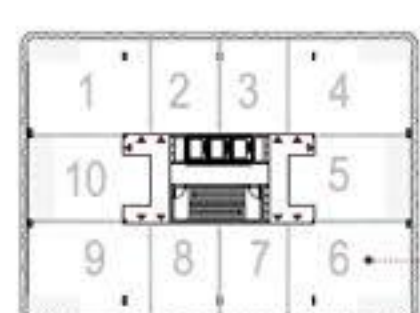
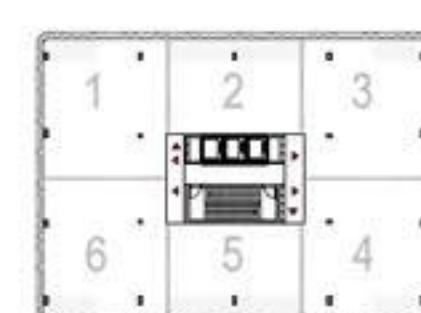
APARTMENTS - TYPICAL PLAN LEVELS 15 - 17 / UNIQUE / 2 UNITS 1:200



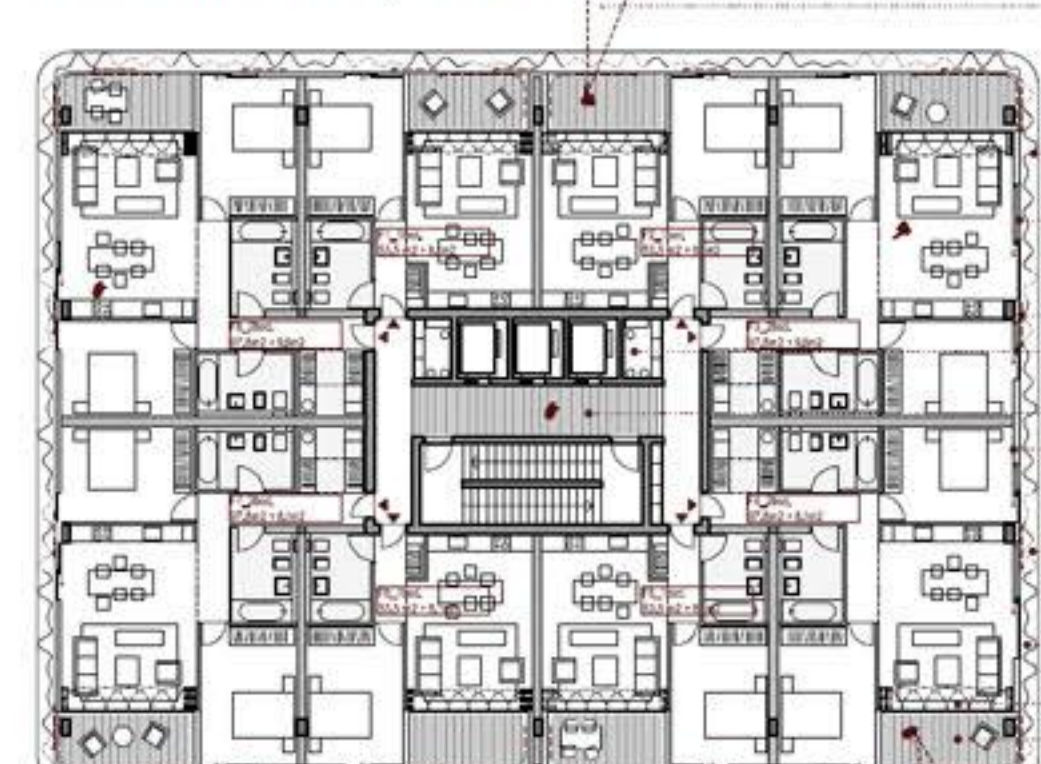
ALTERNATIVE PLANS 4, 5 UNITS



APARTMENTS - TYPICAL PLAN LEVELS 11 - 14 / LUXURY / 4 UNITS 1:200



ALTERNATIVE PLANS 6, 10 UNITS



APARTMENTS - TYPICAL PLAN LEVELS 5 - 10 / MID-RANGE / 8 UNITS 1:200

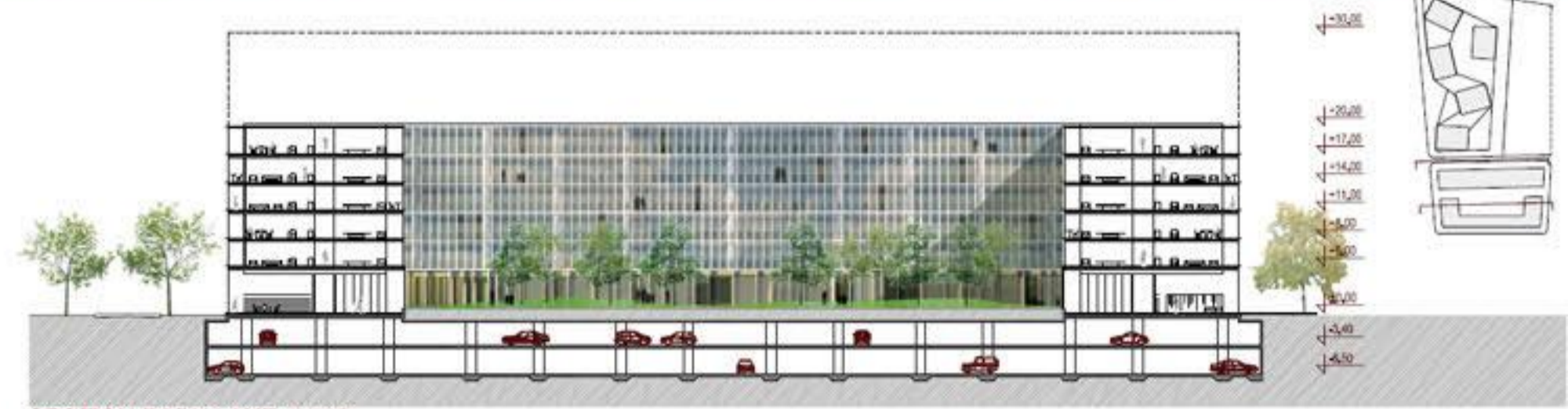
ELEVATION PRINCIPLE:
 south elevation:
 30% open - 70% closed
 ledge 70cm, perforation 40%,
 glazing Upr0,7 WINDK
 north elevation:
 70% open - 30% closed
 ledge 20cm, perforation 60%,
 glazing Upr0,7 WINDK
 east/west elevation:
 50% open - 50% closed
 ledge 45cm, perforation 50%,
 glazing Upr0,7 WINDK



SECTION 1:500 THE SIMPLE APPEARANCE OF THE 'PARK LANE', LIKE ITS INTERCHANGEABLE PROGRAMME, TRIES TO SET UP A 'CONDITION OF CONTINUITY' ALONG THE EDGE OF THE NEW ŠMARTINSKA PARK.



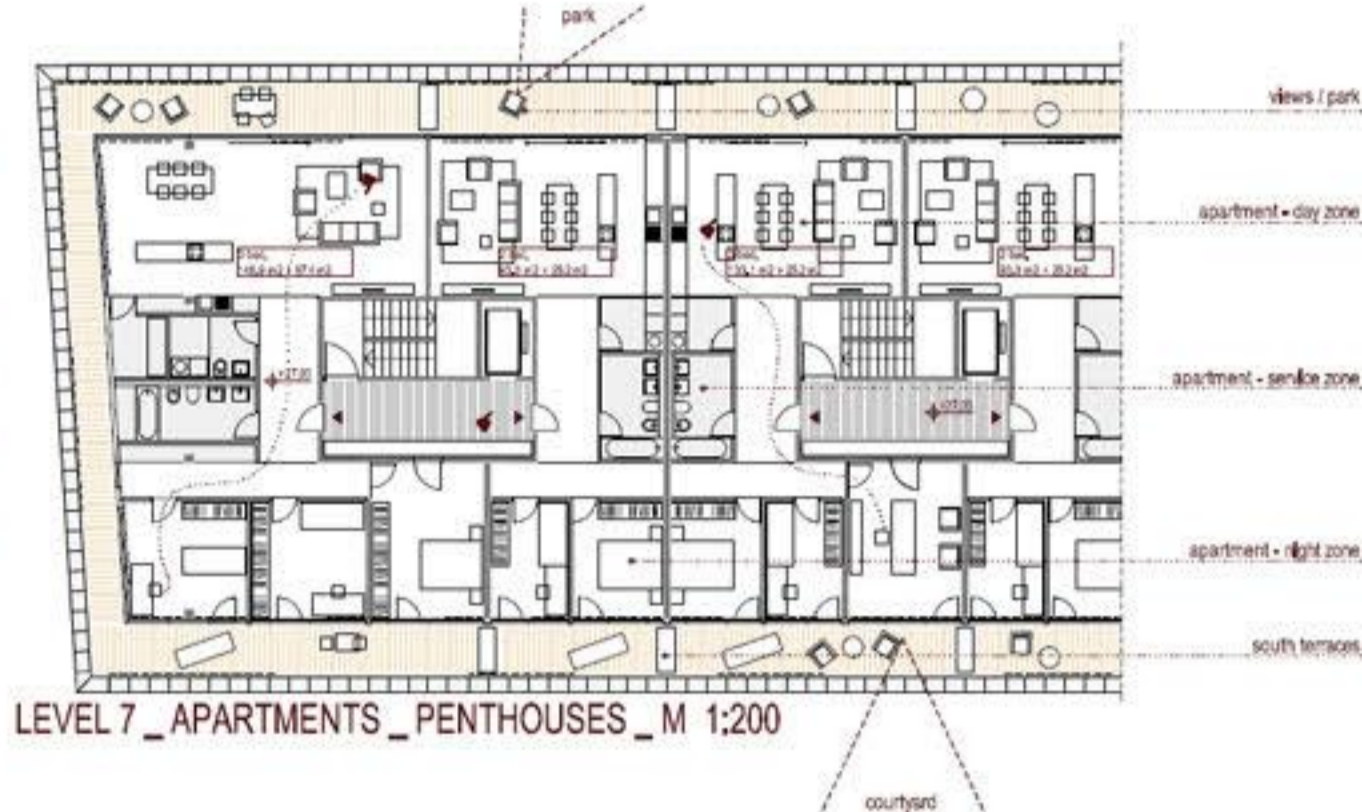
ELEVATION PARK LANE NORTH 1:500



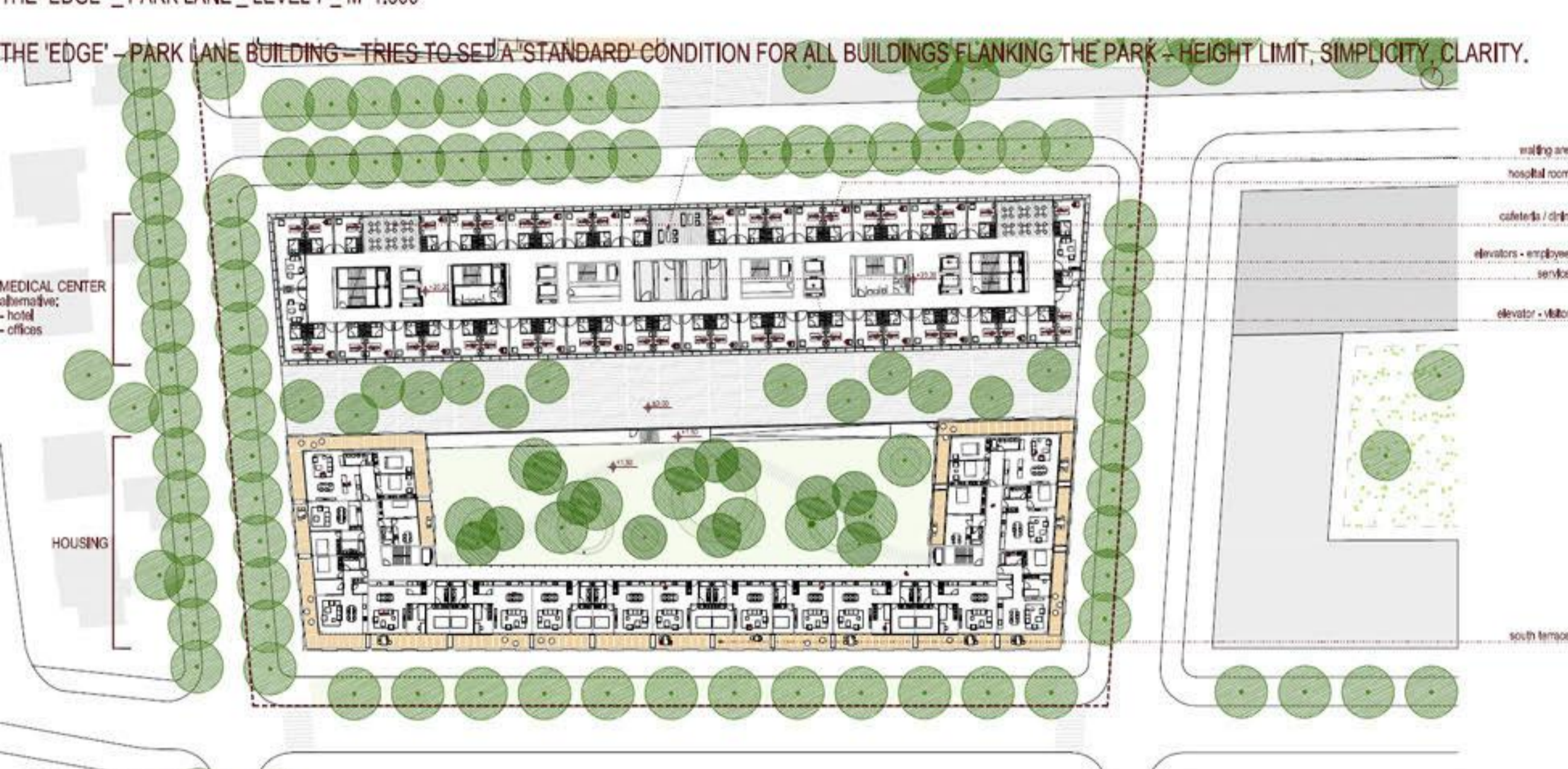
SECTION PARK LANE 1:500



THE 'EDGE' _PARK LANE_ LEVEL 7 _M 1:500



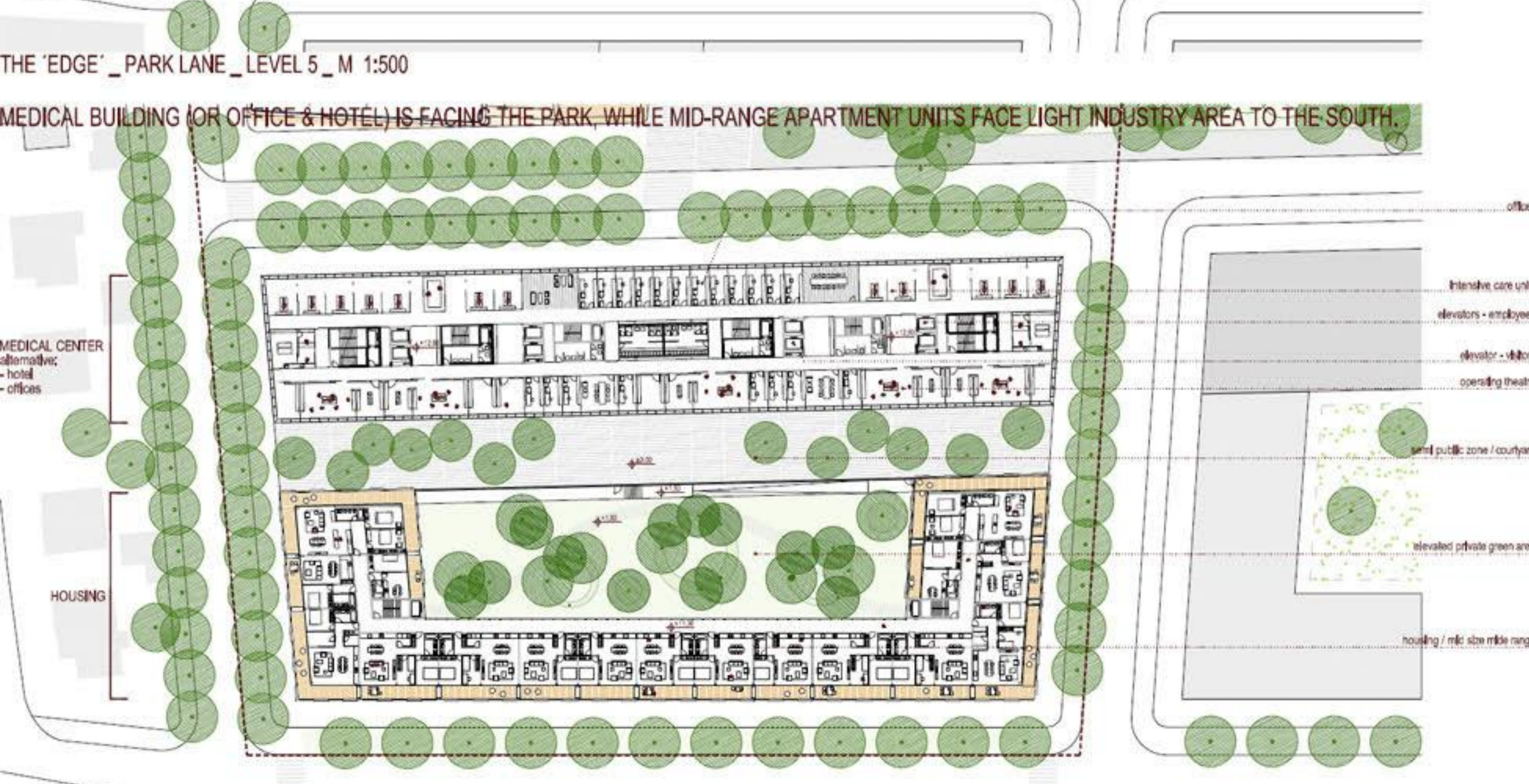
LEVEL 7 _APARTMENTS_ _PENTHOUSES_ _M 1:200



THE 'EDGE' _PARK LANE_ LEVEL 5 _M 1:500



LEVEL 5 _DAY-CARE CLINIC_ _M 1:200



THE 'EDGE' _PARK LANE_ LEVEL 3 _M 1:500



ALTERNATIVE _OFFICE SPACES_ _M 1:200



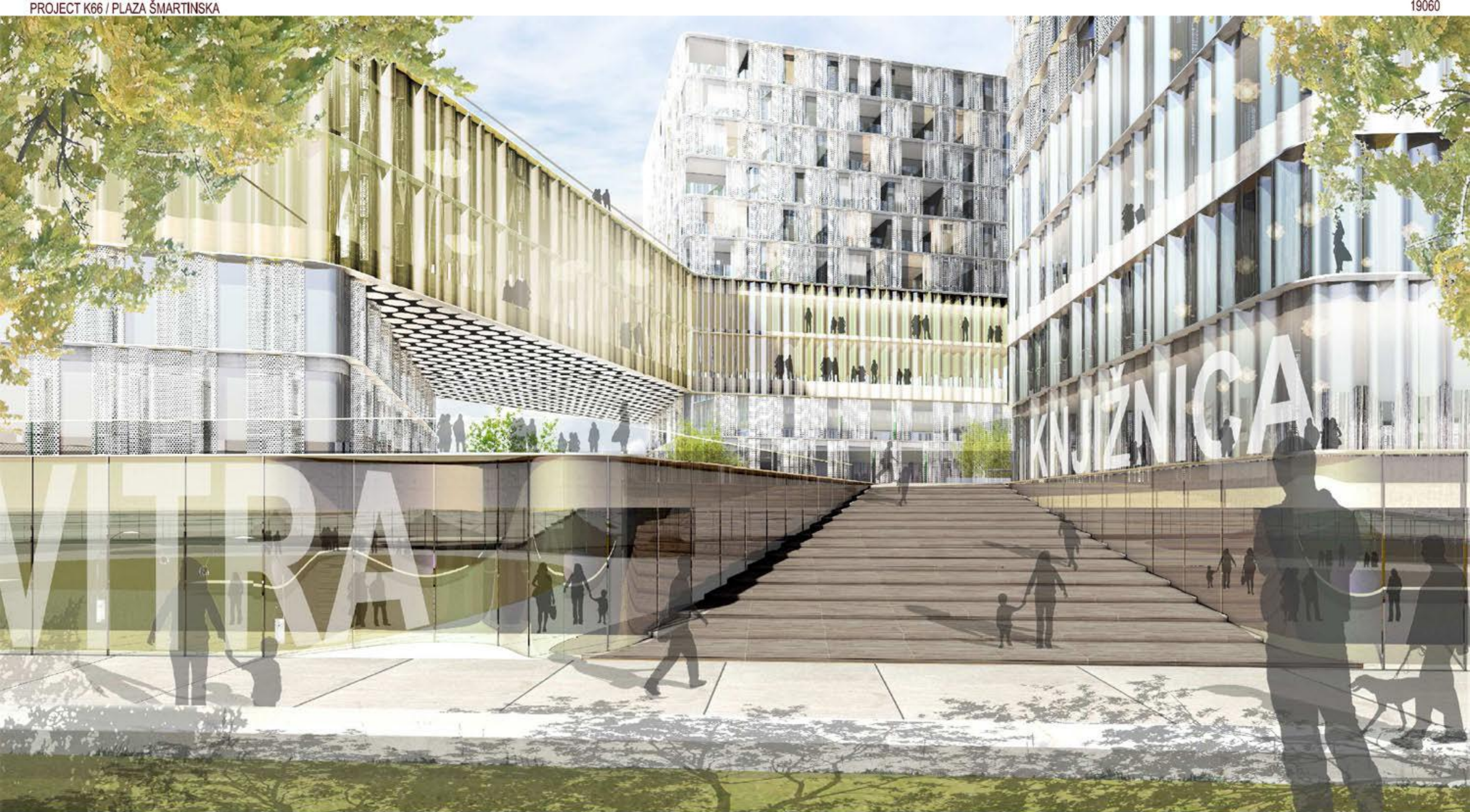
ALTERNATIVE 2 _HOTEL_ _M 1:200



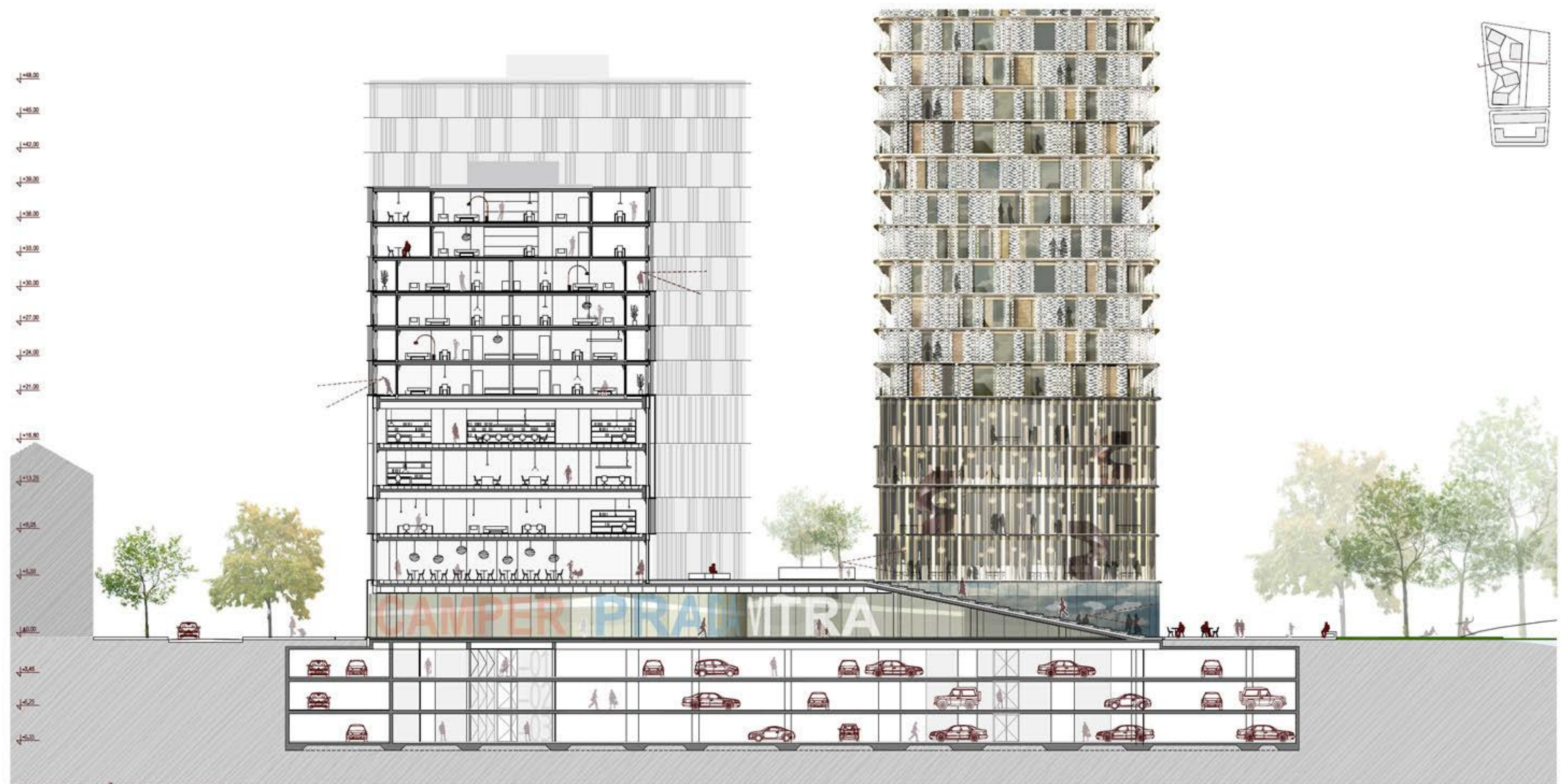
LEVEL 3 _APARTMENTS_ _PARTIAL PLAN_ _M 1:200

THE 'EDGE' - PARK LANE BUILDING - TRIES TO SET A 'STANDARD' CONDITION FOR ALL BUILDINGS FLANKING THE PARK - HEIGHT LIMIT, SIMPLICITY, CLARITY.

MEDICAL BUILDING (OR OFFICE & HOTEL) IS FACING THE PARK, WHILE MID-RANGE APARTMENT UNITS FACE LIGHT INDUSTRY AREA TO THE SOUTH.



PLAZA ŠMARTINSKA DECK IS THE NATURAL EXTENSION OF THE ŠMARTINSKA PARK OVER THE ENTIRE K66 SITE – NEW 'DECK' BECOMES A PART OF THE PARK.



SECTION PLAZA ŠMARTINSKA 1:200

THE NEW COMPLEX – PARK LANE AND PLAZA ŠMARTINSKA – HAVE CONTRASTING APPEARANCES – ONE IS A 'BACKGROUND', THE OTHER A 'LANDMARK', FORMING A WHOLE TOGETHER.

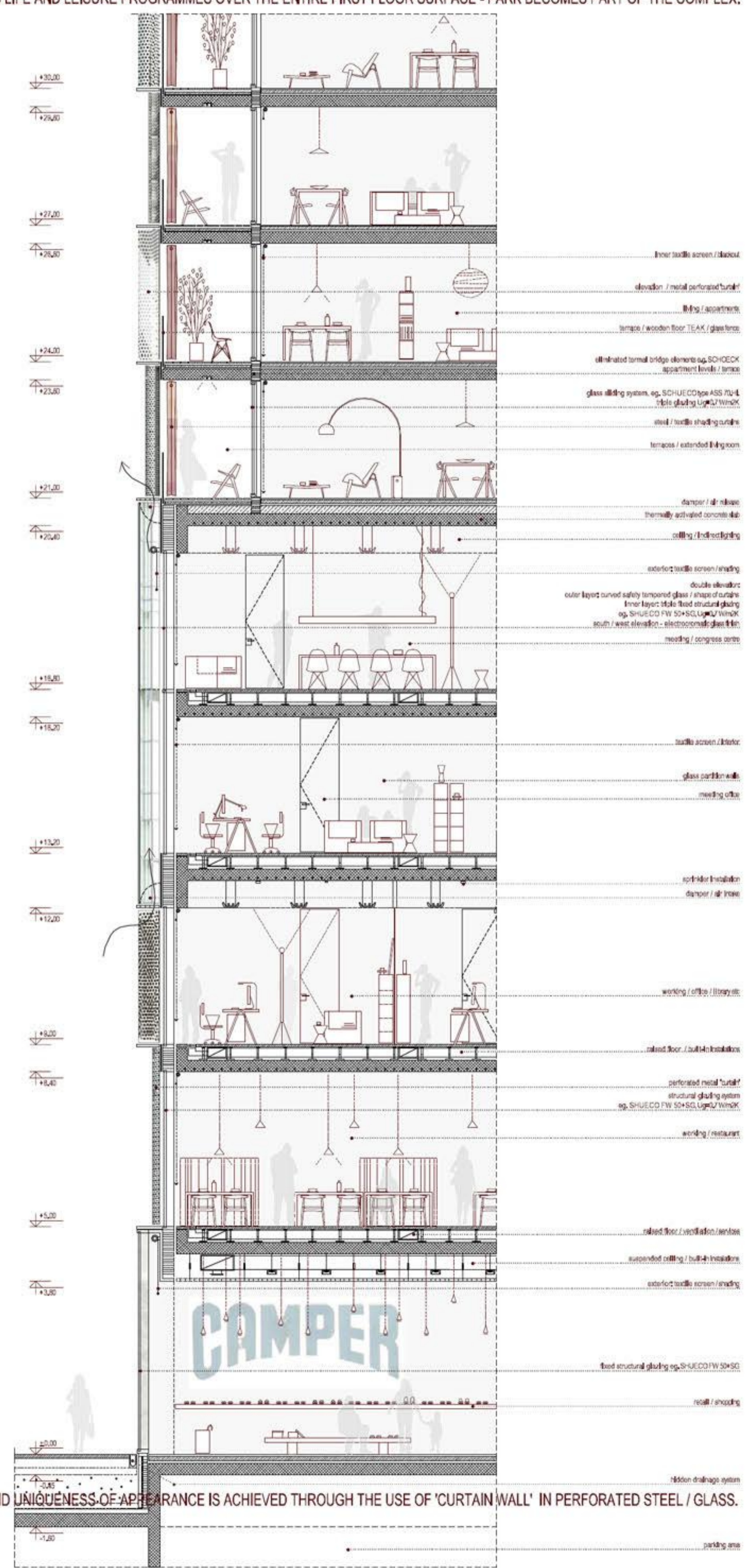
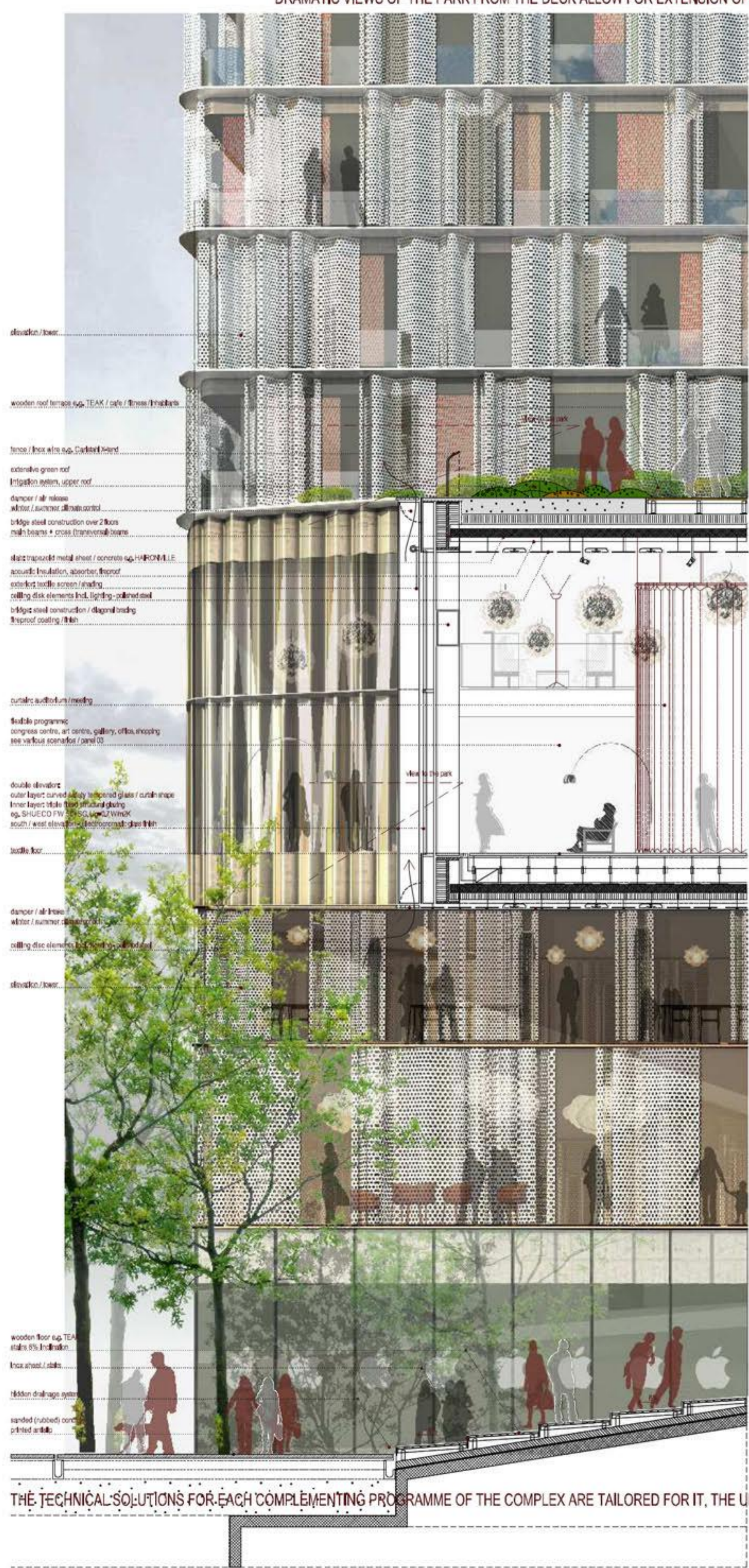


NORTH ELEVATION 1:500

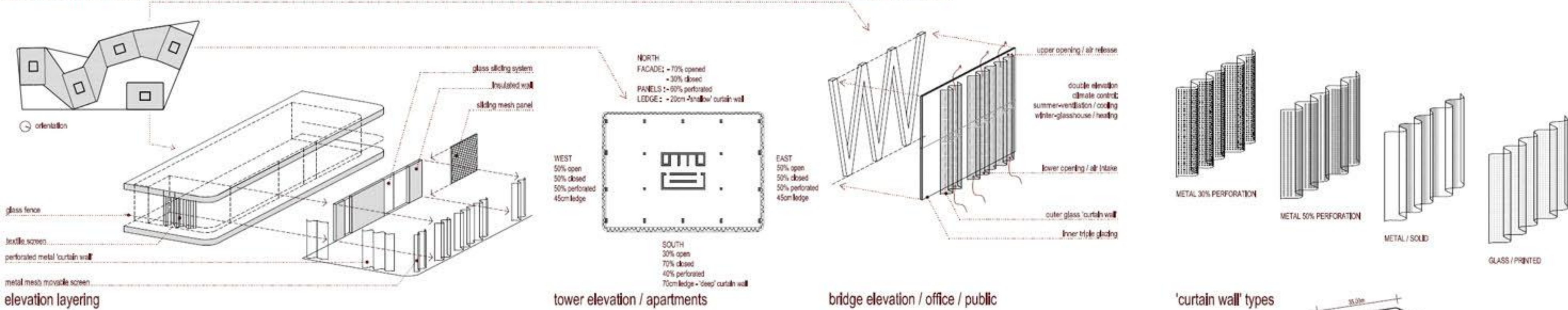
SECTION 1:500



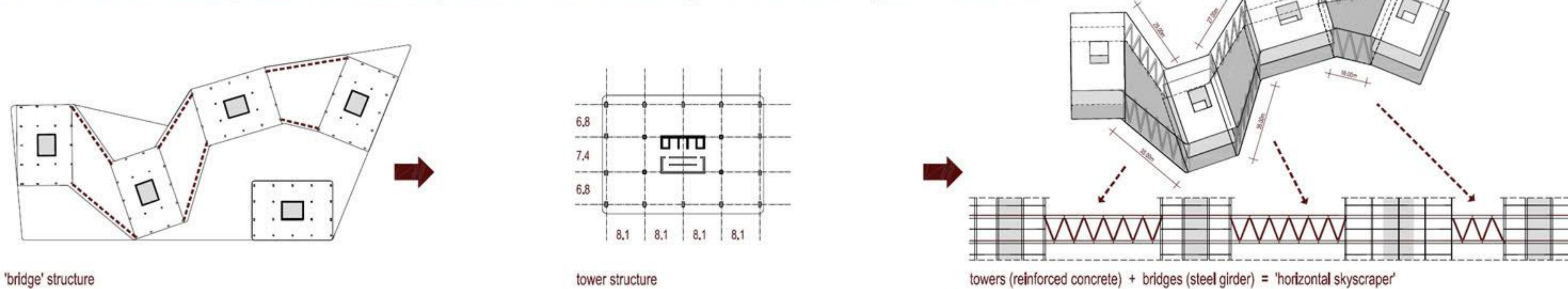
DRAMATIC VIEWS OF THE PARK FROM THE DECK ALLOW FOR EXTENSION OF PUBLIC LIFE AND LEISURE PROGRAMMES OVER THE ENTIRE FIRST FLOOR SURFACE - PARK BECOMES PART OF THE COMPLEX.



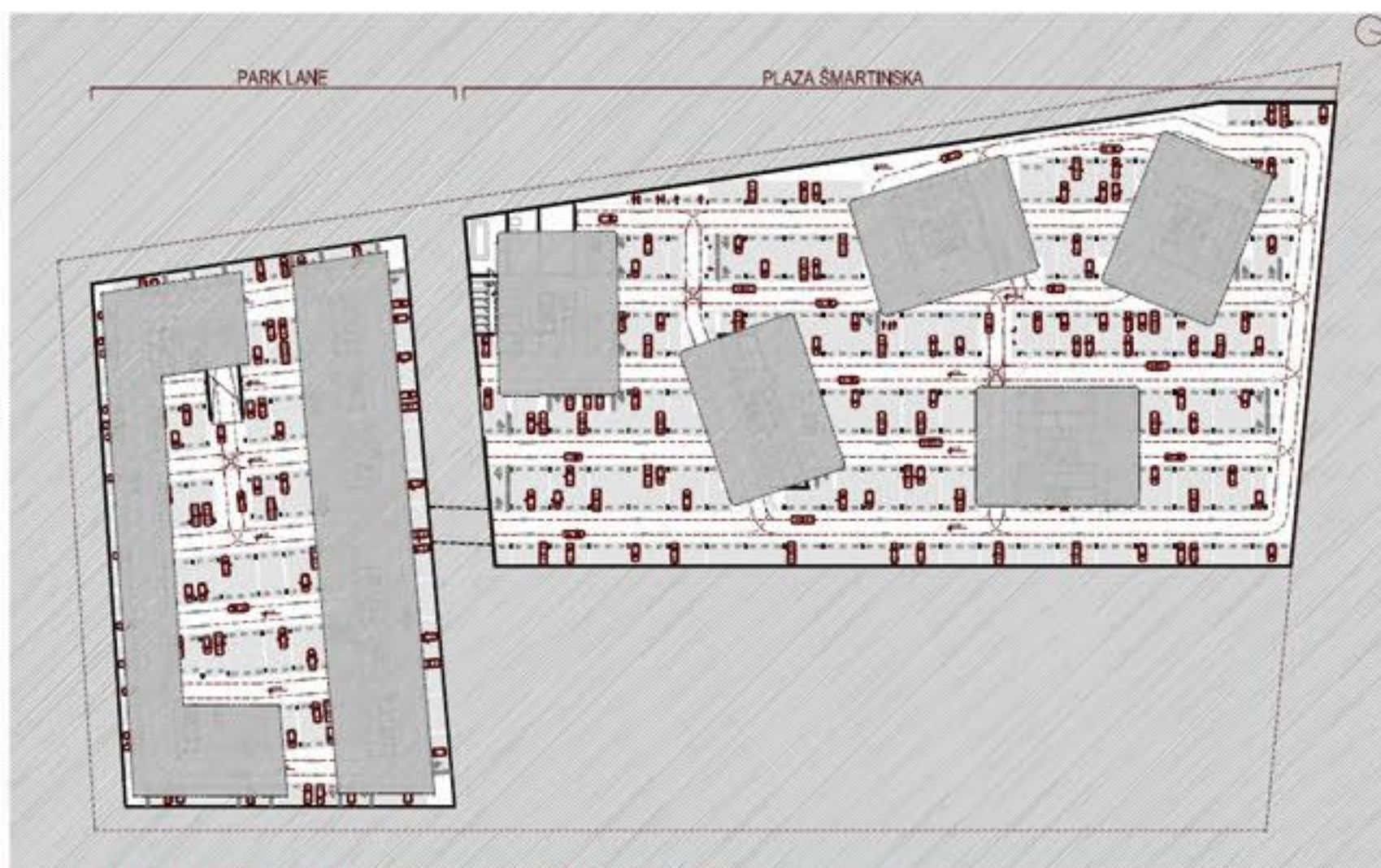
ELEVATION IS BASED ON THE PRINCIPLE OF 'LAYERING' - A SERIES OF OVERLAPPING LAYERS WORKS TOGETHER TO FORM A MEANINGFUL WHOLE.



THE STRUCTURE OF THE COMPLEX, WHILE SIMPLE IN CONCEPTION, EASILY ALLOWS FOR MULTIPLE USES (EVEN VERY COMPLEX ONES), TO TAKE PLACE WITHIN.



SUSTAINABILITY CONCEPT LOOKS AT SUSTAINABILITY AS AN INTEGRATED DESIGN STRATEGY ON ALL LEVELS - URBAN, SOCIAL, ETC. - AND IS NOT BASED ON 'MECHANICAL' ADDITION OF FEATURES TO MAKE PROJECT ARTIFICIALLY 'EFFICIENT'.



THE PARKING STRUCTURES OF THE COMPLEX ARE A 'TECHNICAL BASE' FOR ALL OF THE PROGRAMMES ABOVE - THE TOTAL NUMBER OF PARKINGS IS 1733. THE POSITION OF CORES ALLOWS FOR EASY ACCESS TO ALL PROGRAMMES SEPARATELY.

