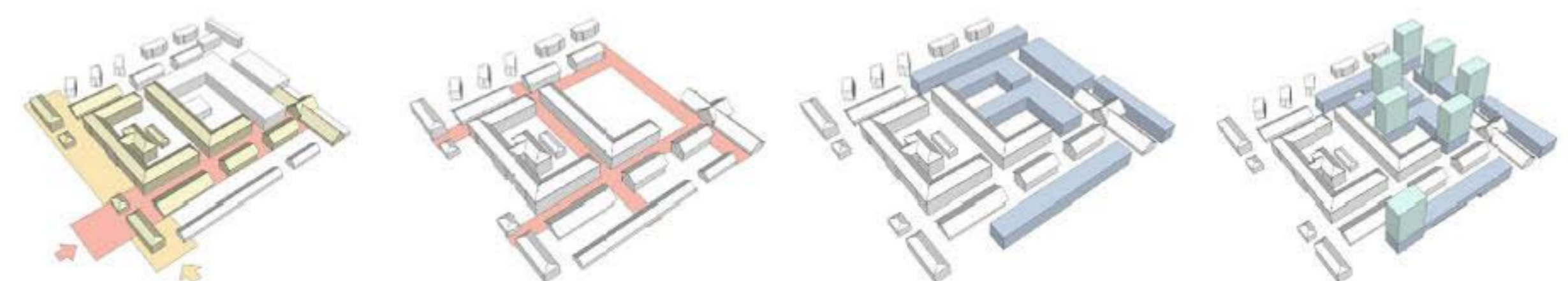


ZASNOVA

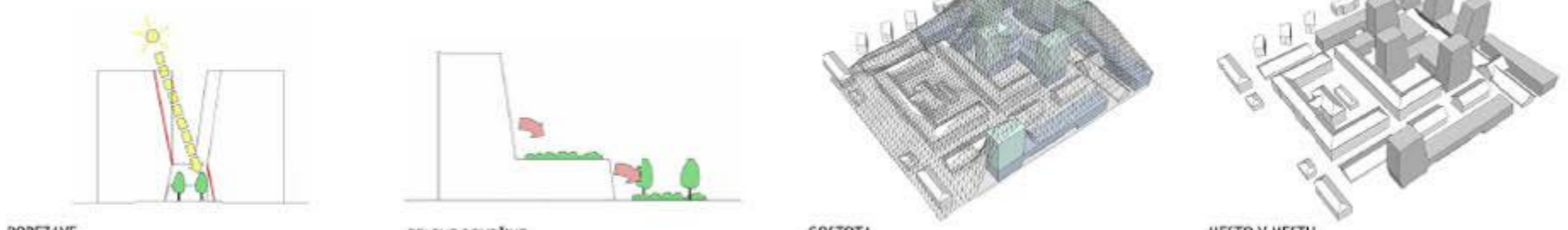


**OHRANJENOST**  
Ohranjanje dveh zgodovinskih ambijentov - pročelja ob Tržaški ulici in prostor zahodne notranje ulice Tobačne tovarne. S tem v revitaliziranem območju ohranjamo "zgodovinsko avtorstvo".

**MREŽA ULIC**  
Ohranjanje ortogonalno retnanoj strukture ulic v območju Tobačne tovarne in s tem tudi specifičen značaj območja.

**NIVO OBSTOJEČIH OBJEKTOV**  
Znotraj ohranjene strukture ulic so postavljeni novi objekti mestnega partnerja.

**NIVO NOVIH OBJEKTOV**  
Na podstavku se postavijo višinski poudarki ki omogočajo optimalno svetlovlte in dosežejo zahtevano izrabo zemljišča.

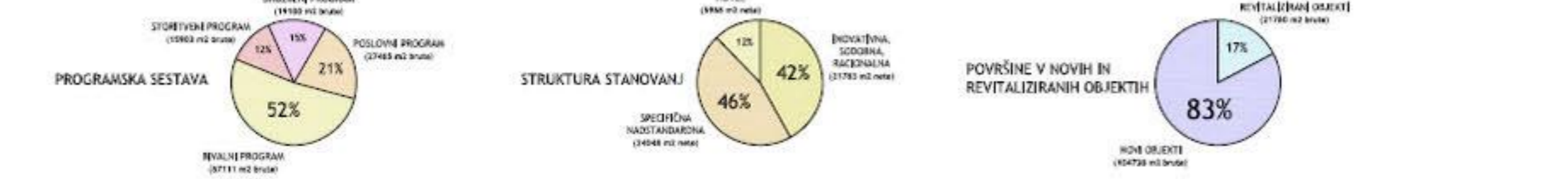


**POREZAVE**  
Objekti so porezani tako da omogočajo optimalno svetlovlte.

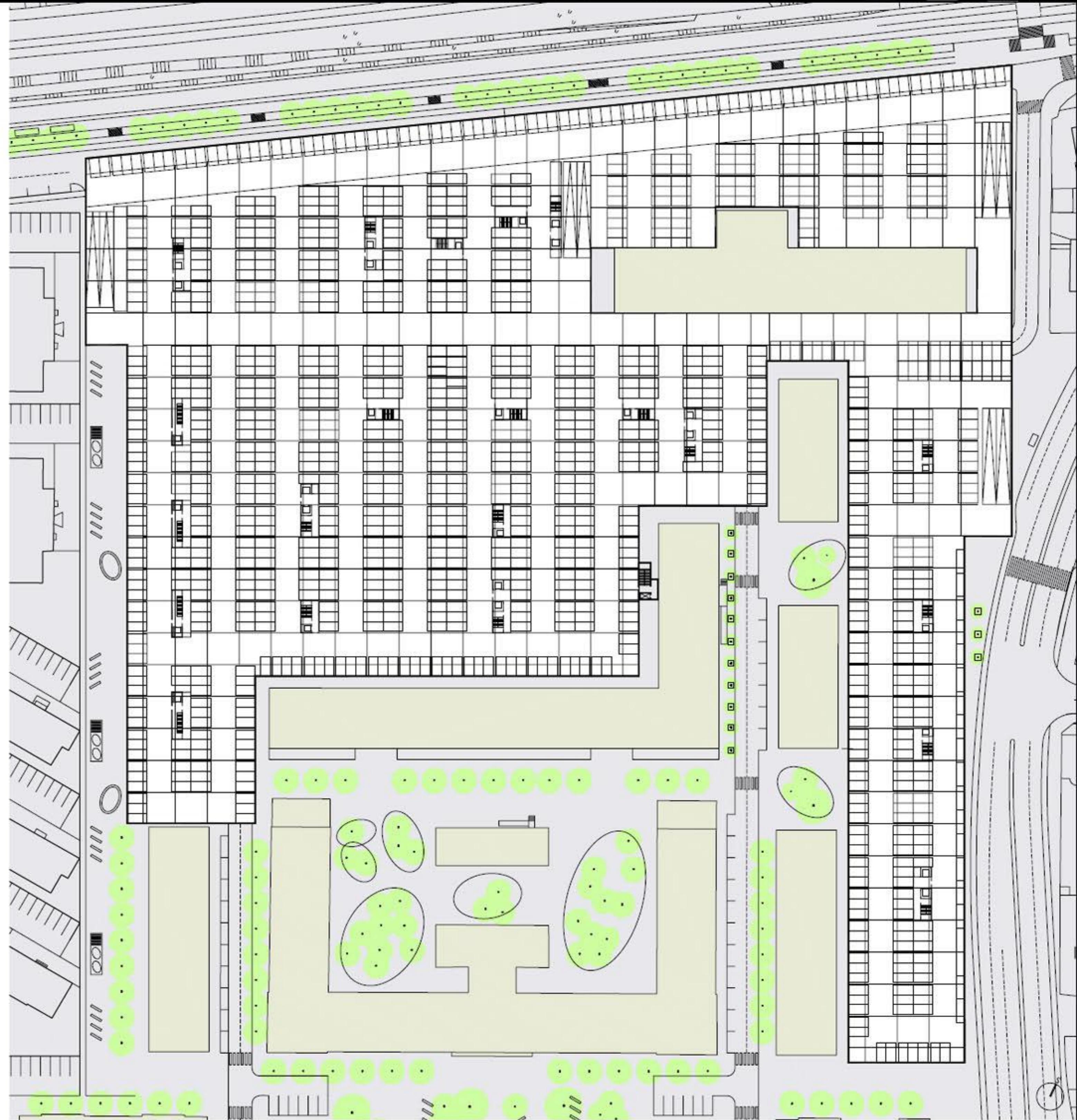
**ZELENE POVRŠINE**  
Osvetležen na strehi omogoča stik z naravo tako prebivalcem v objektih mestnega partnerja kot stanovalcem v stolpih.

**GOSTOTA**  
Znotraj območja je dosežena gradnja gostote. Visoki objekti so skoncentrirani na SZ, v ozadju Tobačne - z izjemo višinskega poudarka ob Tržaški, ki je znanilec novega posega v območje.

**MESTO V MESTU**  
Končna oblika ohranja skoraj vse zgodovinske pomembne objekte, dosega željeni izkoristek zemljišča in z razrednim programom tvori novo zaključeno enoto - mesto znotraj mesta.



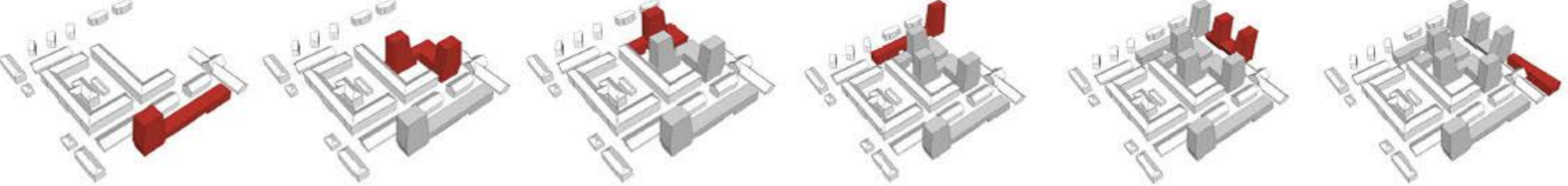
SITUACIJA M 1:2000



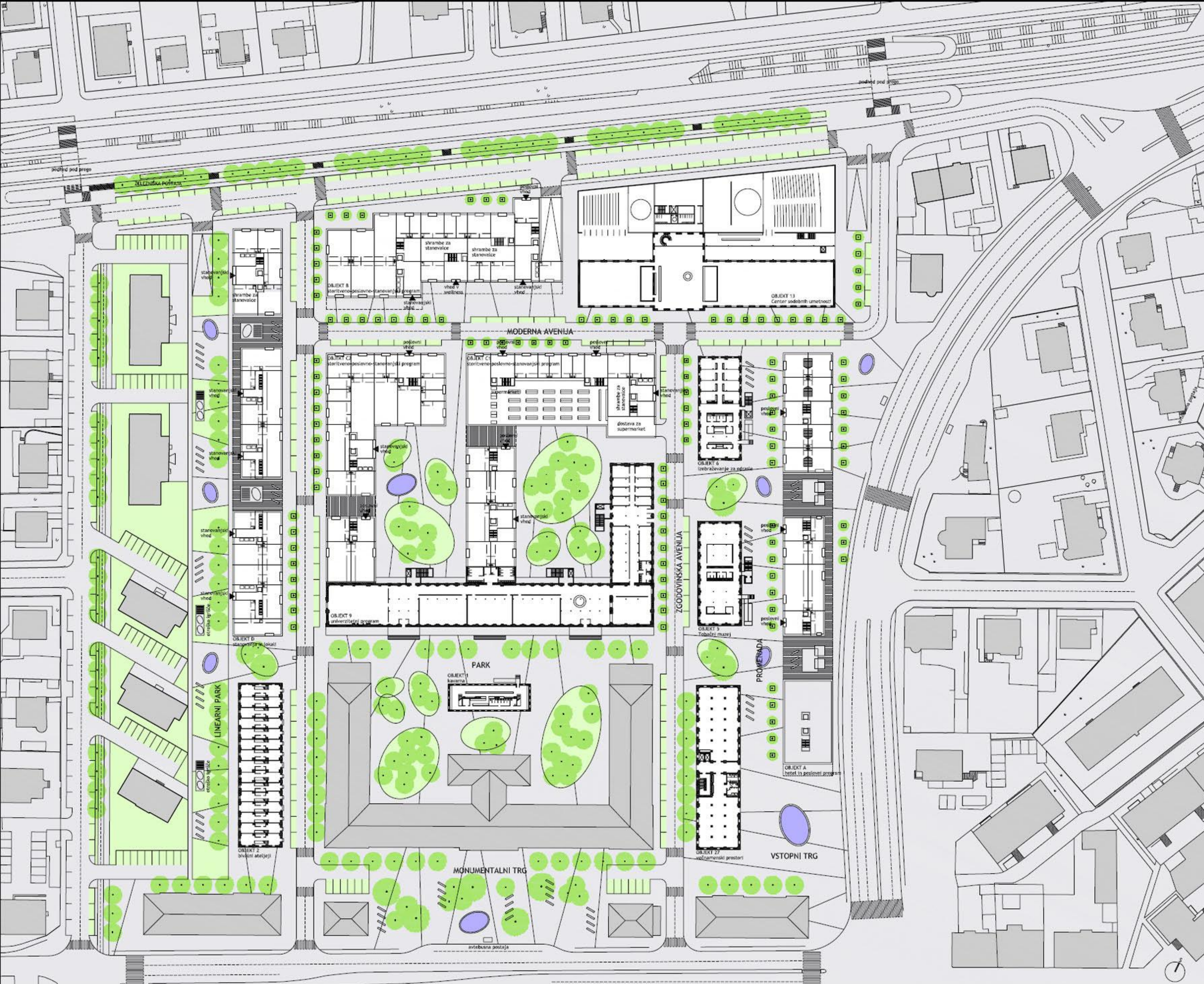
TLORIS KLETI M 1:500

FAZNOST

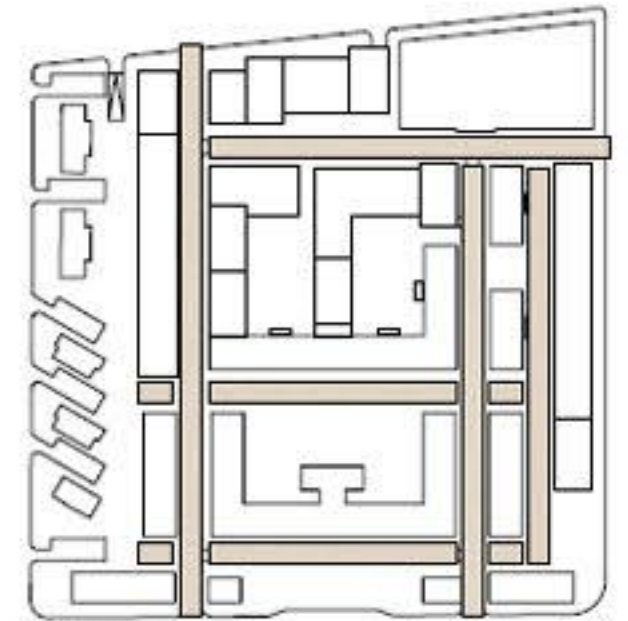
Vse faze se izvedejo v sklopu s pripadajočimi podzemnimi objekti.



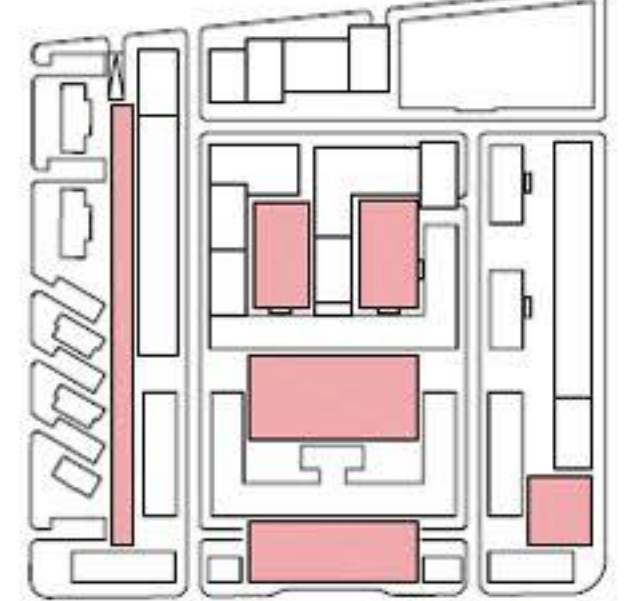
FAZA 1 Objekt A - "Tržaška"  
FAZA 2 Objekt C1 - "Center 1"  
FAZA 3 Objekt C2 - "Center 2"  
FAZA 4 Objekt D - "Korabnova"  
FAZA 5 Objekt B - "Zeleznica"  
FAZA 6 Objekt I3 - "Energetika centrala"



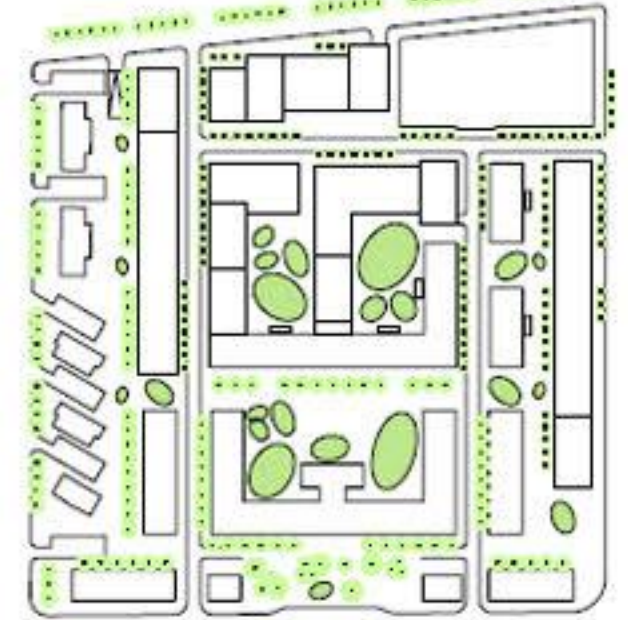
POGLLED VZDOLŽ "MODERNE AVENIJE"



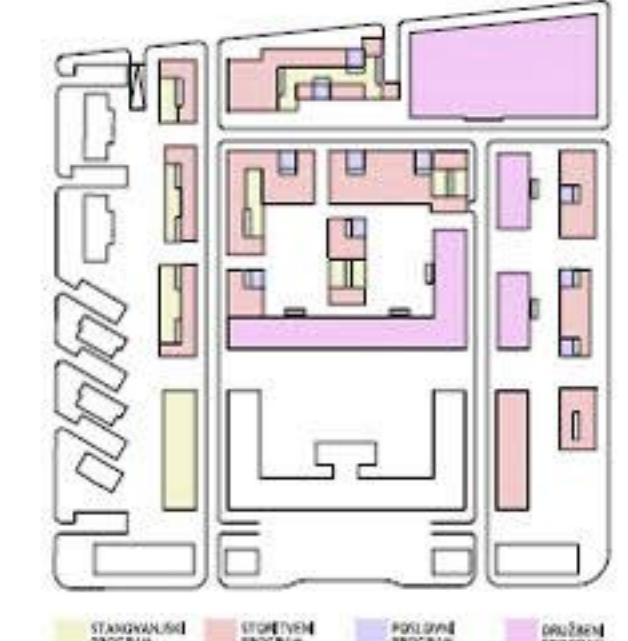
SHEMA ULIC



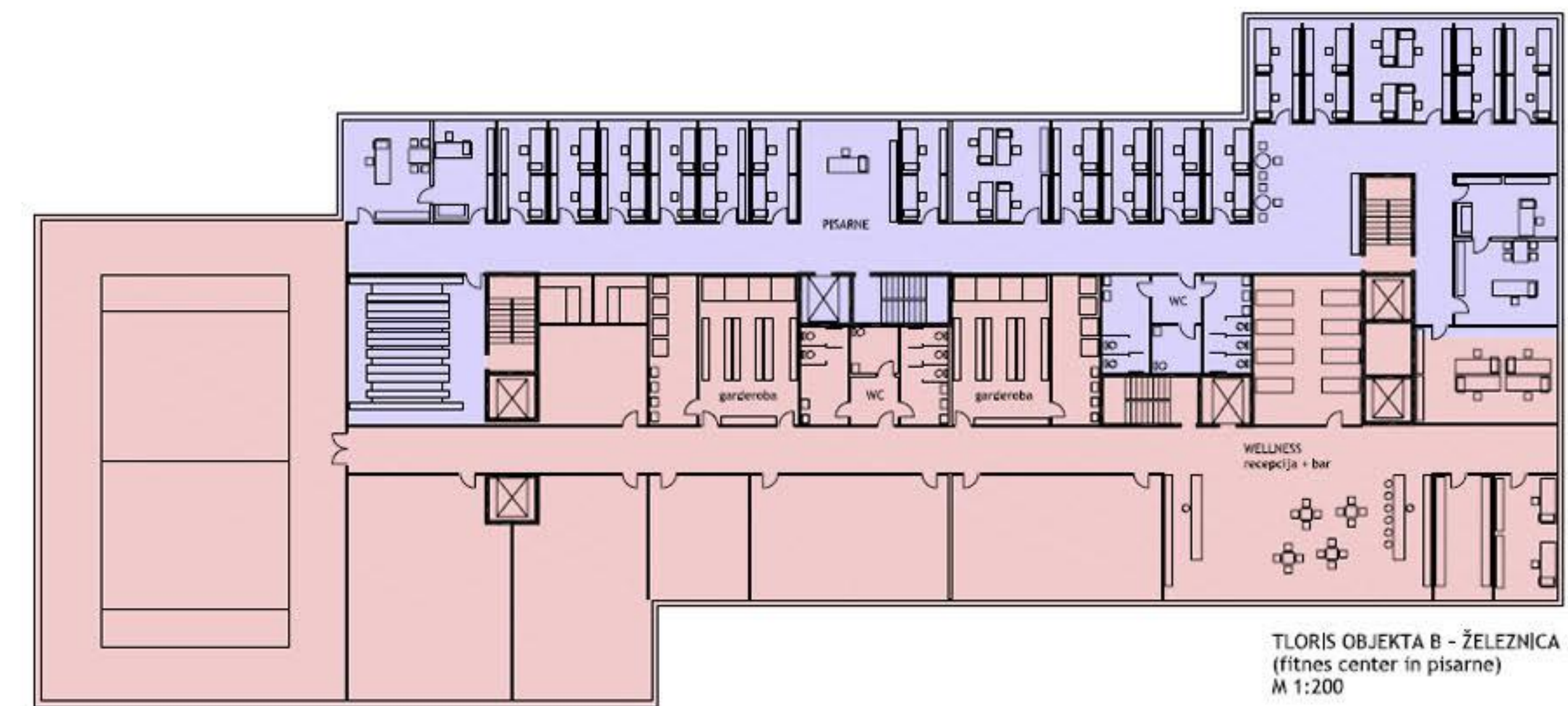
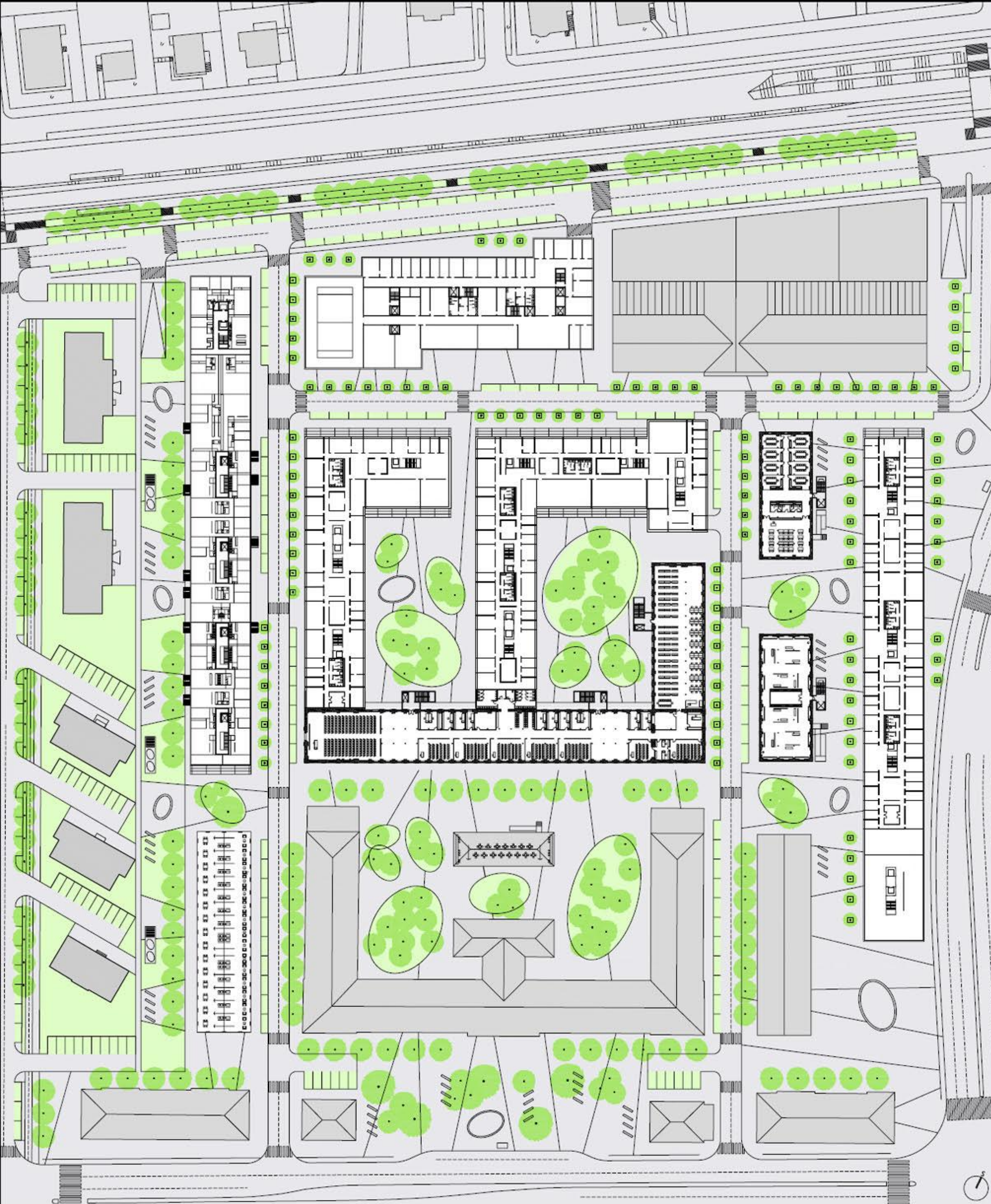
SHEMA TRGOV IN PARKOV



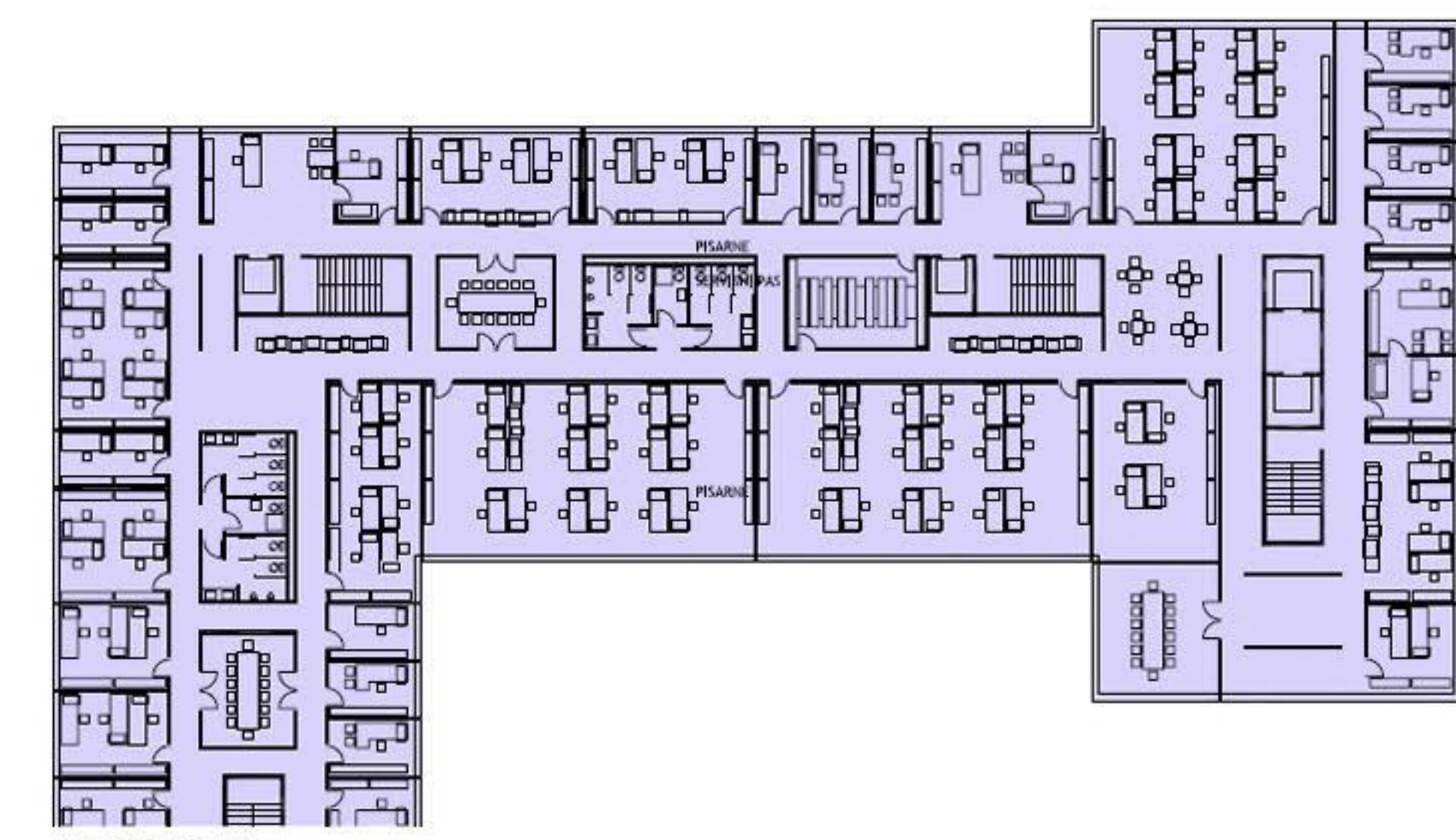
SHEMA OZELENITVE



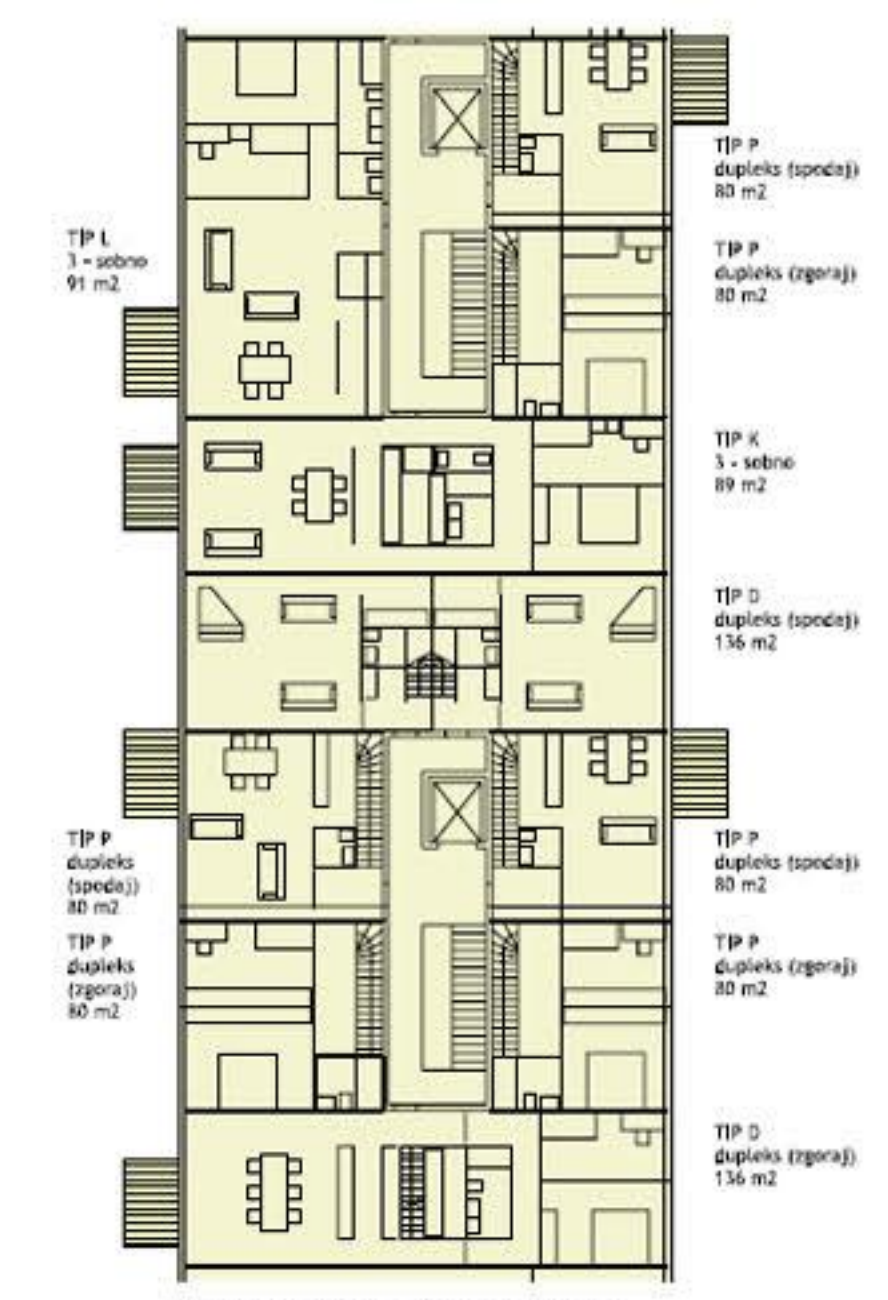
STANOVAJSKI PROGRAM STROJNICE PROJEKCIJSKI PROGRAM DRUGI PROGRAM



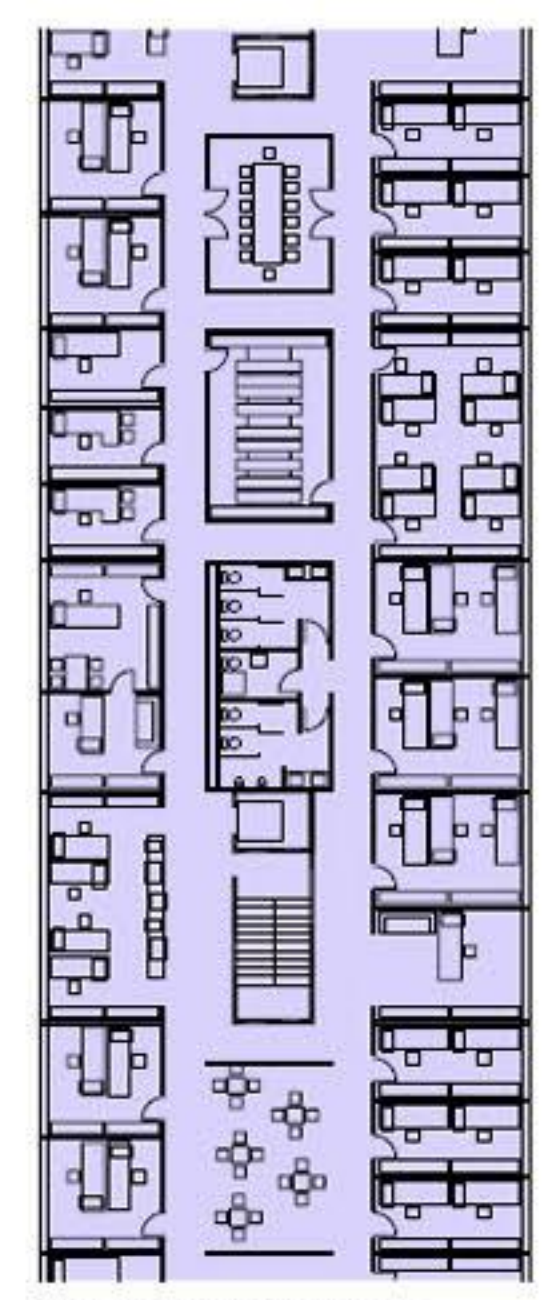
TLORIS OBJEKTA B - ŽELEZNICA  
(fitness center in pisarne)  
M 1:200



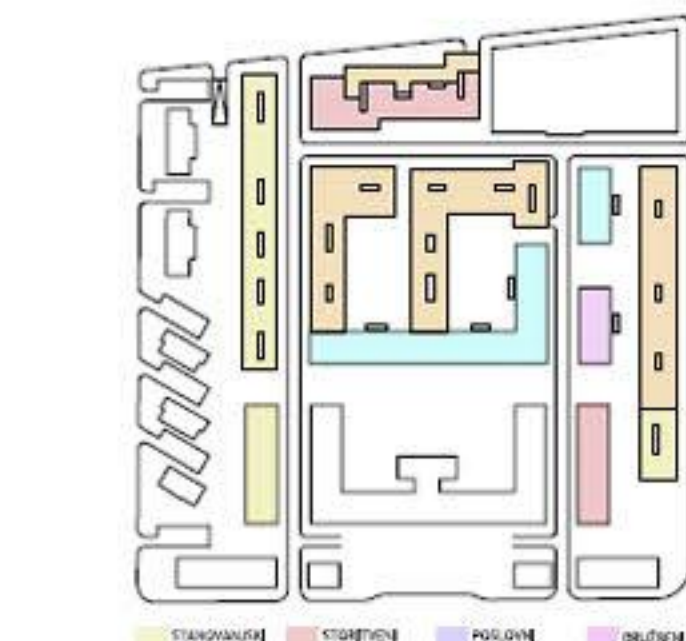
TLORIS OBJEKTA C1  
(pisarne)  
M 1:200



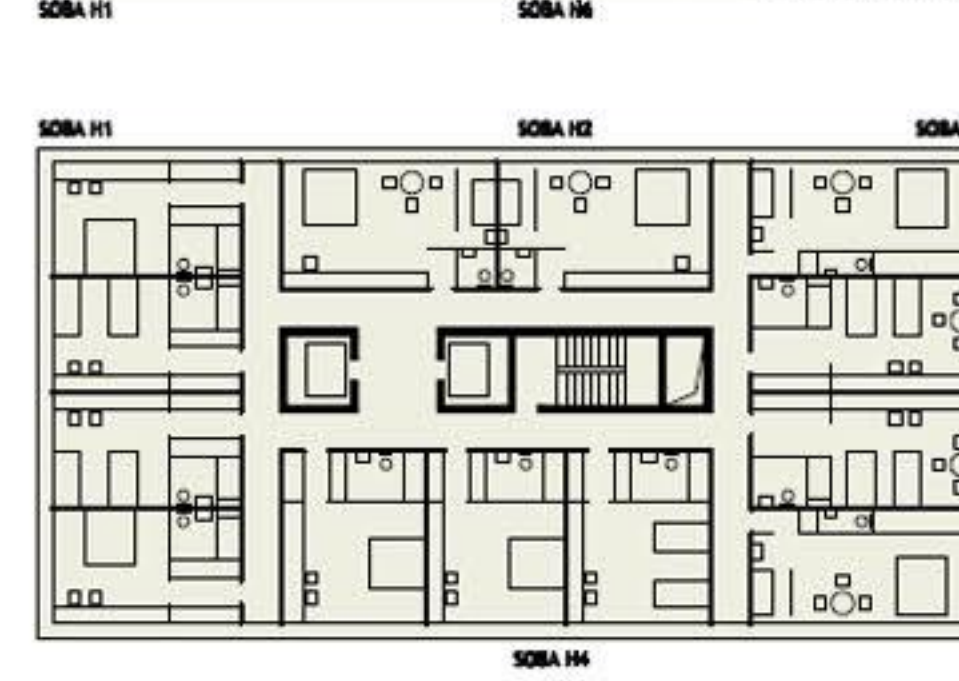
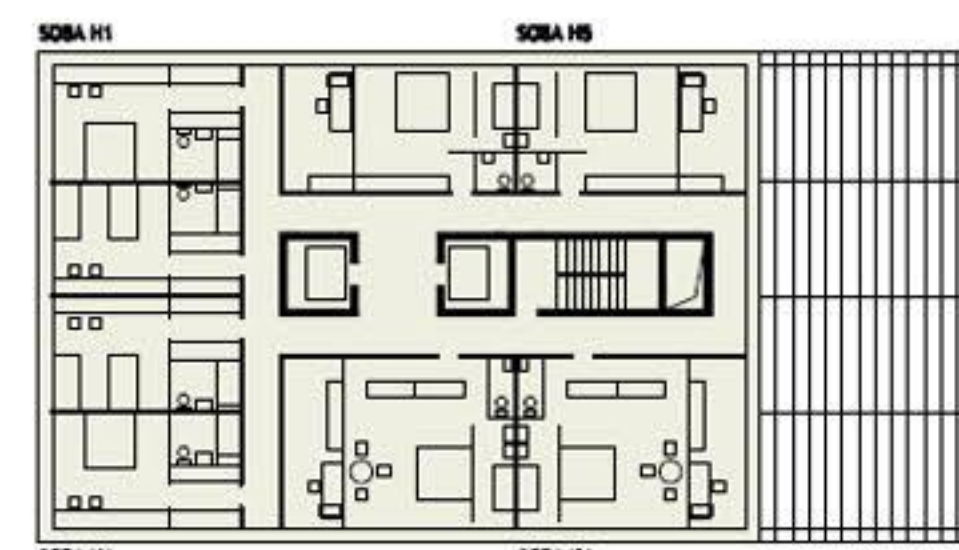
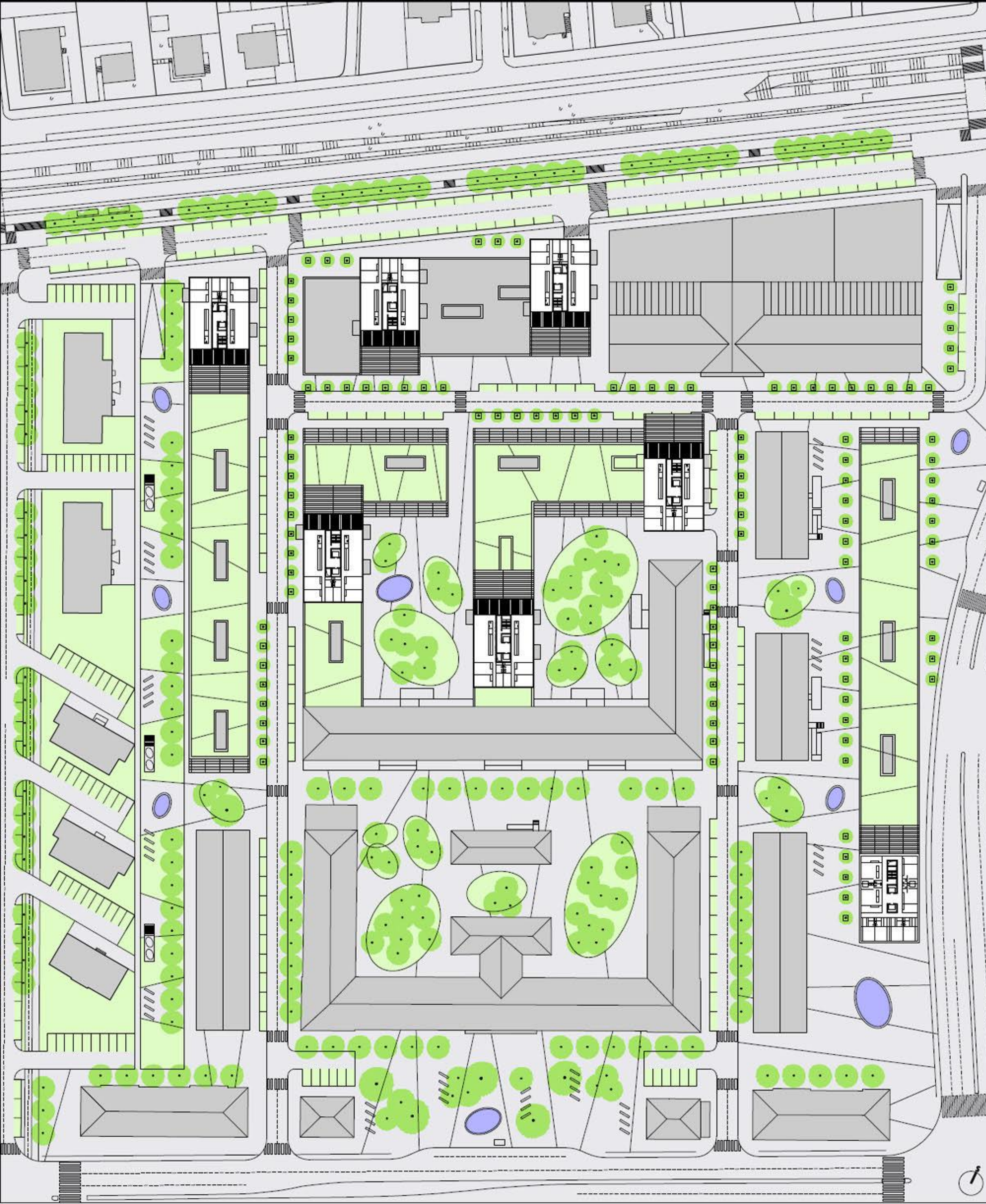
TLORIS STANOVANJSKE LAMELE  
M 1:200



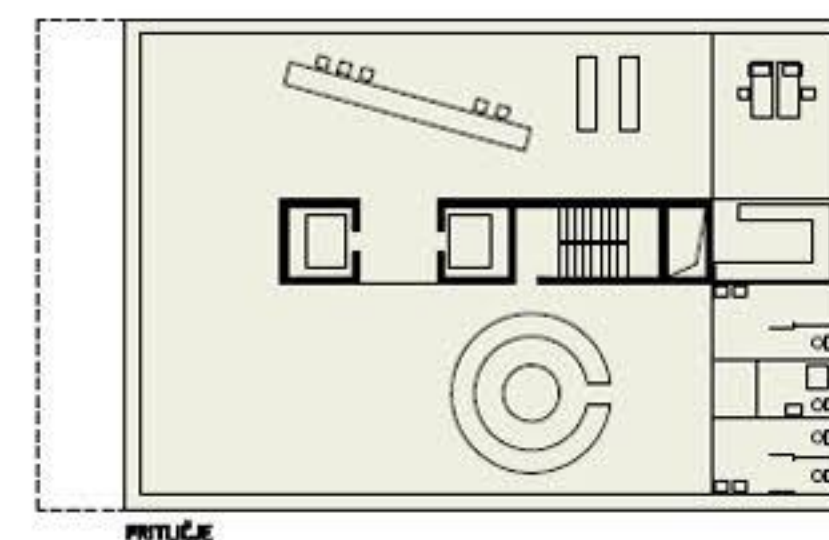
TLORIS POSLOVNE LAMELE  
M 1:200



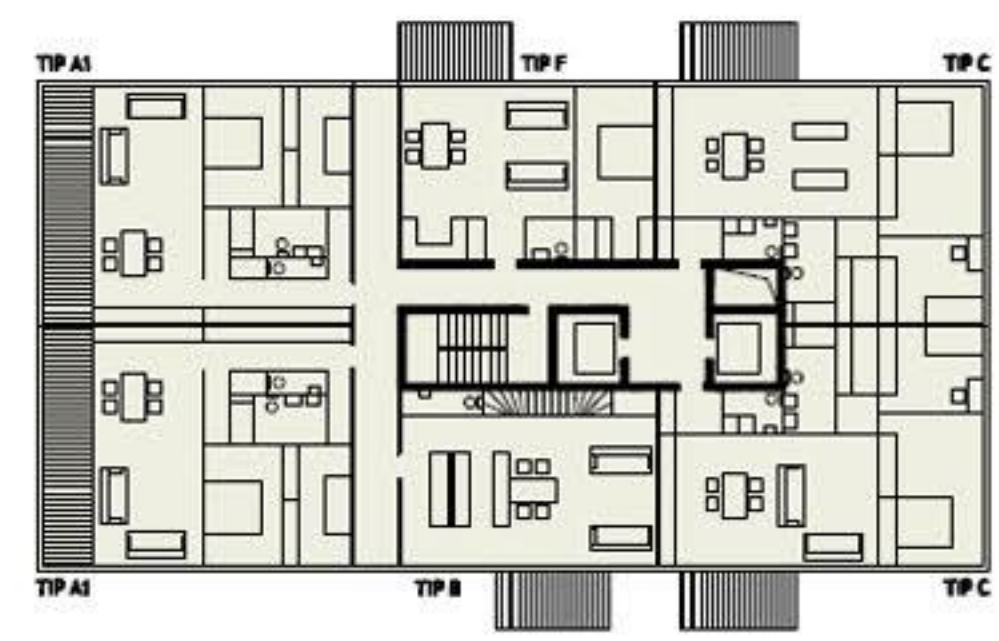
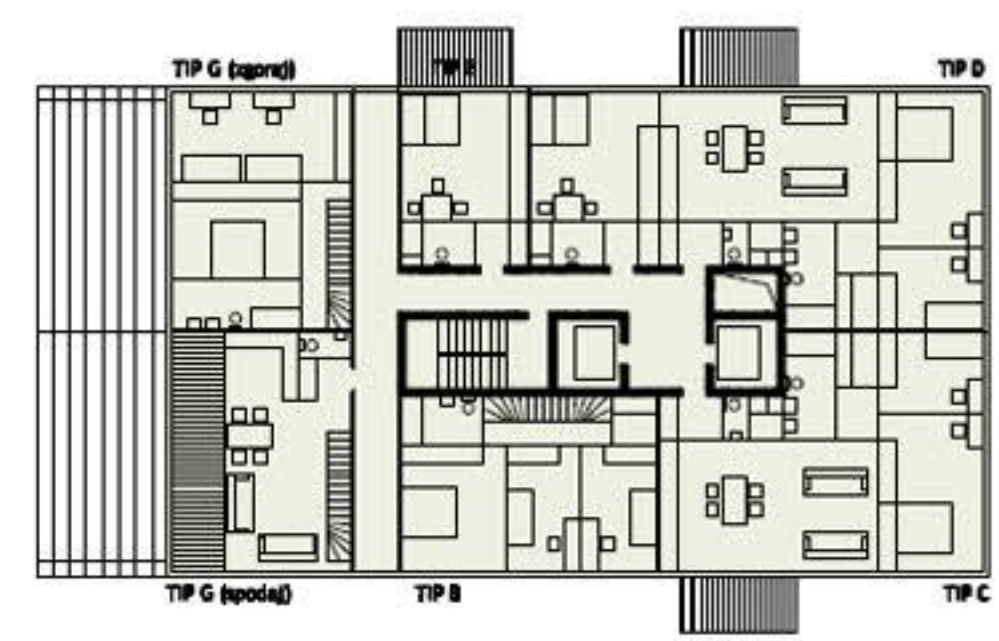
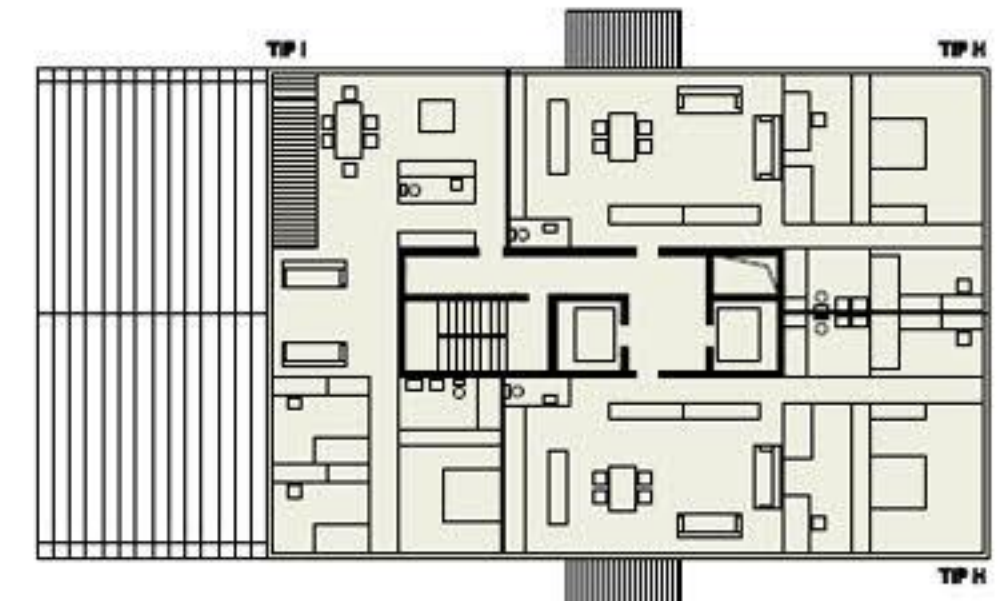
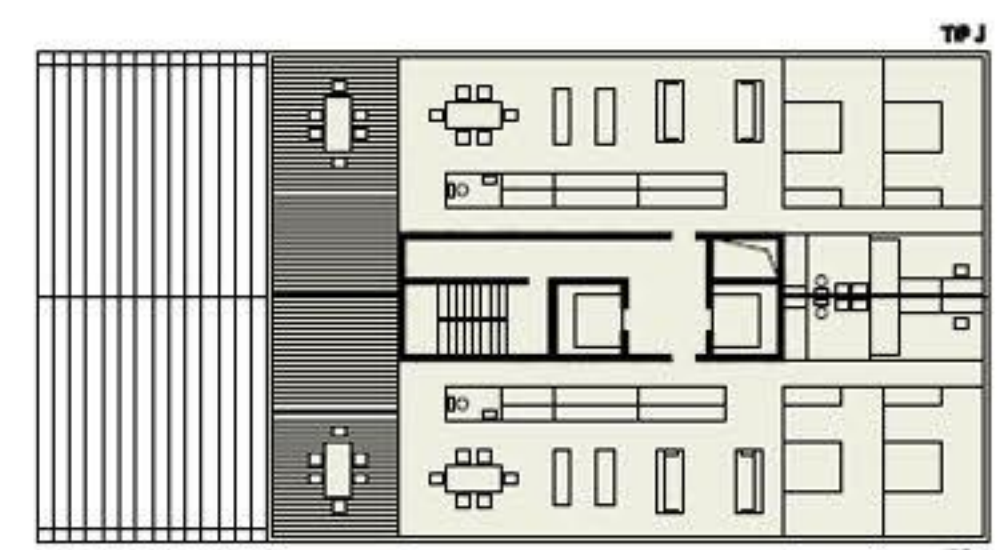
TLORIS KOMPLEKSA  
V VIŠINI LAMEL  
M 1:500



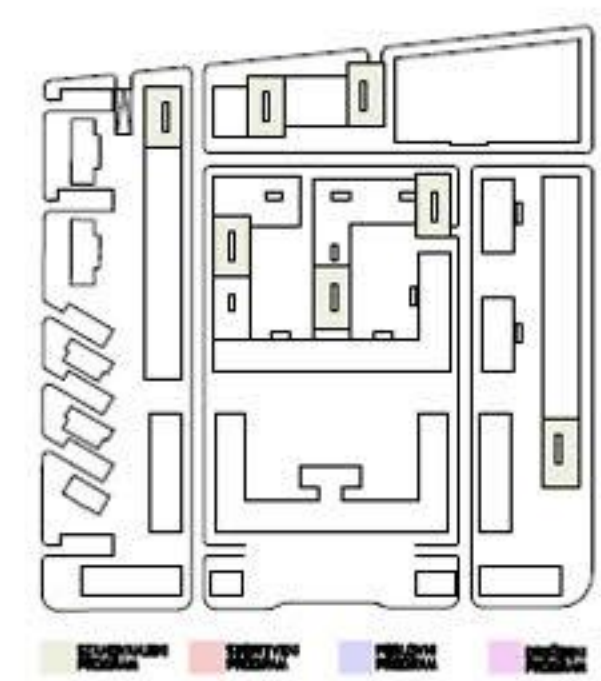
STANOVANJA			HOTELSKE SOBE	
TIP A1 3 sobe, 78 m <sup>2</sup>	TIP D 4 sobe, 109 m <sup>2</sup>	TIP G 4 sobe, 91 m <sup>2</sup>	SOBA H1 1 ali 2 postelji, 27 m <sup>2</sup>	SOBA H4 2 postelji, 30 m <sup>2</sup>
TIP B 4 sobe, 110 m <sup>2</sup>	TIP E 1 soba, 22,5 m <sup>2</sup>	TIP H 4 sobe, 128 m <sup>2</sup>	SOBA H2 3 postelji, 33 m <sup>2</sup>	SOBA H5 2 postelji, 36 m <sup>2</sup>
TIP C 3 sobe, 84,5 m <sup>2</sup>	TIP F 2 sobe, 59 m <sup>2</sup>	TIP I 4 sobe, 118 m <sup>2</sup>	SOBA H3 2 postelji, 32 m <sup>2</sup>	SOBA H6 2 postelji, prazna 48,7 m <sup>2</sup>



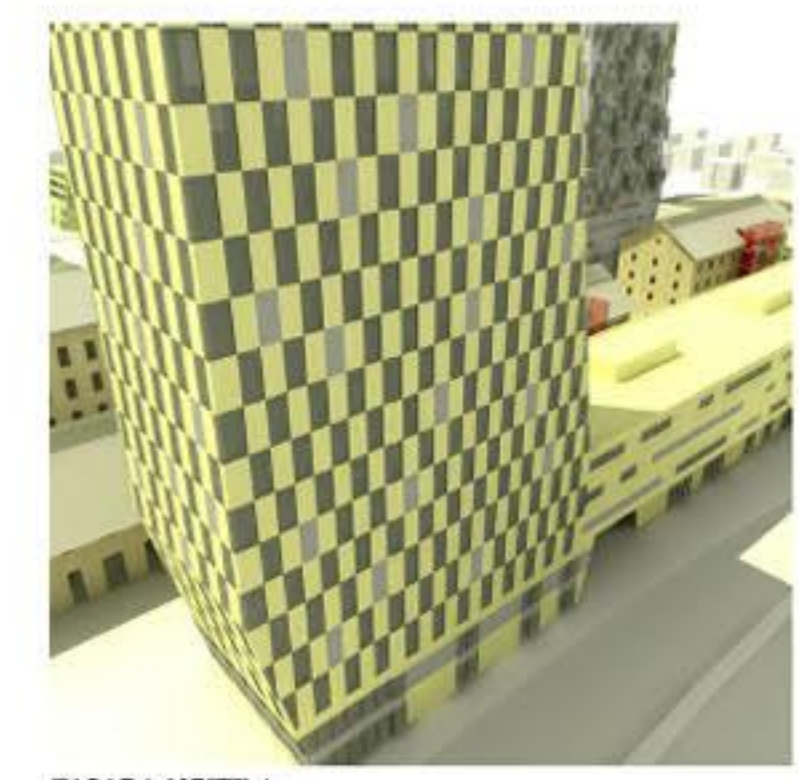
TLORISI HOTELA  
M 1:200



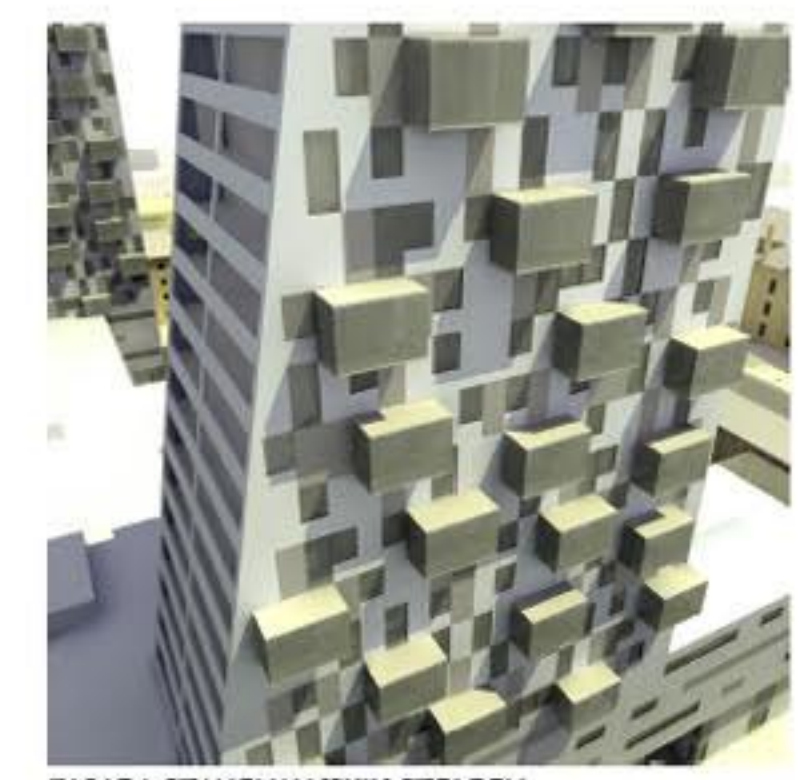
TLORISI STANOVANJSKIH ETAŽ  
M 1:200



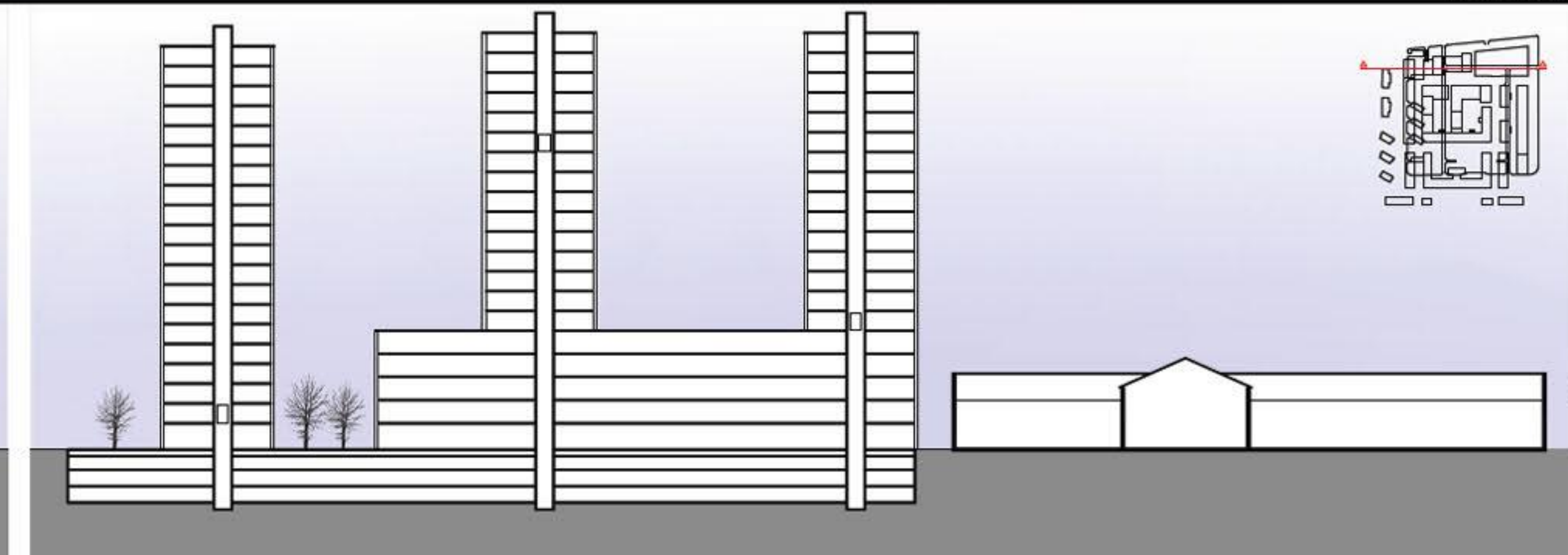
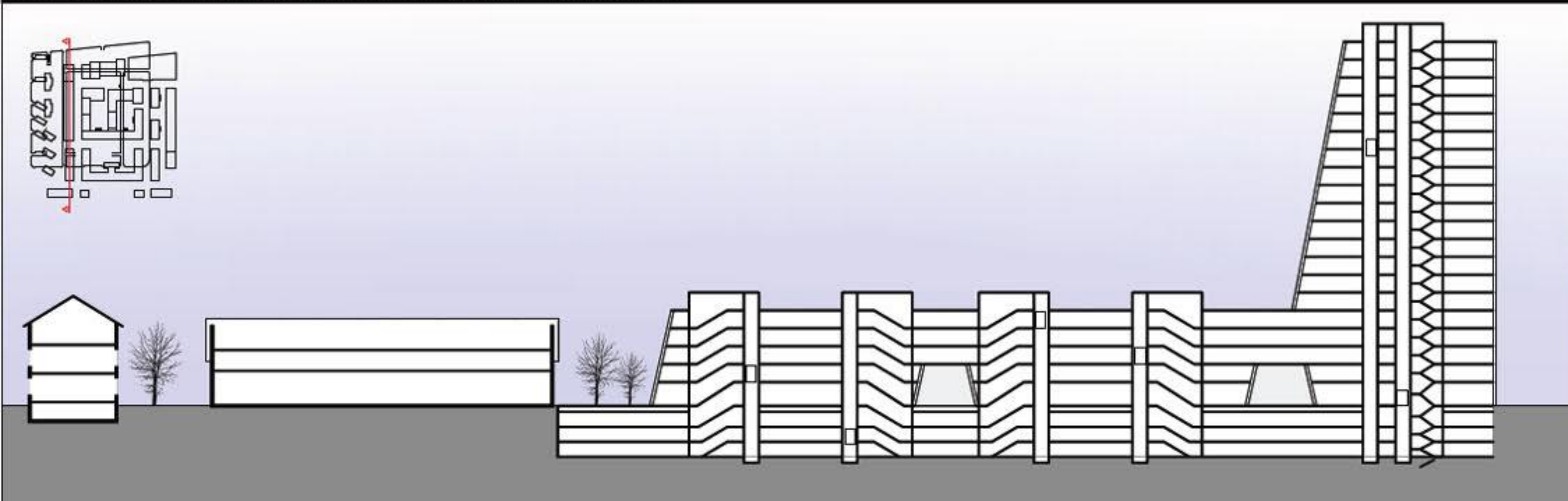
TLORISI KOMPLEKSA  
V VIŠINI STOLPOV  
M 1:500



FASADA HOTELA



FASADA STANOVANJSKIH STOLPOV



**RABA POVRŠIN**

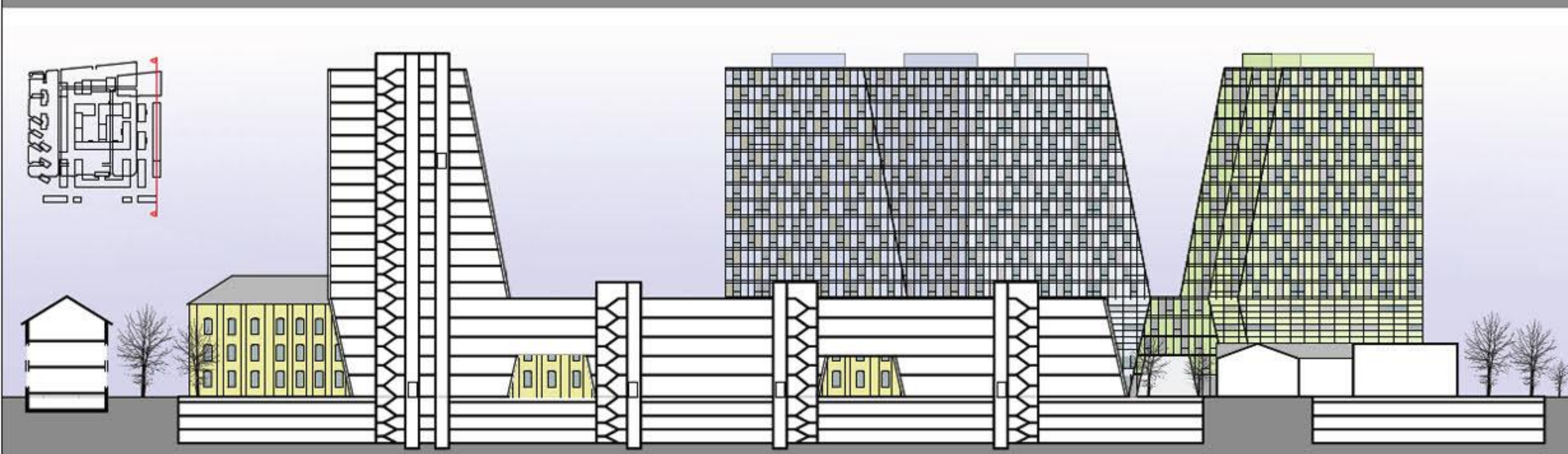
**STANOVANSKI PROGRAM** (Yellow)

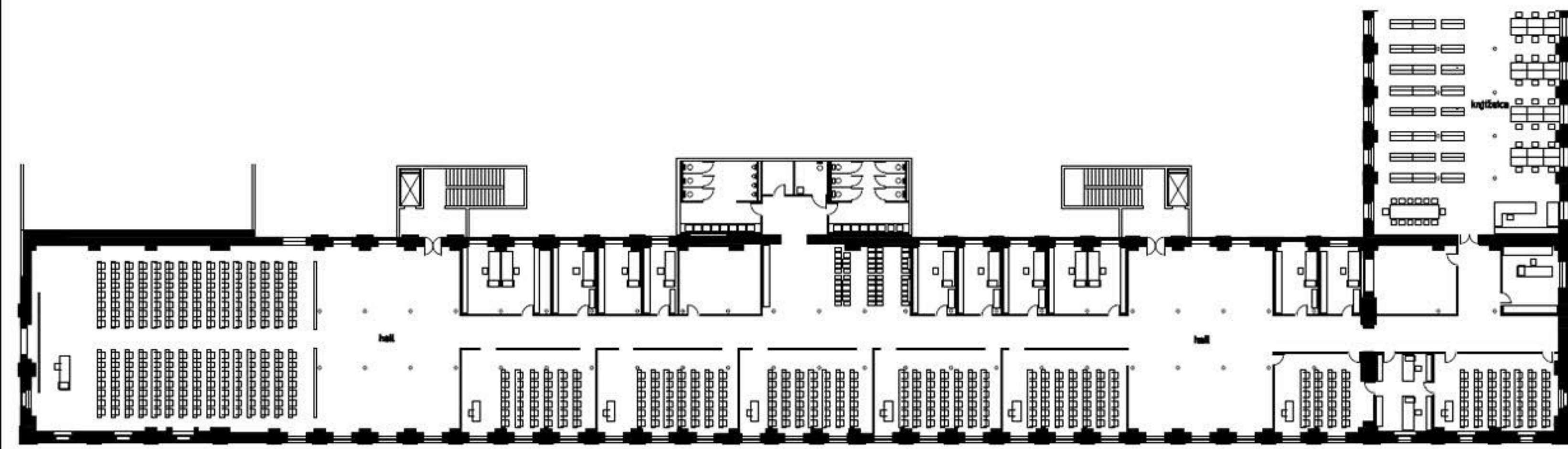
**STORITVENI PROGRAM** (Pink)

**POSLOVNI PROGRAM** (Blue)

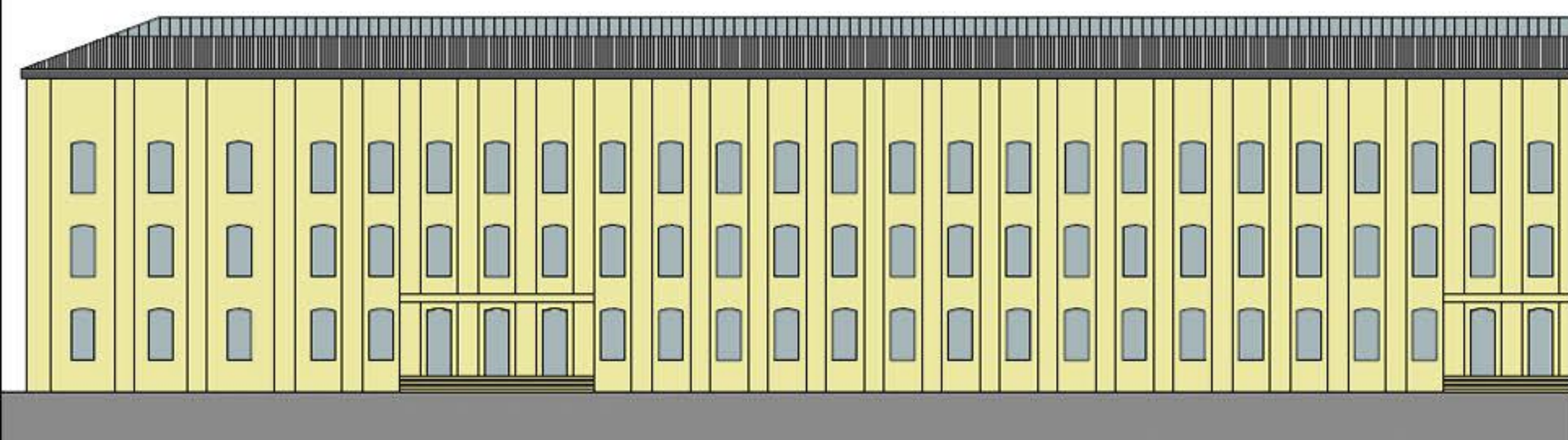
**DRUŽBENO IZOBRAŽEVALNI PROGRAM** (Light Pink)

**DRUŽBENO KULTURNI PROGRAM** (Light Purple)

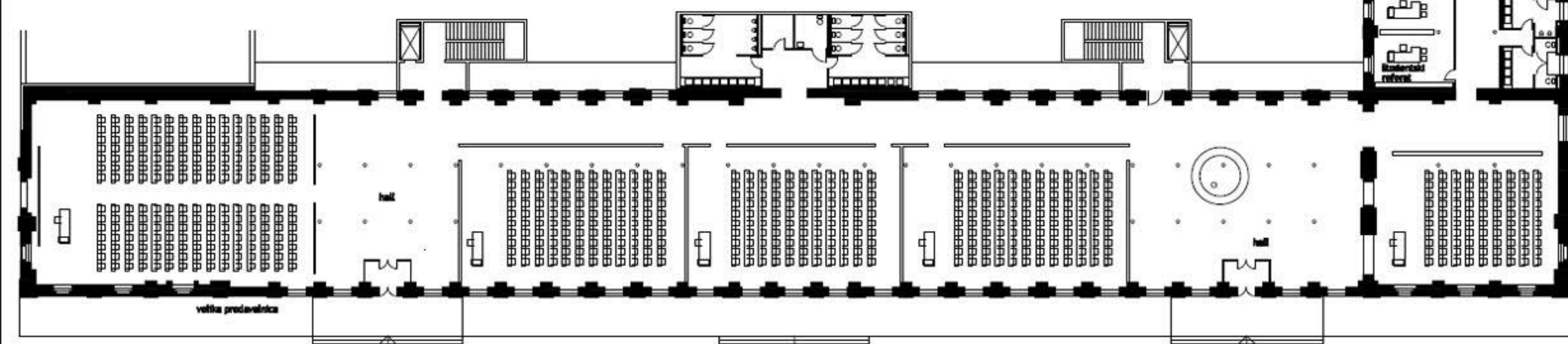




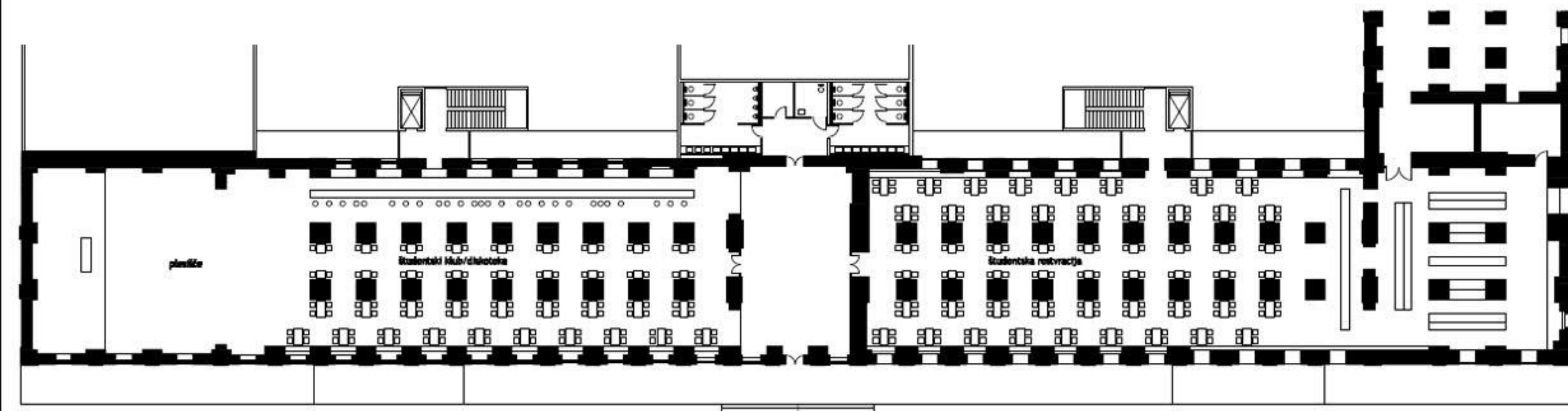
OBJEKT 2 - UNIVERZITETNI PROGRAM  
TLORIS TIPIČNE ETAŽE M 1:200



OBJEKT 2 - UNIVERZITETNI PROGRAM  
POGLED NA GLAVNO FASADOM 1:200



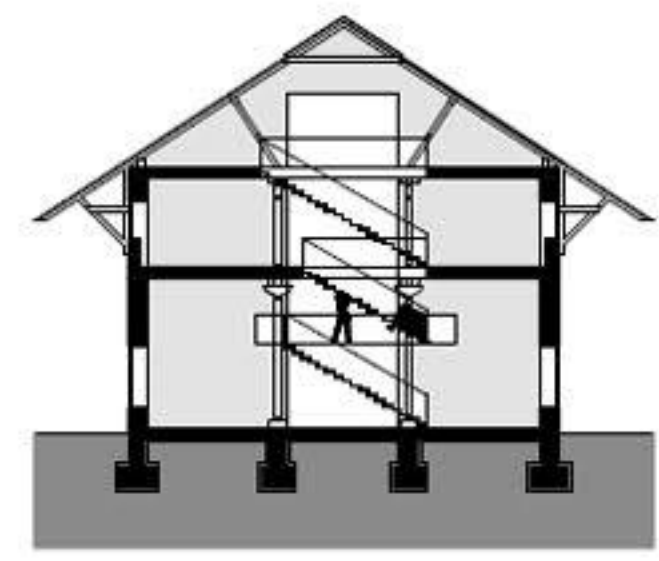
OBJEKT 2 - UNIVERZITETNI PROGRAM  
TLORIS PRITLIČJA M 1:200



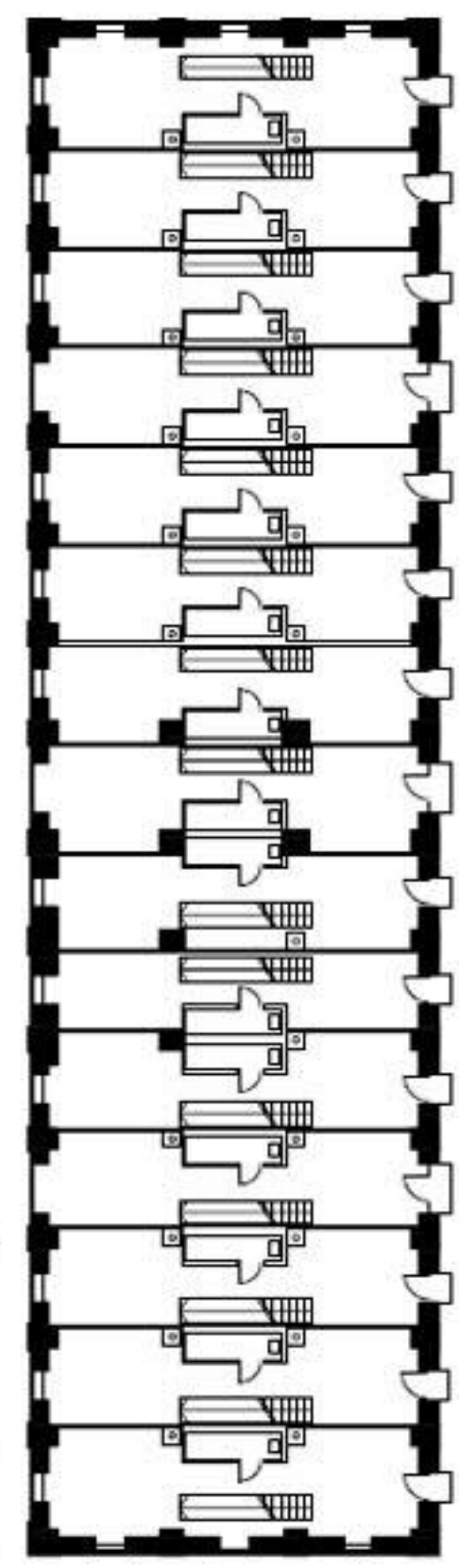
OBJEKT 2 - UNIVERZITETNI PROGRAM  
TLORIS KLETI M 1:200



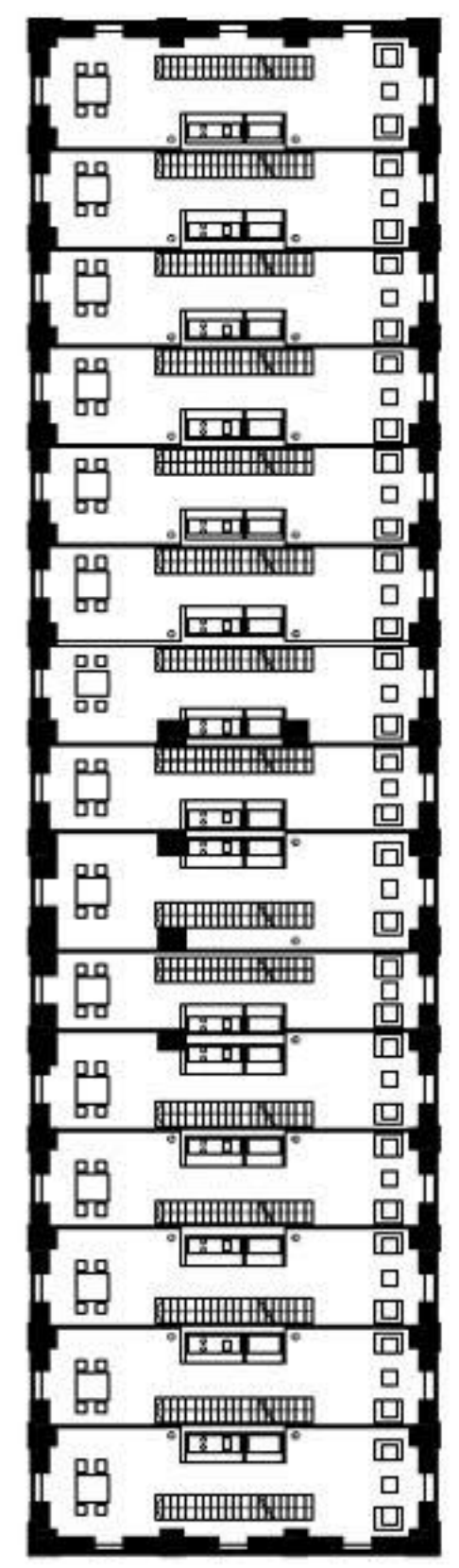
OBJEKT 2  
BIVALNI ATELJEJI  
PREČNI PREREZ  
M 1:200



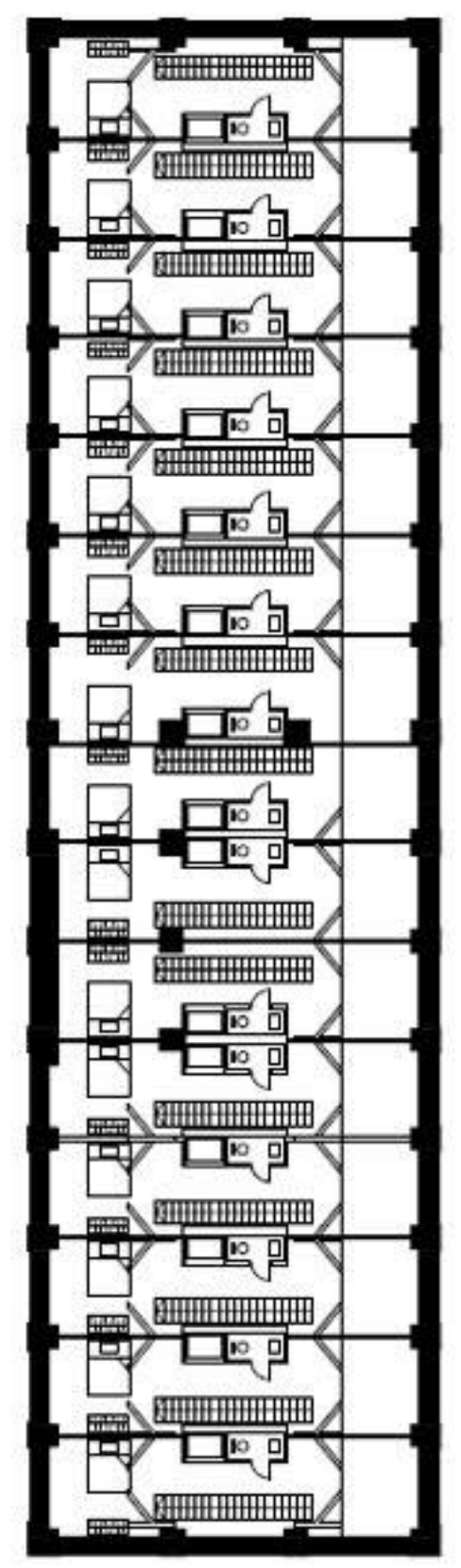
OBJEKT 2 - BIVALNI ATELJEJI  
TLORIS PRITLIČJA M 1:200



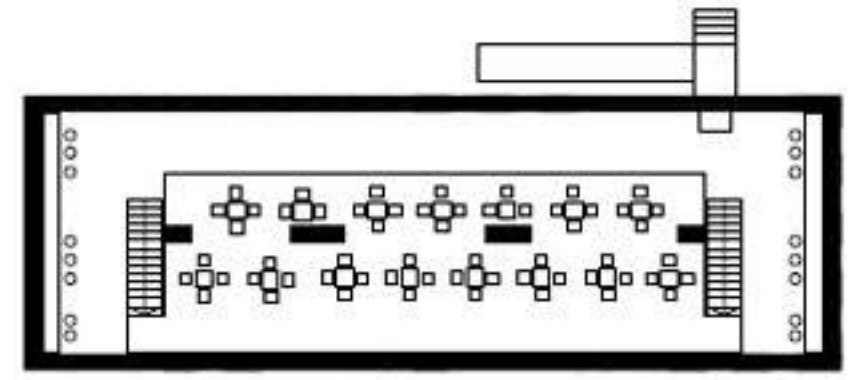
OBJEKT 2 - BIVALNI ATELJEJI  
TLORIS NADSTROPJA M 1:200



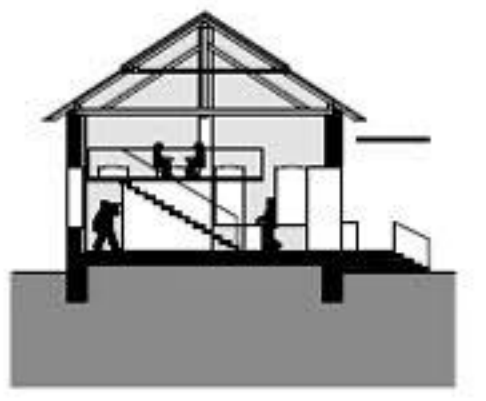
OBJEKT 2 - BIVALNI ATELJEJI  
TLORIS MANSARDE M 1:200



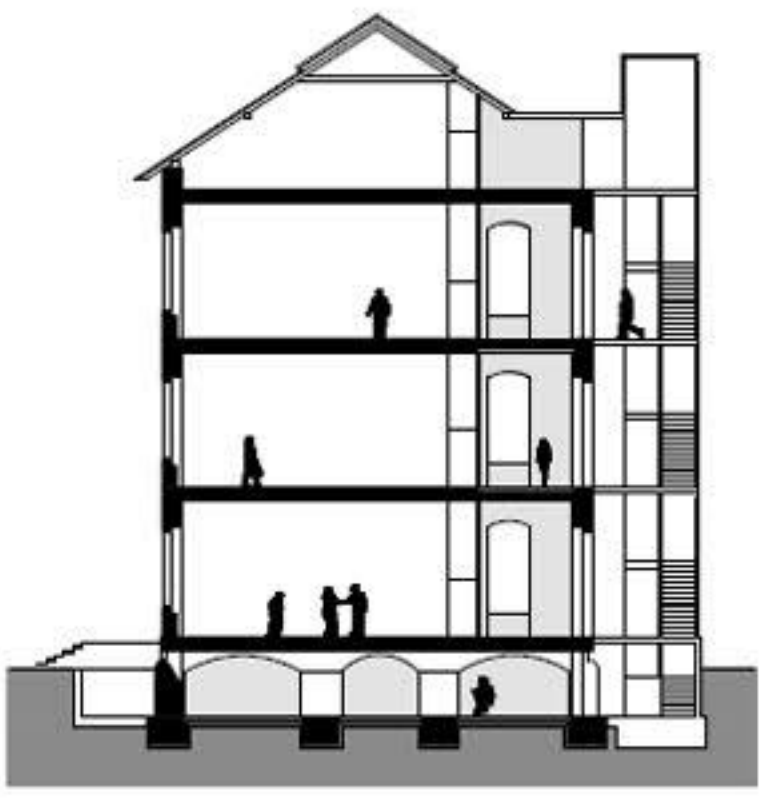
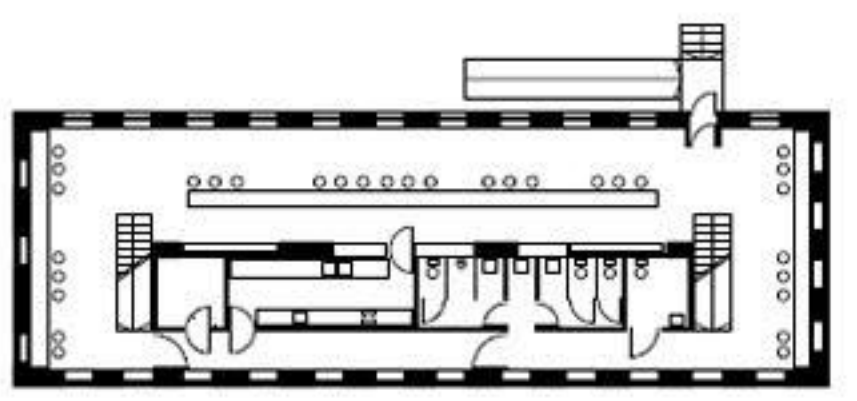
OBJEKT 1  
KAVARNA  
TLORIS NADSTROPJA  
M 1:200



OBJEKT 1  
KAVARNA  
PREČNI PREREZ  
M 1:200

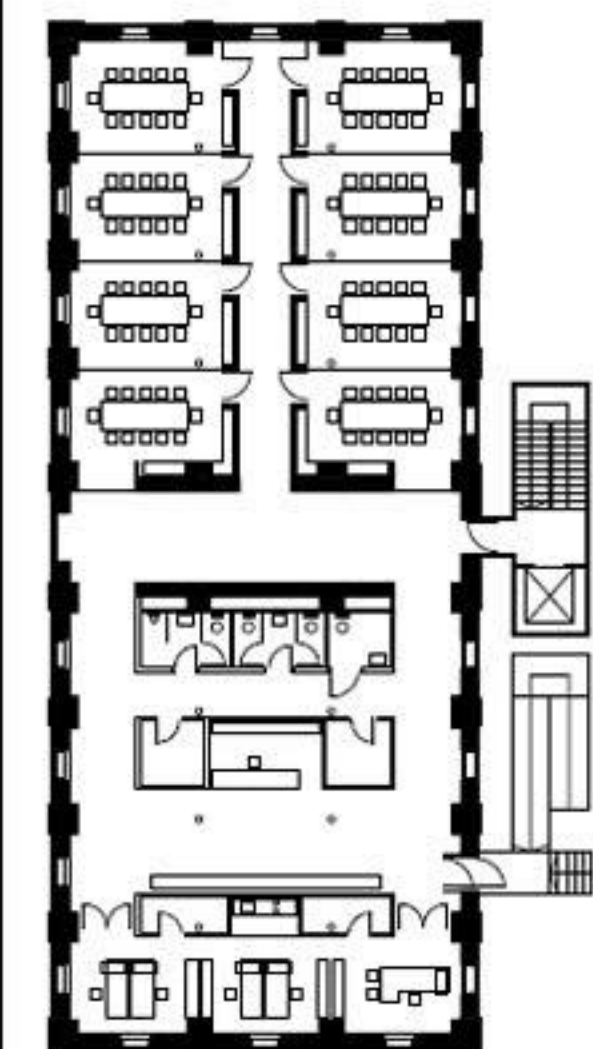


OBJEKT 1  
KAVARNA  
TLORIS PRITLIČJA  
M 1:200

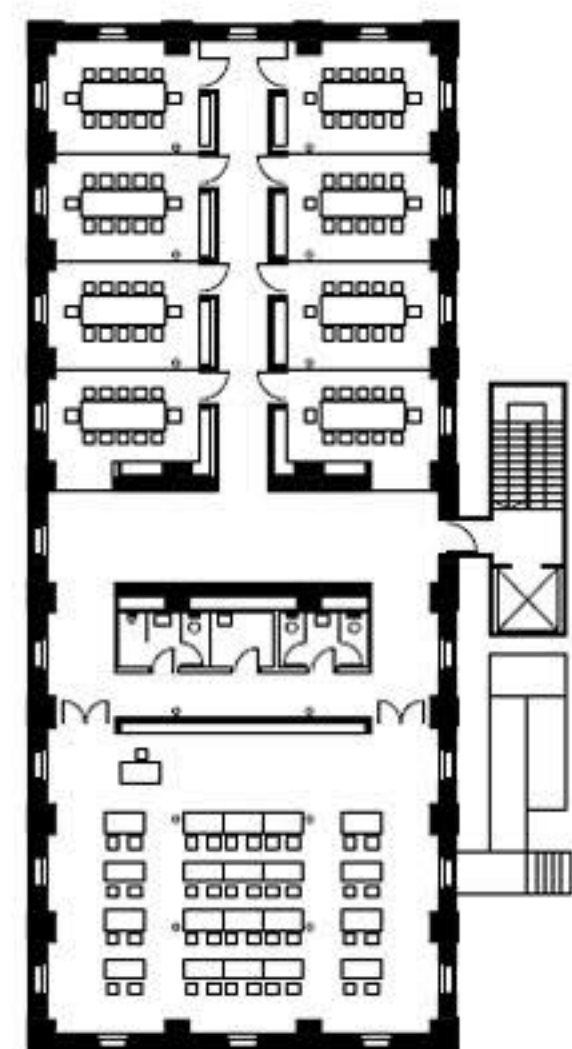


OBJEKT 9  
UNIVERZITETNI PROGRAM  
PREČNI PREREZ  
M 1:200

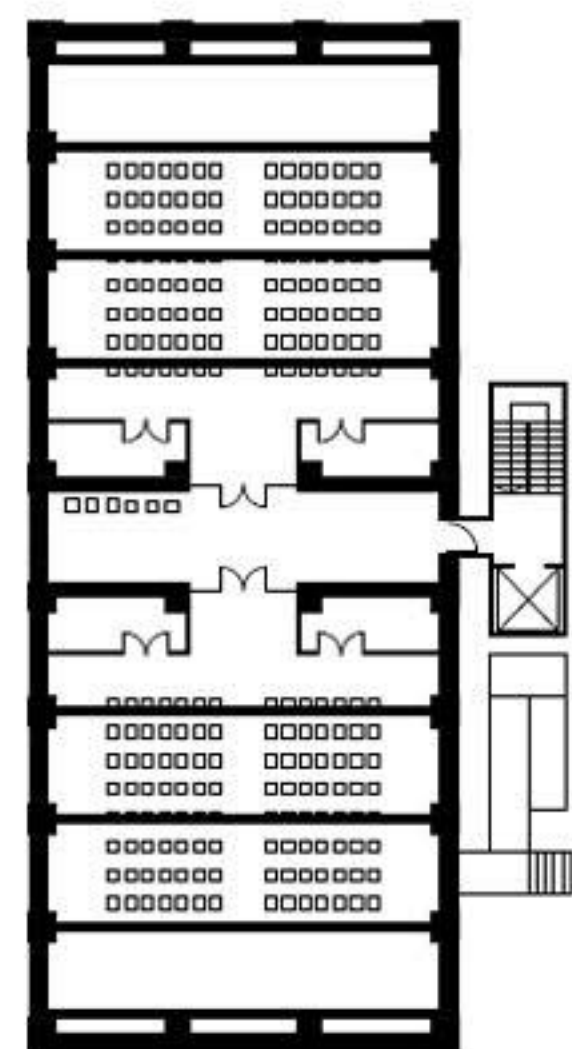




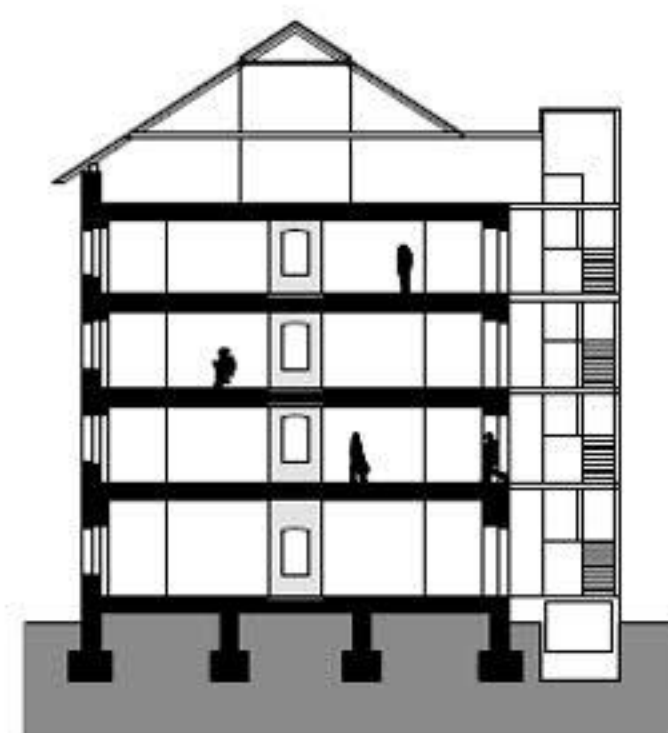
OBJEKT 6 - IZOBRAŽEVANJE ZA ODRASLE  
TLORIS PRITLIČJA M 1:200



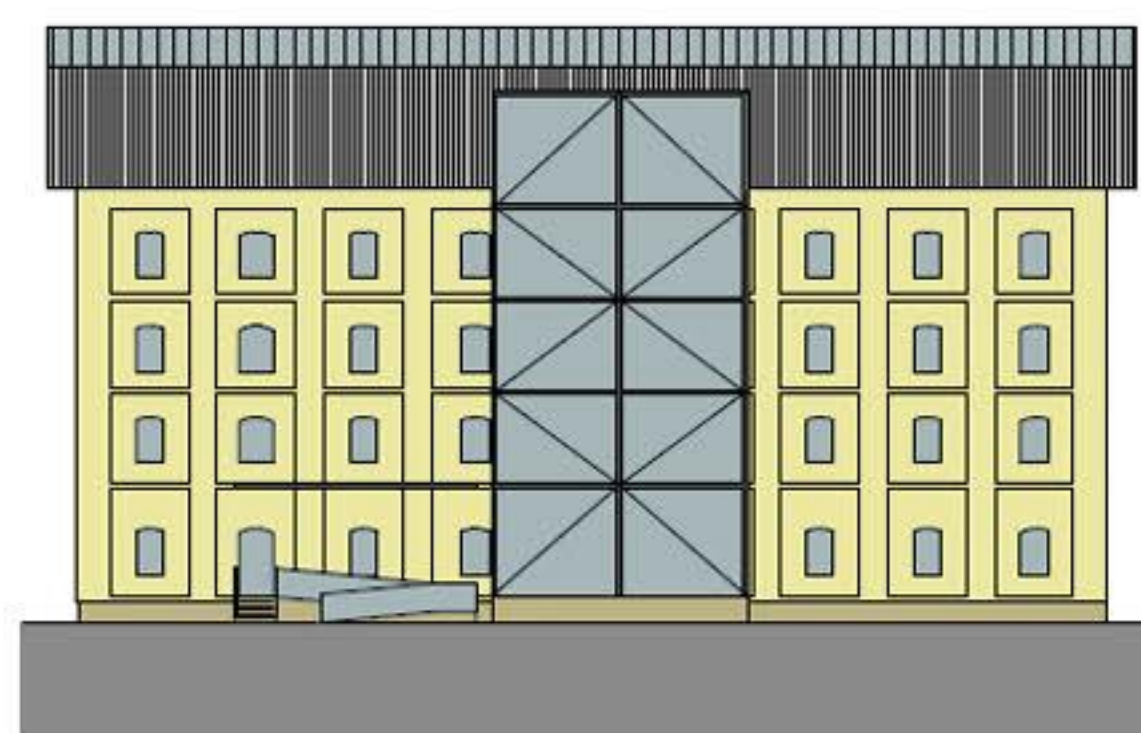
TLORIS NADSTROPJA M 1:200



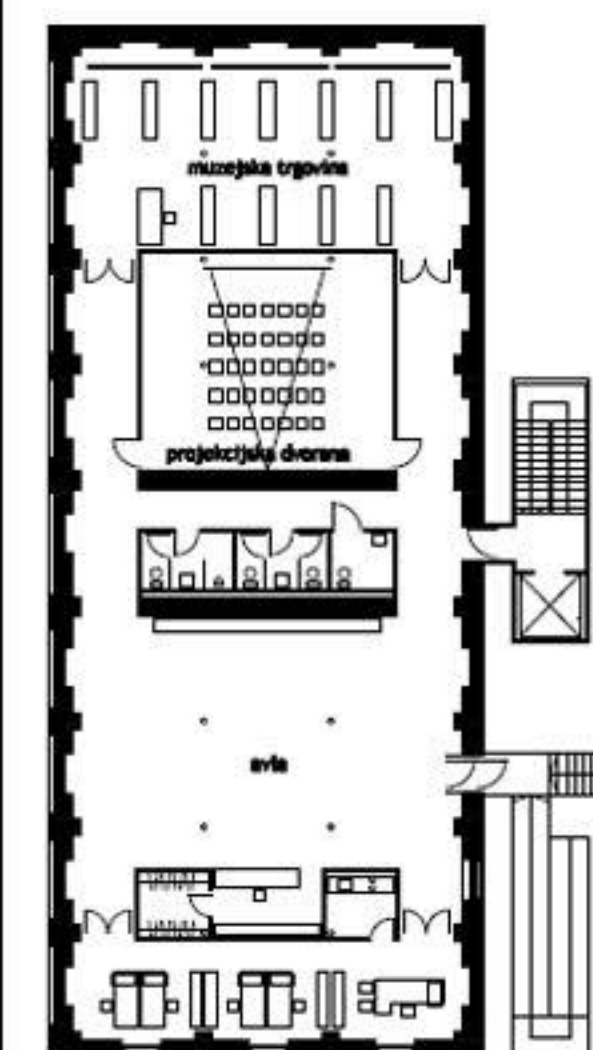
TLORIS MANSARDE M 1:200



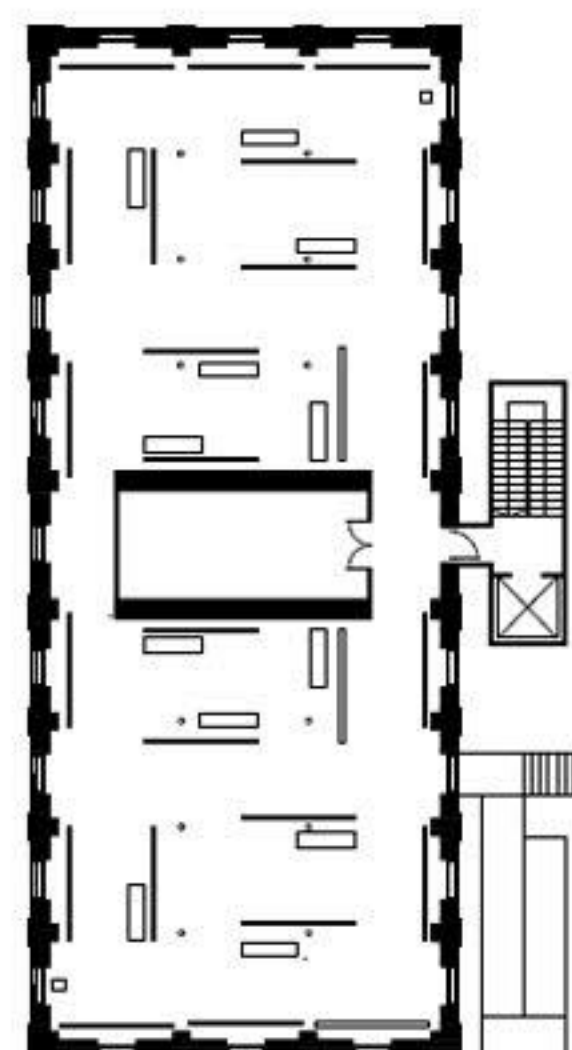
PREČNI PREREZ  
M 1:200



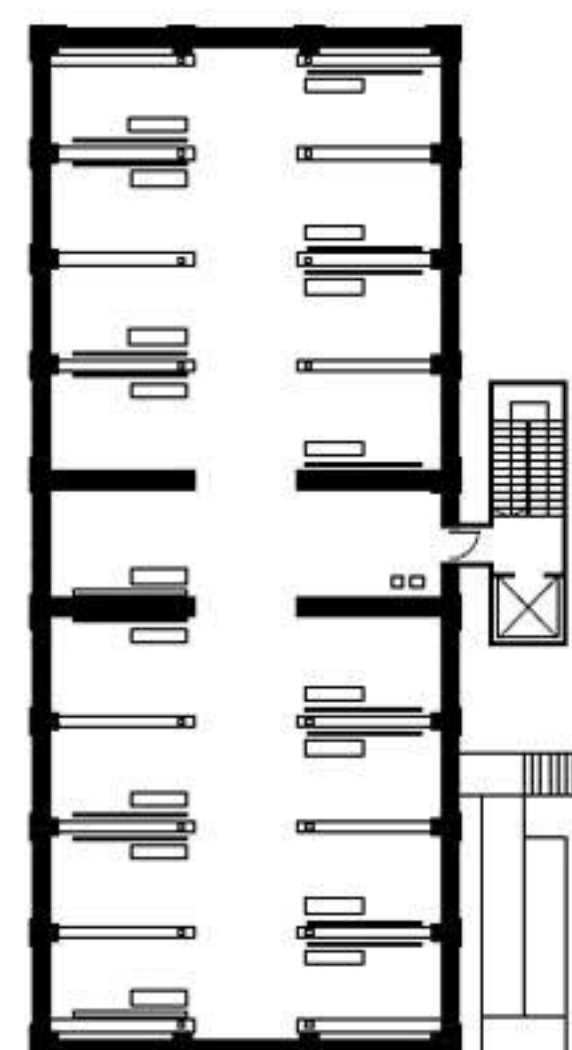
POGLED NA GLAVNO FASADO  
M 1:200



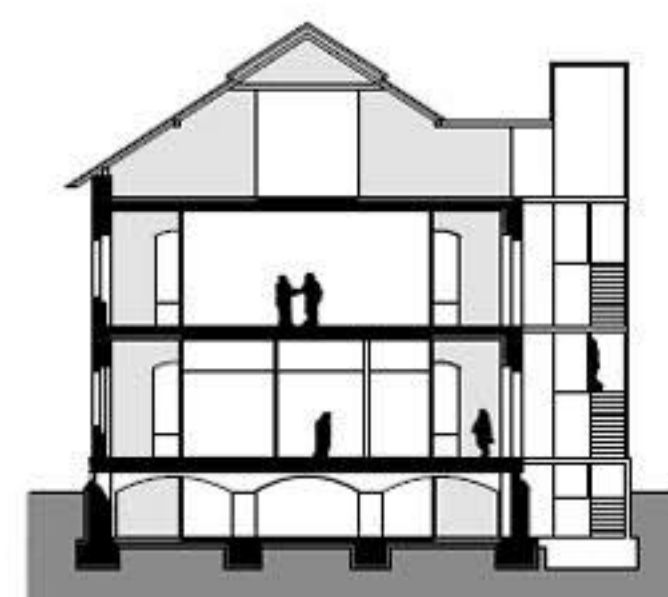
OBJEKT 5 - TOBAČNI MUZEJ  
TLORIS PRITLIČJA M 1:200



TLORIS NADSTROPJA M 1:200



TLORIS MANSARDE M 1:200



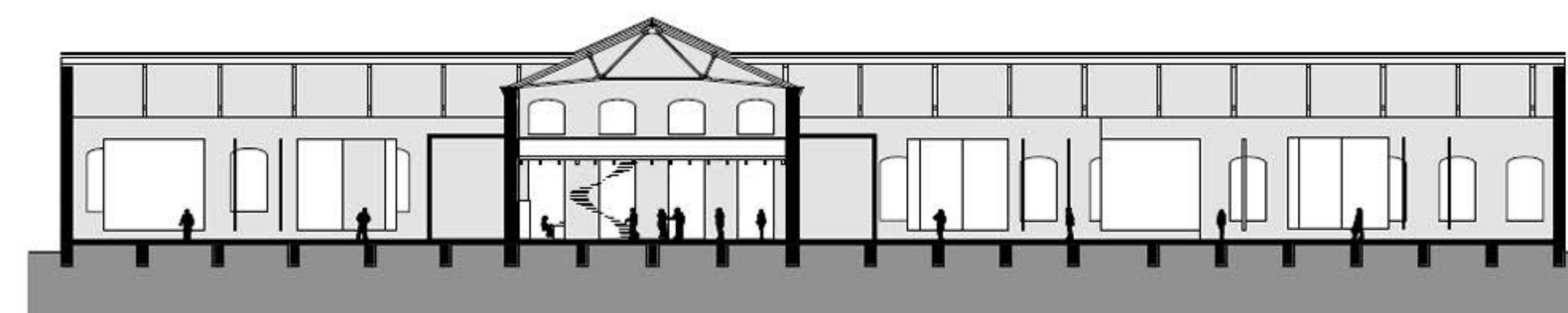
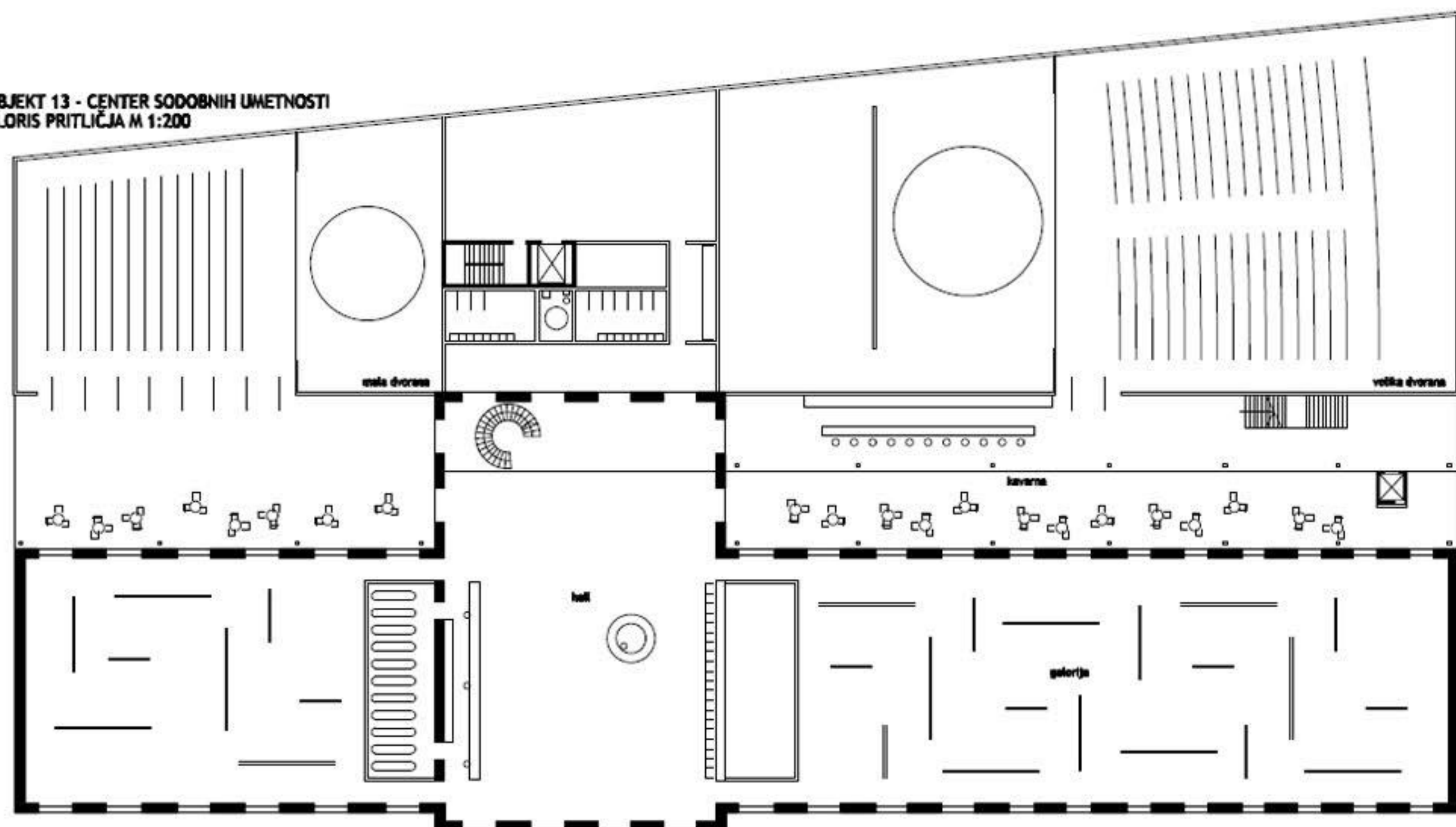
PREČNI PREREZ M 1:200



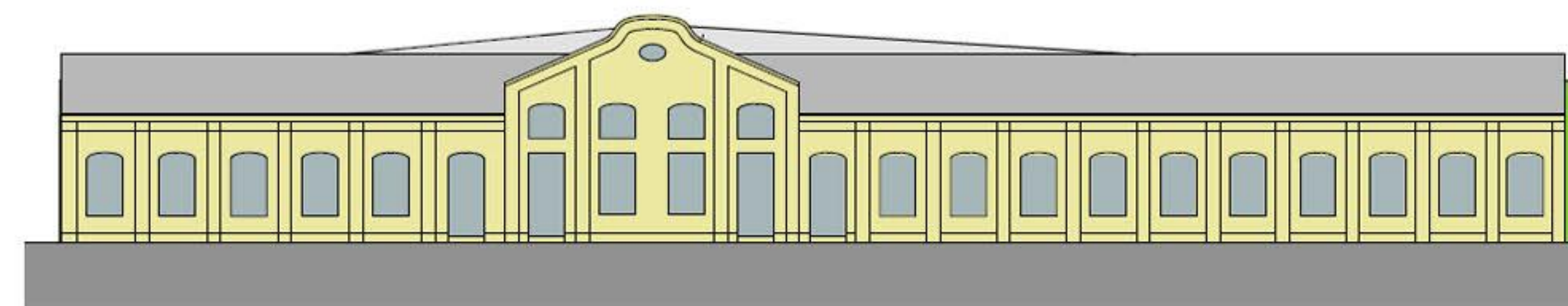
POGLED NA GLAVNO FASADO M 1:200



OBJEKT 13 - CENTER SODOBNIH UMETNOSTI  
TLORIS PRITLIČJA M 1:200



OBJEKT 13 - CENTER SODOBNIH UMETNOSTI  
VZDOLŽNI PREREZ M 1:200



OBJEKT 13 - CENTER SODOBNIH UMETNOSTI  
POGLED NA GLAVNO FASADO M 1:200

