

COMPETITION FOR DIMNIKCOBAU BUSINESS PARK

Employer: DIMNIKCOBAU nepremičnine inženiring d. o. o. , Leskoškova cesta 9D, 1000 Ljubljana

Design competition coordination and management: ŠABEC KALAN ŠABEC – ARHITEKTI, Hacquetova ulica 16, 1000 Ljubljana



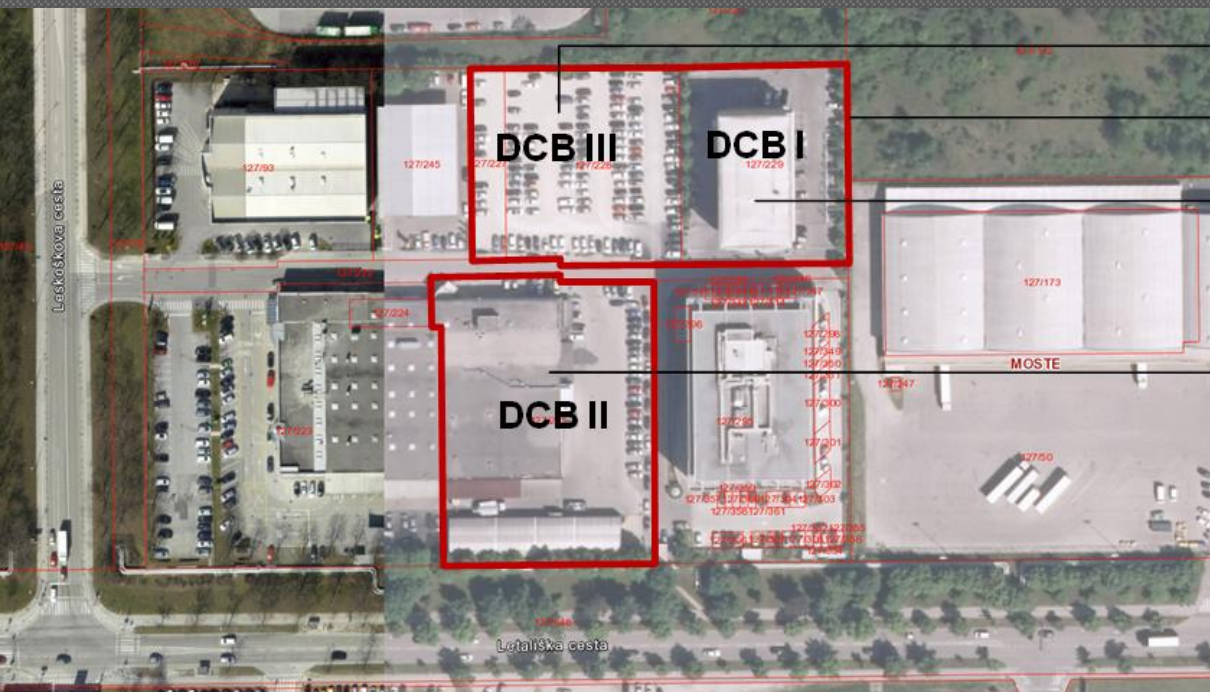
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Plot intended for building the Dimnikcobau III building

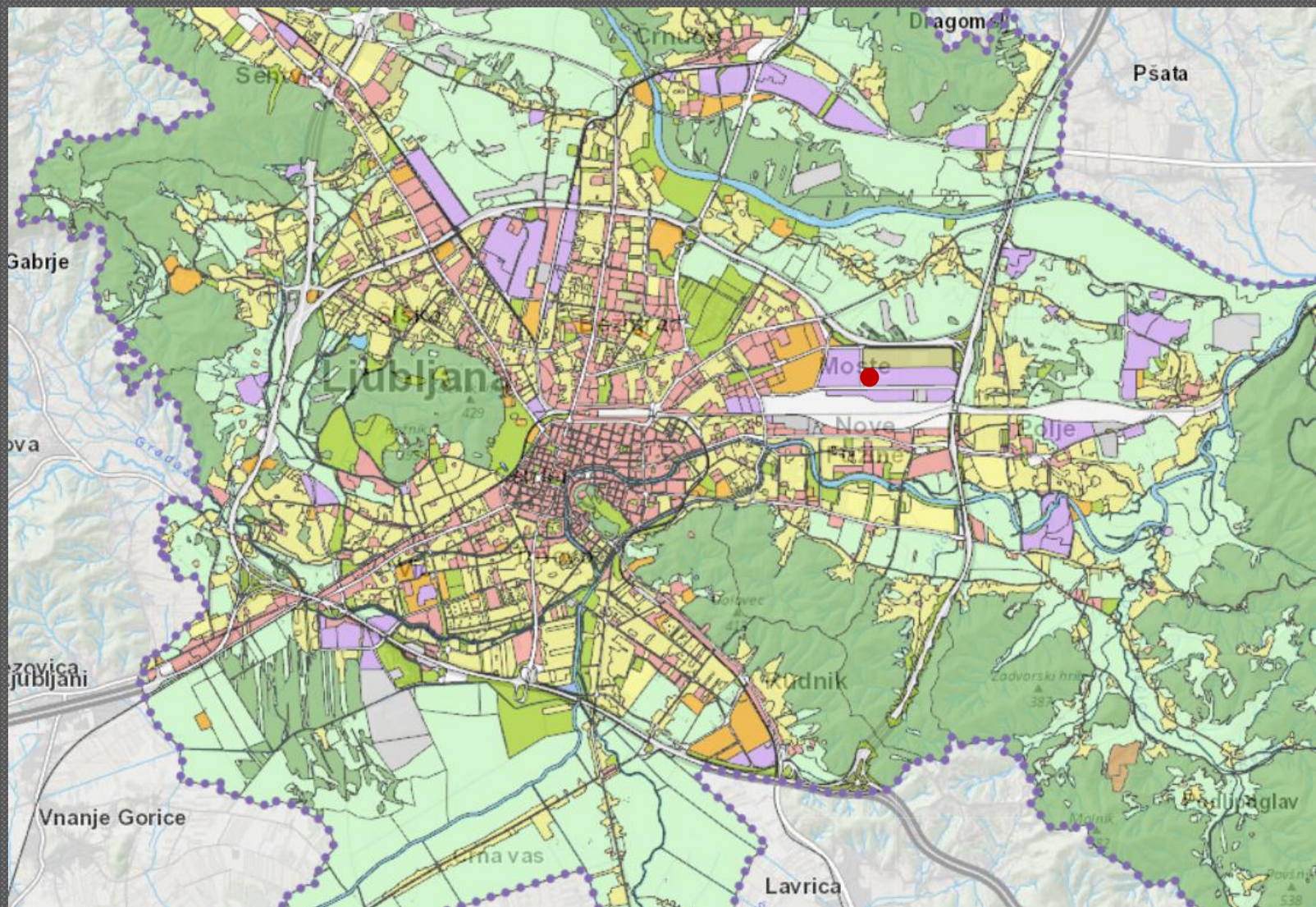
Competition area boundary

Existing building Dimnikcobau I

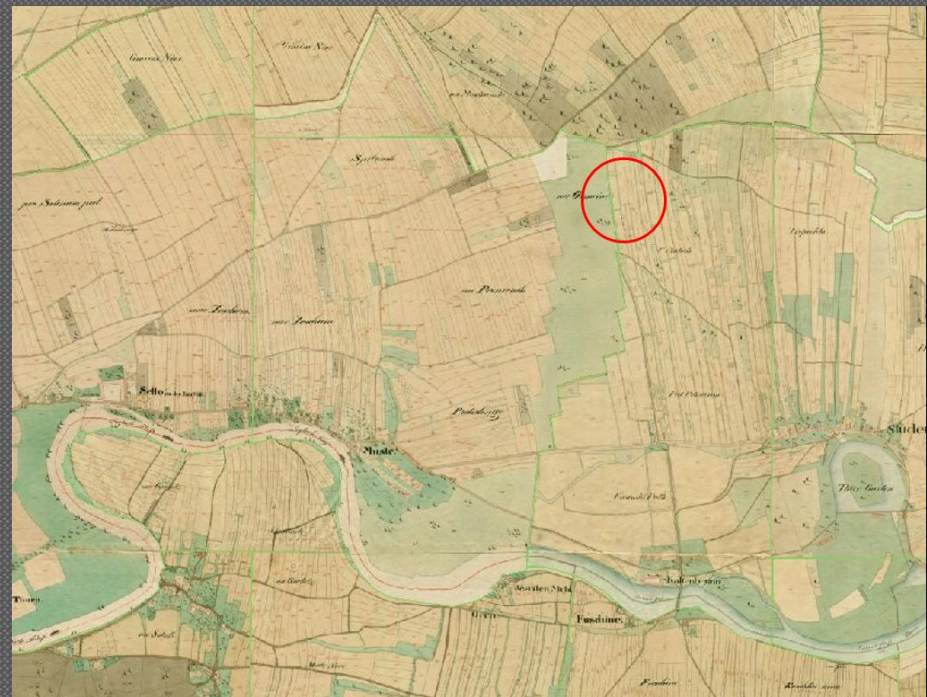
Plot intended for building a replacement Dimnikcobau II building



COMPETITION FOR DIMNIKOB AU BUSINESS PARK



COMPETITION FOR DIMNIKOBAN BUSINESS PARK



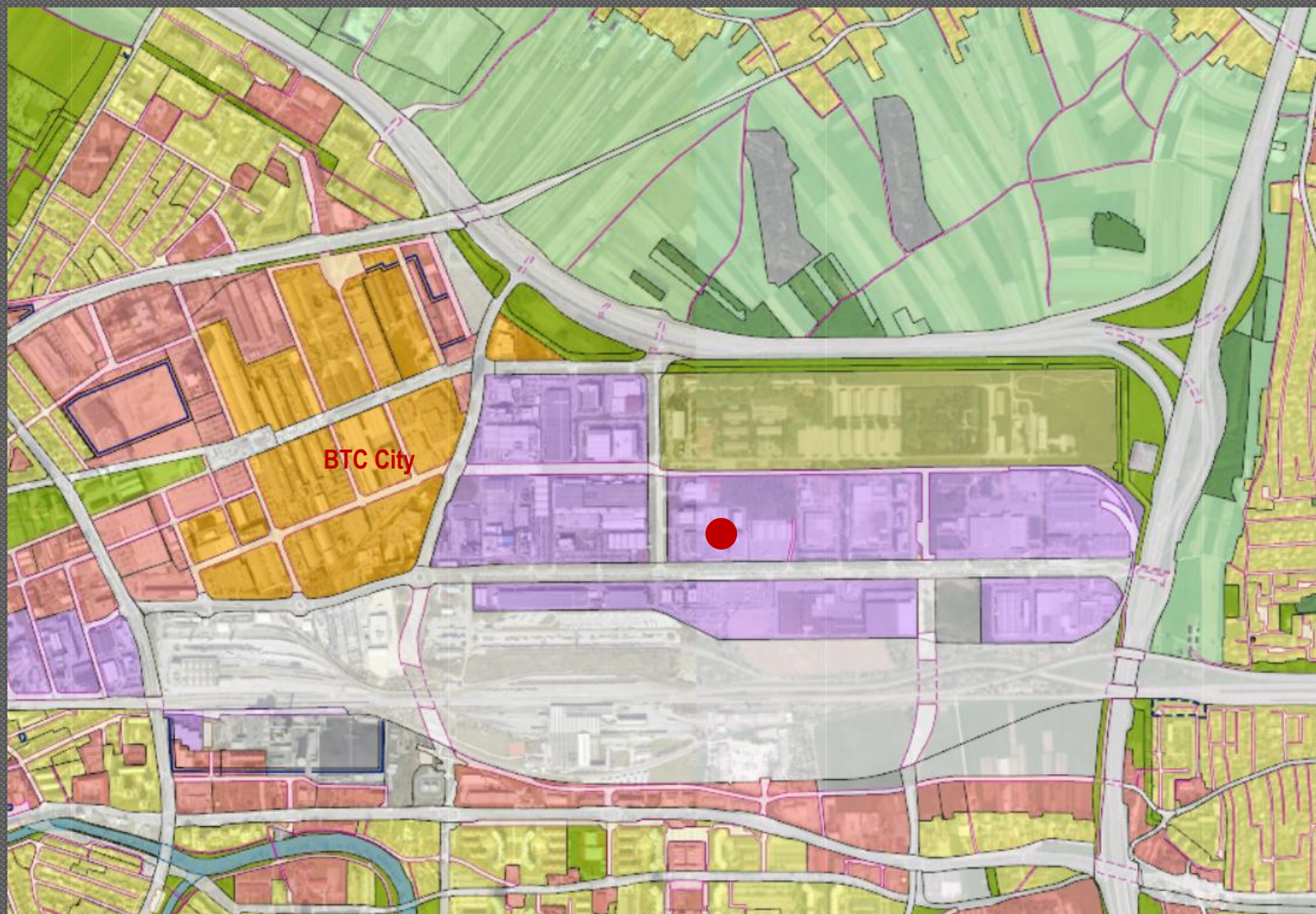
Presentation of design competition area in the Franciscan cadastre of 1826

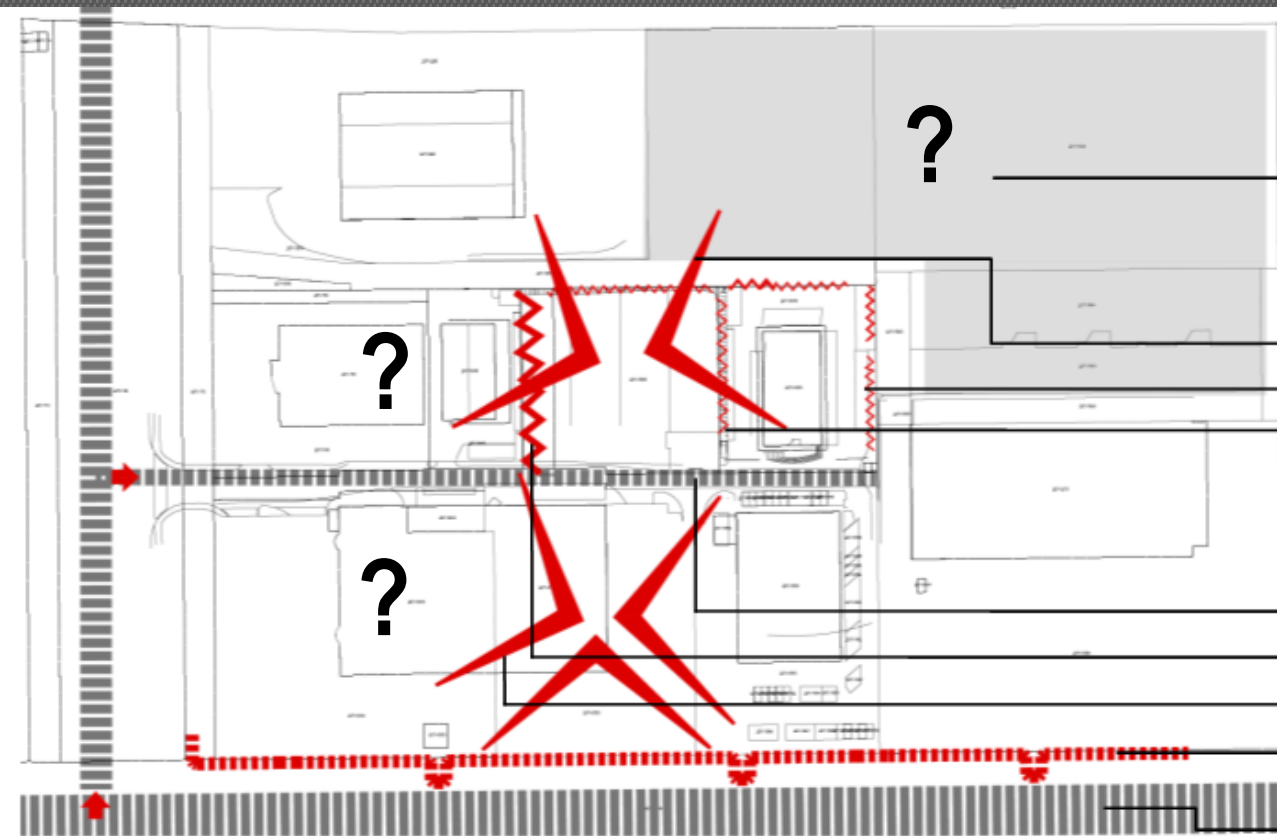


Presentation of the site in 1856 (source: Ljubljana through centuries)



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Overgrown surfaces intended for construction of buildings

High-quality views from upper levels

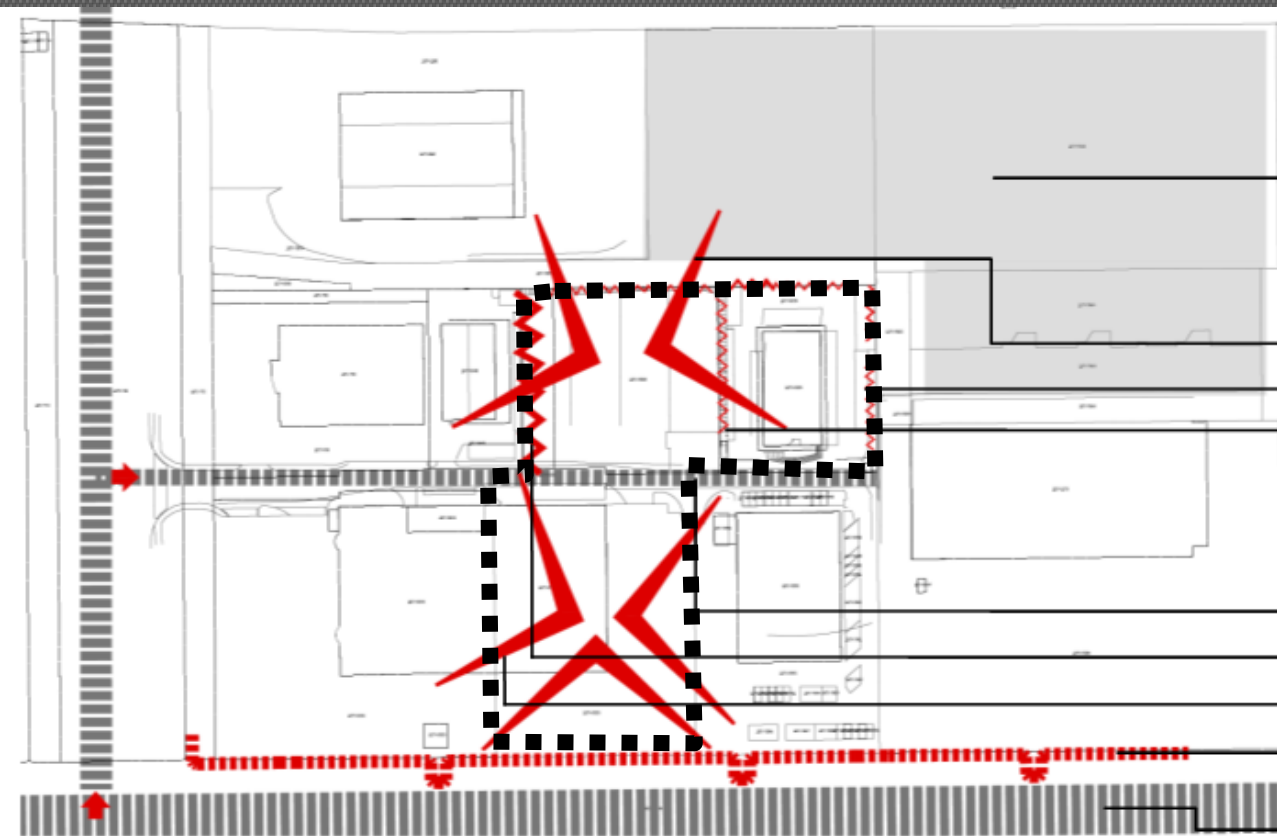
Retaining wall
Slope

Main existing supply direction
Problematic contact to the adjacent developed area

High-quality views from upper levels

Above-ground hot water pipeline

Main transport route



Overgrown surfaces intended for construction of buildings

High-quality views from upper levels

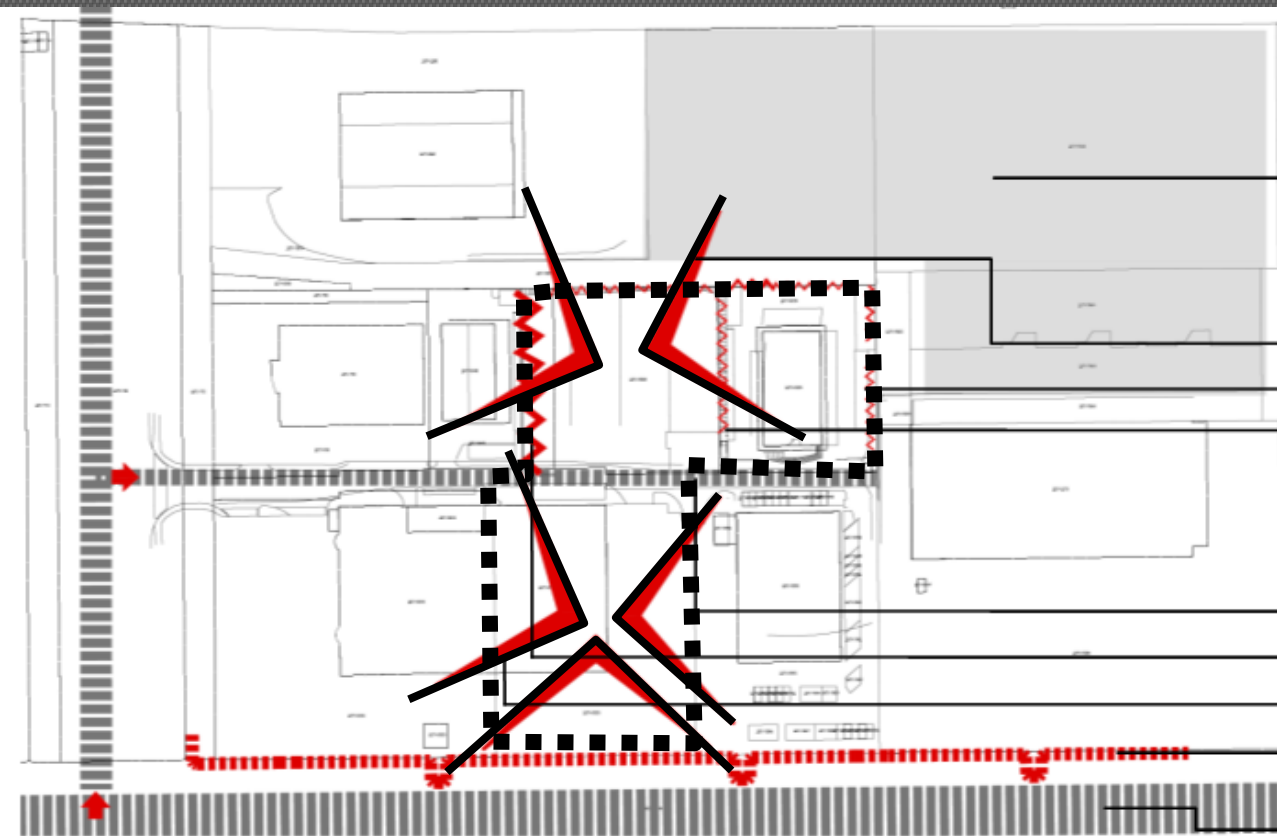
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Above-ground hot water pipeline

Main transport route



Overgrown surfaces intended for construction of buildings

High-quality views from upper levels

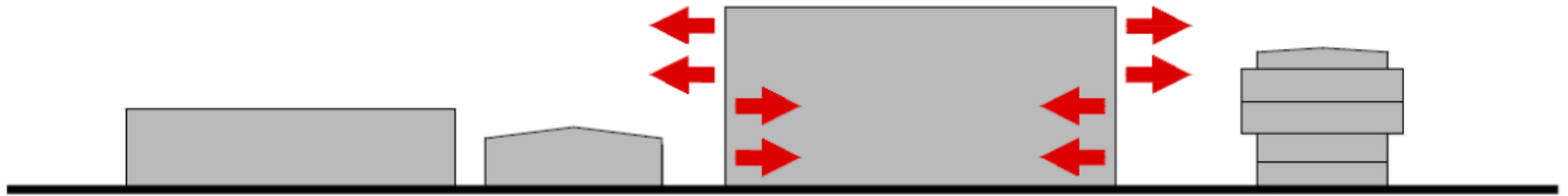
Retaining wall
Slope

Main existing supply direction
Problematic contact to the adjacent developed area

High-quality views from upper levels

Above-ground hot water pipeline

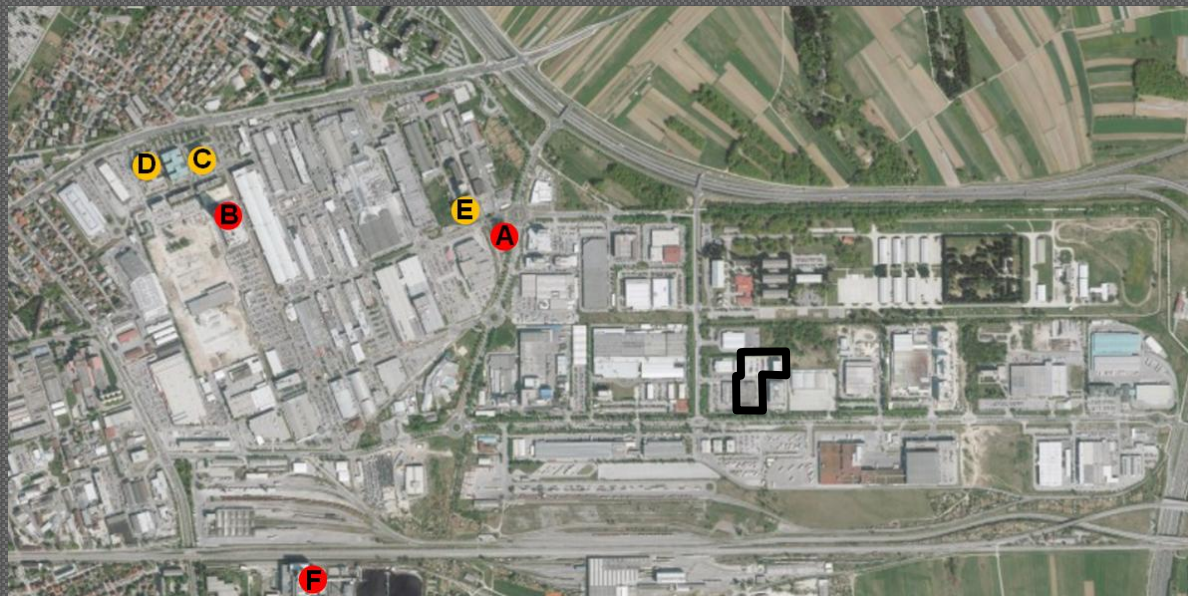
Main transport route



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High-rise buildings in a wider area:

- A - Plaza Hotel
- B - Chrystal Palace (G+20)
- C - BTC tower
- D - Emona commercial building (G+11)
- E - Žito silos
- F - heating plant chimney



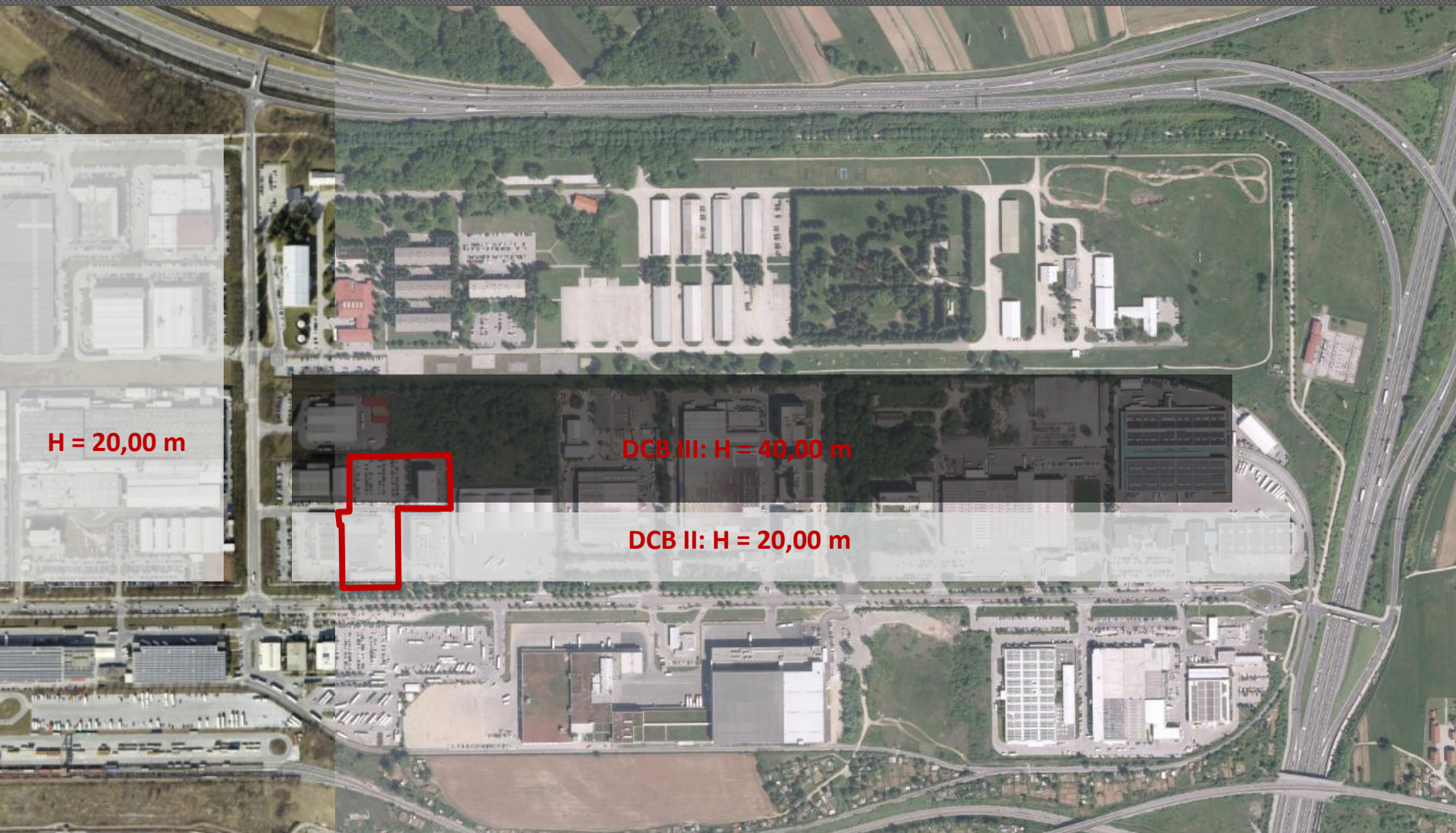
D - Emona commercial building



B - Chrystal Palace



A - Plaza Hotel and E - Žito silos



Utilization of land use is determined by:

- maximum footprint index,
- maximum permissible height,
- green-space index,
- required number of parking places, etc.

DCB III:

- expected GFA of the building above ground is 11,000 m², \pm 10%,
- indicative GFA of the building underground (in two levels) is 5,600 m².

DCB II:

- approx. 3500 pallet spaces in the warehousing part of the building
- at least 170 parking spaces in basement levels of the building
- as many office premises as possible.

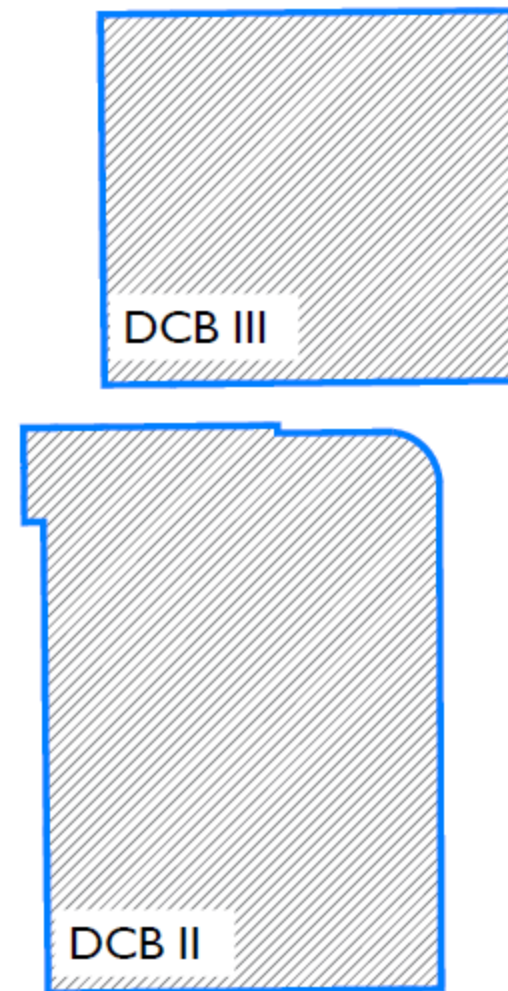
Investor would not like to build more than two underground floors.

- DCB III - parcel intended for construction

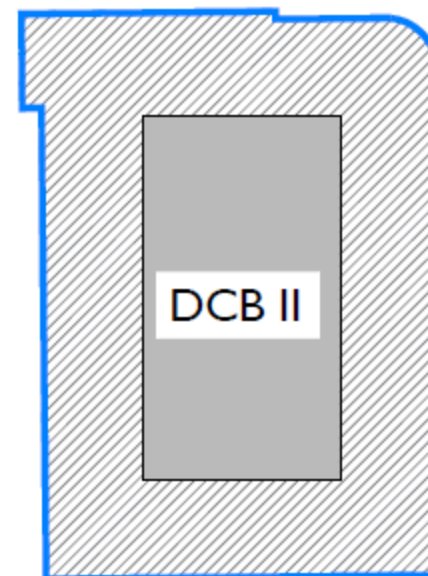
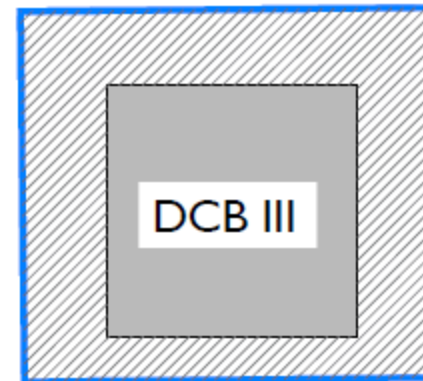
- surface area = 3,617m²

- DCB II - parcel intended for construction

- surface area = 5,291 m²

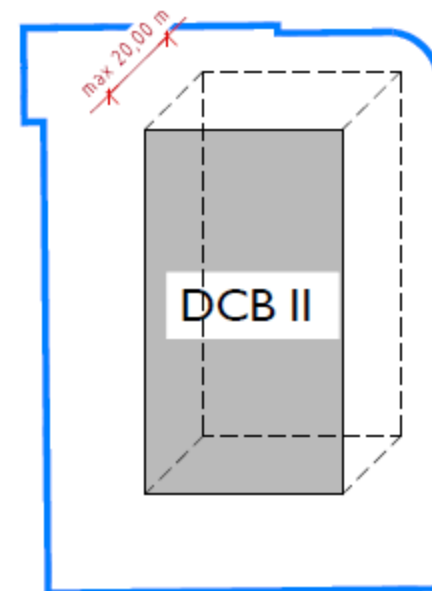
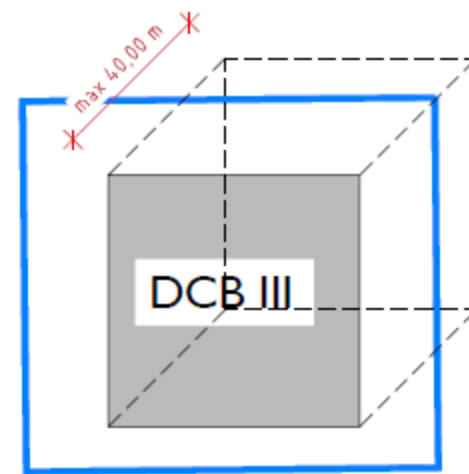


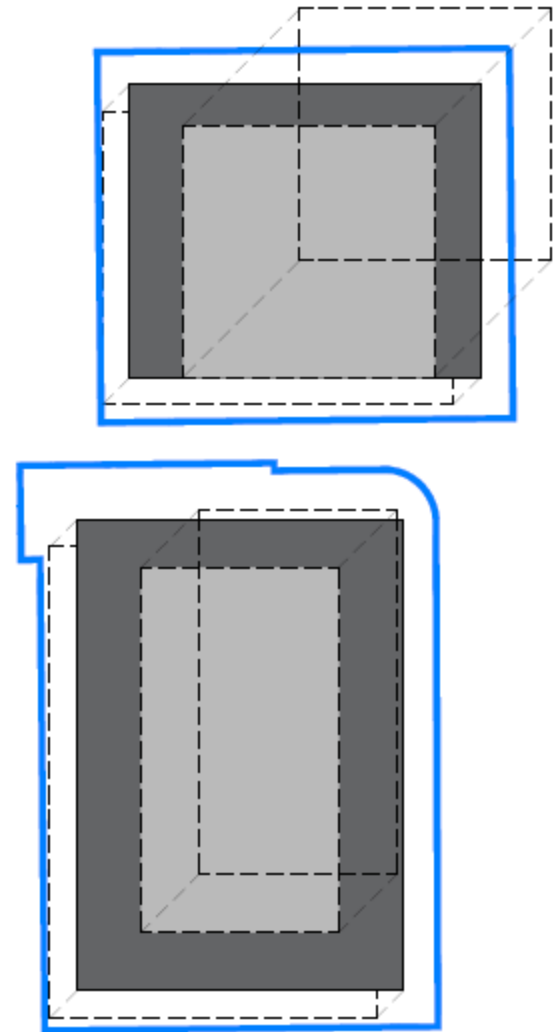
- Footprint index FI (= FZ) may be max. 60%.
- Floor-plan projection of the most exposed parts of the building above the ground (built-up area) $3,676 \text{ m}^2 \times 60\% = \text{max } 2,205 \text{ m}^2$.
- Footprint index FI (= FZ) may be max. 60%.
- Floor-plan projection of the most exposed parts of the building above the ground (built-up area) $5,291 \text{ m}^2 \times 60\% = \text{max } 3,174.60 \text{ m}^2$.

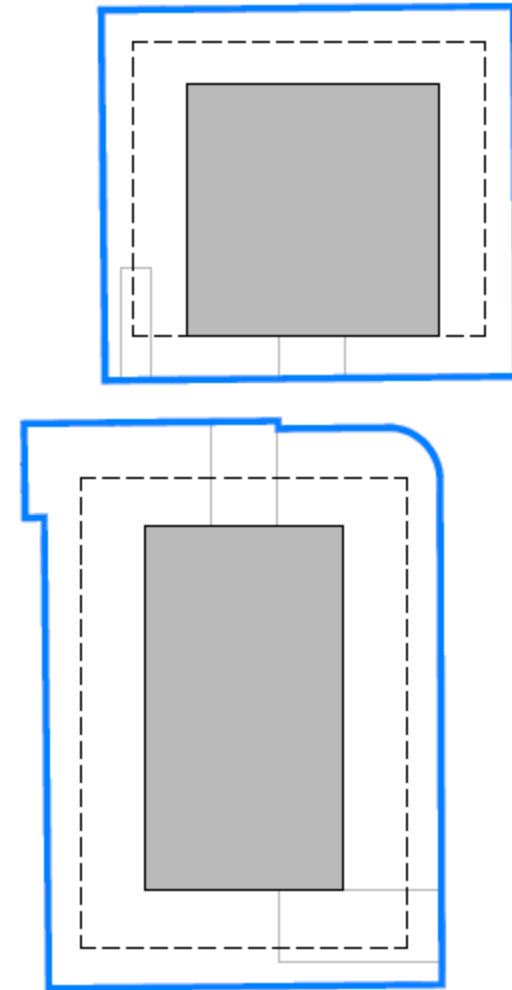


- The maximum height of the buildings may be:
for the DCB III building, 40.00 m.

- The maximum height of the building may be:
for the DCB II building, 20.00 m

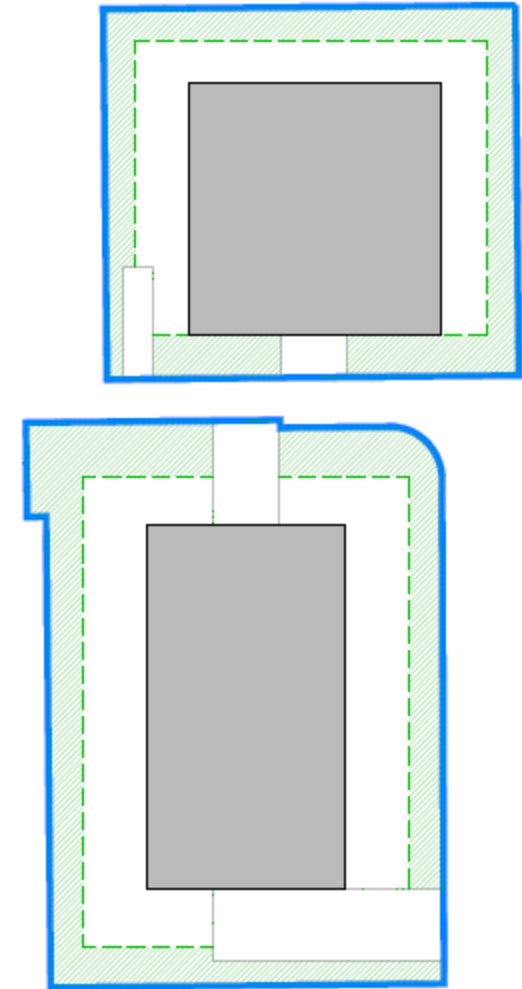






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- open green-space index= min 15%
 - at least 15% of green areas over original ground must be provided on the plots intended for construction of new buildings
 - at least 543 m² for the DCB III
-
- open green-space index= min 15%
 - at least 15% of green areas over original ground must be provided on the plots intended for construction of new buildings
 - at least 794 m² for the DCB II

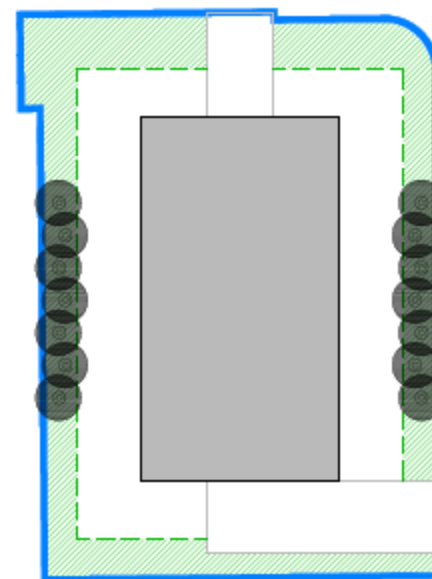
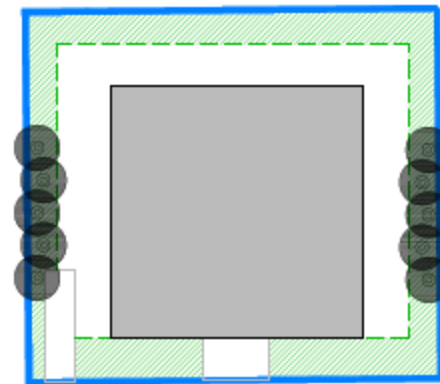


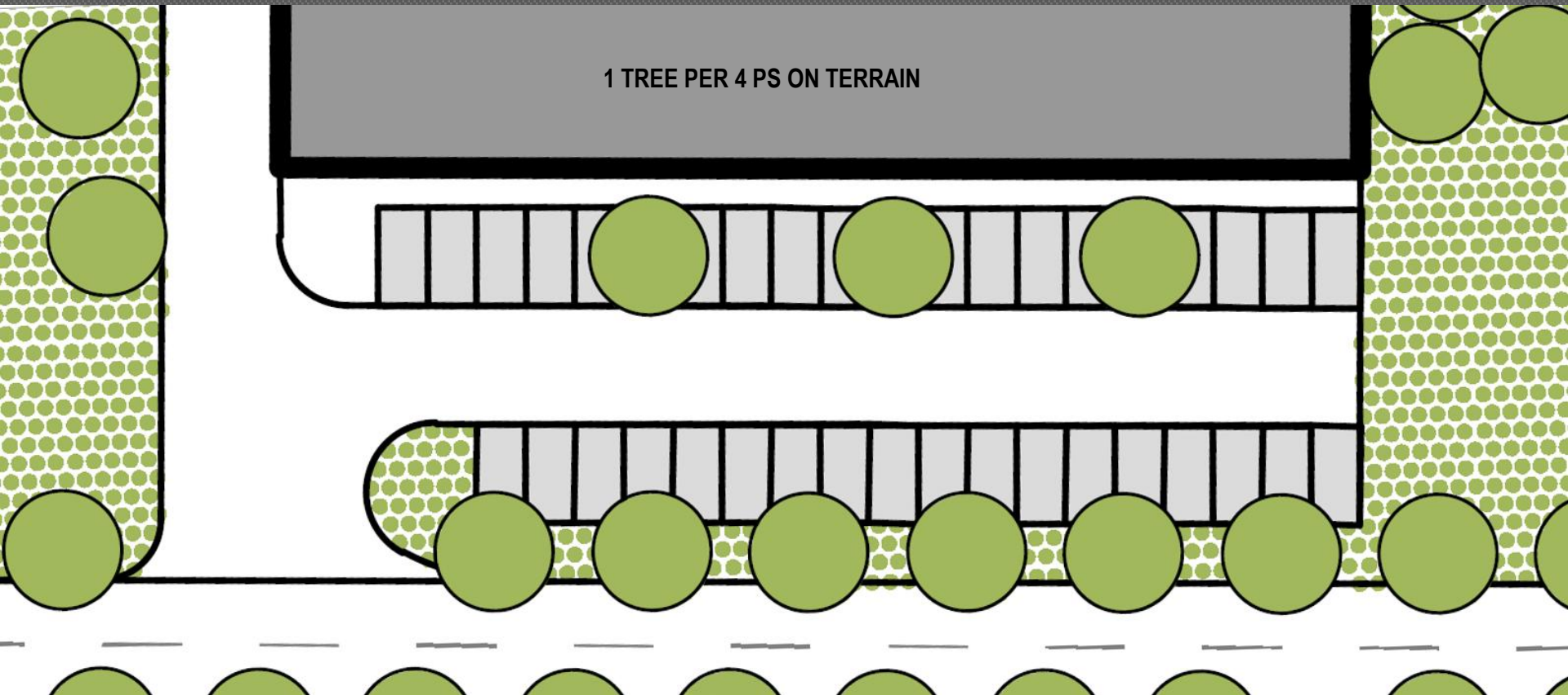
- minimum requirement - 10 trees on the plot DCB III.

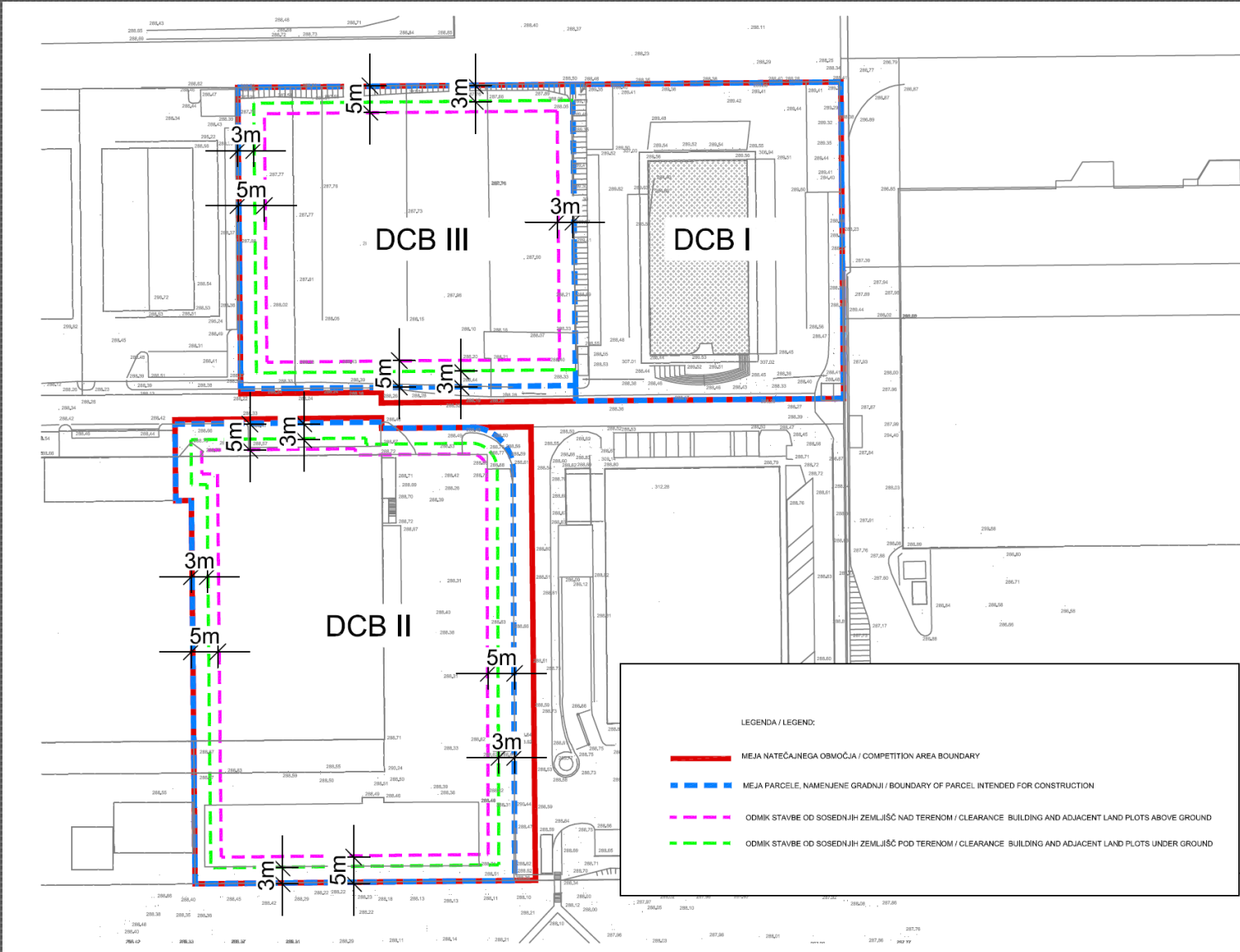
- Up to 30% of the trees to be planted can be replaced by high shrubs.

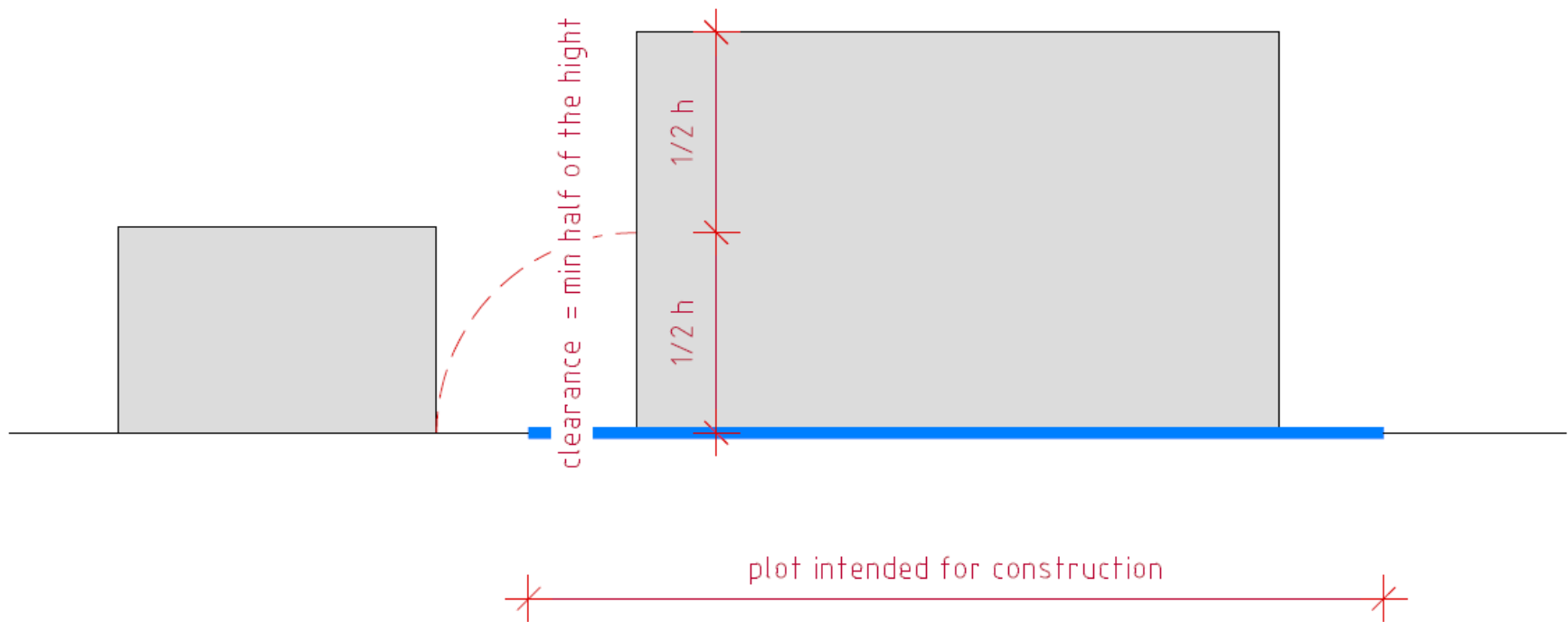
- minimum requirement - 14 trees on the plot DCB II.

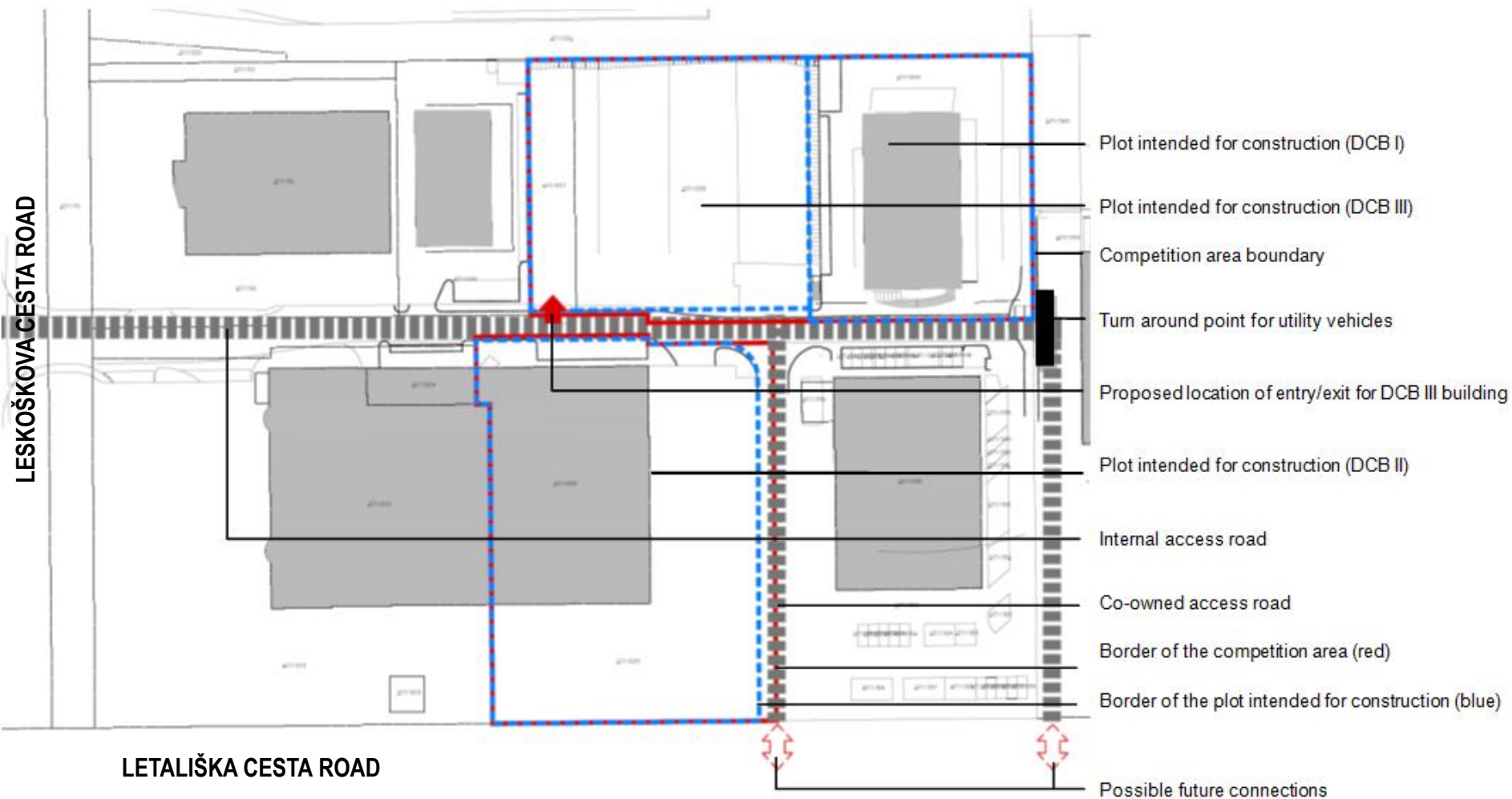
- up to 30% of the trees to be planted can be replaced by high shrubs.











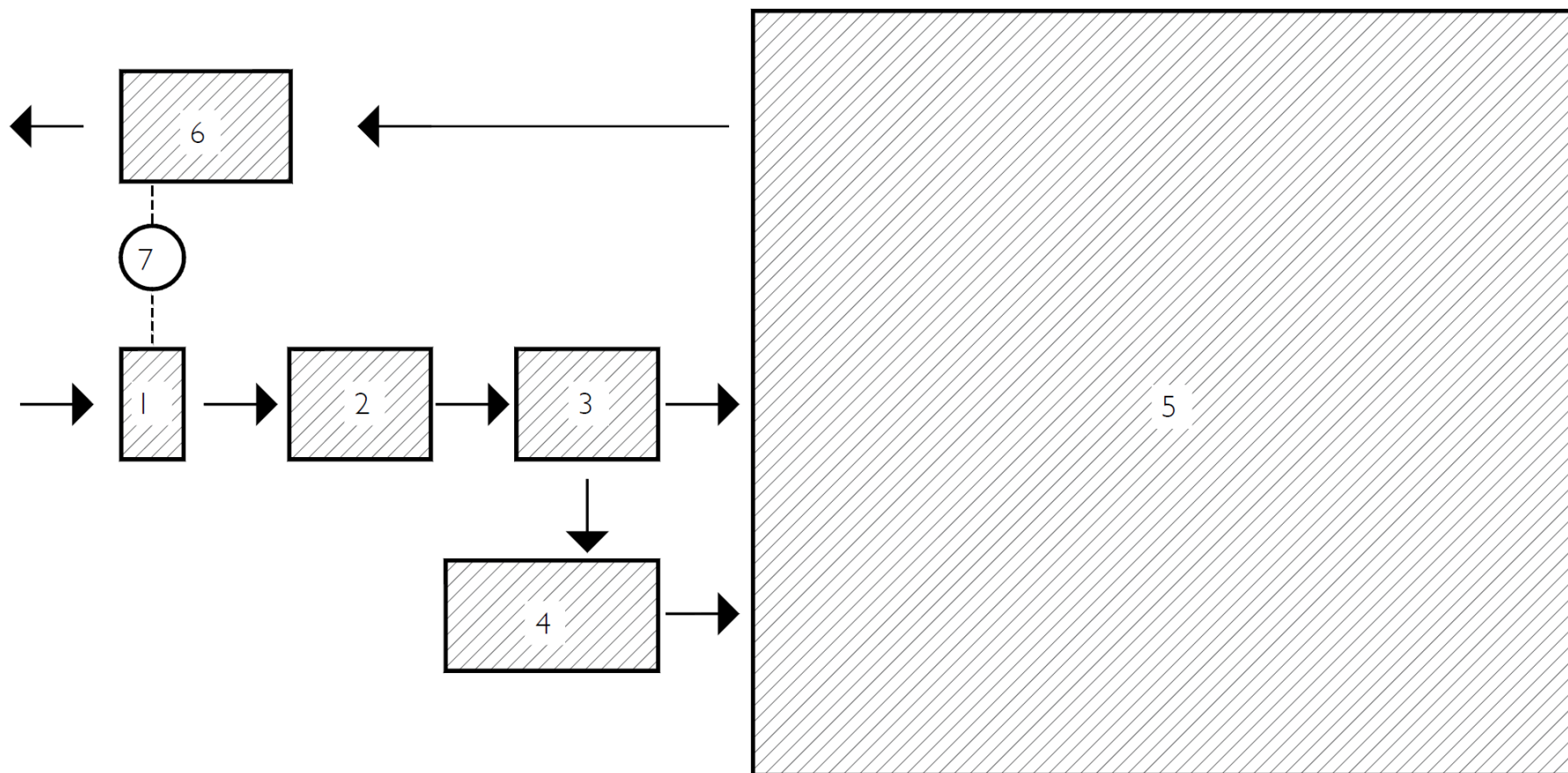




DCB II:

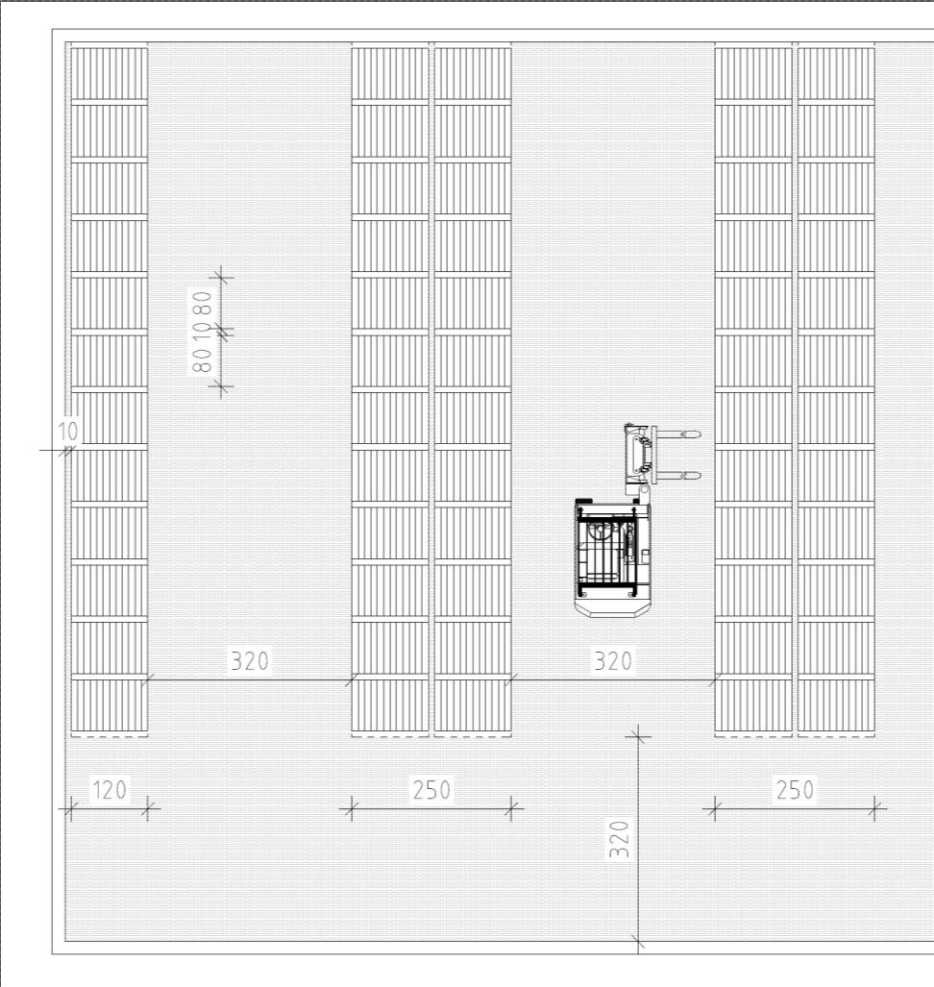
- approx. 3500 pallet spaces in the warehousing part of the building
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Investor would not like to build more than two underground floors.

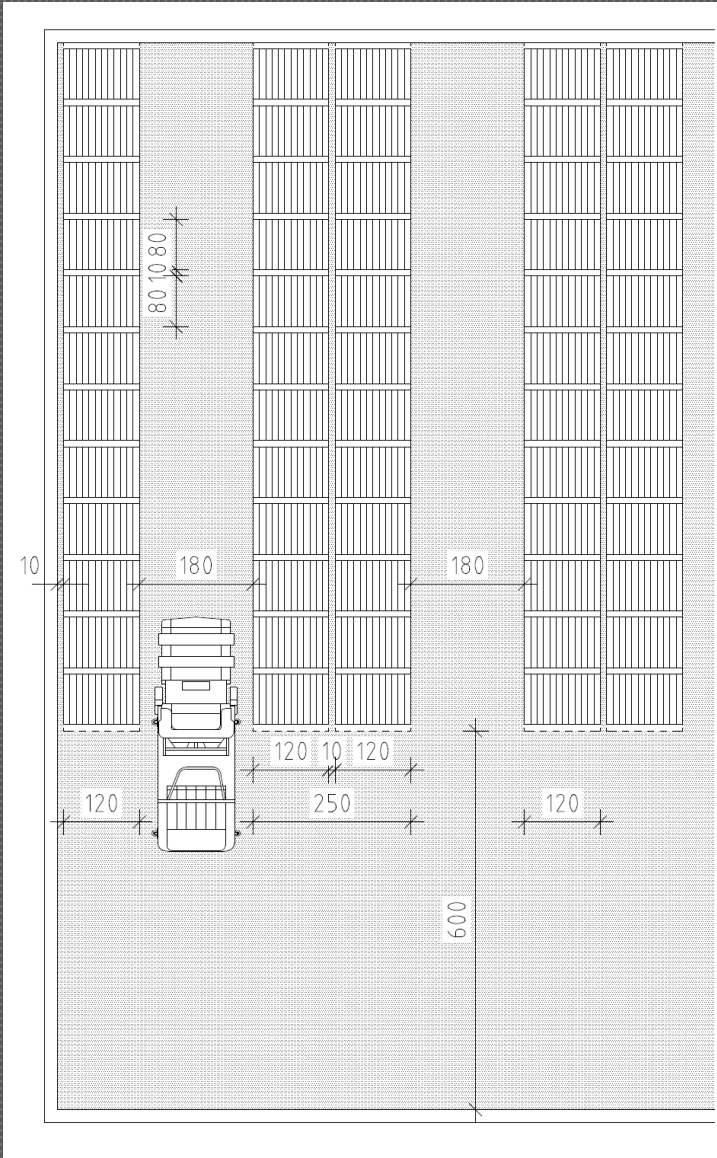


Organisational chart of the warehouse

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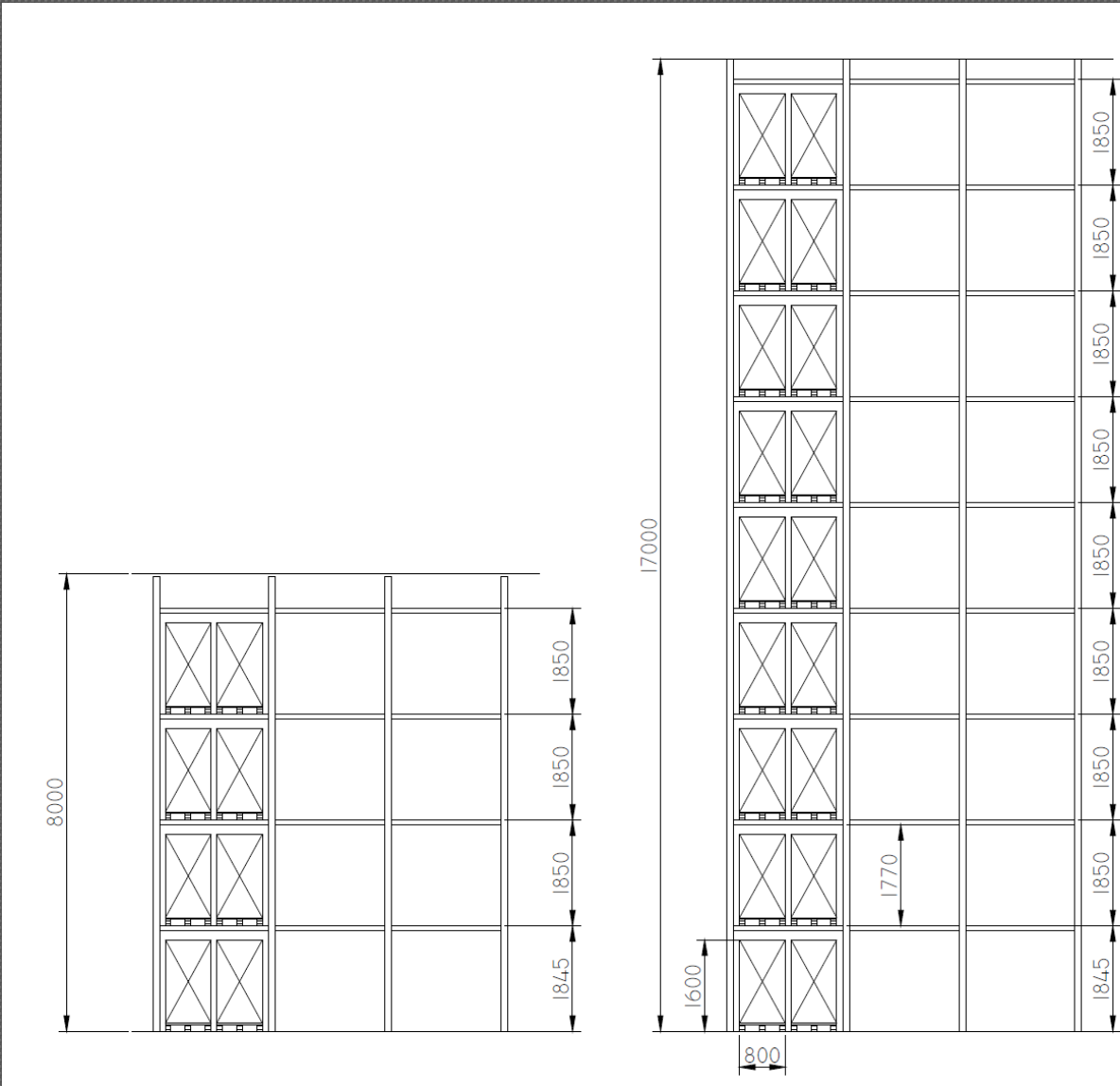
Presentation of pallet stacking in a standard rack warehouse - floor plan



Presentation of pallet stacking in high bay warehouse – floor plan

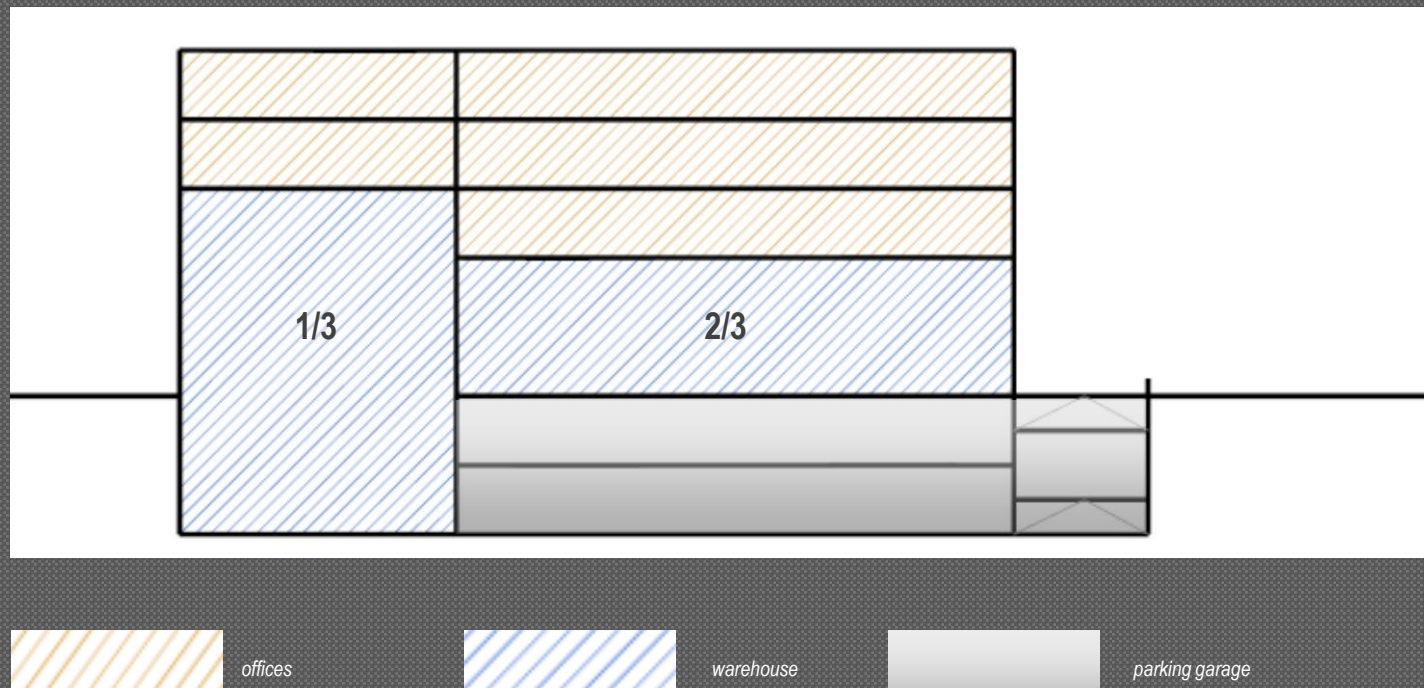
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Presentation of pallet stacking - through standard rack warehouse (left) and high bay warehouse (right) – section



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Example of a combination of standard and high bay warehouse – sectional view





DCB III:

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- indicative GFA of the building underground (in two levels) is 5,600 m².

Investor would not like to build more than two underground floors.

Estimated GOI (construction, craft and instalation works):

1 st , 2 nd underground floor	550 EUR / m ²
3 rd underground floor	750 EUR / m ²
floors above terrain	1.400 EUR / m ² GFA (= 1.650 EUR / m ² NFA)

DCB III

- expected GFA of the building above ground is 11,000 m², \pm 10%,
- indicative GFA of the building underground (in two levels) is 5,600 m²

OFFICES

- up to 450 office working places
- adaptable conditions,
- space for growth / reduction,
- servicing activities within the building,
- friendly environment

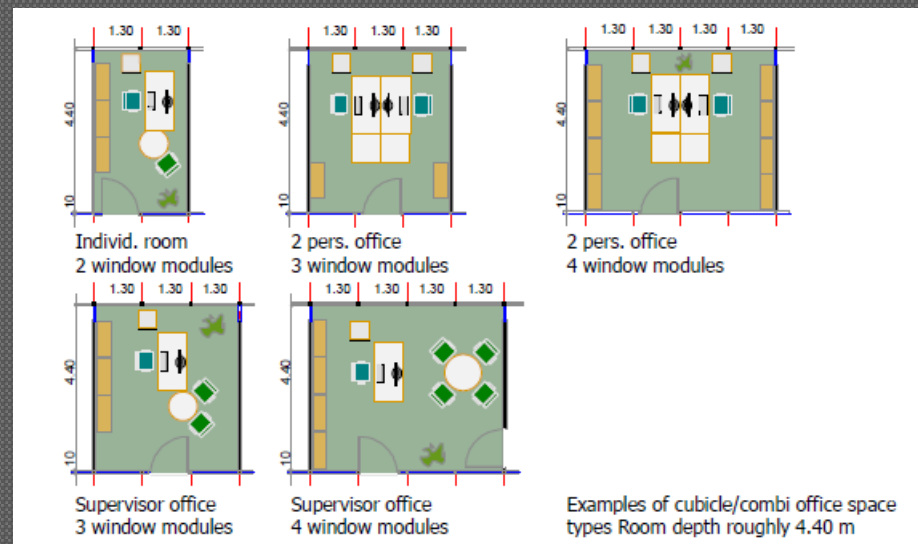
CENTRAL SPECIAL AREAS

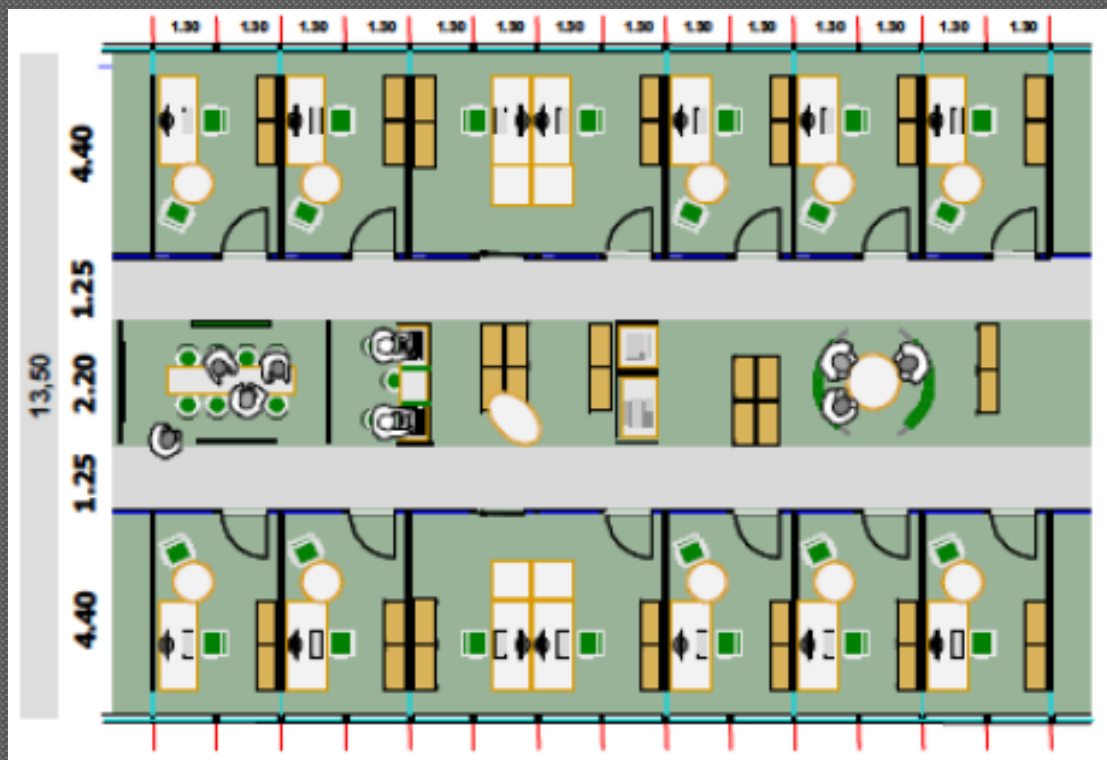
- main entrance / lobby
- reception area
- gallery
- coffee shop / restaurant, 350 m²
- premises for conference halls, meeting rooms (4xS, 3xM, 1xL)
- recreation facilities, 250 m²

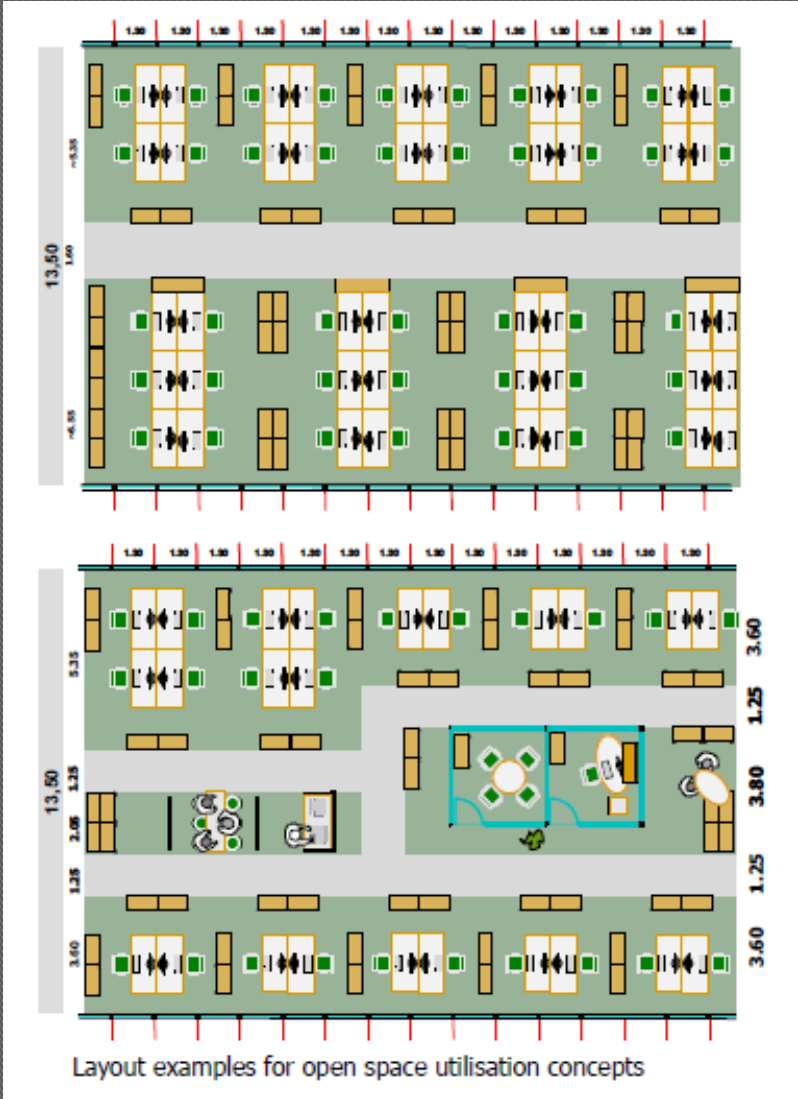
GARAGES

- 1 PS / 25 m²

Investor would not like to build more than two underground floors.







DCB III

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OFFICES

- up to 450

CENTRAL SPECIAL AREAS

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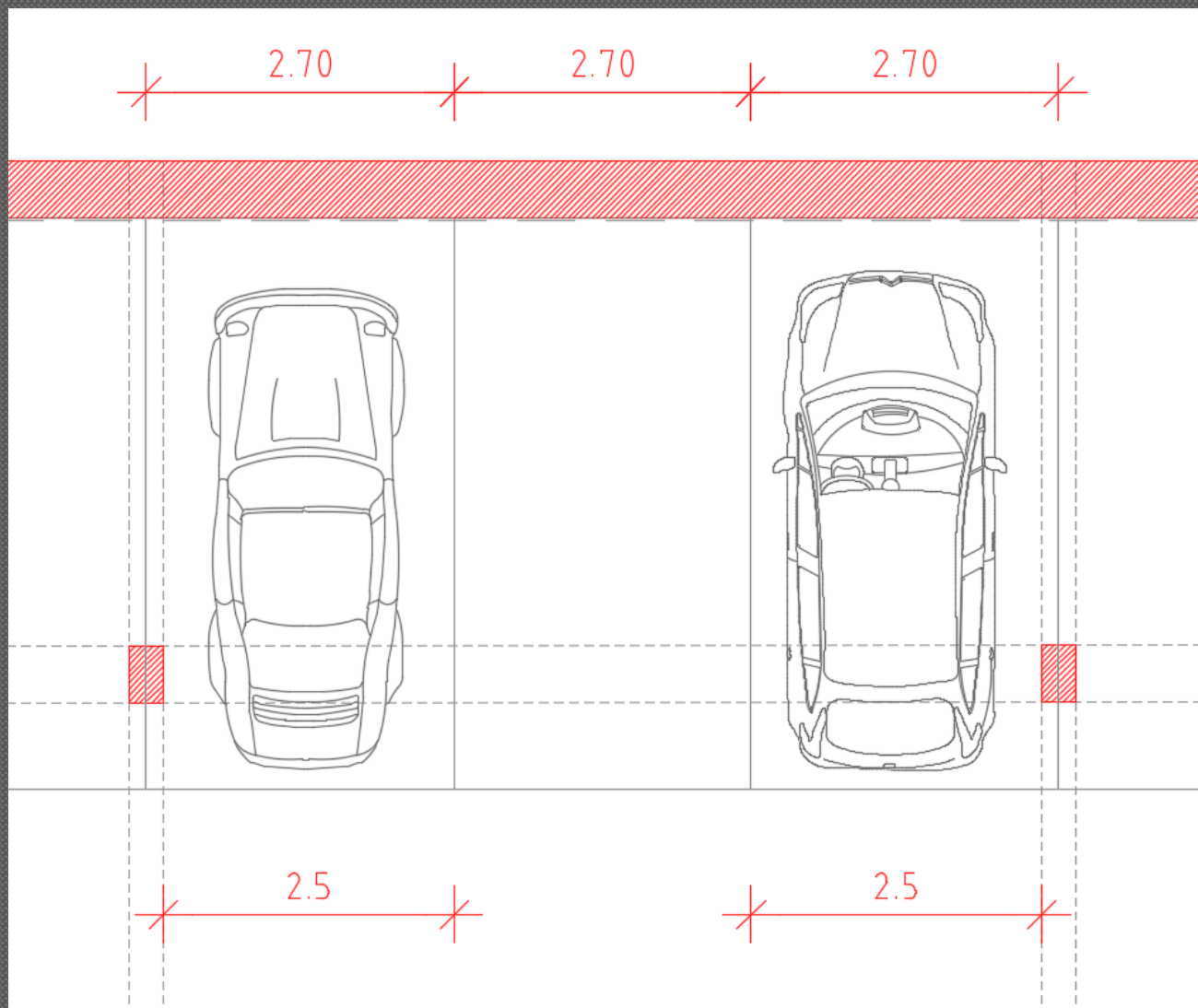
GARAGES

- 1 PS / 25 m² NET
- standard: 1 PS / 60 m² GFA (= cca 1PS / 40 m² NET)

Investor would not like to build more than two underground floors.

min. size by standard: 2,50 m

expected parking greed: cca. 2,70 m



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Efficiency ratio index:

$\text{NPUFA} / \text{GFA} = \text{min } 65\text{-}75\%$

$\text{NSUFA} / \text{GFA} = \text{max } 5\%$

$\text{NTPK} / \text{GFA} = \text{max. } 20\%$

$\text{NTPP} / \text{GFA} = \text{around } 5\%$

